

IN RE: PETITION FOR ADMIN. VARIANCE

NE side of Ohio Avenue; 37 feet NW of
the c/l of Brian Street
13th Election District
1st Councilmanic District
(2814 Ohio Avenue)

William Howard Conner 3rd and Linda Conner
Petitioners

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* **Case No. 2012-0237-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings as a Petition for Administrative Variance filed by the legal owners of the subject property, William Howard Conner 3rd and Linda Conner. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a pool to be located outside of the one-third of the lot farthest removed from both streets. The subject property and requested relief are more particularly described on Petitioners' 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 Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 7, 2012, 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

ORDER RECEIVED FOR FILING

Date 4-26-12

By PM

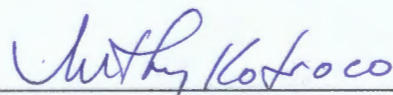
information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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 April, 2012 that the Variance request from Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a pool to be located outside of the one-third of the lot farthest removed from both streets, 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.

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 4-26-12

By [Signature]



KEVIN KAMENETZ
County Executive

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

April 26, 2012

WILLIAM HOWARD CONNER 3RD AND LINDA CONNER
2814 OHIO AVENUE
HALETHORPE MD 21227

RE: Petition For Administrative Variance
Case No. 2012-0237-A
Property: 2814 Ohio Avenue

Dear Mr. and Mrs. Conner:

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 Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in dark ink, appearing to read "Timothy Kotroco", is written over a light blue horizontal line.

TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK:pz

Enclosure



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 2814 Ohio Avenue which is presently zoned DR 5.5

Deed Reference 25700 / 176 10 Digit Tax Account # 1308000551

Property Owner(s) Printed Name(s) William + Linda Conner

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

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

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

- ☒ ADMINISTRATIVE VARIANCE from section(s) 400.1, BC 22, TO PERMIT A POOL TO BE LOCATED OUTSIDE OF THE 1/3 OF THE LOT FARTHEST REMOVED FROM BOTH STREETS.

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

- ☐ ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4- 416(a)(2): (indicate type of work in this space to raze, alter or construct addition to building)

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 petition(s), 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.

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:

Linda Conner , William Conner III

Name #1 – Type or Print

Name #2 – Type or Print

Linda Conner

William Conner III

Signature #1

Signature #2

2814 Ohio Ave Halethorpe MD

Mailing Address

City

State

21227

4434576168

Linda.Conner07@

Zip Code

Telephone #

Email Address comcast.net.

Attorney for Petitioner:

Name- Type or Print

Signature

ORDER RECEIVED FOR FILING

Date 4-26-12

Mailing Address

City

State

By [Signature]

Zip Code

Telephone #

Email Address

Representative to be contacted:

Linda Conner

Name – Type or Print

Linda Conner

Signature

2814 Ohio Avenue Halethorpe, Md 21227

Mailing Address

City

State

21227

443-457-6681

Linda.Conner07@

Zip Code

Telephone #

Email Address comcast.net.

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, of Baltimore County, this 29 day of April, 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.

Administrative Law Judge of Baltimore County

CASE NUMBER 2012-0237A

Filing Date 3/29/12

Estimated Posting Date 4/8/12

Reviewed JCM

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the 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 property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 2814 Ohio Ave Baltimore Md 21227
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

Can not put the pool in the furthest part of yard.
(corner) because of a power line. Need to get
permission to put it in the middle of yard.

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Linda Conner
Signature of Affiant

Linda Conner
Name- Print or Type

William Conner III
Signature of Affiant

William Conner III
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF ^{city} BALTIMORE, to wit:

I HEREBY CERTIFY, this 22nd day of March, 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Linda Conner - William Conner
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) (Print name(s) here)

AS WITNESS my hand and Notaries Seal



Sarah Wisthoff
Notary Public

My Commission Expires 12/8/2013

ZONING PROPERTY DESCRIPTION FOR 2814 OHIO AVENUE

Beginning at the point on the north east side of Ohio Avenue which is 50' wide at the distance of 37' north west of the center line of the nearest improved intersecting street Brian Street which is 50' wide.

