PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections
To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 2808 5th St Sparrows Point MD Currently Zoned DR 5.5

Deed Reference 44602 / 0345 10 Digit Tax Account # 1508801840

Owner(s) Printed Name(s) Robert Alvis + Fiona Chuo

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1.____ **a Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2.____ **a Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. X **a Variance** from Section(s)

BCZR 427.1 to permit a 6 ft. fence in rear side yard which is situated within 10 ft. of the adjoining front yard of the property line

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: **(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)**

Property is to be posted and advertised as prescribed by the zoning regulations.
I/ we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.
Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Robert Alvis / Fiona Chuo

Name #1 – Type or Print / Name #2 – Type or Print

Signature #1 / Signature # 2

2808 5th St Sparrows Point MD

Mailing Address City State

21219 / 616 648 5672 / alvisrob@gmail.com

Zip Code Telephone #'s (Cell and Home) Email Address

Attorney for Petitioner:

11-28-22

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Same as above

Name – Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Case Number 2022-0217-A Filing Date 9/16/22 Do Not Schedule Dates ____ Reviewer SC

Revised 7/2022

Variance Petition Application

for

2808 5th St, Sparrows Point MD

To the Baltimore County Zoning Office,

The purpose of this application is to obtain a variance as a result of a code enforcement correction notice pursuant to county code/regulations **B.C.C 35-2-301** (obtain building/fence/sign permit) and **B.C.Z.R 400** (illegal accessory structure) regarding a white vinyl fence constructed on our property on August 16, 2022.

The violation specifically is regarding the fence being above 42 inches in height from the neighboring property's (9015 Hinton Ave) front building line, as well as "all fence along Hinton Ave must be reduced to 42 inches in height," according to inspector's comments.

A permit was initiated (**R22-08351**) on July 25, 2022 for the fence in question, but as of September 9, 2022, is pending.

The joint property owners of 2808 5th St. are Robert Alvis and Fiona Chuo.

Zoning Petition Property Description

PART A:

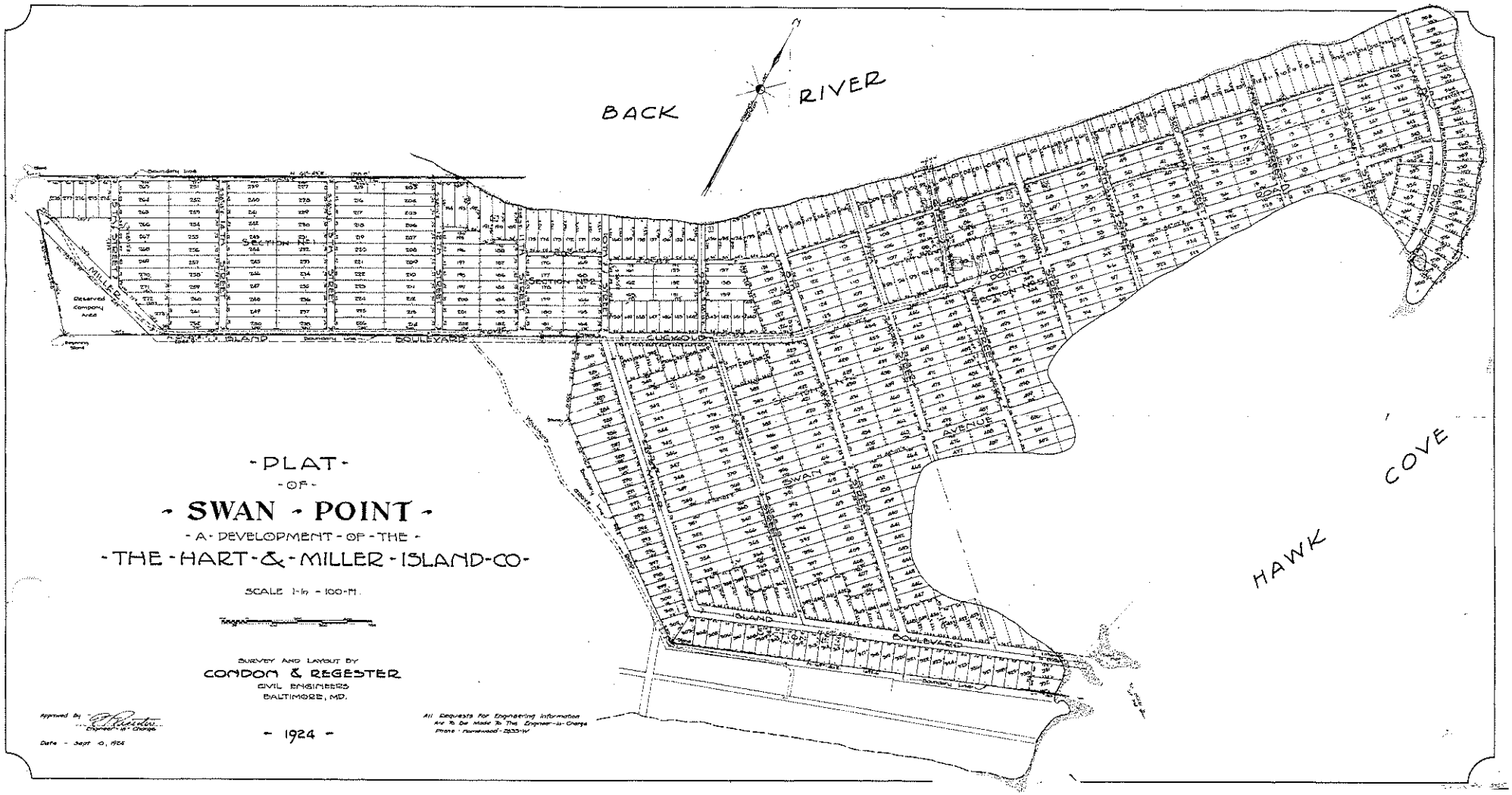
Zoning property description for 2808 5th st Sparrows Point, MD 21219.

