

IN RE: PETITION FOR ADMIN. VARIANCE *

NE/Corner of Louisiana Avenue and

Brian Street

(2857 Louisiana Avenue)

13th Election District

1st Council District

Earl L. Stanson, Jr. & Deborah C. Stanson

Petitioners

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2012-0052-A

* * * * *

ORDER AND OPINION

This matter comes before the Administrative Law Judge as a Petition for Administrative Variance filed by the legal owners of the property, Earl L. Stanson, Jr. and Deborah C. Stanson. The Petitioners are requesting Variance relief pursuant to Sections 303.1 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an open porch with a setback of 11 feet to front property line in lieu of the required front average of 12.6 feet. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1. The Petitioners wish to essentially connect the proposed open porch (approximately 5' x 10' in size) to the front existing one-story dwelling and next to the existing steps, which will either be removed or replaced. The proposed open porch will be located 11 feet from the front property line. The subject property is 10,625 square feet, zoned D.R.5.5 and is located in the Rosemont subdivision of Baltimore County.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on September 4, 2011, and there being no request for a public

ORDER RECEIVED FOR FILING

Date

By

9-26-11
[Signature]

hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 26th day of September, 2011 by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Sections 303.1 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an open porch with a setback of 11 feet to front property line in lieu of the required front average of 12.6 feet, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

ORDER RECEIVED FOR FILING

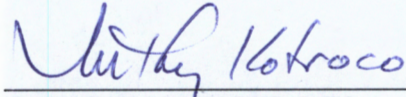
Date

9-26-11

By

1023

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



TIMOTHY M. KOTROCO
Administrative Law Judge for
Baltimore County

TMK:dlw

ORDER RECEIVED FOR FILING

Date 9-26-11

By DLW



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

September 26, 2011

Earl L. Stanson, Jr.
Deborah C. Stanson
2857 Louisiana Avenue
Baltimore, Maryland 21227

RE: PETITION FOR ADMIN. VARIANCE
NE/Corner of Louisiana Avenue and Brian Street
(2857 Louisiana Avenue)
13th Election District - 1st Council District
Earl L. Stanson, Jr. & Deborah C. Stanson - Petitioners
CASE NO. 2012-0052-A

Dear Mr. and Mrs. Stanson:

Enclosed please find a copy of the decision rendered in the above-captioned matter

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Timothy Kotroco".

TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK:dlw
Enclosure



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County for the property
located at 2857 Louisiana Ave Baltimore md 21227
which is presently zoned DR 5.5

Deed Reference: 088161294 Tax Account # 16 000 11 308

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 303.1 & 301.1; BCZR, TO
PERMIT AN OPEN PORCH WITH A SETBACK OF 11FT TO FRONT PROPERTY
LINE IN LIEU OF THE REQUIRED FRONT AVERAGE OF 12.6ft.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Administrative Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do 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 Petition.

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

Earl Stenson ↓
Name - Type or Print _____
Earl Stenson ↓
Signature _____
Deborah Stenson
Name - Type or Print _____
Deborah Stenson
Signature _____
2857 Louisiana Ave 410-675-1267
Address _____ Telephone No. _____
Baltimore md 21227
City _____ State _____ Zip Code _____

Representative to be Contacted:

Jeremy Clancy
Name _____
PO Box 1253 (413) 340-1229
Address _____ Telephone No. _____
Cleary md 21784
City _____ State _____ Zip Code _____

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 8th day of September, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

Case No. 2012-0052-A

Reviewed By Juan Date 8.24.11

Estimated Posting Date 9/4/11

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently own and reside at 2857 Louisiana Ave
Address number Road or Street name

and that this address is the subject of this variance request as required by law.

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate the hardship or practical difficulty; attach an additional sheet if needed) The placement of the house on the lot necessitates a

Variance for only patio improvement on the front. We are proposing a ground
level deck to keep any impact at an absolute minimum (along w/ removing
replacing ex stoop.) - Dry area needed for secure entrance way Footing.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, and the Affiant(s) desire to proceed with their variance request, they will be responsible for reposting the property and for payment of the advertising fees. They also understand that they may be required to provide additional information.

Earl Stanson
Signature

Earl Stanson
Name- print or type

Deborah Stanson
Signature

Deborah Stanson
Name- print or type

A Notary Public must complete the following section prior to the filing appointment.

