

IN RE: PETITION FOR ADMIN. VARIANCE

SE/Corner of Norfen Road and

Virginia Avenue

13th Election District

1st Councilmanic District

(4401 Norfen Road)

Barbara L. Mahoney and Rosemary B. Fabian

Petitioners

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* Case No. 2012-0054-A

* * * * *

ORDER AND OPINION

This matter comes before this Office of Administrative Hearings for Baltimore County as a Petition for Administrative Variance filed by the legal owners of the subject property, Barbara L. Mahoney and Rosemary B. Fabian for property located at 4401 Norfen Road. The variance request is from Section 102.5 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a privacy fence with a height of 6 feet within the 15 foot triangle bounded by a street and alley in lieu of the permitted 3 feet height. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners have stated that they wish to construct a privacy fence with a height of 6 feet. Photographs submitted with the Petition show that the proposed fencing will allow continuance of an existing fence to the back corner and alley of their backyard which will be aesthetically pleasing and consistent. The fence will provide safety and security for the Petitioners' vehicles and property. The most affected property owner did not express any objection to the variance request. The subject property is 3,952 square feet, zoned D.R.10.5 and is located in the Friendship Gardens 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.

ORDER RECEIVED FOR FILING

Date

By

9-26-11
[Signature]

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

The Petitioners have 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, by the Administrative Law Judge for Baltimore County, this 26th day of September, 2011 that a Variance pursuant to Section 102.5 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a privacy fence with a height of 6 feet within the 15 foot triangle bounded by a street and alley in lieu of the permitted 3 feet height, be and is hereby GRANTED, subject to the following:

1. The 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, the 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

DWJ

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

Timothy Kotroco
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

Barbara L. Mahoney
Rosemary B. Fabian
4401 Norfen Road
Baltimore, Maryland 21227

RE: PETITION FOR ADMIN. VARIANCE

SE/Corner of Norfen Road and Virginia Avenue
13th Election District - 1st Councilmanic District
(4401 Norfen Road)

Barbara L. Mahoney and Rosemary B. Fabian - *Petitioners*
Case No. 2012-0054-A

Dear Ms. Mahoney and Ms. Fabian:

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 black 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 4401 NORTON RD.
which is presently zoned D.R. 105

Deed Reference: 27039/315 Tax Account # 130600330

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) 102.5 (BCZR)

TO PERMIT A PRIVACY FENCE WITH A HEIGHT OF 6-FEET WITHIN THE
15-FOOT TRIANGLE BOUNDED BY A STREET AND ALLEY IN LIEU
OF THE PERMITTED 3-FEET.

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 _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

BARBARA MAHONEY
Name - Type or Print _____
Signature Barbara Mahoney
Rosemary Fabian
Name - Type or Print _____
Signature Rosemary Fabian
4401 NORTON RD. 443-883-0315
Address _____ Telephone No. _____
BALTIMORE, MARYLAND 21227
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____
Address _____ Telephone No. _____
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 _____ day of _____ 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. 2012-0054-A

Reviewed By D.T. Date 8/25/11

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 4401 NORFEN RD.
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)

WE ~~would~~ ARE applying FOR Private Fence
FOR Security Reasons. FOR CARS to be INSIDE FENCE at Night
AND FOR privacy. People ARE ALWAYS RUNNING ACROSS the
YARD. AND throw TRASH ALSO. Security REASONS

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.

Barbara Mahoney
Signature

BARBARA MAHONEY
Name- print or type

Rosemary Fabian
Signature

Rosemary Fabian
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 25 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): Barbara Mahoney, Rosemary Fabian
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Renee K Nelson
Name of Notary Public

3-16-14
Commission expires

PLACE SEAL HERE:

Beginning at a point on eastside of Norfen RD which is 60ft. wide at the distance of 70ft. south of the center line of the nearest improved intersecting street Virginia Ave which is 60ft. wide. Being lot#157 Block A section #2 in the subdivision of Friendship Gardens in Baltimore County Plat book #22 Folio #21 containing 3,952 ft. Located in the 13th Election District and 1st Council District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **73677**