The property is located on the south corner of the intersection of Hinton Ave and 5th st. The Hinton Ave right-of-way is 16ft and the 5th street right-of-way is 30ft.

PART B:

Being known and designated as Lot No. 78, on the Plat of Swan Point, which Plat is Recorded among the Plat Records of Baltimore County in Plat Book No. 7, folio 162.

2022-0217-A


BACK RIVER
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- SWAN - POINT -
- A - DEVELOPMENT - OF - THE -
- THE - HART - & - MILLER - ISLAND - CO -
SCALE 1-In - 100-Ft.
SURVEY AND LAYOUT BY
CONDON & REGESTER
CIVIL ENGINEERS
BALTIMORE, MD.
- 1924 -
Approved By
Engineer-in-Charge
Date - Sept 10, 1924
All Requests For Engineering Information
Are To Be Made To The Engineer-in-Charge
Phone - Homewood - 2833-W
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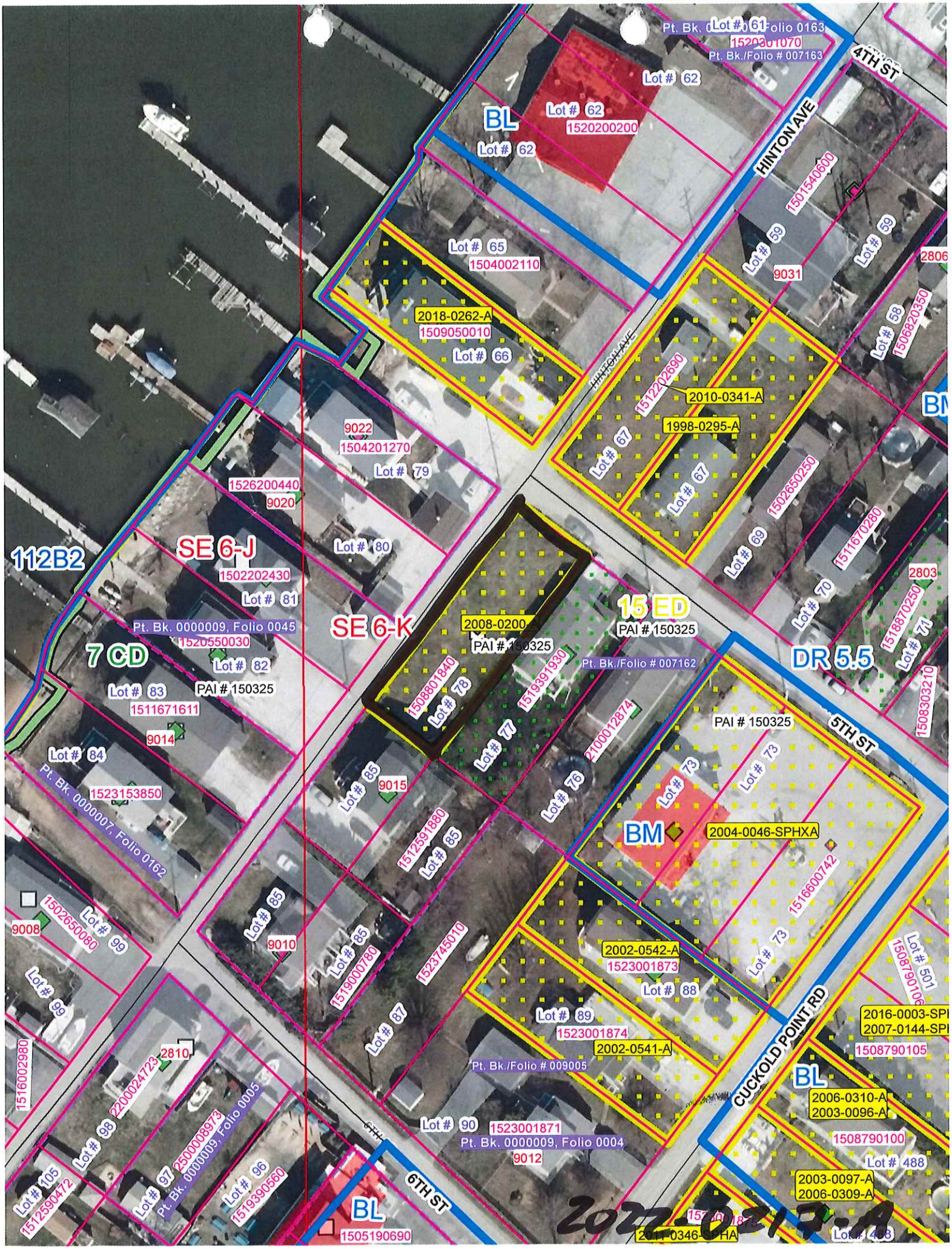
SECTION No. 996
SECTION No. 997
SECTION No. 998
SECTION No. 999
SECTION No. 1000
SWAN POINT
BOULEVARD
ISLAND
MILLER