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, this 8th day of August, 2011, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared:

(Name Affiant(s) here): Earl Stanson Jr. and Deborah Stanson
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Name of Notary Public
Jeremy Clancy

12/27/2012
Commission expires

PLACE SEAL HERE:

**PROPERTY DESCRIPTION FOR
2887 LOUISIANA AVENUE**

**THAT PROPERTY BEING LOCATED ON THE NORTHEAST
CORNER OF THE INTERSECTION OF LOUISIANA AVENUE AND
BRIAN STREET. BEING LOT # 34, SECTION 1 ON THE
ROSEMONT RECORD PLAT, BOOK # 7, FOLIO # 100, AND
CONTAINING 10,625 SQUARE FEET. LOCATED IN THE 13TH
ELECTION DISTRICT AND 1ST COUNCILMANIC DISTRICT.**

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING
CERTIFICATE OF POSTING

RE: CASE NO: 2012-0052-A

PETITIONER/DEVELOPER _____

Jeremy Clancy

DATE OF HEARING/CLOSING: _____

9/19/11

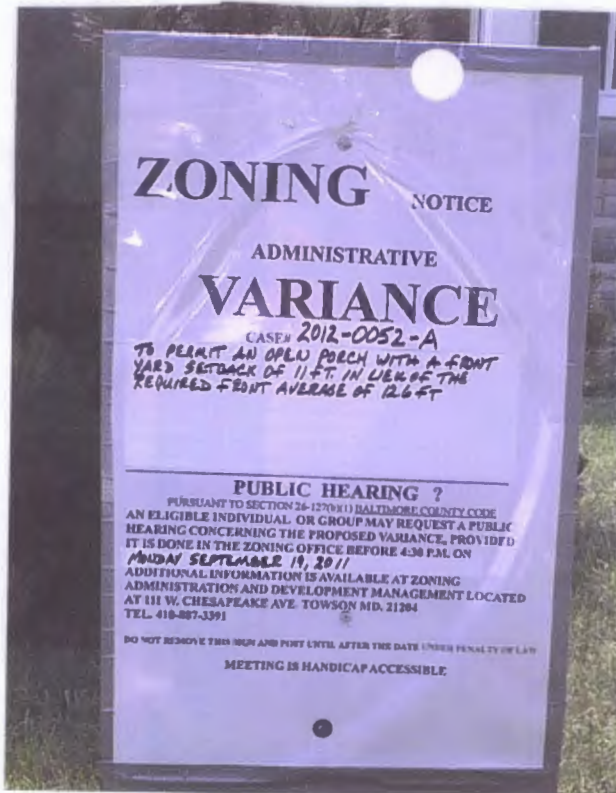
BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE
PROPERTY AT 2857 LOUISIANA AVE

THIS SIGN(S) WERE POSTED ON September 4, 2011
(MONTH, DAY, YEAR)



SINCERELY,

Martin Ogle 9/4/11
SIGNATURE OF SIGN POSTER AND DATE:

MARTIN OGLE
(SIGN POSTER)
60 CHELMSFORD COURT
BALTIMORE, MD 21220
(ADDRESS)
PHONE NUMBER: 443-629-3411

Martin Ogle 9/4/11

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2012- 0052 -A Address 2857 LOUISIANA AVE.

Contact Person: J. MERREY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 8.24.11 Posting Date: 9/4 Closing Date: 9/19

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2012- 0052 -A Address 2857 LOUISIANA AVE.
Petitioner's Name EARL STANSON Telephone 410-675-1267
Posting Date: 9/4/11 Closing Date: 9/19/11
Wording for Sign: To Permit AN OPEN PORCH WITH A FRONT YARD
SETBACK OF 11 ft. IN LIEU OF THE REQUIRED FRONT
AVERAGE OF 12.6 ft.

Revised 7/06/11

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2012-0052-A

✓ Petitioner: David Stanson

✓ Address or Location: 2857 Louisiana Ave. Baltimore Md 21227

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Address: _____

✓ Telephone Number: (443) 340-0229



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

September 14, 2011

Earl Stenson
2857 Louisiana Avenue
Baltimore, MD 21227

RE: Case Number 2012-0052-A, 2857 Louisiana Avenue

Dear Mr. Stenson,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 24, 2011. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:mcn

Enclosures

c: People's Counsel
Jeremy Clancy, P. O. Box 1253, Eldersburg, MD 21784

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: September 8, 2011

FROM: Dennis A. Kennedy^{DAK}, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For September 19, 2011
Item Nos. 2012-052, 053, 054, 055, 056, 057, 058
And 059

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

DAK:CEN

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-09192011 -NO COMMENTS.doc

Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor



Beverley K. Swaim-Staley, Secretary
Darrell B. Mobley, Acting Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 8-31-11

Ms. Kristen Matthews
Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 2012-0052-A
Administrative Variance
Earl and Deborah Stanson
2857 Louisiana Avenue.