Date: **8/25/11**

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					75.00

Total: **75.00**

Rec From: **BARBARA MAHONEY**

For: **2012-0054-A**
4401 NORFEN RD
D THOMPSON

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS 5000 1000 1000
 8/25/2011 8:15:00 11:44:00
 0001 MAHONEY BARBARA
 RECEIPT 8 4401 8/25/2011 75.00
 5 350 6150 75.00
 Receipt for
 75.00
 75.00
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

2012-0054-A

RE: Case No.: _____

Petitioner/Developer: _____

Barbara Mahoney & Rosemary Fabian

September 19, 2011

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

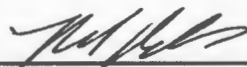
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

4401 Norfen Road

September 4, 2011

The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,



September 4, 2011

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2012-0054-A

TO PERMIT A PRIVACY FENCE WITH A HEIGHT OF 6-FEET
WITHIN THE 15-FOOT TRIANGLE BOUNDED BY A STREET AND ALLEY IN
LIEU OF THE PERMITTED 3-FEET.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON 9-19-11

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 887-3391

DO NOT REMOVE THIS SIGN AND NOTICE AFTER ABOVE DATE. UNDER PENALTY OF LAW, RETURN BOTH TO ZADM, RM 104

MEETING IS HANDICAP ACCESSIBLE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2012- 0054 -A Address 4401 NORFEN RD.
Contact Person: DONNA THOMPSON Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 8/25/11 Posting Date: 9/4/11 Closing Date: 9/19/11

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- 0054 -A Address 4401 NORFEN RD.
Petitioner's Name MAHONEY | FABIAN Telephone 443-883-0375 (c)
Posting Date: 9/4/11 Closing Date: 9/19/11
Wording for Sign: To Permit A PRIVACY FENCE WITH A HEIGHT OF 6-FEET
WITHIN THE 15-FOOT TRIANGLE BOUNDED BY A STREET AND ALLEY
IN LIEU OF THE PERMITTED ~~3-FEET~~ 3-FEET.

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: 2012-0054-A
Petitioner: MAHONEY | FABIAN
Address or Location: 4401 NORFEN RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MS. BARBARA MAHONEY
Address: 4401 NORFEN RD.
BALTO. MD 21227

Telephone Number: 443-883-0375



KEVIN KAMENETZ
County Executive

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

September 14, 2011

Barbara Mahoney
Rosemary Fabian
4401 Norfen Road
Baltimore, MD 21227

RE: Case Number 2012-0054-A, 4401 Norfen Road

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 25, 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

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

AV 9/19/11

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 # 12-054-A
Address 4401 Norfen Road
(Mahoney/Fabian 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

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

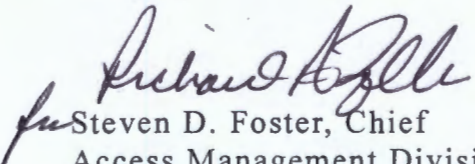
RE: Baltimore County
Item No. 2012-0054-A
Administrative Variance
Barbara Mahoney & Rosemary Fabian
4401 Norton Rd.

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. 2012-0054-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,


for Steven D. Foster, Chief
Access Management Division

SDF/rz

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 - 1306200330

Owner Information

Owner Name:	MAHONEY BARBARA L FABIAN ROSEMARY B	Use:	RESIDENTIAL
Mailing Address:	4401 NORFEN RD BALTIMORE MD 21227-4810	Principal Residence:	YES
		Deed Reference:	1) /27039/ 00315 2)

Location & Structure Information

Premises Address

4401 NORFEN RD
0-0000

Legal Description

4401 NORFEN RD
FRIENDSHIP GARDENS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0109	0016	0370		0000	2	A	157	1	Plat Ref: 0022/0021

Town NONE

Special Tax Areas

Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1957	1,024 SF	3,952 SF	04

Stories	Basement	Type	Exterior
2.000000	NO	END UNIT BRICK	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2011	07/01/2012
Land	50,000	50,000		
Improvements:	93,430	81,900		
Total:	143,430	131,900	131,900	131,900
Preferential Land:	0			0

Transfer Information

Seller:	FILIPKOWSKI DOROTHY	Date:	05/30/2008	Price:	\$120,000
Type:	ARMS LENGTH IMPROVED	Deed1:	/27039/ 00315	Deed2:	
Seller:	FILIPKOWSKI STANLEY M	Date:	08/28/2007	Price:	\$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/26100/ 00490	Deed2:	
Seller:	WHEELER HOLDING INC	Date:	02/05/1958	Price:	\$7,000
Type:	ARMS LENGTH IMPROVED	Deed1:	/03307/ 00133	Deed2:	

