



KEVIN KAMENETZ
County Executive

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

November 8, 2012

Jeffrey A. Lee
4223 Herrera Court
Randallstown, Maryland 21133

RE: **PETITION FOR ADMINISTRATIVE VARIANCE**
(4223 Herrera Court)
Case No. 2013-0077-A

Dear Mr. Lee:

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".

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:dlw
Enclosure

c: Sean Woife, 101 John Street (Rear), Westminster, MD 21157

IN RE: PETITION FOR ADMIN. VARIANCE *
(4223 Herrera Court)
2nd Election District *
4th Councilmanic District *
Jeffrey A. Lee *
Petitioner *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2013-0077-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings as a Petition for Administrative Variance filed by the legal owner of the subject property, Jeffrey A. Lee. The variance request is from Section 1A04.3.2.b of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed 2-car garage with a side yard setback of 22 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. ZAC comments were received from the Department of Environmental Protection and Sustainability (DEPS) on October 15, 2012, indicating that any future building permits must be reviewed by Groundwater Management, since the property is served by well and septic.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on October 7, 2012, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 11-8-12

By DW

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 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.

Although the Department of Planning did not make any recommendations related to the garage height and usage, I will impose conditions that the accessory structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

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 8th day of November, 2012 that the Variance request from Section 1A04.3.2.b of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed 2-car garage with a side yard setback of 22 feet in lieu of the required 50 feet, and is hereby GRANTED, subject to the following:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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.
2. The Petitioner or subsequent owners shall not convert the subject garage into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.

ORDER RECEIVED FOR FILING

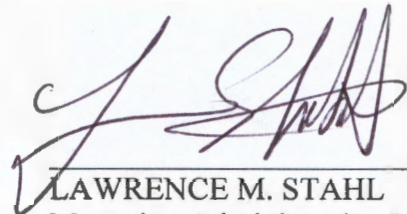
Date 11-8-12

2

By 193

3. The garage shall not be used for commercial purposes.
4. The Petitioner shall comply with the ZAC comment received from DEPS on October 15, 2012, indicating that any future building permits must be reviewed by Groundwater Management, since the property is served by well and septic; a copy of which is attached and made a part hereto.

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 11-8-12

By DW



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 4223 HERRERA CT. PANDOLUSTOWN which is presently zoned

Deed Reference 14004/00559

10 Digit Tax Account # 2300007353

Property Owner(s) Printed Name(s) _____

(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. ☒ ADMINISTRATIVE VARIANCE from section(s) 1404.3.2.b. To permit a proposed 2 car garage with a side yard set back of 22 feet in lieu of the required 50 feet

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:

Name- Type or Print _____

Signature _____

Mailing Address _____

City _____

State _____

Zip Code _____

Telephone # _____

Email Address _____

Attorney for Petitioner:

Name- Type or Print _____

Signature _____

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 2013-0077-A

Filing Date 9/26/12

Estimated Posting Date 10/1/12

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: 4223 Herrera Ct. RANDALLSTOWN 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)

PROPOSED NEW 40' X 24' ATTACHED GARAGE FALLS INTO THE ALLOTTED SET BACK. THE GARAGE WILL SIT 20' FROM PROPERTY LINE. THE PLACEMENT OF PROPOSED GARAGE IN SET BACK IS BECAUSE OF THE SEVERE FALL OFF OF GRADE ON BAKESIDE OF PROPERTY AND TO KEEP AESTHETICS OF EXISTING HOME.

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

Signature of Affiant

JEFF LEE

Name- Print or Type

Signature of Affiant

SEN. WOIFE

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 30th day of JULY, 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

SEN. WOIFE

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

Notary Public

My Commission Expires

MICHAEL D. NEUBAUER

NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires February 13, 2016

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2013- 0077 -A Address 4223 Herrera CT

Contact Person: Gary Hucik Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9/20/12 Posting Date: 10/7/12 Closing Date: 10/22/12

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 2013- 0077 -A Address 4223 Herrera CT

Petitioner's Name Sean Wolfe Telephone 410-861-6767

Posting Date: 10/7/12 Closing Date: 10/22/12

Wording for Sign: To Permit a proposed attached 2 car garage
with a side yard set back of 22 feet in
lieu of the required 50 feet.

Revised 7/06/11

Zoning Property description for 4223 Herrera Ct.

Beginning at a point on the southeast side of Herrera Ct. which is 18' wide 1461' southwest of Liberty Rd. which is 40' wide.

Being lot #24 in the subdivision of Kram/Jager Properties as recorded in Baltimore County Plat Book #76, Folio #67, containing 3.05643 acres in lot. Located in the 2nd election district and 4th council district.

2013-0077-A

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: 2013-0077.A

Petitioner: JEFF LEE

Address or Location: 4223 HERRERA CT., RANDALLSTOWN, MD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: ARCON ROOFING & CONSTRUCTION LLC.

