



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

October 29, 2012

Donna Reynolds
Glenn Harrison
303 Dale Avenue
Baltimore, Maryland 21206

RE: Petition for Variance
Case No.: 2013-0044-A
Property: 303 Dale Avenue

Dear Ms. Reynolds and Mr. Harrison:

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,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

RE: PETITION FOR VARIANCE
303 Dale Avenue; W/S Dale Avenue, 116' to
the c/line of Willowdale Avenue
14th Election & 6th Councilmanic Districts
Legal Owner(s): Donna Reynolds
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2013-044-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED

SEP 05 2012

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 5th day of September, 2012, a copy of the foregoing Entry of Appearance was mailed to Glenn Harrison, 303 Dale Avenue, Baltimore, MD 21206, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

IN RE: PETITION FOR VARIANCE
(303 Dale Avenue)
6th Councilmanic District
14th Election District
Donna Reynolds
Petitioner

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* CASE NO. 2013-0044-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Variance filed by the legal owner, Donna Reynolds. The Petitioner is requesting Variance relief from § 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit an existing accessory structure (swimming pool) located in the front and side yard in lieu of the required rear yard. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing in support for this case was Glenn Harrison, who resides at the subject premises. There were no Protestants in attendance at the hearing. The file reveals that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations.

This matter is currently the subject of a violation case (Case No. CO-111757). It should be noted that the fact that a code violation is issued is generally not considered in a zoning case. Zoning enforcement is conducted by the Department of Permits, Approvals, and Inspections, which has the authority to issue Correction Notices and Citations and to impose fines and other penalties for violation of law. On the other hand, the role of the Administrative Law Judge in this matter is to decide the discreet legal issue of whether the Petitioner is entitled to the requested

ORDER RECEIVED FOR FILING

Date 10-29-12

By DW

zoning relief.

The Zoning Advisory Committee (ZAC) comments were received and made a part of the file. There were no adverse ZAC comments submitted by any of the County reviewing agencies.

Testimony and evidence revealed that the subject property is 3,792 square feet and is zoned DR 5.5. The Petitioner constructed the pool in its present location over seven years ago. Apparently, an anonymous complaint was filed with the Department of Permits, Approvals, and Inspections (PAI) regarding the pool's location, which necessitated this hearing.

Based upon the testimony and evidence presented, I will grant the request for variance relief. Under *Cromwell* and its progeny, to obtain variance relief requires a showing that:

- (1) The property is unique; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md. 53, 80 (2008).

Petitioner has met this test. The pool is an existing site condition, and it was constructed over seven years ago and the Petitioner has never received a complaint. In addition, as shown on Exhibit 1, the Petitioner really does not have a rear yard, and thus the side yard is the only available location for the pool.

If the B.C.Z.R. were strictly enforced, the Petitioner would indeed suffer a practical difficulty and/or hardship. The Petitioner would be required to remove the pool. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the lack of opposition from the community and the lack of negative comments from Baltimore County reviewing agencies.

ORDER RECEIVED FOR FILING

Date 10-29-12

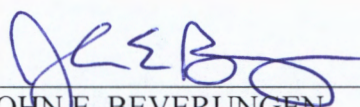
By lw

Pursuant to the advertisement, posting of the property, and public hearing on this petition, and after considering the testimony and evidence, I find that Petitioner's variance request should be granted.

THEREFORE, IT IS ORDERED, this 29th day of October, 2012 by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit an existing accessory structure (swimming pool) located in the front and side yard in lieu of the required rear yard, be and is hereby GRANTED.