Exemption Information

Partial Exempt Assessments	Class	07/01/2012	07/01/2013
County			0.00
State			0.00
Municipal			0.00

Tax Exempt:

Exempt Class:

Special Tax Recapture:







1302570198

DR 5.5

VIRGINIA AVE

Lot # 1
1319712460

Lot # 2

Lot # 3

Lot # 4

Lot # 5

PDM # 130021

Pt. Bk./Folio # 022021

1316600370

Lot # 6

DR 10.5

1308651010

Lot # 7

1323750880

Lot # 8

19860049

Lot # 10

Lot # 11

1320000290

Lot # 12

109B2

1306200330

Pt. Bk. 22, Folio 21

4401

Lot # 157

4403

1311350980

Lot # 156

4405

1323001000

Lot # 155

4407

1302201650

Lot # 154

4409

1312200470

Lot # X

4411

1316001050

Lot # 152

4413

1308550400

Lot # 151

1302850650

4415

Lot # 150

4417

1303001460

Lot # 149

1315640110

Lot # 148

1 CD

13 ED
SW 6-B

ALLEY

ALLEY

1320300600

Lot # 1

1312200910

Lot # 2

1319712220

Lot # 3

1306100350

Lot # 4

4326

1323001360

Lot # 5

4328

1306570560

Lot # 6

4330

1301350440

Lot # 7

4332

1308003210

Lot # 8

2012-0054-A

1302570198

DR 5.5

ALLEY ALLEY

1319712460
Pt. Bk. 22, Folio 21

Lot # 1

SW-6-B

4402

1303670440 Lot # 2

1305340100 Lot # 3 4404

1304500460 Lot # 4 4406

1319711290 Lot # 5 4408

109B2 4410

1316600370 Lot # 6

1308651010 Lot # 7 4412
PDM # 130021

Pt. Bk./Folio # 022021

1323750880 Lot # 8

Lot # 9 1981303472030

1318471380 Lot # 10

1312000740 Lot # 11

4422
1320000290 Lot # 12

1318351240 Lot # 13

1314100480 Lot # 14

1313202890 Lot # 15

1307470810 Lot # 16

