

IN RE: PETITION FOR ADMIN. VARIANCE

SW side of Valley View Road, 407
feet E of Hilton Avenue
1st Election District
1st Councilmanic District
(1403 Valley View Avenue)

Nancy S. Hall
Petitioner

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* **Case No. 2012-0163-A**

* * * * *

OPINION AND ORDER

This matter comes before this Office of Administrative Hearings for Baltimore County as a Petition for Administrative Variance filed by the legal owner of the subject property, Nancy S. Hall . The variance request is from Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an existing accessory structure (garage) to be located in the side yard in lieu of the required rear yard. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1.

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 Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on January 22, 2012, and there being no request for a public 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

ORDER RECEIVED FOR FILING

Date 2-15-12

By pm

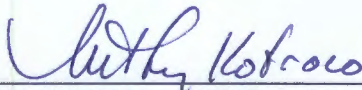
information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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 15th day of February, 2012 that a Variance from Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an existing accessory structure (garage) to be located in the side yard in lieu of the required rear yard, be and is hereby GRANTED, subject to the following:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.

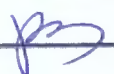
Any appeal of this decision must be made within thirty (30) days of the date of this Order.


TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK:pz

ORDER RECEIVED FOR FILING

Date 2.15.12

By 



KEVIN KAMENETZ
County Executive

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

February 15, 2012

NANCY S. HALL
1403 VALLEY VIEW AVENUE
CATONSVILLE MD 21228

Re: Petition for Administrative Variance
Case No. 2012-0163-A
Property: 1403 Valley View Avenue

Dear Ms. Hall:

Enclosed please find the decision rendered in the above-captioned case. The petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file with the Department of Permits, Approvals and Inspections an appeal within thirty (30) days from the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK:pz

Enclosure

c: Richard English, 11 Newburg Avenue #100, Catonsville MD 21228



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County for the property located at 1403 VALLEY VIEW AVENUE which is presently zoned D.R.2

Deed Reference: 12096/0633 Tax Account # 0114100420

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) 400.1 (BCZR)

TO PERMIT AN EXISTING ACCESSORY STRUCTURE (GARAGE) TO BE LOCATED IN THE SIDE YARD IN LIEU OF THE REQUIRED REAR YARD.

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):

NANCY S HALL
Name - Type or Print

Signature Nancy S. Hall

Name - Type or Print

Signature 410-788-

1403 VALLEY VIEW AVE. 1936
Address Telephone No.

CATONSVILLE MO 21228
City State Zip Code

Representative to be Contacted:

RICHARD ENGLISH
Name

11 NEWBURG AVE S#100 410-788-3990
Address Telephone No.

CATONSVILLE MO 21228
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. 2012-0163-A

Reviewed By D.T. Date 1/12/12

Estimated Posting Date 1/23/12

ORDER RECEIVED FOR FILING

FRM476_09

Date 2-15-12

By [Signature]

Rev 3/09

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 1403 VALLEY VIEW AVENUE
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)

Nancy Hall needs to construct a first floor master suite to accommodate
her as she grows older. The decision to expand out the rear and west
side is a cost effective and practical use of the existing floor plan.

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.

Nancy S. Hall
Signature

NANCY S. HALL
Name- print or type

Signature

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 10 day of JANUARY, 2012, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared:

(Name Affiant(s) here): NANCY S. HALL
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Sharon A. Poe
Name of Notary Public

SHARON A. POE

5-8-2014
Commission expires

PLACE SEAL HERE:

ZONING DESCRIPTION FOR

HALL RESIDENCE,
1403 VALLEY VIEW AVENUE,
CATONSVILLE, MD 21228.

Beginning at a point on the **South West** side of **Valley View Road** which is **15'** wide and located in an existing 30' Foot Right of Way and 407.2' **East** of **Hilton Ave** towards the unimproved **Dairy Road** *Being Map **0101** Grid **19** Parcel1992 Lot # **2**, as recorded in Baltimore County Land Records Liber No.17096, Folio # **533**,
Containing **27,007 Square feet.** Also known as **1403 VALLEY VIEW AVENUE** and located in the **1st** Election District, **1st** Councilmanic District.