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

JEB:dlw



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

ORDER RECEIVED FOR FILING

Date 10-29-12

By dlw



PETITION FOR ZONING HEARING(S)

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 303 DALE AVE which is presently zoned DR 5.5
Deed References: 15237/00741 10 Digit Tax Account # 1407015225
Property Owner(s) Printed Name(s) Donna Reynolds (Harrison) Merry Schmink

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☐ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. ☐ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a Variance from Section(s) 400.1 To permit an exist accessory structure (swimming pool) located in ^{the} front and side yard in lieu of the required rear yard.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition) *I have no back yard, only a side yard that is mainly in the front. Seven years ago I installed an above ground pool and I did not know that I needed a Variance so I am applying for it now*

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

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Donna Reynolds

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

303 Dale Ave Baltimore MD

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Glenn Harrison

Name - Type or Print

Signature

303 Dale Ave Baltimore MD

Mailing Address

City

State

Zip Code

Telephone #

Email Address

CASE NUMBER 2013-0044-A

Filing Date 8/23/12

Do Not Schedule Dates: _____

Reviewer G.H

REV. 10/4/11

glenns.malibu80@comcast.net
Email



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Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Donna Reynolds

Name #1 - Type or Print

Name #2 - Type or Print

Donna Reynolds

Signature #1

Signature #2

303 Dale Ave Baltimore MD

Mailing Address

City

State

21206 410-882-9774

Zip Code

Telephone #

Email Address

Representative to be contacted:

Glenn Harrison

Name - Type or Print

Glenn Harrison

Signature

303 Dale Ave Baltimore MD

Mailing Address

City

State

21206 410 882 9774

Zip Code

Telephone #

Email Address

CASE NUMBER 2013-0044-A

Filing Date 8/23/12

Do Not Schedule Dates: _____

Reviewer GH

REV. 10/4/11

glennsmalibu80@comcast.net
Email



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Zip Code

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Attorney for Petitioner:

Date

Name- Type or Print

BY

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Donna Reynolds

Name #1 - Type or Print

Name #2 - Type or Print

Donna Reynolds

Signature #1

Signature #2

303 Dale Ave Baltimore MD

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Glenn Harrison

Name - Type or Print

Glenn Harrison

Signature

303 Dale Ave Baltimore MD

Mailing Address

City

State

Zip Code

Telephone #

Email Address

CASE NUMBER 2013-0044-A

Filing Date 8/23/12

Do Not Schedule Dates: _____

Reviewer G.H.

REV. 10/4/11

glennsmalibu80@comcast.net
6 mail

PROPERTY DESCRIPTION

ZONING PROPERTY DESCRIPTION FOR 303 DALE AVE.

Beginning at a point on the west side of Dale Ave which is 50 feet (right of way width) wide at the distance of 116 feet south of the centerline of the nearest improved intersecting street Willowdale Ave which is 50 feet (right of way width) wide.

Subdivision Lot--lot is part of record plat:

Being Lot #16, Block X, Section # X in the subdivision of **Willowdale** as recorded in Baltimore County Plat Book #12, Folio#24, containing 3,792 square feet. Located in the 14 Election District and 6 Council District.

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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: 2013-0044-A

Petitioner: Donna Reynolds

Address or Location: 303 Dale Ave.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Glenn Harrison

Address: 303 Dale Ave.
Baltimore MD 21206

Telephone Number: 410-882-9774

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

No. **88910**
 Date: **8/23/12**

PAID RECEIPT

ADDRESS ACTUAL TIME DKN
 8/27/2012 8/23/2012 14:25:04 5

REQ-2403 WALKIN RDOS LRD
 RECEIPT R 609192 8/23/2012 OFLN

5 528 ZONING VERIFICATION

CR INL 006910
 Receipt Tot \$75.00
 \$0.00 CR \$80.00 CA
 \$5.00- CR
 Baltimore County, Maryland

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

Total: **75.00**

Rec From: Donna Reynolds
 For: Variance
Case # 2013-0044-A

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

**CASHIER'S
 VALIDATION**

Certificate of Posting

Department of Permits, Approval, and Inspections
Baltimore County
111 W. Chesapeake Avenue
Room 111
Towson, MD 21204

