



KEVIN KAMENETZ
County Executive

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

August 22, 2012

Beverly Wilder-Beckett
8803 Harkate Way
Randallstown, Maryland 21133

RE: **PETITION FOR VARIANCE**
(8803 Harkate Way)
Case No. 2013-0008-A

Dear Ms. Wilder-Beckett:

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.

Very truly yours,

A handwritten signature in black ink, appearing to read "L. Stahl", is written over the typed name.

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE *

S/side of Harkate Way, 545' of c/line of
Markey Drive *
2nd Election District *
4th Councilmanic District *
(8803 Hargate Way) *

Beverly Wilder-Beckett
Petitioner *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2013-0008-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings for Baltimore County as a Petition for Administrative Variance filed by the legal owner of the subject property, Beverly Wilder-Beckett. The variance request is from Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an attached garage addition on the side and front of the existing dwelling with front setback of 40 feet in lieu of the required 50 feet. 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 July 27, 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 8-22-12

By aw

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.

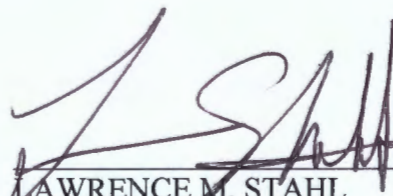
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 22nd day of August, 2012 by the Administrative Law Judge for Baltimore County that the Petition for Variance from Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an attached garage addition on the side and front of the existing dwelling with front setback of 40 feet in lieu of the required 50 feet, be and are hereby GRANTED.

The relief granted herein shall be 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.


LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS/dlw

ORDER RECEIVED FOR FILING

Date 8-22-12

By aw



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 8803 Harkate Way which is presently zoned RS-5 RC-5

Deed Reference 10906/10668 10 Digit Tax Account # 2100014276

Property Owner(s) Printed Name(s) Beverly Wilder Beckett

(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) 1A04.3.B.2.D To permit an attached garage addition on the side and front of the existing dwelling with front set back of 40 feet in lieu of the required 50 feet.

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

Attorney for Petitioner:

Name- Type or Print

Signature

Date

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners:

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature #2

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

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 2013-0008-A Filing Date 7/17/12 Estimated Posting Date 7/29/12 Reviewer G-H

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: 8803 HARKATEWAY Russellstown, Md 21133
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)

Refer to attachment "A"

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

Signature of Affiant

Beverly Wilder Beckett
Signature of Affiant

Name- Print or Type

Beverly Wilder Beckett
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 10th day of July, 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Beverly Wilder Beckett
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

RENA PENDLETON
Notary Public
My Commission Expires 3/16
CITY OF BALTIMORE, MD

Attachment "A"

The irregularity and physical shape of the above referenced property has imposed unnecessary hardship on the undersigned applicants and Owners. The difficulty and hardship is caused by the ordinance which has deprived the applicants of all economic use and benefits of constructing a 24'X24' attached 2 (two) car garage. The aforementioned hardship has not been created by the applicants.

Allowing for a variance to reduce eastside property line setback by 5 to 10 feet is in harmony with the general intent of setbacks and will not cause injury to the area, or be detrimental to the public welfare, or improvements in the neighborhood in which the property is located.

The proposed variation will not impair an adequate supply of air to the adjacent property, or substantially increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

07/09/2012

ZONING DESCRIPTION FOR 8803 HARKATE WAY RANDALLSTOWN MARYLAND

Beginning at point on the south side of Harkate Way which is 50 feet R/W at the distance of 545 feet south of the centerline of Marley Dr with a 50 R/W. Being Lot# 29,Block B, Section A, in the Oakwood Village sub division as recorded in Baltimore County Plat Book# 60, Folio 114, containing 1.34AC lot size. Located in 2nd Election District and 4th Councilman District

2013-0008-A

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

No. 85597
Date: 7/17/12

PAID RECEIPT

BUSINESS MATH TIME NEW
7/18/2012 7/17/2012 15:50:13
NO 0502 MAIL NEW JEE
RECEIPT # 702/51 7/17/2012 OPEN
Dept 5 520 COMING VERIFICATION
CH NO: 000007
Receipt for \$75.00
\$75.00 x1 4.00 CA
Baltimore County, Maryland