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2012-0052-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us). Thank you for your cooperation.

Sincerely,

A handwritten signature in dark ink, appearing to read "Steven D. Foster".

Steven D. Foster, Chief
Access Management Division

SDF/rz

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.roads.maryland.gov

AV 9/19

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: September 15, 2011

SUBJECT: DEPS Comment for Zoning Item # 12-052-A
Address 2857 Louisiana Avenue
(Stanson Property)

Zoning Advisory Committee Meeting of September 6, 2011.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: *Jeff Livingston; Development Coordination*

RECEIVED

SEP 15 2011

OFFICE OF ADMINISTRATIVE HEARINGS

Maryland Department of Assessments and Taxation
Real Property Data Search (vw5.1A)
BALTIMORE COUNTY

[Go Back](#)
[View Map](#)
[New Search](#)
[GroundRent](#)
[Redemption](#)
[GroundRent](#)
[Registration](#)

Account Identifier: District - 13 Account Number - 1600011308

Owner Information

Owner Name: STANSON EARL L JR
STANSON DEBORAH C
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 2857 LOUISIANA AV
BALTIMORE MD 21227
Deed Reference: 1) /08816/ 00294
2)

Location & Structure Information

Premises Address
2857 LOUISIANA AVE
0-0000
Legal Description
LT 34-35-36-37
SW COR BRIAN ST
ROSEMONT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0109	0011	0359		0000	I		34	1	Plat Ref: 0007/0100

Special Tax Areas
Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1925	888 SF	10,625 SF	04

Stories	Basement	Type	Exterior
1.000000	YES	STANDARD UNIT BLOCK	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2011	07/01/2012
Land	72,900	72,900		
Improvements:	94,300	83,900		
Total:	167,200	156,800	156,800	156,800
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
LATHAM JOHN R,JR	06/11/1991	\$95,000
Type:	Deed1:	Deed2:
ARMS LENGTH IMPROVED	/08816/ 00294	
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2012	07/01/2013
County			0.00
State			0.00
Municipal			0.00
Tax Exempt:	Special Tax Recapture:		
Exempt Class:			

Prior zoning PB
AV
11-16-09

IN RE: PETITION FOR ADMIN. VARIANCE

S side of Louisiana Avenue; 25 feet W of the
c/l of Brian Street
13th Election District
1st Councilmanic District
(2857 Louisiana Avenue)

Earl L. Stanson Jr. and Deborah C. Stanson
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* Case No. 2010-0136-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Earl L. Stanson Jr. and Deborah C. Stanson for property located at 2857 Louisiana Avenue. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a replacement detached accessory structure (garage) to be located in the third of the lot closest to a street in lieu of the required farthest removed. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners' home and garage were constructed in 1925 well before the imposition of zoning in the area. As evidenced by the photographs submitted with the Petition, the existing garage is in an advanced state of disrepair. Petitioners desire to construct a new modern garage to replace the existing 84 year old garage.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on November 1, 2009 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

Proposed Deck
Location
(On Ground - no need)



Front of subg property

DSCN0999

DSCN0998



Proposed
Location

DSCN1001

SITE PLAN TO BE USED IN DETERMINING FRONT YARD DEPTHS IN RESIDENCE ZONES

WHEN THE IMMEDIATE ADJOINING LOTS ARE NOT IMPROVED

Reference - Section 303.1 Baltimore County Zoning Regulations

303.1 —In D.R.2, D.R.3.5 and D.R.5.5 Zones the front yard depth of any building or other structure hereafter erected shall be the average of the front yard depths of the lots immediately adjoining on each side provided such adjoining lots are improved with principal buildings situate within 200 feet of the joint side property line, but where said immediately adjoining lots are not both so improved, then the depth of the front yard of any building hereafter erected shall be not less than the average depth of the front yards of all improved lots within 200 feet on each side thereof, provided that no dwelling shall be required to be set back more than 60 feet in D.R.2 zones, 50 feet in D.R.3.5 zones and 40 feet in D.R.5.5 zones. In no case, however, shall nonresidential principal buildings have front yards of less depth than those specified therefrom in the area regulations for D.R.2, D.R.3.5 and D.R.5.5 respectively.