Being Lot # 139 & 140, Block 2800, Section # E in the subdivision of Baltimore Highlands containing 6240 square feet. Located in the 13th Election District and 1st Council District.

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

No. **02107**

Date: **3/29/12**

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

Total: **75.00**

Rec From: **L. CONNER**

For: **2012-0237-A**

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2012- 0237 -A Address 2814 OHIO Ave.

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

Filing Date: 3/29/12 Posting Date: 4/8 Closing Date: 4/23

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- 0237 -A Address 2814 OHIO Ave.
Petitioner's Name LINDA CONNER Telephone 443-457-6168
Posting Date: 4/8/12 Closing Date: 4/23/12
Wording for Sign: To Permit A Pool TO BE LOCATED IN THE
1/3 OF THE LOT (REAR) NOT FURTHEST REMOVED
FROM AN ADJOINING STREET.

Revised 7/06/11

CERTIFICATE OF POSTING
CERTIFICATE OF POSTING

RE: CASE NO: 2012-0237-A

PETITIONER/DEVELOPER _____

LINDA CONNER

DATE OF HEARING/CLOSING: _____

4/23/12

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 2814 OHIO AVENUE

THIS SIGN(S) WERE POSTED ON _____

April 7, 2012
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 4/7/12
SIGNATURE OF SIGN POSTER AND DATE:

MARTIN OGLE

(SIGN POSTER)

60 CHELMSFORD COURT

BALTIMORE, MD 21220

(ADDRESS)

PHONE NUMBER: 443-629-3411

ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE # 2012-0237-A

TO BE REMOVED FROM THE LOT (REAR) NOT FULFILLING REQUIREMENTS FOR ADJUTANT GENERAL STREET

PUBLIC HEARING ?

PURSUANT TO SECTION 24-127(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
MONDAY APRIL 23, 2012.
ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT LOCATED
AT 111 W. CHESAPEAKE AVE. TOWSON MD. 21204
TEL. 410-587-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER THE DATE INDICATED ON THE SIGN
MEETING IS HANDICAP ACCESSIBLE

Michael D. 4/7/12

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: 2012-0237-A

Petitioner: LINDA CONNER

Address or Location: 2814 OHIO AVE. HALETHORPE, MD. 21227

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Address: _____

SAME

Telephone Number: 443-457-6168

Revised 2/17/11 DT

(AV) TK 4-23-12
Granted 4-26-12

M E M O R A N D U M

DATE: June 4, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0237-A - Appeal Period Expired

The appeal period for the above-referenced case expired on May 28, 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



KEVIN KAMENETZ
County Executive

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

April 24, 2012

Linda and William Conner
2814 Ohio Avenue
Halethorpe MD 21227

RE: Case Number: 2012-0237A, Address: 2814 Ohio Avenue, 21227.

Dear Mr. & Ms. Conner:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 29, 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." The signature is written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel

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



Maryland Department of Transportation

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

Date: 4-9-12

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

RE: Baltimore County
Item No 2012-0237-A
Administrative Variance
Linda & William Conner
2814 Ohio 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. 2012-0237-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,

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For April 16, 2012
Item Nos. 2012-237, 238 and 240

DATE: April 12, 2012

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-04162012-NO COMMENTS.doc

Case No.: 2012-0237-A

Exhibit Sheet

6/4-12
PZ

DW 6/4/12

Petitioner/Developer

Protestant

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

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 - 13 Account Number - 1308000551

Owner Information

Owner Name: FITZGERALD LINDA
CONNER WILLIAM HOWARD 3RD
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 2814 OHIO AVE
HALETHORPE MD 21227-3732
Deed Reference: 1) /25700/ 00176
2)

Location & Structure Information

Premises Address
2814 OHIO AVE
0-0000
Legal Description
LTS 139,140
2814 OHIO AVE
BALTIMORE HIGHLANDS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
0109	0011	0362		0000		E	139	1		0002/ 0379

Town NONE

Special Tax Areas
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1930	1,256 SF	6,250 SF	04

Stories	Basement	Type	Exterior
1.500000	YES	STANDARD UNIT SIDING	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2011	07/01/2012
Land	84,250	84,200		
Improvements:	162,570	141,600		
Total:	246,820	225,800	225,800	225,800
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
ROLLHAUSER CHARLES M,JR	05/30/2007	\$265,000
Type: ARMS LENGTH IMPROVED	Deed1: /25700/ 00176	Deed2:
ROBERTSON GERALD L	01/02/2004	\$179,000
Type: ARMS LENGTH IMPROVED	Deed1: /19375/ 00519	Deed2:
KERLER WILLIAM F,3RD	10/28/2003	\$103,000
Type: NON-ARMS LENGTH OTHER	Deed1: /19041/ 00428	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:** NONE

Homestead Application Information

Homestead Application Status: No Application

CASE NO. 2012- 0237-A

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>4-12</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>nc</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>4-9</u>	STATE HIGHWAY ADMINISTRATION	<u>nc</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>4-7</u>	by <u>Dgle</u>
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____



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

ADDRESS 2814 Ohio Avenue OWNER(S) NAME(S) Linda & William Conner III

SUBDIVISION NAME Baltimore Highlands LOT # 139 BLOCK # E SECTION # _____

PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 1308000551 DEED REF. # 25700 / 176

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 109B2

SITE ZONED DR 5.5

ELECTION DISTRICT 13

COUNCIL DISTRICT 1

LOT AREA ACREAGE _____

OR SQUARE FEET 6240

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ✓ PRIVATE _____

SEWER IS:

PUBLIC ✓ PRIVATE _____

PRIOR HEARING? NONE

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

Richard &
Patricia Popp

#2810
2500001702

OHIO AVENUE
(50' R/W)

BRIAN STREET
(30' R/W)

Exhibit 1

Scale 1" = 30'

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

ADDRESS 2814 Ohio Avenue OWNER(S) NAME(S) Linda & William Conner III

SUBDIVISION NAME Baltimore Highlands LOT # 139 BLOCK # E SECTION # _____

PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 1308000551 DEED REF. # 25700 / 176

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 109B2

SITE ZONED DR 5.5

ELECTION DISTRICT 13

COUNCIL DISTRICT 1

LOT AREA ACREAGE _____

OR SQUARE FEET 6240

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? None

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

Richard &
Patricia Popp

#2810
2500001702

OHIO AVENUE
(50' R/W)

BRIAN STREET
(50' R/W)

Scale 1" = 30'

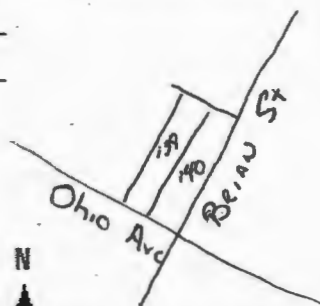
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 2814 Ohio Avenue OWNER(S) NAME(S) Linda & William Conner III

SUBDIVISION NAME Baltimore Highlands LOT # 139 BLOCK # E SECTION # _____

PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 1308000551 DEED REF. # 25700 / 176

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 109B2

SITE ZONED DR 5.5

ELECTION DISTRICT 13

COUNCIL DISTRICT 1

LOT AREA ACREAGE _____

OR SQUARE FEET 6240

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? NONE

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

Richard &
Patricia Popp

#2810
2500001702

OHIO AVENUE
(50' R/W)

BRIAN STREET
(30' R/W)

Neighbors Fence

Fence

ALLEY
(Guaranteed)

Existing Garage

Pool

1 1/2
STORY
FRAME

#2814

LOT #
139 &
140

Back
Fence

Back
Steps

Scale 1" = 30'