Reserved Company Area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Lot # 80
112B2
SE 6-J
1502202430
Lot # 81
Pt. Bk. 0000009, Folio 0045
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7 CD
Lot # 82
Lot # 83
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Lot # 84
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Pt. Bk. 0000007, Folio 0162
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15 ED
PAI # 150325
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Lot # 77
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Lot # 76
DR 5.5
5TH ST
PAI # 150325
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BM
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Lot # 85
9015
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Lot # 99
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9010
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Lot # 501
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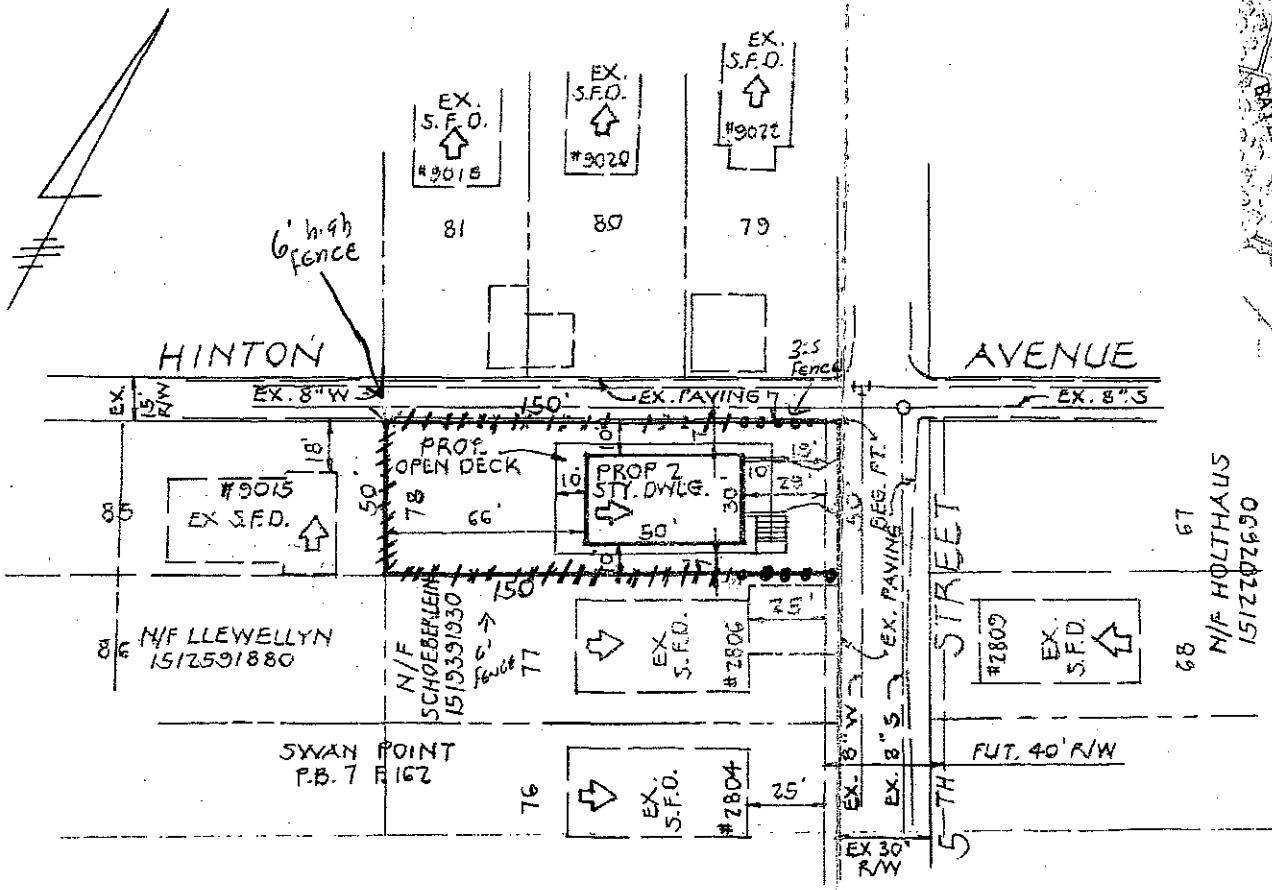