A	15	FT.
B	16	FT.
* C	20	FT. TRUE FRONT. FOUR BRIAN ST
D	18	FT. NOT VACANT
E	17	FT.
F	15	FT.

$$\text{TOTAL (101)} \div (6) = 16.8$$

* of dwellings

REQUIRED FRONT SETBACK (averaged)

$$41.8' \text{ to } E - 25' (\frac{1}{2} \text{ Row}) = 16.8$$

Earl Stanson Jr
applicant's name
2857 Louisiana Ave Balt.
building address
8/20/11
date

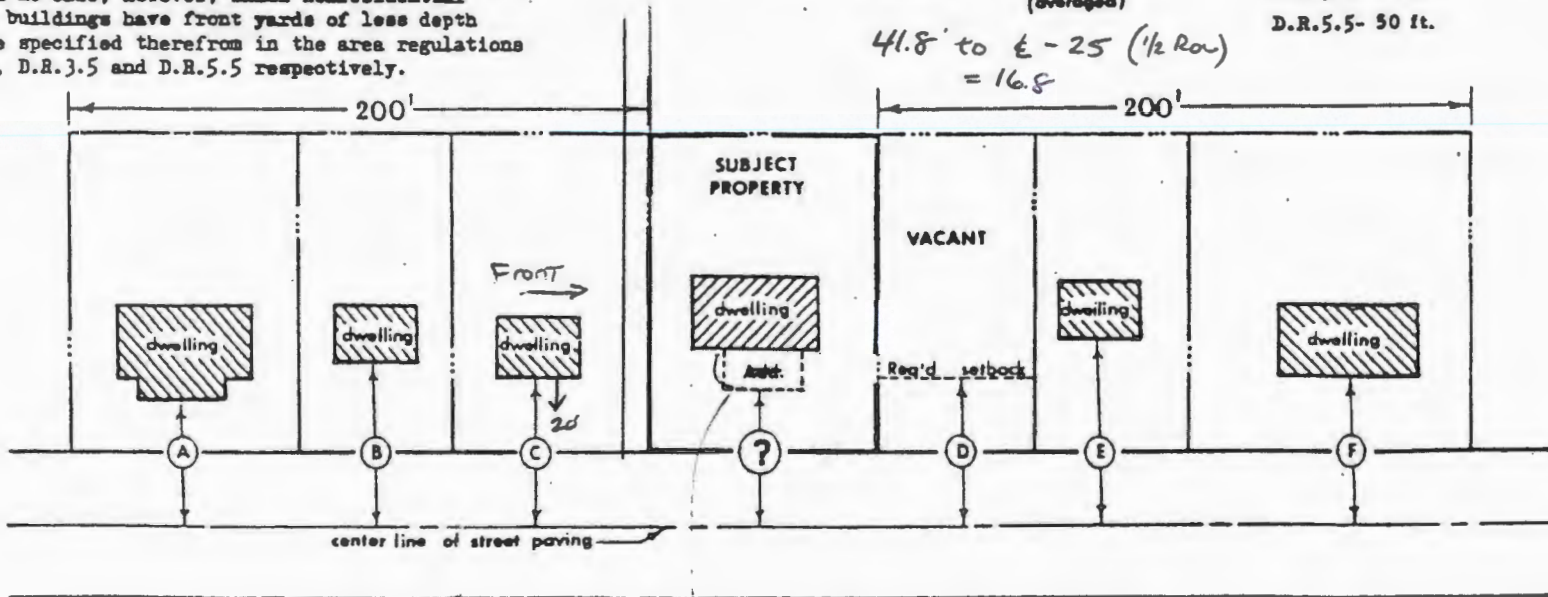
Required (True) = 25

NORMAL REQUIRED SETBACKS

D.R.2 - 65 ft.