Date: Oct. 1, 2012

Attention: Zoning Office, Ms. Kristen Lewis

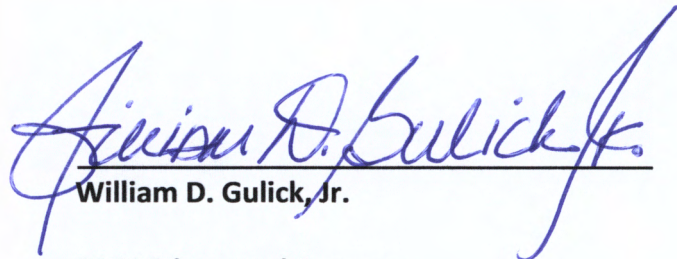
Re: Case Number: 2013-0044-A

Petitioner/Developer: Donna Reynolds & Glenn Harrison

Date of Hearing/Closing: Oct. 22, 2012

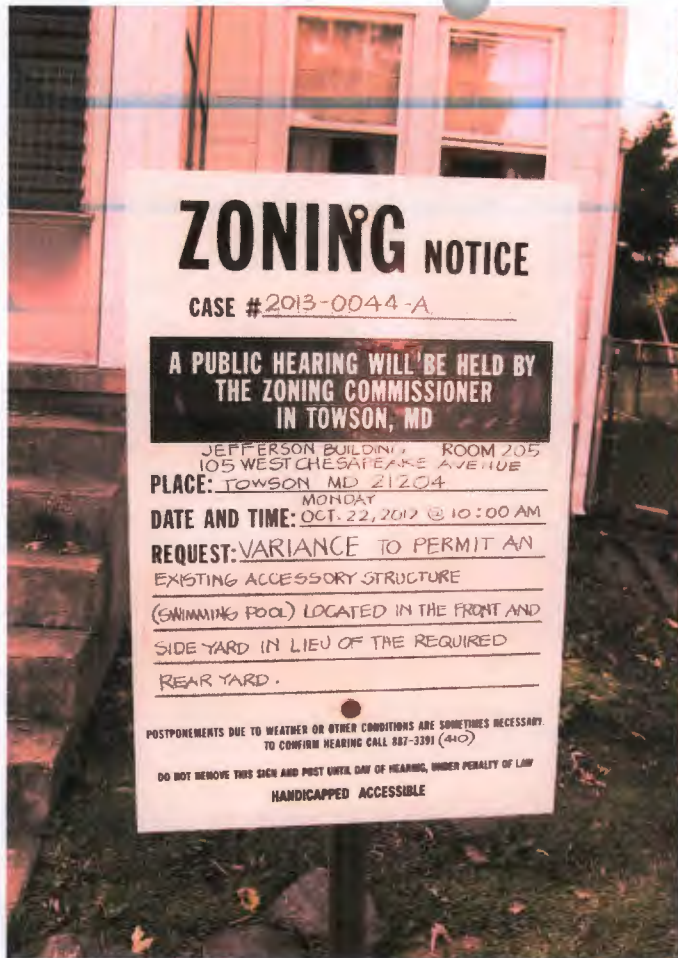
This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: 303 Dale Avenue

The sign(s) were posted on: Oct 1, 2012



William D. Gulick, Jr.

2944 Edgewood Avenue
Baltimore, MD 21234
(410) 530-6293



DALE AVENUE

DALE

Letter of Transmittal

William D. Gulick, Jr.

Consultant to Land Development and Industry

Commercial and Residential

2944 Edgewood Avenue

Baltimore, MD 21234

Phone - 410-530-6293

E-mail - wdgjr@comcast.net

To: Balto. Co. PAI, Zoning office, Attn.: Ms. Kristen Lewis

We Are Sending You: ☒ Attached ☐ Under separate cover the following items:

☐ Copy of Letter ☒ Prints ☒ Documents ☐ Other

No. of Copies Date Description

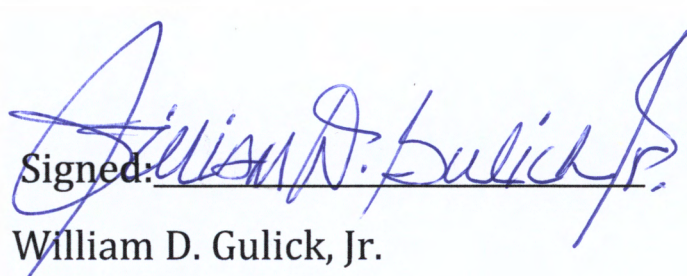
1	Oct. 1, 2012	Certificate Of Posting
2	Oct. 1, 2012	Site Photos

Transmittals are as checked below:

☐ For approval ☒ For your use ☐ As requested ☐ For review & content

Project: 2013-0044-A

Remarks: 303 Dale Avenue

Signed: 

William D. Gulick, Jr.