2012-0163-A

Schedule A

BEGINNING FOR THE SAME at a point on the last or the North 65 degrees 54 minutes West 1098 feet $\frac{1}{2}$ inch line of the fourth lot of ground described in a Deed dated June 13, 1945 and recorded among the Land Records of Baltimore County in Liber RJS No. 1390, folio 417 & c., from Katherine D. Kinklein to Charles W. Davis, et al., at the distance of 425.7 feet from the end thereof; and running thence South 24 degrees 6 minutes West 136 feet 6 inches, more or less, to the centre of a thirty foot road there laid out; thence continuing the same course 137 feet 4 $\frac{1}{2}$ inches, more or less, to the South 66 degrees 24 minutes East 1477 feet 2 inch line of the fourth lot of ground in the Deed aforesaid; thence South 66 degrees 24 minutes East binding on said last mentioned line a distance of 1050 feet 10 inches, more or less, to a point in the centre of Dairy Road (forty feet wide); thence along the centre line of said road North 22 degrees West 232 feet, North 59 degrees 45 minutes West 88 feet 6 inches and North 26 degrees 10 minutes West 154 feet 7 inches more or less to intersect a line drawn South 65 degrees 54 minutes East from the place of beginning; thence binding on said line so drawn reversely North 65 degrees 54 minutes West 670.34 feet, more or less, to the place of beginning; together with the right to use said thirty foot road for the purpose of ingress and egress to the said lot of ground above described from Hilton Avenue.

SAVING AND EXCEPTING therefrom all that property as described in a Deed dated July 2, 1952 and recorded among the Land Records of Baltimore County in Liber 2135, folio 494 and which was granted and conveyed by Rudolph Netzer and Charlotte L. Netzer, his wife, unto Andrew Castagneti and Gilda Castagneti, his wife.

AND SAVING AND EXCEPTING therefrom all that property as described in a Deed dated July 22, 1982 and recorded among the Land Records of Baltimore County in Liber 6426, folio 393 and which was granted and conveyed by Rudolph Netzer and Charlotte L. Netzer, his wife, unto Michael N. Netzer and Barbara A. Netzer, his wife.

AND SAVING AND EXCEPTING therefrom all that property as described in a Deed dated August 25, 1986 and recorded among the Land Records of Baltimore County in Liber 7325, folio 009 and which was granted and conveyed by Charlotte L. Netzer, his wife, unto Michael N. Netzer and Barbara A. Netzer, his wife.

The improvements thereon being now or formerly known as No. 1403 Valley View Avenue, Catonsville, Maryland 21228.

BEING all and the same lot of ground which by Deed dated 10/03/02, and recorded among the Land Records of Baltimore County, in Liber No. 17096, Folio 533, was granted and conveyed by Nancy S. Koetzle and Charles J. Koetzle unto Nancy S. Koetzle, now known as Nancy S. Hall.

CERTIFICATE OF POSTING

2012-0163-A

RE: Case No.: _____

Petitioner/Developer: _____

Hall

February 6, 2012

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: _____

1403 Valley View Ave

January 22, 2012

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

Sincerely,

January 23, 2012

(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)



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

No. **77264**

Date: **1/12/12**

PAID RECEIPT

BUSINESS ACTUAL TIME BAW
 1/12/2012 1/12/2012 11:20:55 5
 000000 - WALKIN - RBOB LRU
 RECEIPT # 570539 1/12/2012 0FLW
 Dept 5 520 ZONING VERIFICATION
 CR NO. 077264

Recpt Tot 175.00
 175.00 CR 4.00 CA
 Baltimore County, Maryland

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

Total: **75.00**

Rec From: **RICHARD ENGLISH**

For: **2012-0163-A**
1403 VALLEY VIEW AVE.

D. THOMPSON

**CASHIER'S
 VALIDATION**

DISTRIBUTION

CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PRESS HARD!!!!