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: M. Kada Design Group
For: 2013-0008-A

CASHIER'S
VALIDATION

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2012- 0008 -A Address 8803 HARKATE WAY

Contact Person: GARY HUCIK Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7/17/12 Posting Date: 7/29/12 Closing Date: 08/13/12

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

- 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.
- 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.
- 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.
- 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- 0008 -A Address 8803 HARKATE WAY

Petitioner's Name BEVERLY BECKETT Telephone 410-627-9102

Posting Date: 7/29/12 Closing Date: 08/13/12

Wording for Sign: To Permit AN ATTACHED GARAGE ADDITION ON THE
SIDE AND FRONT OF THE EXISTING DWELLING WITH A
FRONT SETBACK OF 40 FEET IN LIEU OF THE REQUIRED
50 FEET

Revised 7/06/11

CERTIFICATE OF POSTING

RE: Case No 2012-0008-A

Petitioner/Developer MIKADA
DESIGN GROUP

Date Of Hearing/Closing: 8/13/12

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 8803 HARKATE WAY

This sign(s) were posted on July 27, 2012
Month, Day, Year

Sincerely,

Martin Ogle 7/27/12
Signature of Sign Poster and Date
Martin Ogle

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

ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE# 2012-008-A

TO PERMIT AN ATTACHED GARAGE ADJACENT
TO THE SIDE AND FRONT OF THE EXISTING
DWELLING WITH A FRONT SETBACK OF
40 FEET IN LIEU OF THE REQUIRED
60 FEET.

PUBLIC HEARING ?

PERMIT TO VARIATE SECTION 26-123.01 BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL, OR GROUP MAY REQUEST A PUBLIC
HEARING CONCERNING THE PROPOSED VARIANCE.
IT IS DONE IN THE ZONING OFFICE BEFORE 4:30 P.M. ON
THURSDAY, AUGUST 13, 2012.
ADMINISTRATIVE INFORMATION IS AVAILABLE AT ZONING
AT 111 W. CHESTNUT AVE. TOWSON MD. 21204
TEL. 410-871-3281

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER THE DATE ENTERED HEREIN OR LAW
MEETING IS HANDICAP ACCESSIBLE

Michael D. 7/27/12

MEMORANDUM

DATE: September 24, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0008-A - Appeal Period Expired

The appeal period for the above-referenced case expired on September 21, 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.: 2013-0008-A