Project Manager



KEVIN KAMENETZ
County Executive

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

September 11, 2012

NOTICE OF ZONING HEARING

The Administrative Law Judges of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2013-0044-A

303 Dale Avenue

W/s of Dale Avenue, 116 ft. +/- to the centerline of Willowdale Avenue

14th Election District – 6th Councilmanic District

Legal Owners: Donna Reynolds

Variance to permit an existing accessory structure (swimming pool) located in the front and side yard in lieu of the required rear yard.

Hearing: Monday, October 22, 2012 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Donna Reynolds & Glenn Harrison, 303 Dale Avenue, Baltimore 21206

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, OCTOBER 2, 2012.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, October 2, 2012 Issue - Jeffersonian

Please forward billing to:
Glenn Harrison
303 Dale Avenue
Baltimore, MD 21206

410-882-9774

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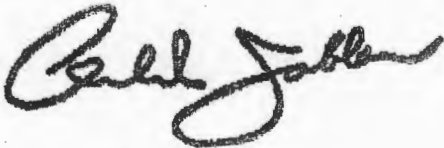
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Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
JT 10/602 October 2 878631



501 N. Calvert Street, Baltimore, MD 21278

October 4, 2012

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on October 2, 2012.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

PATUXENT PUBLISHING COMPANY

By: Susan Wilkinson

Susan Wilkinson



KEVIN KAMENETZ
County Executive

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

October 17, 2012

Donna Reynolds
303 Dale Avenue
Baltimore MD 21206

RE: Case Number: 2013-0044 A, Address: 303 Dale Avenue, 21206

Dear Ms. Reynolds:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 23, 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, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Glenn Harrison, 303 Dale Avenue, Baltimore MD 21206

Debra Wiley - ZAC Comments - Distribution Mtg. of 8/27

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 8/30/2012 8:06 AM
Subject: ZAC Comments - Distribution Mtg. of 8/27

Good Morning,

Please see the cases listed below and the hearing date, if assigned. If you wish to submit a ZAC comment, please be advised that you must do so before the hearing date. If it's not received by the hearing date, it will not be considered in our decision.

2013-0004-SPHA - 1236 E. Riverside Rd.
No hearing date in database as of today

2013-0032-A - 349 Bigley Ave.
Admin. Var. - Closing Date: 9/10

2013-0033-A - 3937 Chaffey Rd.
Admin. Var. - Closing Date: 9/10

2013-0034-A - 714 Murdock Rd.
Admin. Var. - Closing Date: 9/10

2013-0035-A - 2033 E. Joppa Rd.
No hearing date in database as of today

2013-0036-A - 5803 Pine Hill Dr.
Admin. Var. - Closing Date: 9/17

2013-0037-SPHXA - 10845 Philadelphia Rd.
No hearing date in database as of today

2013-0038-X - 5012 Mt. Carmel Rd.
No hearing date in database as of today

2013-0039-SPH - 1401 Regester Ave.
No hearing date in database as of today

2013-0040-A - 3310 Blenheim Rd.
Admin. Var. - Closing Date: 9/17

2013-0041-A - 1919 Wills Rd.
No hearing date in database as of today

2013-0042-A - 3112 Rices Lane
Admin. Var. - Closing Date: 9/17

Subject: ZAC Comments - Distribution Mtg. of 8/27
Created By: dwiley@baltimorecountymd.gov
Scheduled Date:
Creation Date: 8/30/2012 8:06 AM
From: Debra Wiley

Recipient	Action	Date & Time	Comment
To: Curtis Murray (cjmurray@baltimorecountymd.gov)	Delivered	8/30/2012 8:06 AM	
To: David Lykens (dlykens@baltimorecountymd.gov)	Delivered	8/30/2012 8:06 AM	
To: Dennis Kennedy (DKennedy@baltimorecountymd.gov)	Pending		
To: Don Muddiman (dmuddiman@baltimorecountymd.gov)	Pending		
To: Jeffrey Livingston (jlivingston@baltimorecountymd.gov)	Delivered	8/30/2012 8:06 AM	
To: Lynn Lanham (mlanham@baltimorecountymd.gov)	Delivered	8/30/2012 8:06 AM	

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



Darrell B. Mobley, Acting Secretary
Melinda B. Peters, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 8-28-12

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

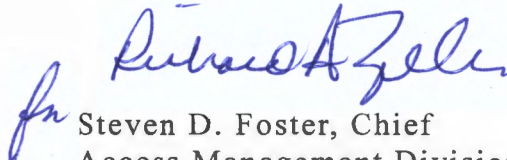
RE: Baltimore County
Item No 2013-0044-A
Variance
Donna Reynolds
303 Dale Avenue

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. 2013-0044-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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: September 7, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For September 10, 2012
Item Nos. 2013-0004, 0032, 0033, 0034, 0035, 0036, 0038, 0039, 0040, 0041
0042 and 0044.

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-08102012-NO COMMENTS.doc

Lot # 18

Lot # 27

WILLOWDALE AVE

302 Lot # 28

WILLOW AVE

Lot # 17 Pt. Bk. 0000012, Folio 0024

7003

Lot # 29

7001

Lot # 13

~~NE 6 E~~
6 CD

081B3
14 ED

PDM # 148057

Pt. Bk./Folio # 012024

DR 5.5

Lot # 16

Site

302

Lot # 14

Lot # 31 308

Lot # 32

WILLOW AVE

304

Lot # 15

Lot # 7

307 Lot # 6

Lot # 5

Lot # 33

Lot # 1

2013-0044-A

MEMORANDUM

DATE: December 3, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0044-A - Appeal Period Expired

The appeal period for the above-referenced case expired on November 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

10/22

10am

CASE NO. 2012-³0044-ACHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>9-7</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NO</u>
<u>9-7</u>	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>8-28</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>10-4-12</u>	<u>Jefferson</u>
SIGN POSTING	Date: <u>10-1-12</u>	by <u>Thelma</u>
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: SDAT not avail. 10/19 - website down

Case No.: 2013-0044-A

Exhibit Sheet

Petitioner/Developer

Protestant

DW 12/3/12
DW 10/29/12

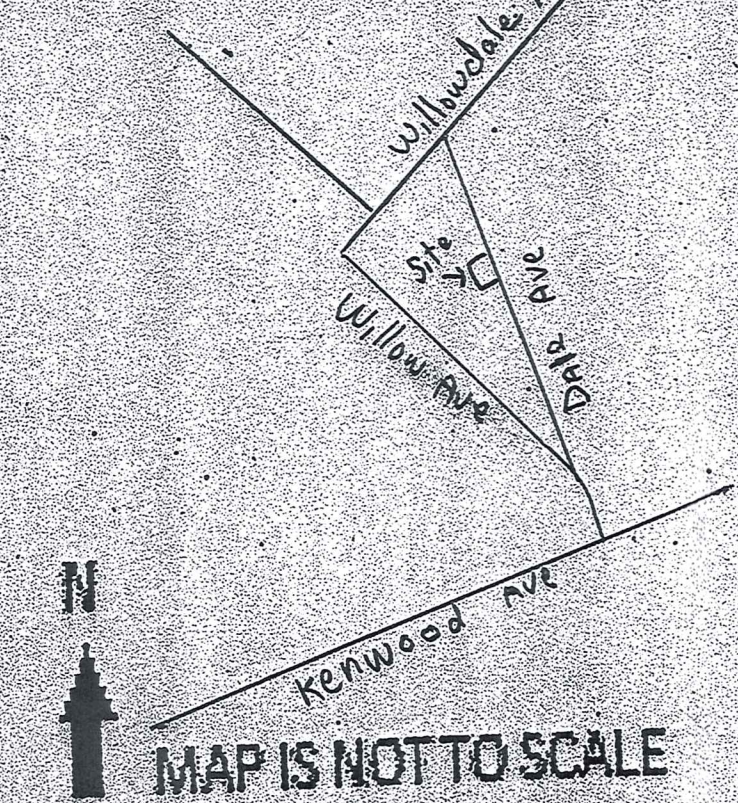
No. 1	Site Plan	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

EX-1 2013 CC/4-A

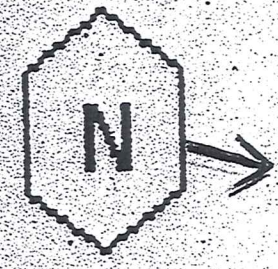
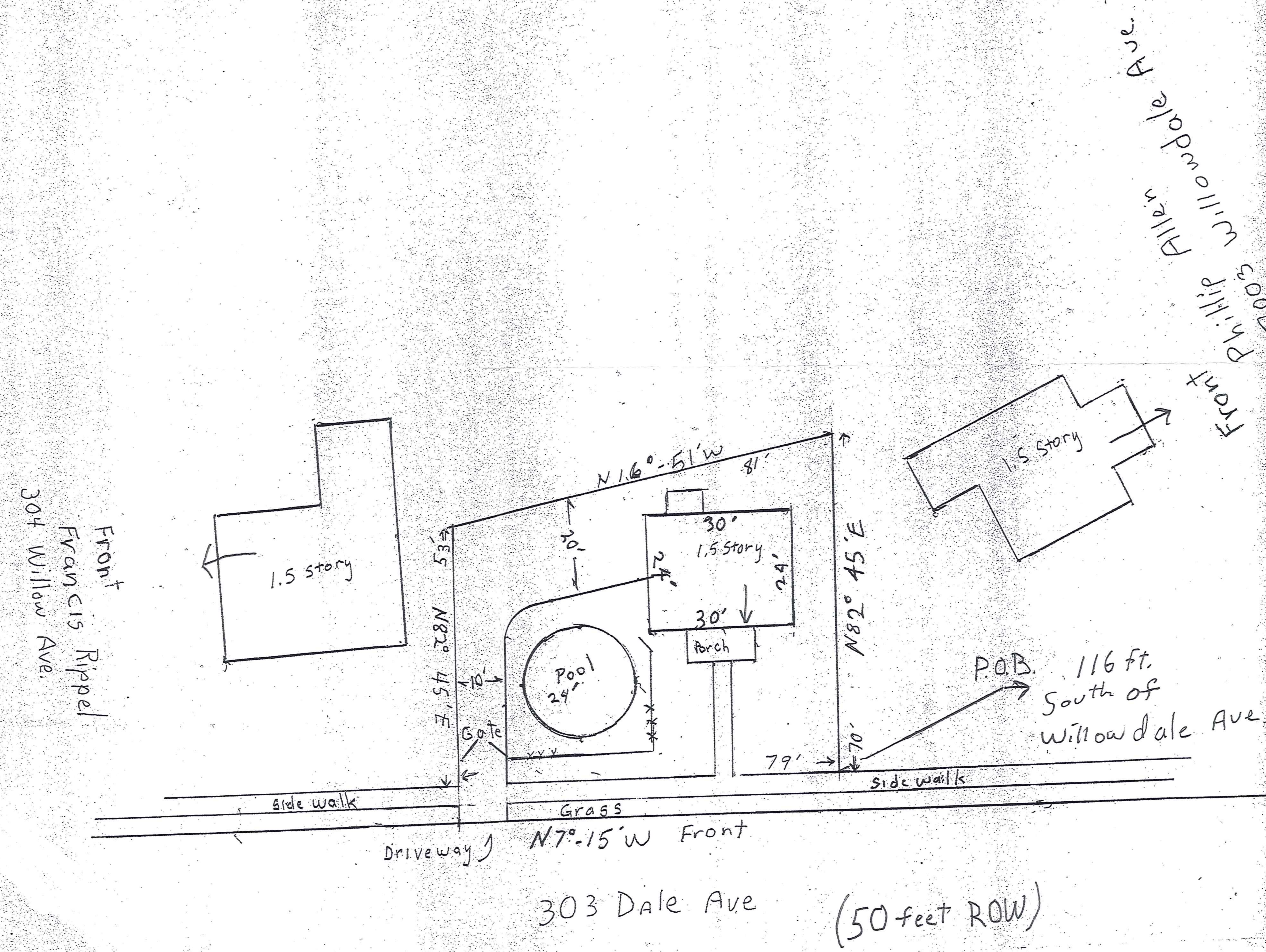
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 303 Dale Ave OWNER(S) NAME(S) Donna Reynolds Merry Schminke

SUBDIVISION NAME Willowdale LOT # 16 BLOCK # — SECTION # —
PLAT BOOK # 12 FOLIO # 24 10 DIGIT TAX # 1407015225 DEED REF. # 15237/00741

SITE VICINITY MAP



ZONING MAP# 081B3
SITE ZONED DR 5.5
ELECTION DISTRICT 14
COUNCIL DISTRICT 6
LOT AREA ACREAGE _____
OR SQUARE FEET 3,792
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



PLAN DRAWN BY Glenn Harrison DATE 8-10-2012 SCALE: 1 INCH = 20 FEET

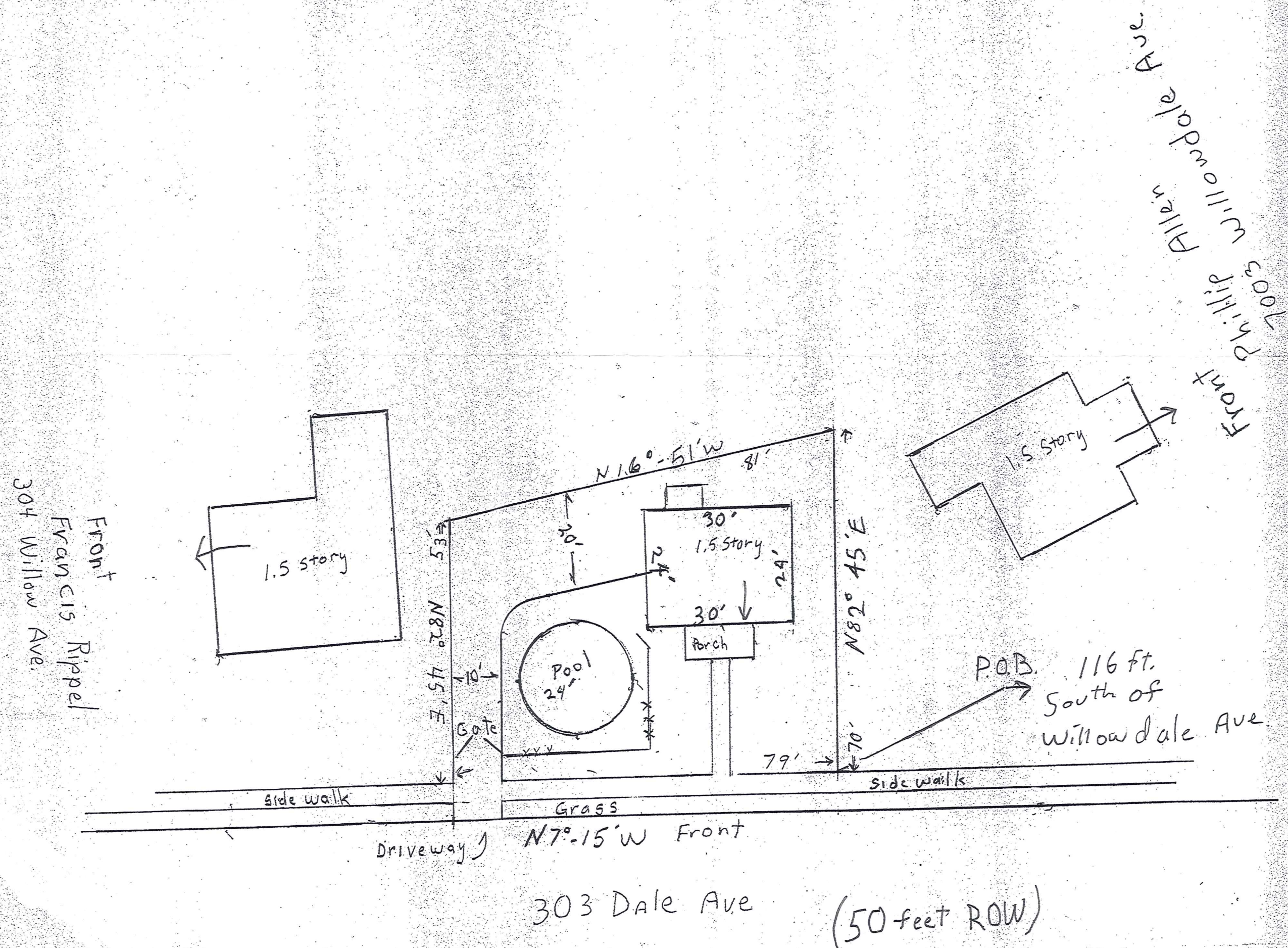
VIOLATION CASE INFO:
111757 Correction Notice
June 7, 2012

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

ADDRESS 303 Dale Ave OWNER(S) NAME(S) Donna Reynolds Merry Schminke

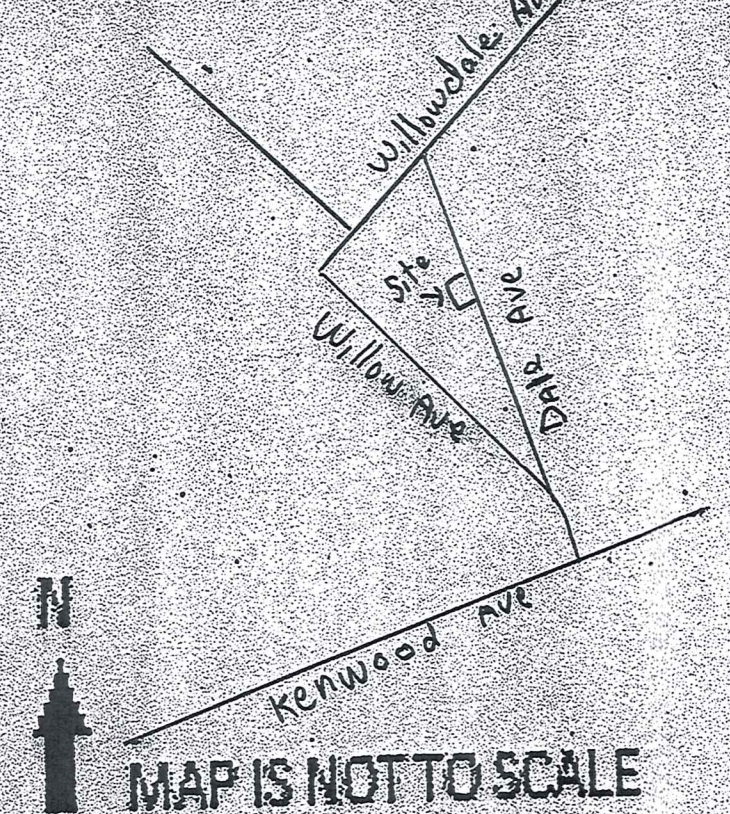
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PLAN DRAWN BY Glenn Harrison DATE 8-10-2012 SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP



ZONING MAP # 081B3

SITE ZONED DR 5.5

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COUNCIL DISTRICT 6

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