Address: 101 JOHN ST. REAR
WESTMINSTER, MD 21157

Telephone Number: 410-861-6767

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

Date: 10/7/12

RE: Case Number: 2013-0077-A

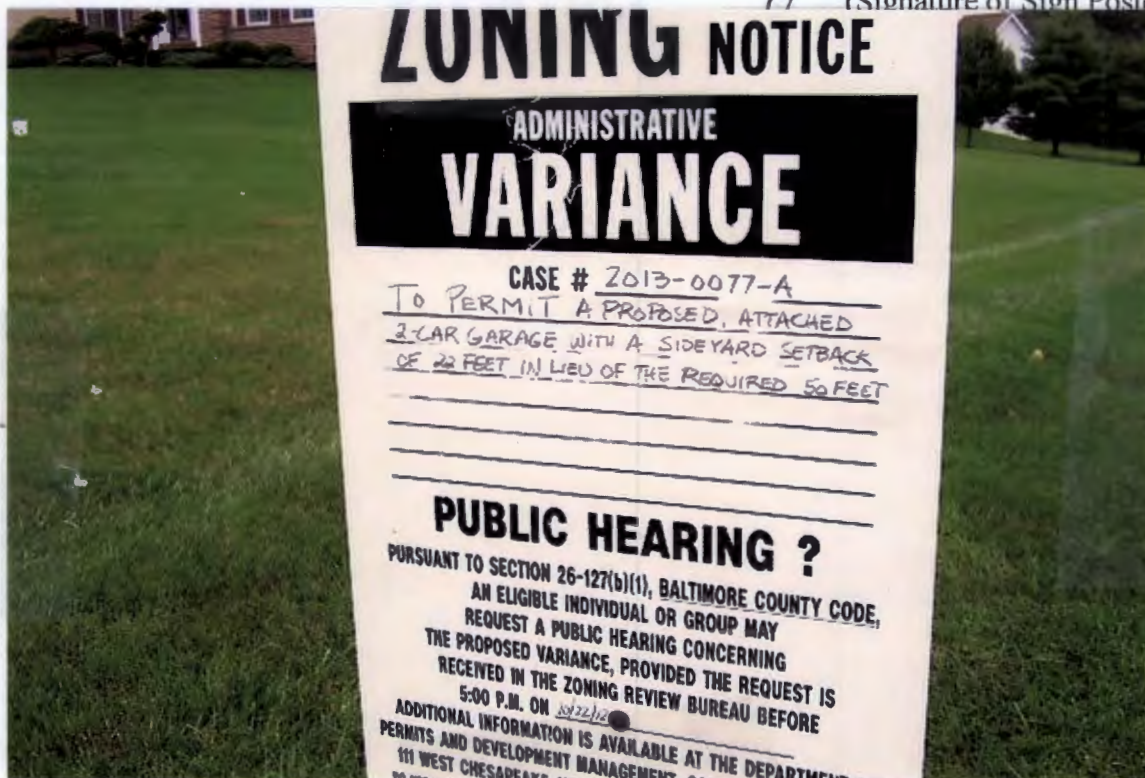
Petitioner/Developer: Michael Neubauer

Date of Hearing/Closing: 10/22/12

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 4223 Hemera Ct

The sign(s) were posted on 10/7/12
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)





KEVIN KAMENETZ
County Executive

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

October 23, 2012

Jeff Lee
4223 Herrera Court
Randallstown MD 21133

RE: Case Number: 2013-0077 A, Address: 4223 Herrera Court, 21133

Dear Mr. Lee:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 26, 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
Sean Wolfe, 101 John Street Rear, Westminster MD 21157

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 10-1-12

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

RE: Baltimore County
Item No 2013-0077-A
Administrative Variance
Jeff Lee
4223 Herrera Street.

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. 2013-0077-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".

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: October 4, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For October 15, 2012
Item Nos. 2013-0072, 0073, 0074 and 0077

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

DAK
cc: File

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: October 12, 2012

SUBJECT: DEPS Comment for Zoning Item # 2013-0077-A
Address 4223 Herrera Street
(Lee Property)

Zoning Advisory Committee Meeting of October 1, 2012.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. Any future building permits must be reviewed by Groundwater Mgmt., since the property is served by well and septic.

Reviewer: *Dan Esser – Groundwater Management*

RECEIVED

OCT 15 2012

OFFICE OF ADMINISTRATIVE HEARINGS

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

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1. Any future building permits must be reviewed by Groundwater Mgmt., since the property is served by well and septic.