Exhibit Sheet

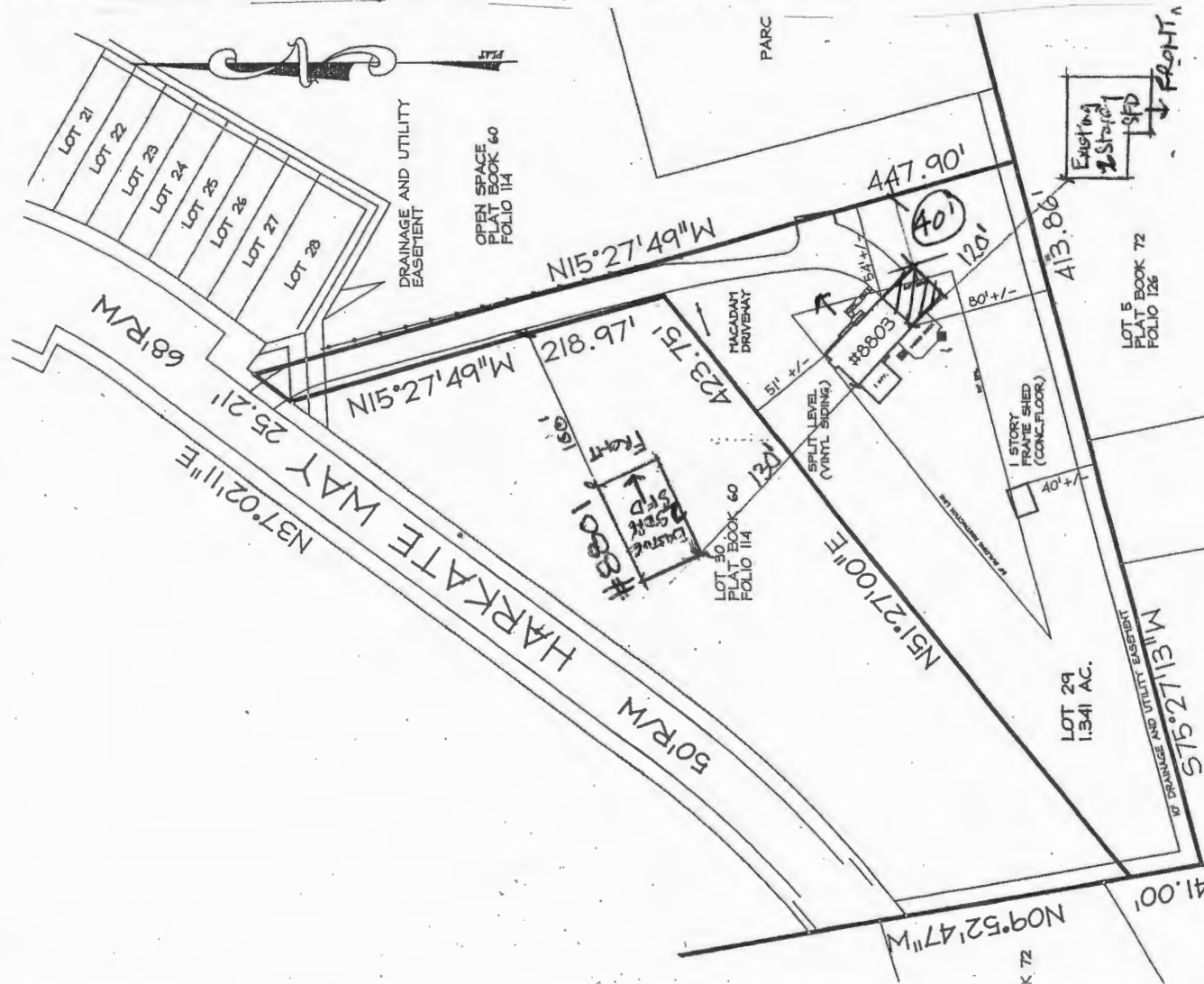
9-24-12 DW
8-22-12 DW

Petitioner/Developer

Protestant

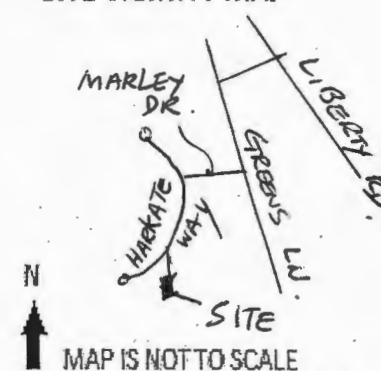
No. 1	Site Plan	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 8803 HARKATE WAY OWNER(S) NAME(S) BEVERLY BECKETT
 SUBDIVISION NAME Oakwood Village LOT# 29 BLOCK# B SECTION#
 PLAT BOOK # 60 FOLIO # 114 10 DIGIT TAX # 210094276 DEED REF. # 1090610660



PLAN DRAWN BY Ike Okoye DATE 7/17/2012 SCALE: 1 INCH = 100 FEET

SITE VICINITY MAP



ZONING MAP# 097A2 & A3
 SITE ZONED RC-5
 ELECTION DISTRICT 2
 COUNCIL DISTRICT 4
 LOT AREA ACREAGE 1.34 AC
 OR SQUARE FEET _____
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 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

N/A

VIOLATION CASE INFO:

N/A

2013-0008-A

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment7-31DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)NCDEPS
(if not received, date e-mail sent _____)

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)7-24

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING Date: 7-27 by OglePEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Maryland Department of Assessments and Taxation
Real Property Data Search (vw6.2A)
BALTIMORE COUNTY

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

Account Identifier:

District - 02 Account Number - 2100014276

Owner Information

Owner Name: BECKETT MICHAEL
BECKETT BEVERLY
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 8803 HARKATE WAY
RANDALLSTOWN MD 21133
Deed Reference: 1) /10906/ 00660
2)