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2012- 0163 -A Address 1403 VALLEY VIEW AVE

Contact Person: DONNA THOMPSON Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 01/12/12 Posting Date: 1/22/12 Closing Date: 2/6/12

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- 0163 -A Address 1403 VALLEY VIEW AVE.

Petitioner's Name HALL Telephone 410-788-1936

Posting Date: 1/22/12 Closing Date: 2/6/12

Wording for Sign: TO PERMIT AN EXISTING ACCESSORY STRUCTURE (GARAGE)

TO BE LOCATED IN THE SIDE YARD IN VIEW OF THE REQUIRED

REAR YARD.

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: 2012-0163-A

Petitioner: HALL

Address or Location: 1403 VALLEY VIEW AVE.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MS. NANCY HALL

Address: 1403 VALLEY VIEW AVE.

CATONSVILLE, MD 21228

Telephone Number: 410-788-1936

Revised 2/17/11 DT



KEVIN KAMENETZ
County Executive

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

January 31, 2012

Nancy Hall
1403 Valley View Avenue
Catonsville, MD 21228

RE: Case Number 2012-0163-A, 1403 Valley View Avenue

Dear Ms. Hall,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 12, 2012. 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 that reads "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:mcn

Enclosures

c: People's Counsel
Richard English, 11 Newburg Avenue, Ste. #100, Catonsville, MD 21228

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



Beverley K. Swaim-Staley, Secretary
Melinda B. Peters, Administrator

Date: 1-27-12

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

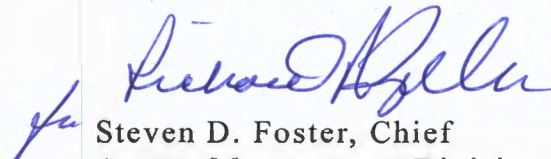
RE: Baltimore County
Item No 2012-0163-A
Administrative Variance
Nancy Hall
1403 Valley View Avenue

Dear Ms. Lewis:

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. 2012-0163-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).

Sincerely,


Steven D. Foster, Chief
Access Management Division

SDF/raz

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 2/6/12

BALTIMORE COUNTY, MARYLAND

RECEIVED

FEB 15 2012

Inter-Office Correspondence

OFFICE OF ADMINISTRATIVE HEARINGS



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: February 15, 2012

SUBJECT: DEPS Comment for Zoning Item # 0163-A
Address 1403 Valley View Ave
Nancy Hall Property)

Zoning Advisory Committee Meeting of January 23, 2012.

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

Reviewer: *Jeff Livingston; Development Coordination*

M E M O R A N D U M

DATE: March 19, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0163-A - Appeal Period Expired

The appeal period for the above-referenced case expired on March 16, 2012. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: Case File
Office of Administrative Hearings

Patricia Zook - Re: Case 2012-0163-A - comment needed (another one)

From: Dennis Kennedy
To: Zook, Patricia
Date: 2/9/2012 10:47 AM
Subject: Re: Case 2012-0163-A - comment needed (another one)
CC: Lewis, Kristen; Richards, Carl

Patti:
We had no comment on Item #2102-0163-A.
Dennis Kennedy

>>> Patricia Zook 2/8/2012 11:09 AM >>>
Hello Dennis -

The case file for this administrative variance request is missing a comment from your office. If you don't have a comment, just reply to this e-mail and I'll place it in the file.

As always, thanks for your help.

Patti Zook
Baltimore County
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson MD 21204
410-887-3868
pzook@baltimorecountymd.gov



CONFIDENTIALITY NOTICE: The information contained in this ELECTRONIC MAIL transmission is legally privileged and confidential. It may also be subject to the attorney-client privilege or be privileged work product or proprietary information. This information is intended for the exclusive use of the addressee(s). If you are not the intended recipient, you are hereby notified that any use, disclosure, dissemination, distribution (other than to the addressee(s)), copying or taking of any action because of this information is strictly prohibited.