1316750290 Lot # 17

NORFEN RD

1 CD

13 ED

SITE

1306200330 Lot # 157
4401

1311350980 Lot # 156

1323001000 Lot # 155

1302201650 Lot # 154

1312200470 Lot # X

1316001050 Lot # 152
4413

1308550400 Lot # 151

DR-10:5

1302850650 Lot # 150

1303001460 Lot # 149

1315640110 Lot # 148

1311890210 Lot # 147

1323153820 Lot # 146

1319711770 Lot # 145

4427
1313201930 Lot # 144

1323154070 Lot # 143

ALLEY ALLEY

VIRGINIA AVE

1320300600 Lot # 1

4320

1312200910 Lot # 2

1319712220 Lot # 3

1306100350 Lot # 4

1323001360 Lot # 5

1306570560 Lot # 6

4332
1301350440 Lot # 7

1308003210 Lot # 8
4334

1301850070 Lot # 9

1308301140 Lot # 10 4338

1317100070 Lot # 11

1323001980 Lot # 12

1301350450 Lot # 13

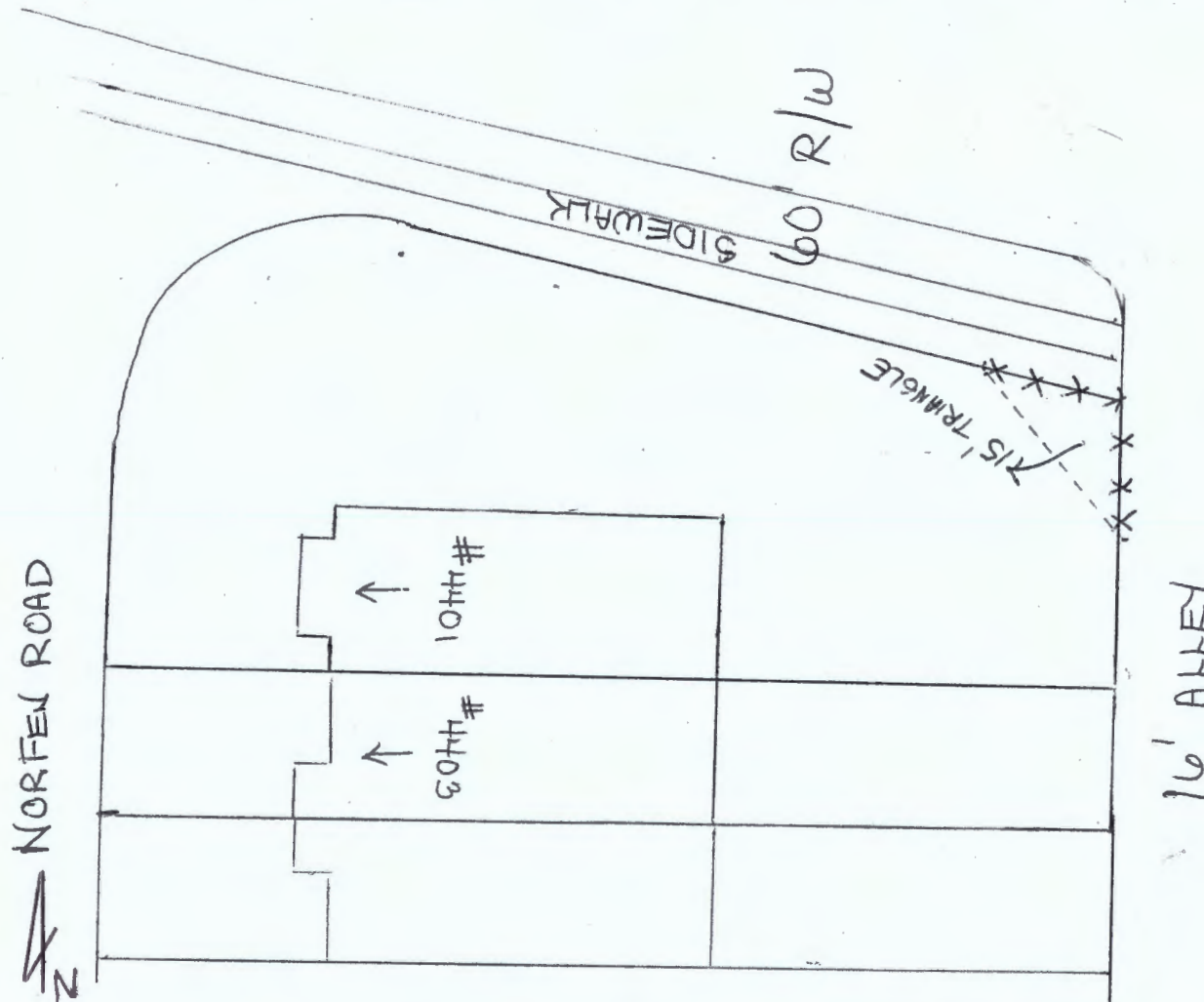
Lot # 14 1323153560

ROAD

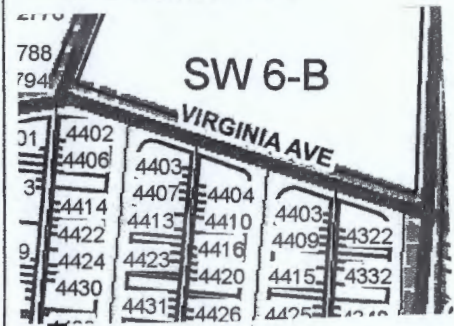
19820158

2012-0054-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 4401 NORFEN RD. OWNER(S) NAME(S) BARBARA MAHONEY + ROSEMARY FABIAN
SUBDIVISION NAME FRIENDSHIP GARDENS LOT # 157 BLOCK # A SECTION # 2
PLAT BOOK # 22 FOLIO # 21 10 DIGIT TAX # 1306200330 DEED REF. # 27039/00315



SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 10902

SITE ZONED D.R. 10.5

ELECTION DISTRICT 13

COUNCIL DISTRICT 1

LOT AREA ACREAGE —

OR SQUARE FEET 3,952

HISTORIC? NO

IN CBCA? —

IN FLOOD PLAIN? —

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE —

SEWER IS:

PUBLIC X PRIVATE —

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

NA