Location & Structure Information

Premises Address
8803 HARKATE WAY
0-0000

Legal Description
1.341 AC
8803 HARKATE WAY
OAKWOOD VILLAGE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	
0077	0014	1352		0000		B	29	1	Plat Ref:	0060/0114

Special Tax Areas
Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1994	1,810 SF	1.3400 AC	04

Stories	Basement	Type	Exterior
2.000000	NO	SPLIT LEVEL	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2011	07/01/2012
<u>Land</u>	93,060	93,000		
<u>Improvements:</u>	196,510	155,200		
<u>Total:</u>	289,570	248,200	248,200	248,200
<u>Preferential Land:</u>	0			0

Transfer Information

<u>Seller:</u>	PACESETTER HOMES INC	<u>Date:</u>	01/13/1995	<u>Price:</u>	\$161,436
<u>Type:</u>	ARMS LENGTH IMPROVED	<u>Deed1:</u>	/10906/ 00660	<u>Deed2:</u>	
<u>Seller:</u>	LAND PROJECTS	<u>Date:</u>	09/06/1994	<u>Price:</u>	\$50,000
<u>Type:</u>	ARMS LENGTH VACANT	<u>Deed1:</u>	/10737/ 00035	<u>Deed2:</u>	
<u>Seller:</u>		<u>Date:</u>		<u>Price:</u>	
<u>Type:</u>		<u>Deed1:</u>		<u>Deed2:</u>	

Exemption Information

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

Tax Exempt:
Exempt Class: Special Tax Recapture: NONE

Homestead Application Information

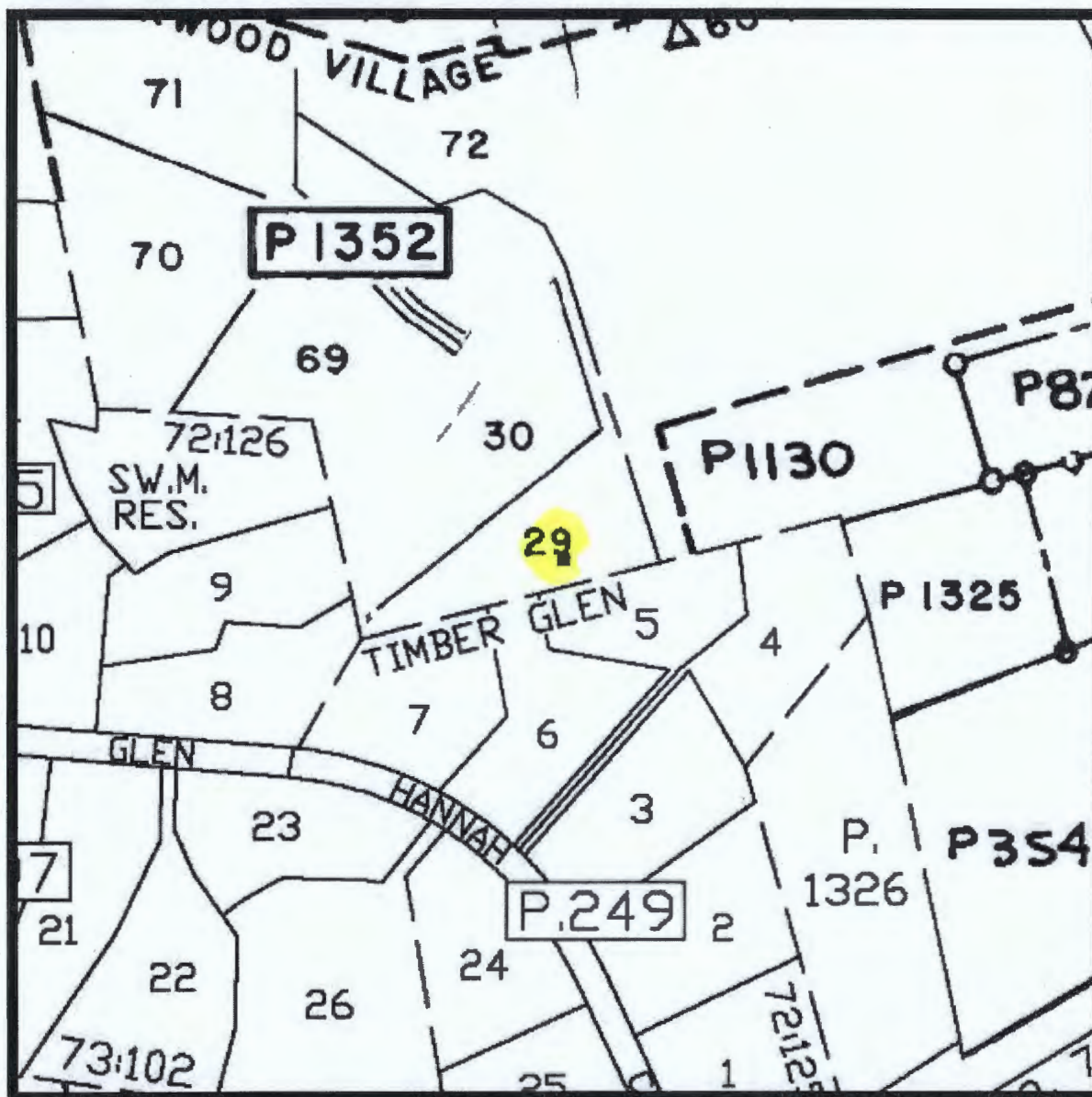
Homestead Application Status: No Application