Reviewer: Dan Esser – Groundwater Management

RECEIVED

OCT 15 2012

OFFICE OF ADMINISTRATIVE HEARINGS

ORDER RECEIVED FOR FILING

Date 11-8-12

By DW

MEMORANDUM

DATE: December 12, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0073-A - Appeal Period Expired

The appeal period for the above-referenced case expired on December 10, 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

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>10-4</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>10-12</u>	DEPS (if not received, date e-mail sent _____)	<u>C</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>10-1</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: _____	
SIGN POSTING	Date: <u>10-7-12</u> by <u>P.erson</u>	
PEOPLE'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 (vw1.1A)
BALTIMORE COUNTY

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

Account Identifier: District - 02 Account Number - 2300007353

Owner Information:

Owner Name: LEE JEFFREY A **Use:** RESIDENTIAL
Mailing Address: 4223 HERRERA CT
RANDALLSTOWN MD 21133-1221 **Principal Residence:** YES
Deed Reference: 1) /14604/ 00559
2)

Location & Structure Information

Premises Address: 4223 HERRERA CT
0-0000 **Legal Description:** 3.5643 AC
4223 HERRERA CT
KRAM/JAEGER PROPERTY

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
0066	0022	0170		0000			24	1	1	0072/ 0067

Special Tax Areas: **Town:** NONE
Ad Valorem:
Tax Class:

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2000	3,518 SF	3.5600 AC	04

Stories	Basement	Type	Exterior
2.000000	YES	STANDARD UNIT SIDING	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2012	07/01/2013
Land	200,900	200,900		
Improvements:	238,900	238,900		
Total:	439,800	439,800	439,800	
Preferential Land:	0			

Transfer Information

Seller:	Date:	Price:
CHESTNUT WOODS INC	07/28/2000	\$83,000
Type: ARMS LENGTH IMPROVED	Deed1: /14604/ 00559	Deed2:
Seller: KRAM BEVERLY J JAEGER BRIAN L	Date: 03/28/2000	Price: \$760,000
Type: ARMS LENGTH MULTIPLE	Deed1: /14378/ 00400	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2012	07/01/2013
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	

Tax Exempt: **Special Tax Recapture:**
Exempt Class: NONE

Homestead Application Information

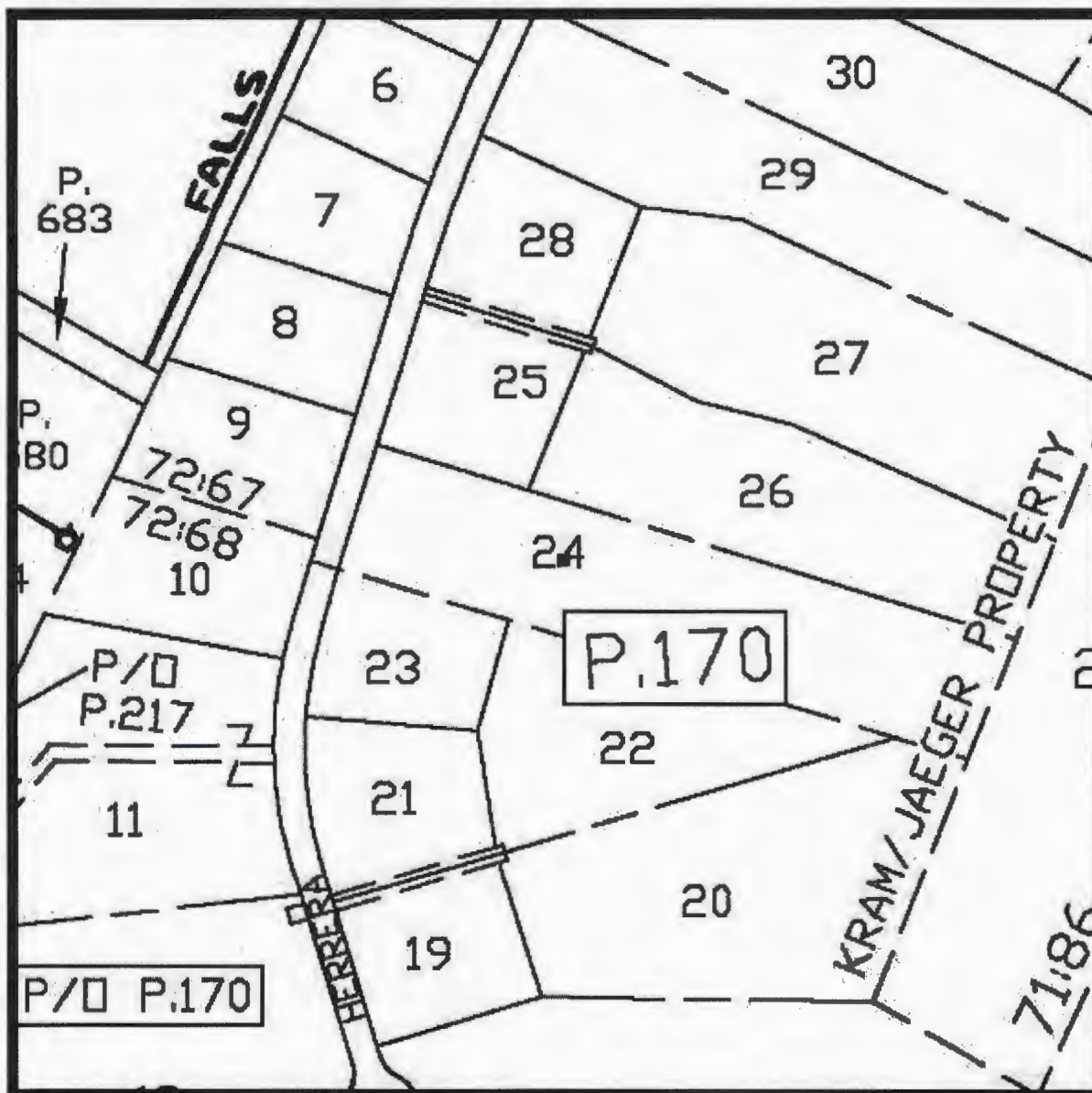
Homestead Application Status: Approved 02/07/2012