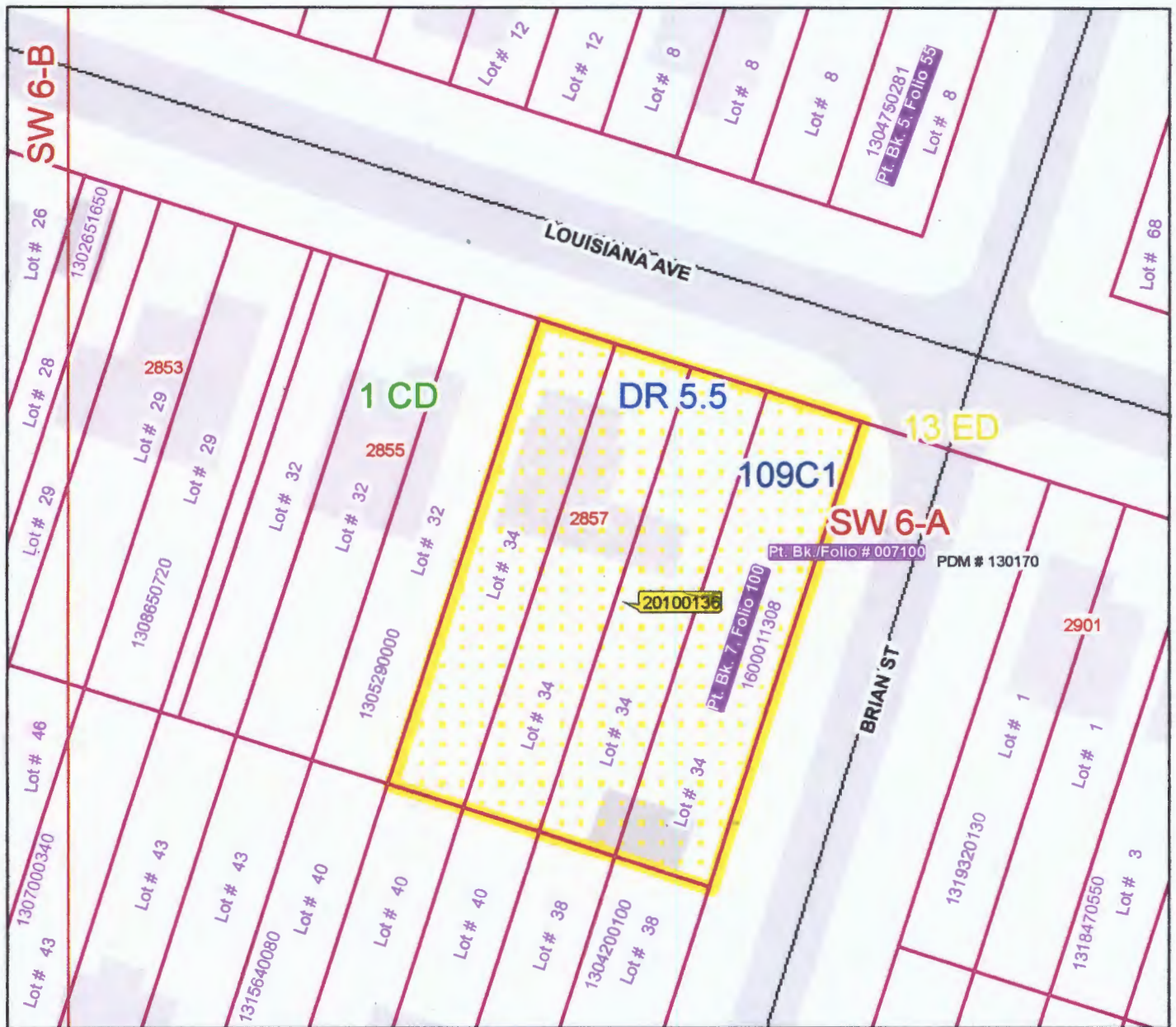
D.R.3.5- 55 ft.

D.R.5.5- 50 ft.