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)

District - 02 Account Number - 2100014276



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net.

Property maps provided courtesy of the Maryland Department of Planning ©2011.
 For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml



KEVIN KAMENETZ
County Executive

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

August 14, 2012

Beverly Wilder-Beckett
8803 Harkate Way
Randallstown MD 21133

RE: Case Number: 2013-0008 A, Address: 8803 Harkate Way, 21133

Dear: Ms. Wilder-Beckett:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 17, 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:jaf

Enclosures

c: People's Counsel
Ike OKoye, 5080 Ilchester Road, Ellicott City, MD 21043

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



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

Date: 7-24-12

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

RE: Baltimore County
Item No 2013-0008-A
Administrative Variance
Beverly Wilder-Beckett
8803 Harkate Way

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. 2013-0008-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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: July 31, 2012

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

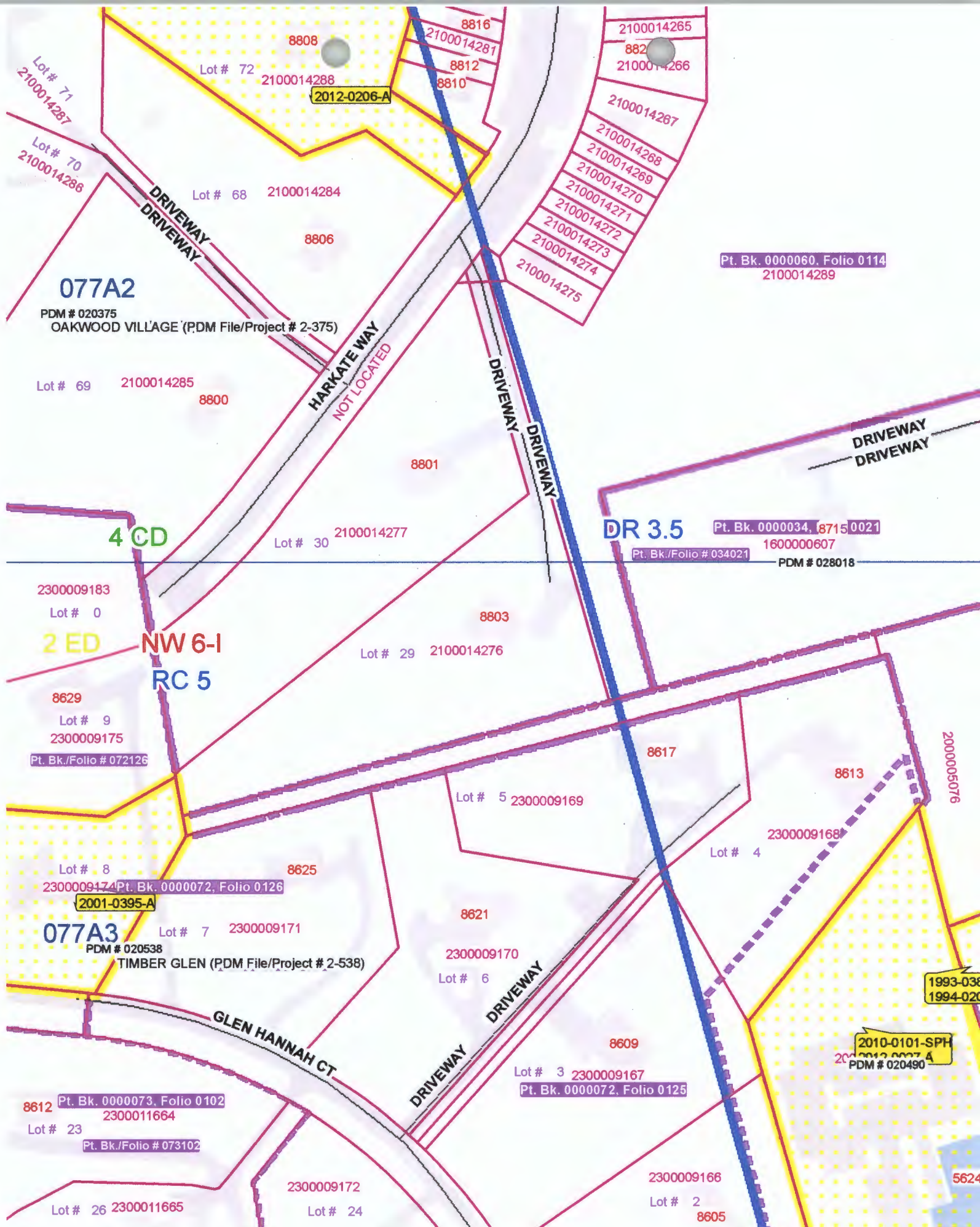
SUBJECT: Zoning Advisory Committee Meeting
For August 06, 2012
Item Nos. 2013-0005, 0007, 0008, 0009, 0010 and 0012

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

DAK:CEN

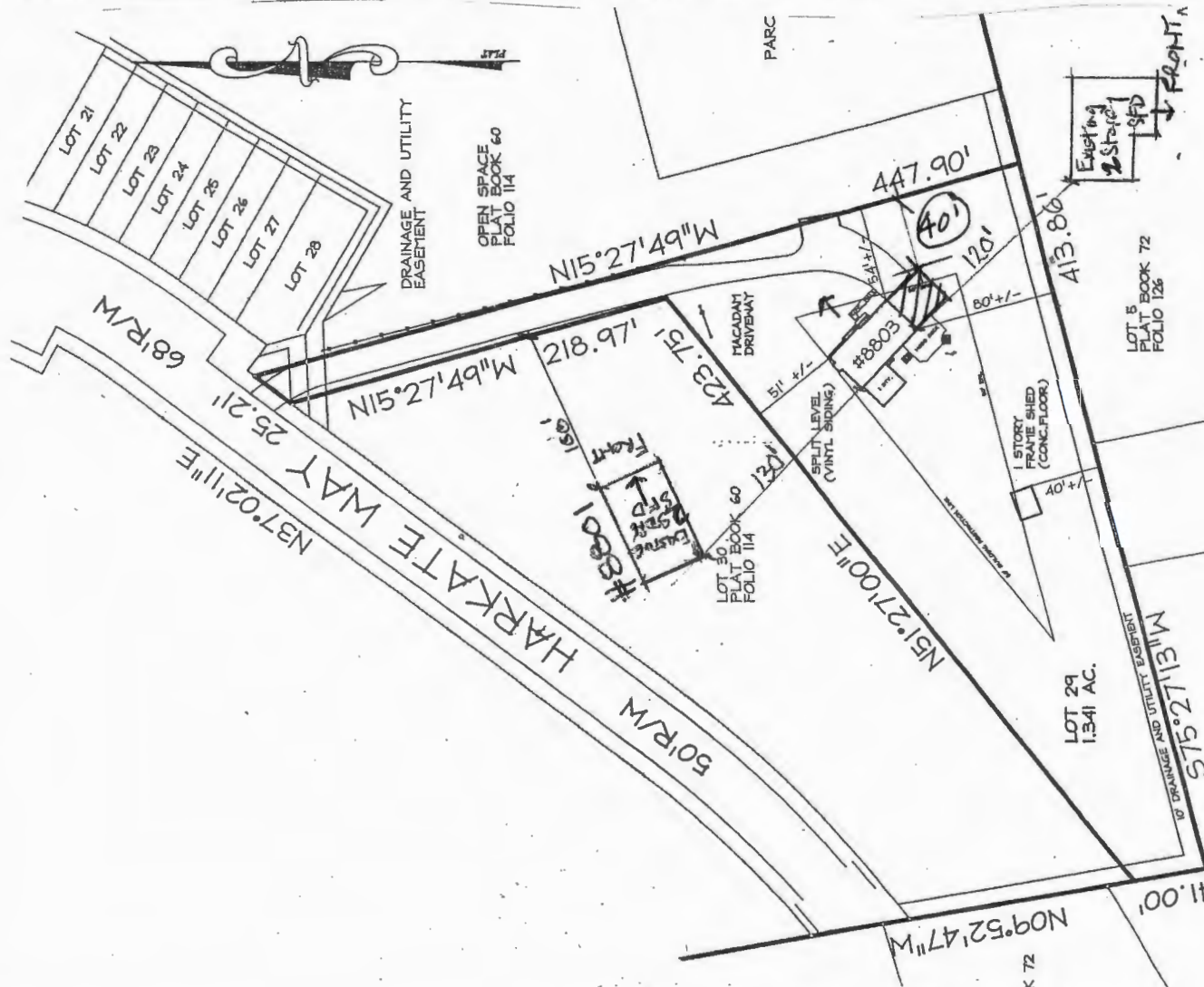
cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-08062012-NO COMMENTS.doc