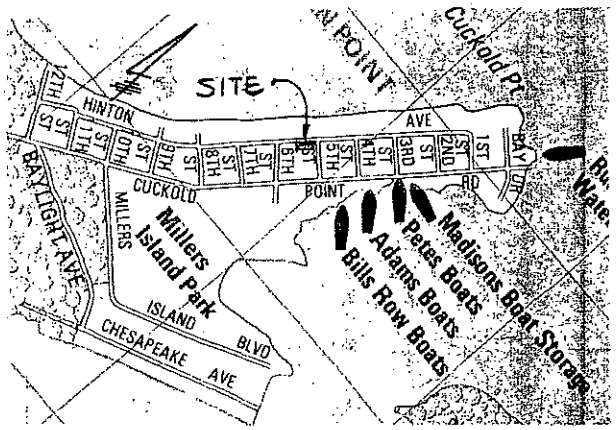

VICINITY MAP
SCALE 1" = 1000'

NOTES

1. ZONING.....DR 5.5 (MAP NO. 112B2)
2. AREA.....7,500 S.F. = 0.172 ACRE
3. NO PREVIOUS ZONING HISTORY OR VIOLATIONS KNOWN
4. SITE IS LOCATED IN CBCA AND FLOOD ZONE A9.
5. PUBLIC WATER AND SEWER IS EXISTING
6. NO HISTORIC STRUCTURES, ARCHEOLOGICAL SITES OR UNDERGROUND STORAGE TANKS EXIST
7. Fence is setback 2.5ft. off property Line along Hinton Ave.

Scale 1" = 40'

2022-0217-A

OWNER
MARK FABISZAK
5012 E. EAGER STREET
BALTO., MD. 21205
DEED REF.: L18919 L.715
PROP. NO. 1508801840

CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719