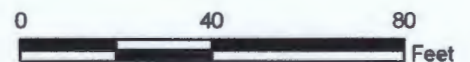
* proposed Deck is around Level *

2857 Louisiana Avenue



Publication Date: August 02, 2011
 Publication Agency: Department of Permits & Development Management
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot

DQ Map Notes



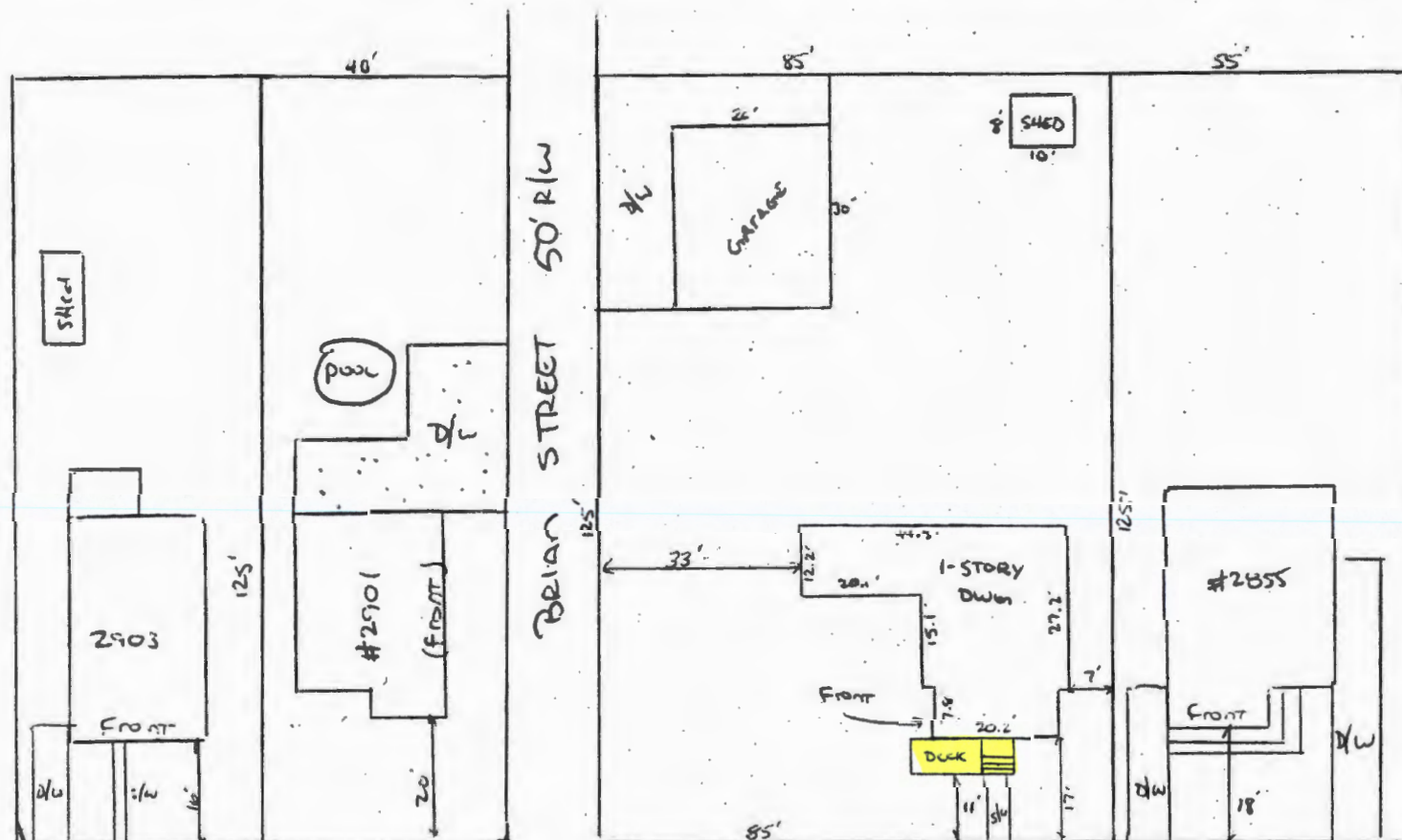
1 inch = 40 feet

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 2857 Louisiana Ave OWNER(S) NAME(S) Earl Deborah Stanson

SUBDIVISION NAME Rosemont LOT# 34 BLOCK# - SECTION# 71

PLAT BOOK # 0007 FOLIO # 0100 10 DIGIT TAX # 1600011308 DEED REF. # 08816/00294



SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 109 C

SITE ZONED DR 5.5

ELECTION DISTRICT 13

COUNCIL DISTRICT 1

LOT AREA ACREAGE _____

OR SQUARE FEET 10,625

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? yes

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

20100136

PLAN DRAWN BY Jeremy Clancy DATE 8/8/11 SCALE: 1 INCH = 30 FEET

VIOLATION CASE INFO: