

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
SE corner of Klausmier Road and		
Rosehill Court	*	OFFICE OF ADMINISTRATIVE
11 th Election District		
5 th Council District	*	HEARINGS FOR
(4017 Klausmier Road)		
	*	BALTIMORE COUNTY
John P. Sheldon and John W. Sheldon		
<i>Petitioners</i>	*	CASE NO. 2012-0302-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, John P. Sheldon and John W. Sheldon. The Petitioners are requesting Variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed addition with a street side yard setback of 20 feet in lieu of the required 30 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 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 June 10, 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 6-29-12

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.

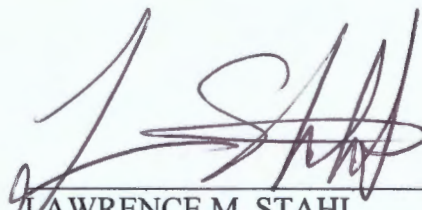
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 29 day of June, 2012 by the Administrative Law Judge for Baltimore County, that the Petition for Variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed addition with a street side yard setback of 20 feet in lieu of the required 30 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.

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



LAWRENCE M. STAHL
Managing Administrative Law Judge for
Baltimore County

LMS:pz

ORDER RECEIVED FOR FILING

Date 6-29-12 2

By pm



KEVIN KAMENETZ
County Executive

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

June 29, 2012

JOHN P. SHELDON AND JOHN W. SHELDON
4017 KLAUSMIER ROAD
BALTIMORE MD 21236

RE: Petition For Administrative Variance
Case No. 2012-0302-A
Property: 4017 Klausmier Road

Dear Messrs. Sheldon:

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 black ink, appearing to read "L. Stahl", is written over the printed name of Lawrence M. Stahl.

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS: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 4017 KLAUSMIER ROAD which is presently zoned DR 3.5 & DR 5.5

Deed Reference 27813/220 10 Digit Tax Account # 11 2300 1150

Property Owner(s) Printed Name(s) JOHN P. SHELDON & JOHN W. SHELDON

(SELECT THE HEARING(S) BY MARKING X 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

1. X ADMINISTRATIVE VARIANCE from section(s) 1802.3.C.1 to permit a proposed addition with a street side yard set back of 20ft in lieu of the required 30ft.

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

2. _____ 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:

N/A
Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

N/A
Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners:

JOHN P. SHELDON, JOHN W. SHELDON
Name #1 – Type or Print Name #2 – Type or Print

Signature #1 Signature #2

4017 KLAUSMIER RD, BALTO., MD
Mailing Address City State

21236, 443-604-0674
Zip Code Telephone # Email Address

Representative to be contacted:

JOHN W. SHELDON
Name – Type or Print

Signature

4017 KLAUSMIER RD, BALTO., MD
Mailing Address City State

21236, 443-604-0674
Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING
6-29-18

Date

By

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 _____ 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.

Administrative Law Judge of Baltimore County

CASE NUMBER 2012-0302-A Filing Date 5/30/12 Estimated Posting Date 6/10/12 Reviewer BR

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: 4017 KLAUSMIER RD. BALTO. MD 21236
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)

• SEE ATTACHED

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

John P. Sheldon
Signature of Affiant
JOHN P. SHELDON
Name- Print or Type

John W. Sheldon
Signature of Affiant
JOHN W. SHELDON
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 BALTIMORE, to wit:

I HEREBY CERTIFY, this 30 day of May, 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

John P. Sheldon and John W. Sheldon
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

Mary Pat Kline
Notary Public
4-15-2013
My Commission Expires

ATTACHMENT #1
to
PETITION FOR ADMINISTRATIVE VARIANCE

Case No.: _____

Property Address: 4017 Klausmier Road, Baltimore, MD 21236-1420

Property Owner: John P. Sheldon & John W. Sheldon
4017 Klausmier Road
Baltimore, MD 21236-1420

Present Zoning: DR-3.5 & DR-5.5

Requested Relief:

A Variance from BCZR § 1 B 02.3.C.1, to permit a proposed rear building Addition (in line with the existing house wall) to have a front yard setback of 20.0 feet in lieu of the required 30 feet.

Hardship or Practical Difficulty:

In proposing the rear Addition, the Owners are attempting to add value to their existing home, while providing increased usefulness, beauty and comfort for the inhabitants, and their guests. The proposed rear Addition is a modernization to a 60 year old home that has been architecturally designed to be in conformance with the existing structure, by holding the side line of the existing structure. This alignment is both architecturally significant and structurally necessary in supporting the roofline extended.

The Hardship, and Practical Difficulty is as follows:

1. Unique configuration of property—the property fronts two public roadways as a corner lot, and consequently has two front setbacks. The original structure was constructed in 1952, and would be considered as an existing non-conforming use.

ZONING DESCRIPTION OF PROPERTY
for
4017 KLAUSMIER ROAD, BALTIMORE, MD 21236

Beginning at a point on the south side of Klausmier Road which is a variable width R/W, at the distance of 25' east of the centerline of the nearest improved intersecting street; Rosehill Court, which is 50' wide. Thence the following courses and distances:

S 17° 56' W	125.00 ft.'	
S 11° 07' 05" W	43.03 ft.	
Radius = 137.87'	12.01 ft.	along a curve to the left
S 77° 08' 22" E	67.52 ft.	
N 34° 47' 44" E	62.31 ft.	
N 41° 30' E	136.37 ft.'	
N 72° 04' W	147.50 ft.'	to the place of beginning

As recorded in Deed Liber 27813, Folio 220, containing 0.45 acres, more or less.
Located in the 11th Election District, and 5th Councilmanic District.

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

No. 84627
 Date: 5/30/12

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6130					75.00

Total: 75.00

Rec From: John Sheldon

For: 2012-0302-A
4011 Klammier RD

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 5/31/2012 5/30/2012 09:56:30 5
 WALKIN RHOS LRB
 RECEIPT # 590912 5/30/2012 OFLN
 Dept 5 528 ZONING VERIFICATION
 NO. 004627
 Recpt Tot \$75.00
 \$75.00 CK \$4.00 CA
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2012- 0302 -A Address 4017 Klausmier Rd.
Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5/30/12 Posting Date: 6/10/12 Closing Date: 6/25/12

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- 0302 -A Address 4017 Klausmier Rd.
Petitioner's Name John P. & John W. Sheldon Telephone _____
Posting Date: 6/10/12 Closing Date: 6/25/12
Wording for Sign: To Permit a proposed addition with a street side yard setback of 20 ft. in lieu of the required 30 ft.

Revised 7/06/11

CERTIFICATE OF POSTING

RE: Case No 2012-0302-A

Petitioner/Developer JOHN
SHELDON

Date Of Hearing/Closing: 6/25/12

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 penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 4017 KLAUSMIER RD

This sign(s) were posted on _____

Month, Day, Year

Sincerely,

Martin Ogle 6/10/12
Signature of Sign Poster and Date

Martin Ogle
60 Chelmsford Court
Baltimore, Md, 21220
443-629-3411

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2012-0302-A

TO PERMIT A PROPOSED ADDITION WITH A
STREET SIDE YARD SETBACK OF 20 FT. IN
LIEU OF THE REQUIRED 30 FT.

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 JUNE 25, 2012

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204 TEL. 887-3391

06/10/2012

Myah 6/10/12

M E M O R A N D U M

DATE: August 3, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0302-A - Appeal Period Expired

The appeal period for the above-referenced case expired on July 30, 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

Case No.: 2012-0302-A

Exhibit Sheet

7/12/12
PS
DW 8/3/12

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		

Maryland Department of Assessments and Taxation
Real Property Data Search (vw3.1A)
BALTIMORE COUNTY

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

Account Identifier:**District - 11 Account Number - 1123001150****Owner Information**

Owner Name: SHELDON JOHN P
SHELDON JOHN W
Use: RESIDENTIAL
Mailing Address: 3603 E JOPPA RD
BALTIMORE MD 21234-3314
Principal Residence: YES
Deed Reference: 1) /27813/ 00220
2)

Location & Structure Information

Premises Address
4017 KLAUSMIER RD
0-0000
Legal Description
LOT SS KLAUSMIER ROA
& IMPROVEMENTS
40 W OF HOLIDAY MANOR

accountants-their office

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
0072	0002	0123		0000				3		

Special Tax Areas
Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1952	1,256 SF	15,470 SF	04

Stories	Basement	Type	Exterior
1.500000	YES	STANDARD UNIT BRICK	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2012	07/01/2011	07/01/2012
Land	101,600	101,600		
Improvements:	150,500	103,700		
Total:	252,100	205,300	252,100	205,300
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
SHELDON JOHN P	03/19/2009	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /27813/ 00220	Deed2:
Seller: WALTER LEWIS V	Date: 09/12/2008	Price: \$270,000
Type: ARMS LENGTH MULTIPLE	Deed1: /27321/ 00397	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
-----------------------------	-------------------	---

6-14
 DEVELOPMENT PLANS REVIEW
 (if not received, date e-mail sent _____)
nc6-10
 DEPS
 (if not received, date e-mail sent _____)
nc

FIRE DEPARTMENT

PLANNING

(if not received, date e-mail sent _____)

6-12

STATE HIGHWAY ADMINISTRATION

nc

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING

Date: 6-10 by Ogle

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐n/a

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

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: July 10, 2012

SUBJECT: DEPS Comment for Zoning Item # 2012-0302-A
Address 4017 Klausmier Road
(Sheldon Property)

Zoning Advisory Committee Meeting of June 4, 2012.

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

Reviewer: Jeff Livingston, Development Coordination

RECEIVED
JUL 11 2012
OFFICE OF ADMINISTRATIVE HEARINGS

PHOTO / INDEX

4017 KLAUSMIER ROAD
BALTIMORE, MD 21236-1420



0302



①



②



③



④



KEVIN KAMENETZ
County Executive

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

June 26, 2012

John P. & John W. Sheldon
4017 Klausmier Road
Baltimore MD 21236

RE: Case Number: 2012-0302 A, Address: 4017 Klausmier Road, 21236

Dear Messrs Sheldon:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 30, 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



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

Date: 6-12-12

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

RE: Baltimore County
Item No 2012-0302-A
Administrative Variance
John P. & John W. Shelton
4017 Hausmier Road

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. 2012-0302-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 blue ink, appearing to read "Steven D. Foster".
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

DATE: June 14, 2012

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

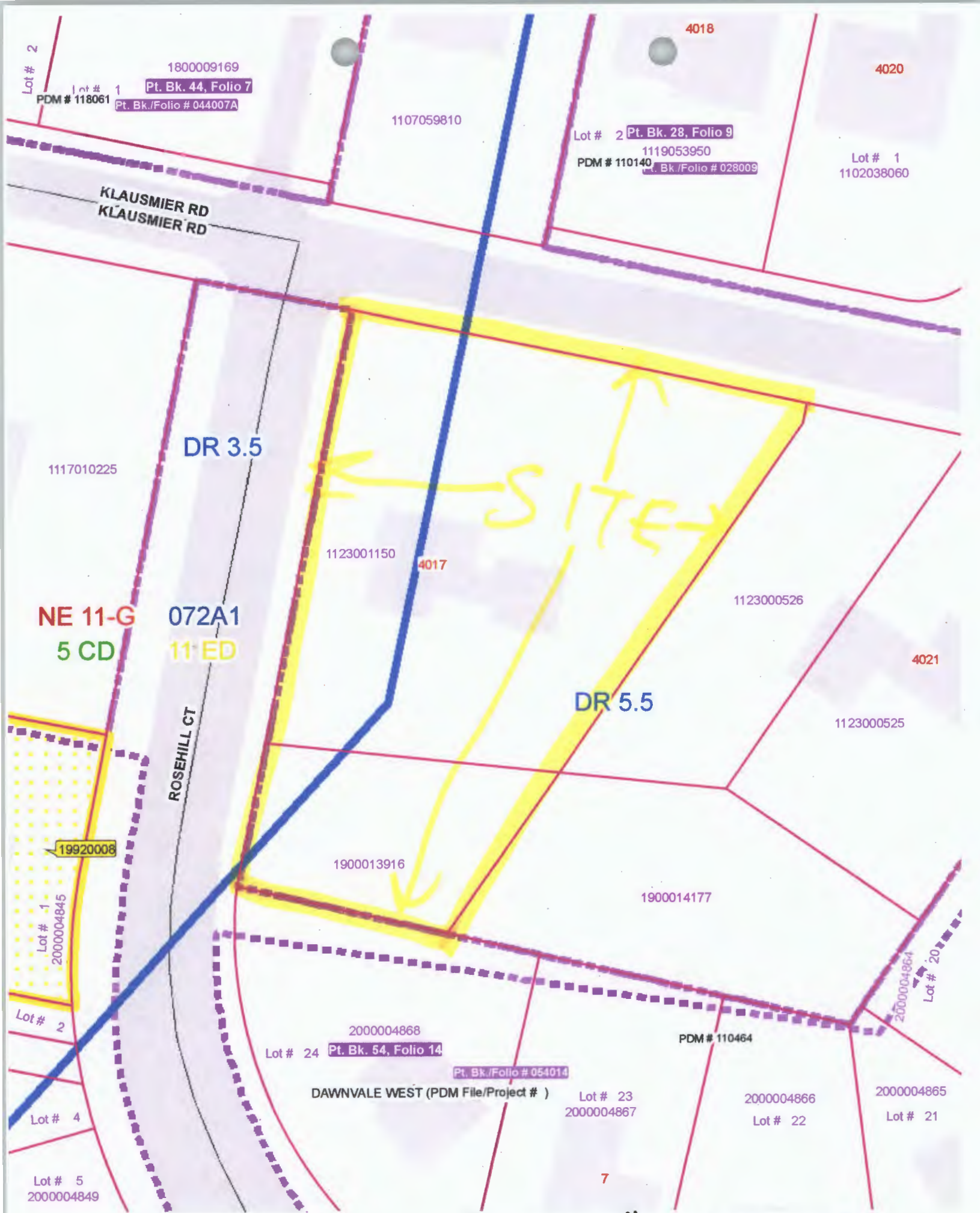
SUBJECT: Zoning Advisory Committee Meeting
For June 18, 2012
Item Nos. 2012-0301, 0302, 0303, 0305, 0306, 0307, 0308, and 0309

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

DAK:CEN

cc: File

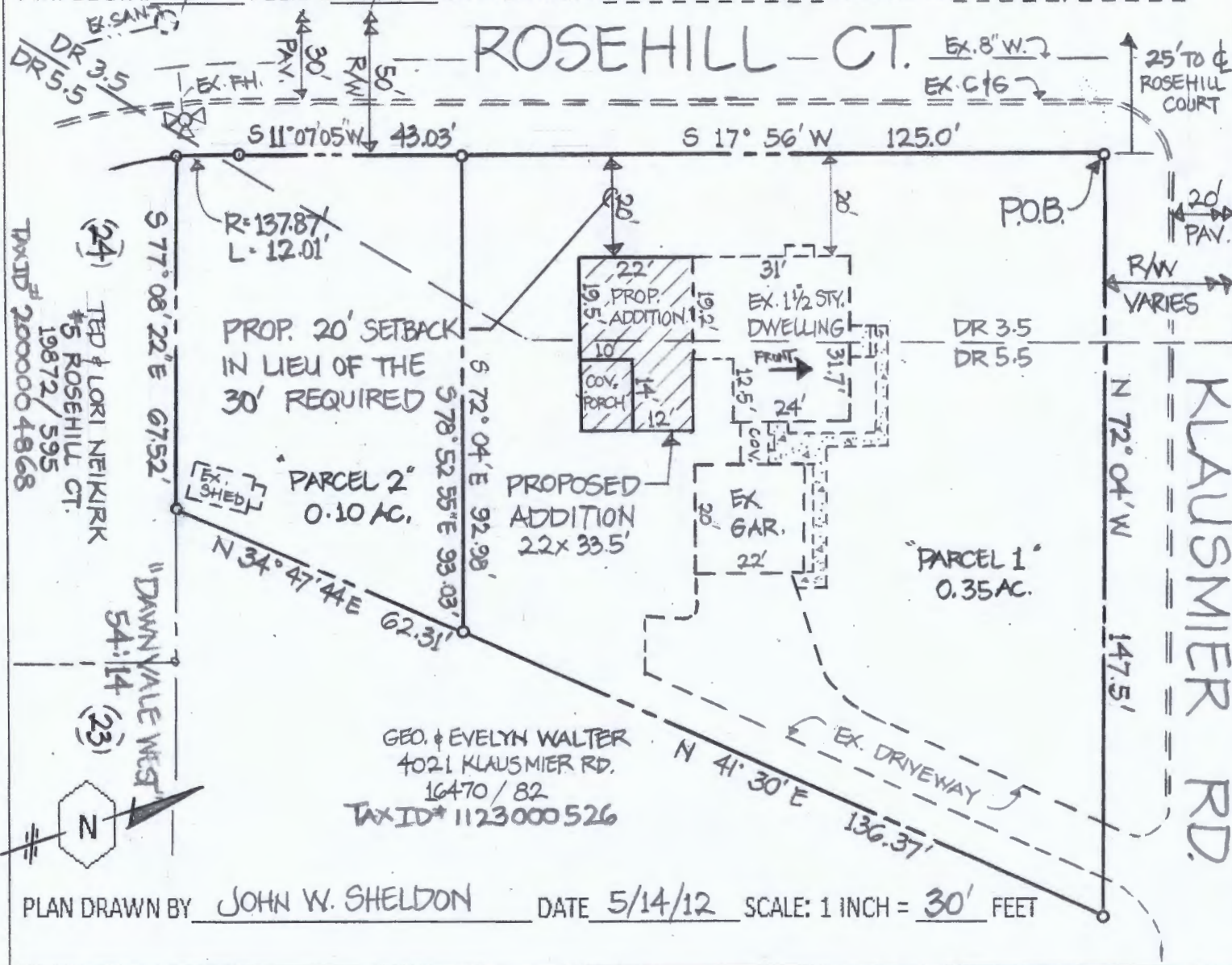
G:\DevPlanRev\ZAC -No Comments\ZAC-06182012-NO COMMENTS.doc



"OFFICIAL" ZONING MAP #0302

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 4017 KLAUSMIER ROAD OWNER(S) NAME(S) JOHN P. & JOHN W. SHELDON

SUBDIVISION NAME N/A LOT # N/A BLOCK # N/A SECTION # N/A
PLAT BOOK # NA FOLIO # NA 10 DIGIT TAX # 1123001150 DEED REF. # 27813/00220



PLAN DRAWN BY JOHN W. SHELDON DATE 5/14/12 SCALE: 1 INCH = 30' FEET

SITE VICINITY MAP



ZONING MAP# 72A1

SITE ZONED DR 35 & 5.5

ELECTION DISTRICT 11

COUNCIL DISTRICT 5th

LOT AREA ACREAGE 0.45 AC

OR SQUARE FEET _____

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO:

N/A

#0302

PLAN DRAWN BY JOHN W. SHELDON DATE 5/14/12 SCALE: 1 INCH = 30' FEET

#0302