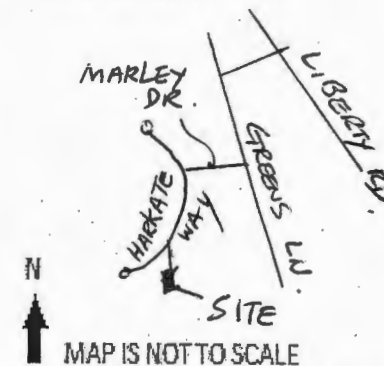
2013-0008-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
 ADDRESS 8803 HARKATE WAY OWNER(S) NAME(S) BEVERLY BECKETT
 SUBDIVISION NAME Oakwood Village LOT# 29 BLOCK# B SECTION#
 PLAT BOOK # 60 FOLIO # 114 10 DIGIT TAX # 210004276 DEED REF. # 1090610660



PLAN DRAWN BY Ike Okoye DATE 7/17/2012 SCALE: 1 INCH = 100 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE
 ZONING MAP# 097A2 & A3
 SITE ZONED RC-5
 ELECTION DISTRICT 2
 COUNCIL DISTRICT 4
 LOT AREA ACREAGE 1.34 AC
 OR SQUARE FEET —
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 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

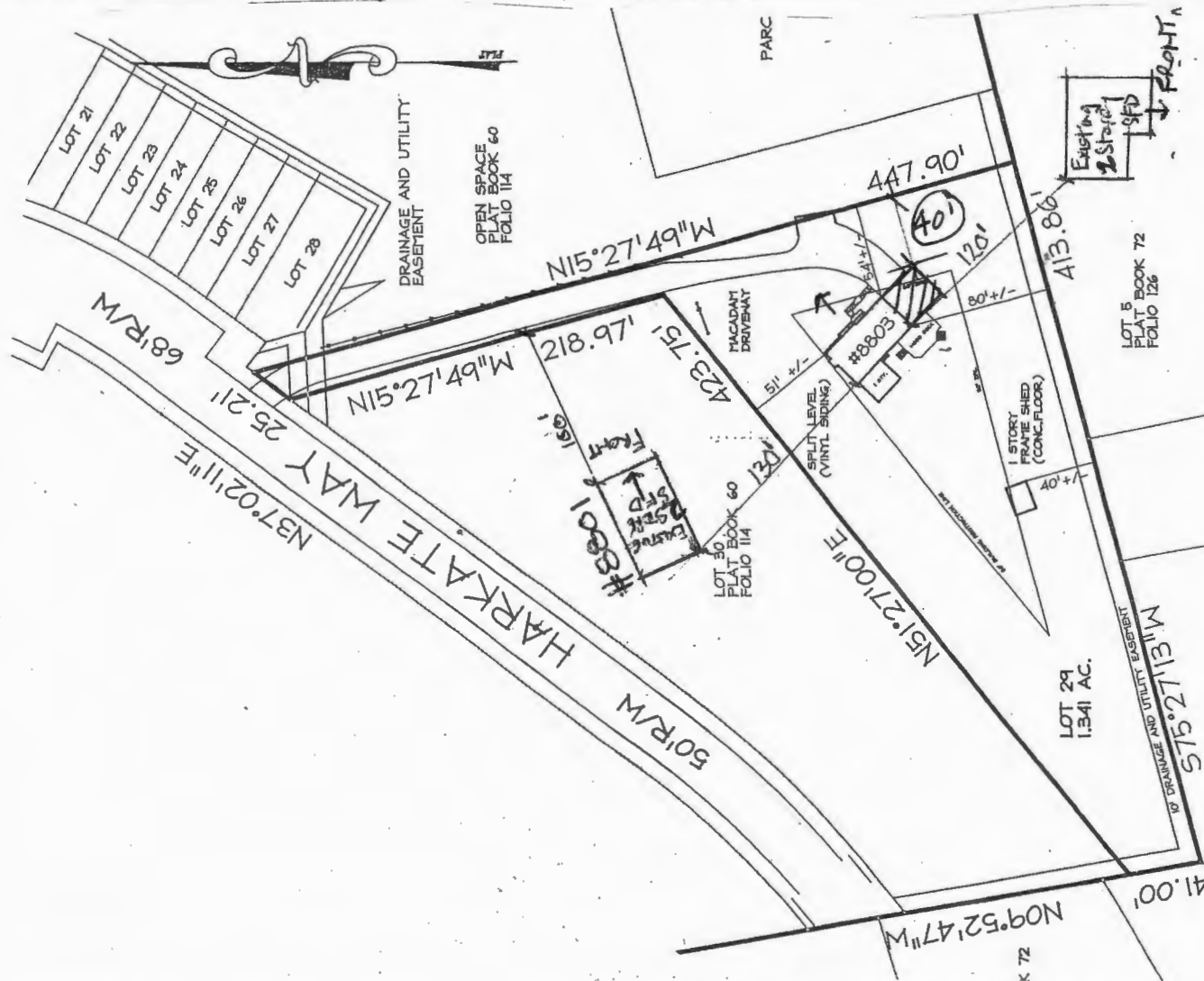
N/A

VIOLATION CASE INFO:

NO

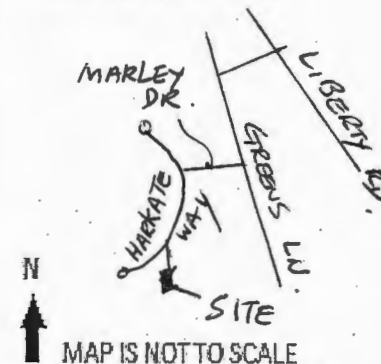
2013-0008-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
 ADDRESS 8803 HARKATE WAY OWNER(S) NAME(S) BEVERLY BECKETT
 SUBDIVISION NAME Oakwood Village LOT# 29 BLOCK# B SECTION#
 PLAT BOOK # 60 FOLIO # 114 10 DIGIT TAX # 210004276 DEED REF. # 1090610660



PLAN DRAWN BY Ike Okoye DATE 7/17/2012 SCALE: 1 INCH = 100 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE
 ZONING MAP# 097A2 & A3
 SITE ZONED RC-5
 ELECTION DISTRICT 2
 COUNCIL DISTRICT 4
 LOT AREA ACREAGE 1.34 AC
 OR SQUARE FEET —
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 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:

N/A
2013-0087A