Maryland Department of Assessments and Taxation
Real Property Data Search (vw4.2A)
BALTIMORE COUNTY

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

Account Identifier: District - 01 Account Number - 0114100470

Owner Information

Owner Name: KOETZLE NANCY S **Use:** RESIDENTIAL
Principal Residence: YES
Mailing Address: 1403 VALLEY VIEW AVE
BALTIMORE MD 21228-5849 **Deed Reference:** 1)/17096/ 00533
2)

Location & Structure Information

Premises Address
1403 VALLEY VIEW AVE
0-0000
Legal Description
PT LT 2.624 AC
400 E HILTON AV
RUDOLPH NETZER PROP

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0101	0019	1992		0000			2	1	Plat Ref: 0049/0102

Special Tax Areas
Town NONE
Ad Valorem Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1949	1,362 SF	27,007 SF	04

Stories	Basement	Type	Exterior
1.500000	YES	STANDARD UNIT	STONE

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2011	07/01/2012
Land	198,250	174,200		
Improvements:	184,990	161,300		
Total:	383,240	335,500	335,500	335,500
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
KOETZLE NANCY S	11/15/2002	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /17096/ 00533	Deed2:
NETZER CHARLOTTE L	03/12/1996	\$107,000
Type: NON-ARMS LENGTH OTHER	Deed1: /11474/ 00306	Deed2:
NETZER MICHAEL N	09/29/1986	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /01692/ 00157	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt:

Exempt Class:

Special Tax Recapture:





2012-0163-A

Case No.: 2012-0163-A

Exhibit Sheet

2/16/12 ¹⁹
3/19/12 SA

Petitioner/Developer

Protestant

No. 1	site plan	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

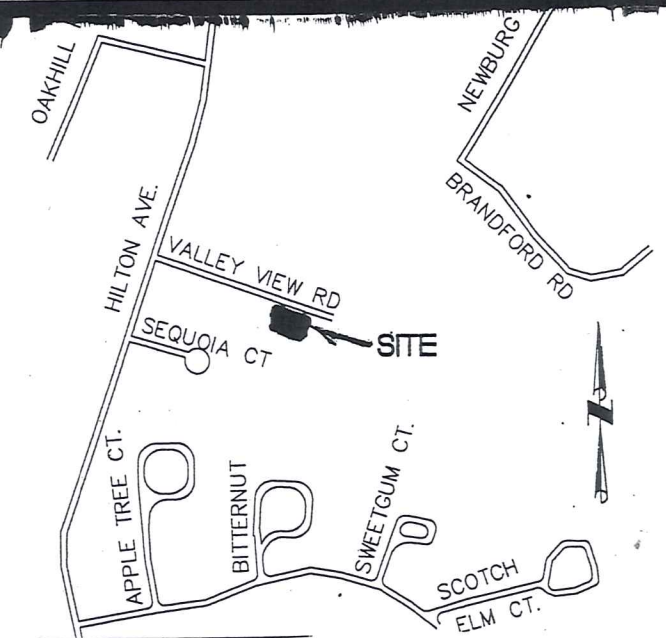
PROPERTY ADDRESS 1403 Valley View Ave.,

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

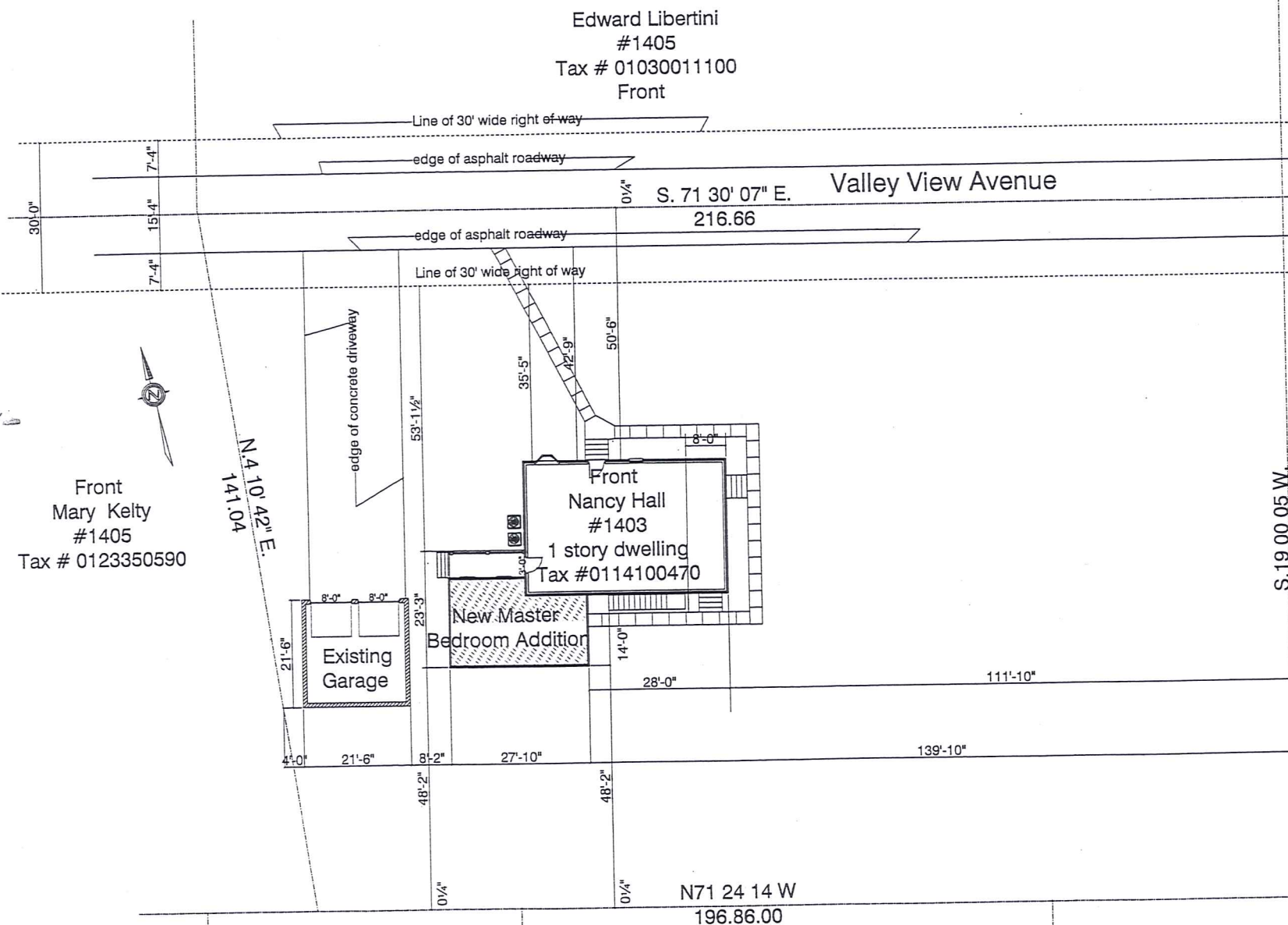
SUBDIVISION NAME Catonsville

PLAT BOOK # FOLIO # LOT # 2 SECTION #

OWNER Nancy S. Hall Formerly Nancy S. Koetzle



VICINITY MAP
SCALE: 1" = 200' **NTS**



Steve McKew
#1405
Tax # 2500002642
Front

Front
Michael Netzer
#1405
Tax # 2500002643

Front
Mary Kelly
#1405
Tax # 0123350590



NORTH

LOCATION INFORMATION			
ELECTION DISTRICT	1 st		
COUNCILMANIC DISTRICT	1 st		
1" = 200' SCALE MAP #	XXXXXXXXXX		
ZONING	DR2		
LOT SIZE	27007 sf		
	ACREAGE	SQUARE FEET	
SEWER	☒	PUBLIC	PRIVATE
WATER	☒	☐	☐
CHESAPEAKE BAY CRITICAL AREA	☐	YES	NO
100 YEAR FLOOD PLAIN	☐	☐	☒
HISTORIC PROPERTY/BUILDING	☐	☐	☒
PRIOR ZONING HEARING	NONE		

ZONING OFFICE USE ONLY		
REVIEWED BY	ITEM #	CASE #
DT	163	2012-0163-A

PREPARED BY RJE

SCALE OF DRAWING: 1" = 30

Petitioner's
Exhibit #1