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

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

District - 02 Account Number - 2300007353

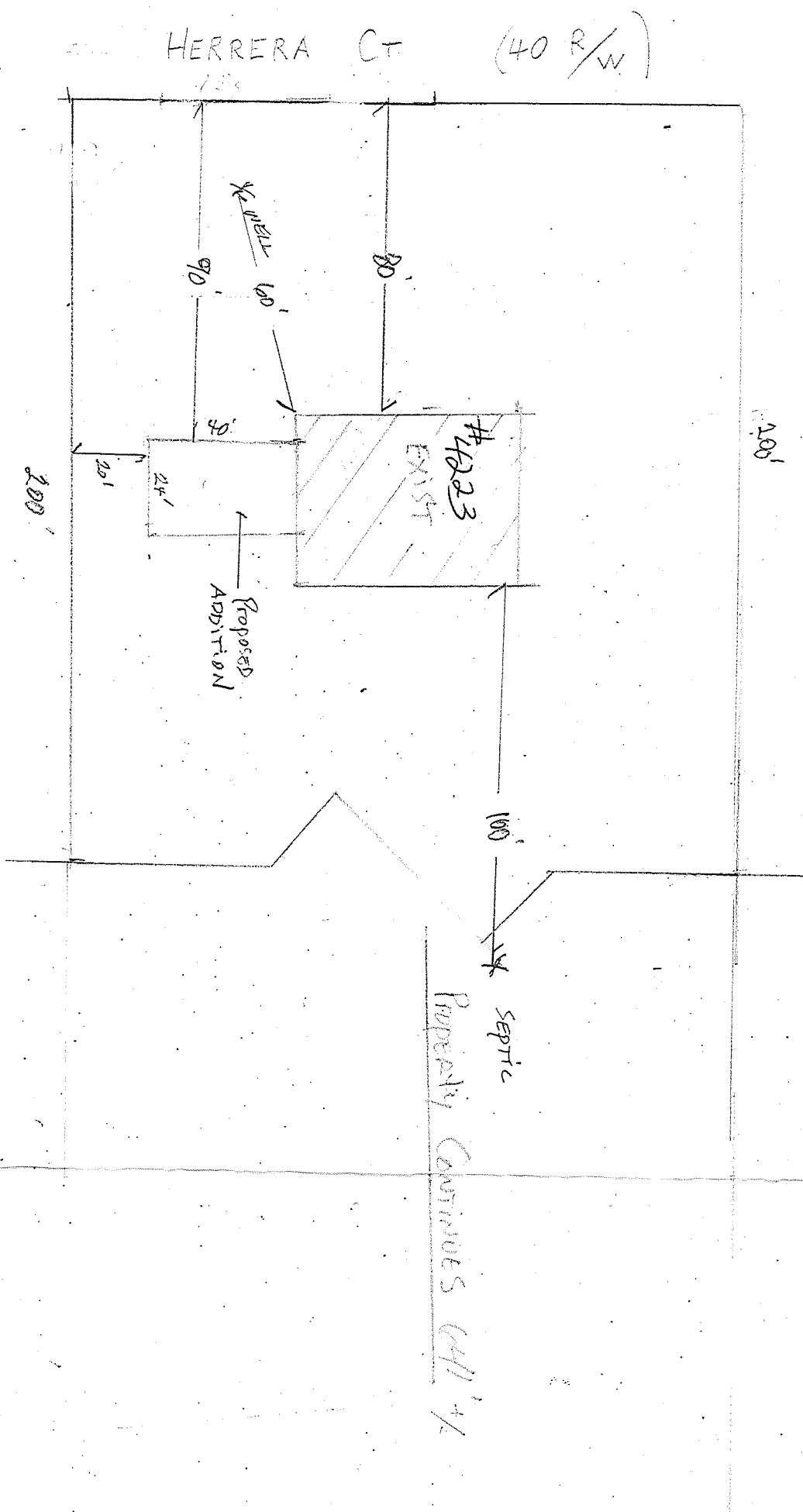


The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

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.

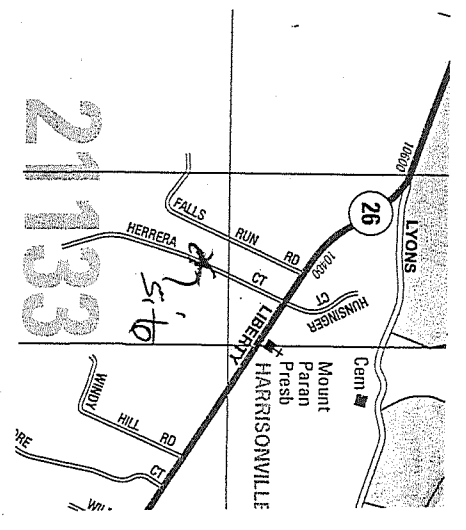
Property maps provided courtesy of the Maryland Department of Planning ©2011.
 For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
ADDRESS 4223 Herrera Ct. OWNER(S) NAME(S) Jeff Lee
SUBDIVISION NAME Kram Jaeger Property LOT # 24 BLOCK # N/A SECTION # N/A
PLAT BOOK # 72 FOLIO # 67 10 DIGIT TAX # 23 00067353 DEED REF. # 14604/00559



PLAN DRAWN BY S. Moore DATE 9-25-12 SCALE: 1 INCH = 40 FEET
2013-0077-A

SITE VICINITY MAP



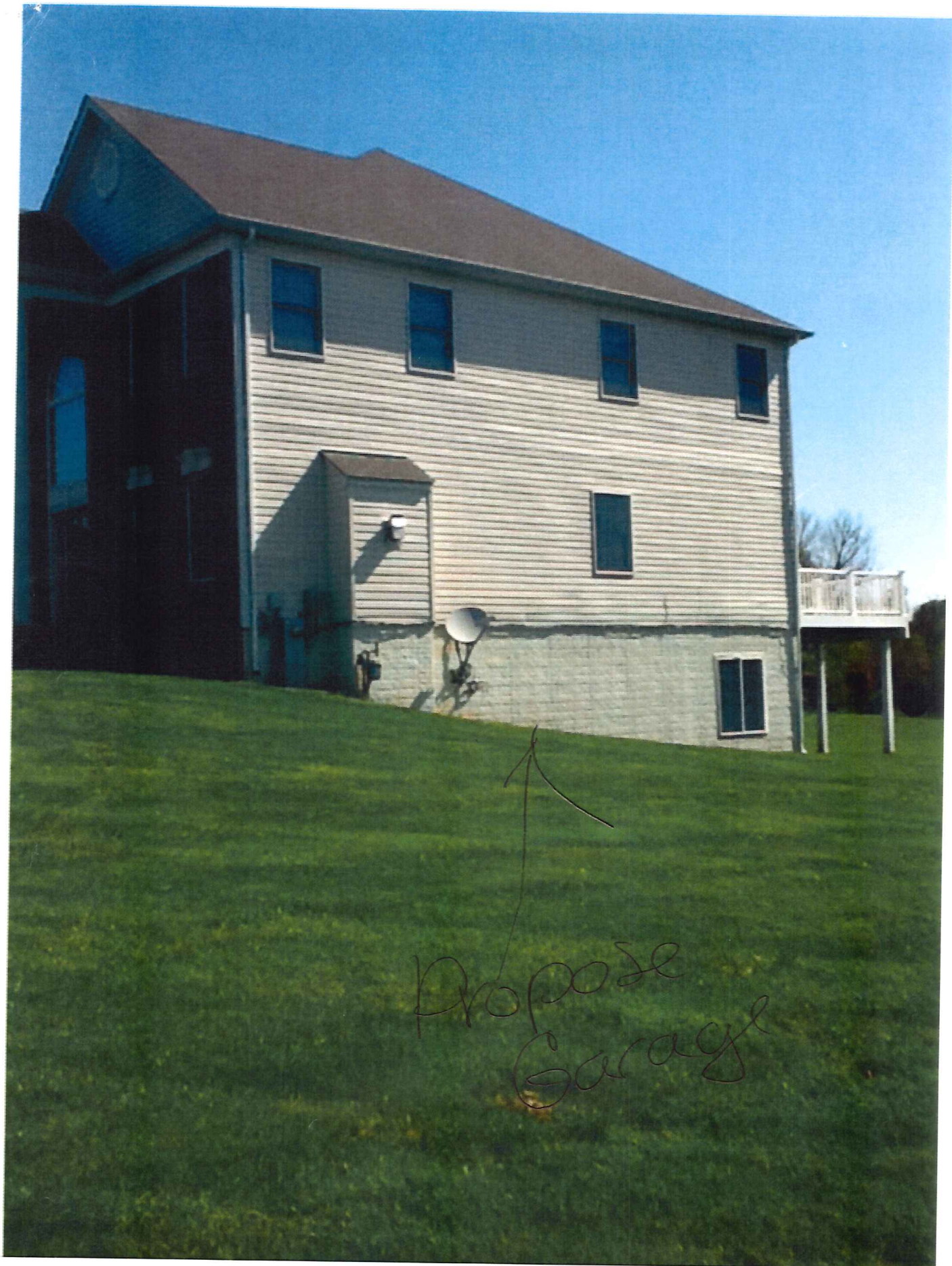
MAP IS NOT TO SCALE

ZONING MAP# 066B3
SITE ZONED RC5
ELECTION DISTRICT 2nd
COUNCIL DISTRICT 4th
LOT AREA ACREAGE 3.564374
OR SQUARE FEET _____
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH X
WATER IS: _____
PUBLIC _____ PRIVATE X
SEWER IS: _____
PUBLIC _____ PRIVATE X
PRIOR HEARING? NO
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

~~VIOLATION CASE INFO:~~

Pat Lee
1





FALLS RUN RD

2300007361
2000-05

4222
Lot # 6 2300007349

4233

Lot # 30 2300007359

4220
Lot # 7 2300007350

Lot # 29 2300007358

NW 9-K

2300007357
Lot # 28

Lot # 8 2300007351
Pt. Bk./Folio # 072067 4218

4229
Lot # 27 2300007356

Lot # 25
2300007354

2300007352
Lot # 9

4227

Lot # 26 2300007355

HERRERA CT
PDM # 020591

4223

KRAM/JAEGER PROPERTY (PDM File/Project # 2-591)

4214
2300007366
Lot # 10

Lot # 24
Pt. Bk. 0000072, Folio 0067 2300007353

*
SITE

2 ED

066B3

RC 5

4 CD

2300007379
Lot # 23

4212
Lot # 11

Lot # 22
4217 2300007378

NW 8-K

Lot # 21
2300007377

2300007367

Pt. Bk./Folio # 072068

Lot # 20 2300007376

Pt. Bk./Folio # 071086
Pt. Bk. 0000071, Folio 0086
2300008655
Lot # 2A
PDM # 020272

Lot # 19
2300007375

Lot # 12
2300007368
4208

NOT LOCATED

4211
Pt. Bk. 0000072, Folio 0068

2300007374
Lot # 18

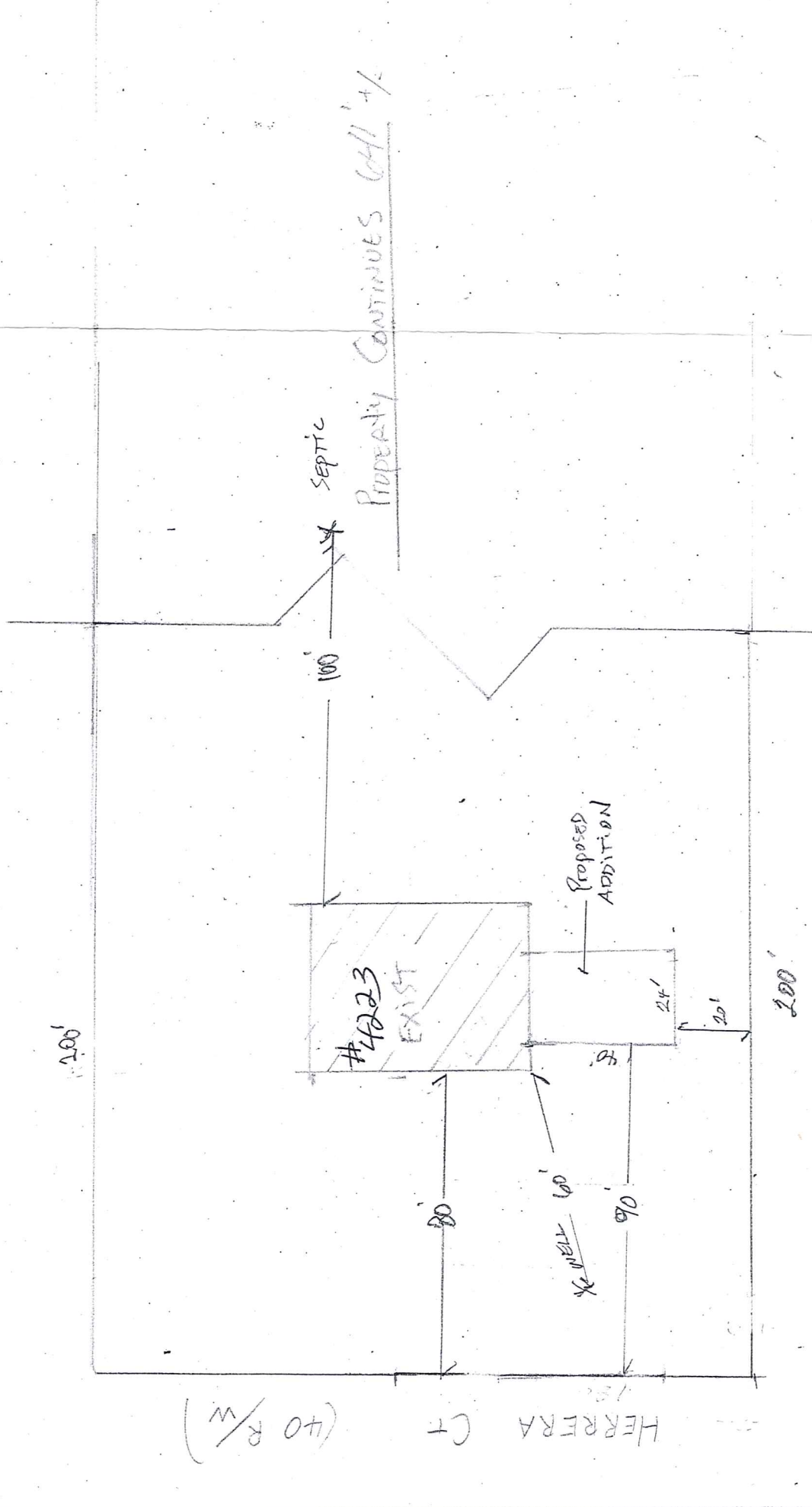
0202851080
2010-022
PDM # 020746

2300007373

20 13-6077-A

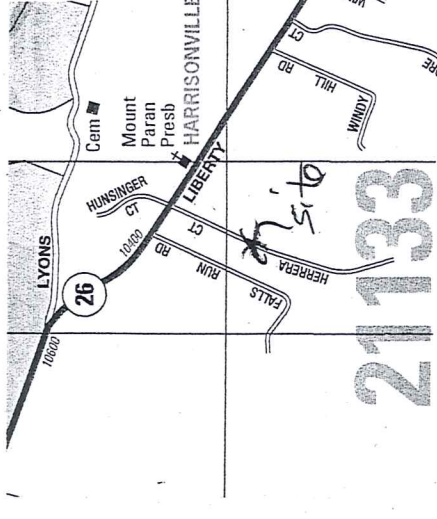


ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING ☐ (MARK TYPE REQUESTED WITH X)
ADDRESS 4223 HERREIRA CT. OWNER(S) NAME(S) JEFF LEE
SUBDIVISION NAME Kram/Jaeger Property LOT # 24 BLOCK # N/A SECTION # N/A
PLAT BOOK # 72 FOLIO # 67 10 DIGIT TAX # 3300067353 DEED REF. # 14604/00559



PLAN DRAWN BY S. WIFE DATE 9-25-12 SCALE: 1 INCH = 40 FEET
2013-0077-A

SITE VICINITY MAP



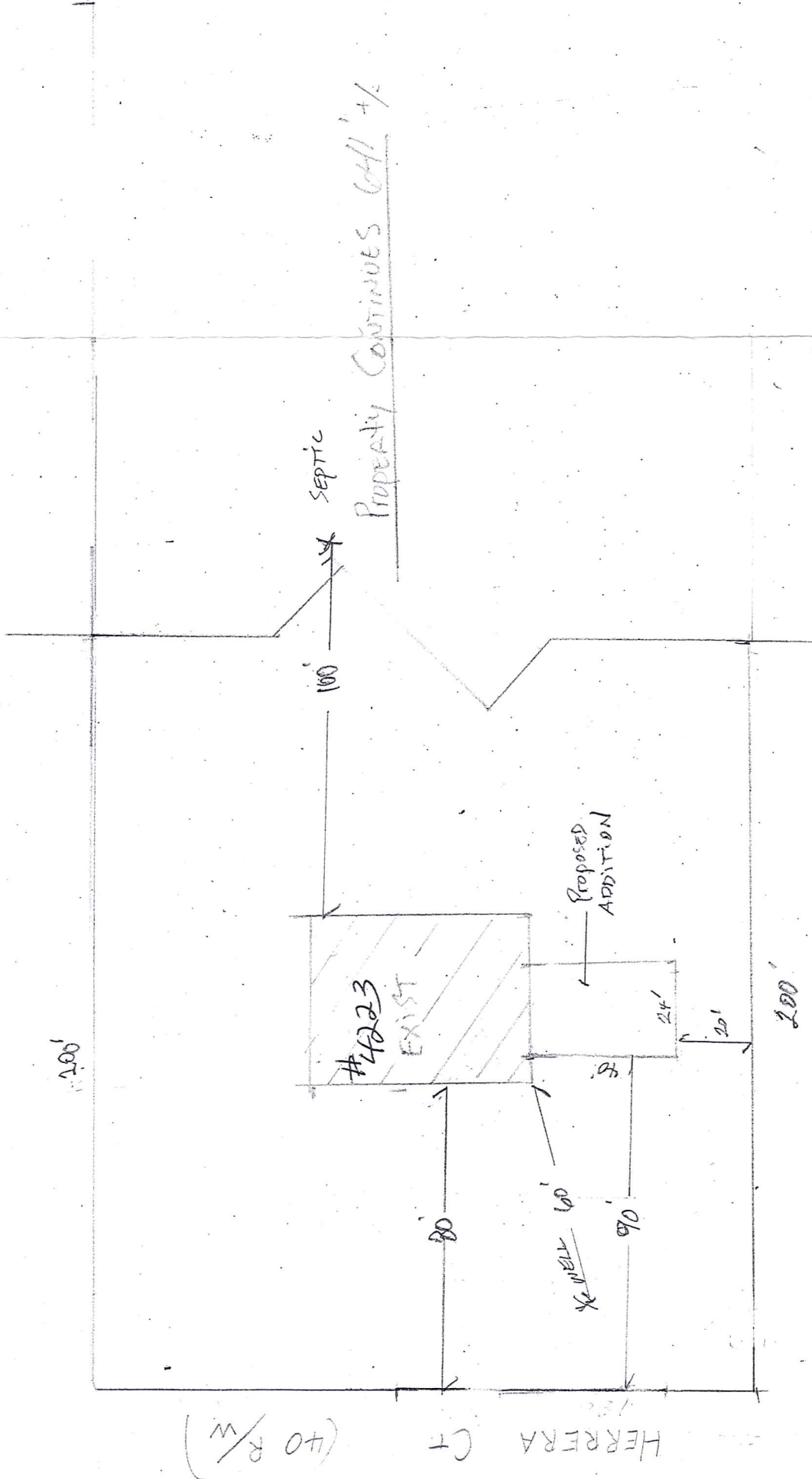
N

MAP IS NOT TO SCALE

ZONING MAP# 066B3
SITE ZONED RC5
ELECTION DISTRICT 2nd
COUNCIL DISTRICT 4th
LOT AREA ACREAGE 3.5643 AC
OR SQUARE FEET _____
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH X
WATER IS: _____
PUBLIC _____ PRIVATE X
SEWER IS: _____
PUBLIC _____ PRIVATE X
PRIOR HEARING? NO
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

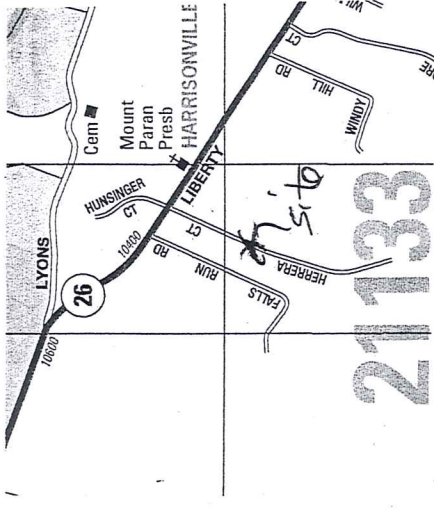
ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 4223 HERRERA CT. OWNER(S) NAME(S) JEFF LEE
SUBDIVISION NAME Kram / Jaeger Property LOT # 24 BLOCK # N/A SECTION # N/A
PLAT BOOK # 72 FOLIO # 67 10 DIGIT TAX # 2300067353 DEED REF. # 14604100559



PLAN DRAWN BY S. NOBLE DATE 9-25-12 SCALE: 1 INCH = 40 FEET

2013-0077-A

SITE VICINITY MAP



N

MAP IS NOT TO SCALE

ZONING MAP# 066B3
SITE ZONED RC5
ELECTION DISTRICT 2nd
COUNCIL DISTRICT 4th
LOT AREA ACREAGE 3.5643 AC
OR SQUARE FEET _____
HISTORIC? N/A
IN CBCA? N/A
IN FLOOD PLAIN? N/A
UTILITIES? MARK WITH X
WATER IS: _____
PUBLIC _____ PRIVATE X
SEWER IS: _____
PUBLIC _____ PRIVATE X
PRIOR HEARING? N/A
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO: