

IN RE: PETITION FOR ADMIN. VARIANCE *

1st Election District

1st Councilmanic District *

(1306 Hubner Avenue)

Enrique A. and Nicole K. Sanchez *

Petitioners *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2013-0119-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Administrative Variance filed by the legal owners of the subject property, Enrique A. and Nicole K. Sanchez, for property located at 1306 Hubner Avenue. The variance request is from Sections 1B02.3.C.1, 303.1 and 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a side yard setback of 9' in lieu of the required 10' for a proposed porch enclosure, and to permit an existing accessory structure with a 0' side yard setback and a 2' rear yard setback in lieu of the required 2.5', respectively. The subject property and requested relief are more particularly described on 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 January 19, 2013, 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

ORDER RECEIVED FOR FILING indicate that the requested variance would adversely affect the health, safety or general welfare of

Date 2-19-13

By [Signature]

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.

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 19th day of February, 2013 that a Variance from Sections 1B02.3.C.1, 303.1 and 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a side yard setback of 9' in lieu of the required 10' for a proposed porch enclosure, and to permit an existing accessory structure with a 0' side yard setback and a 2' rear yard setback in lieu of the required 2.5', respectively, be and is hereby GRANTED, subject to the following:

1. The Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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



LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

JMS:dlw
ORDER RECEIVED FOR FILING

Date 2-19-13

By DLW



KEVIN KAMENETZ
County Executive

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

February 19, 2013

Enrique A. Sanchez
Nicole K. Sanchez
1306 Hubner Avenue
Baltimore, Maryland 21228

RE: **PETITION FOR ADMINISTRATIVE VARIANCE**
(1306 Hubner Avenue)
Case No. 2013-0119-A

Dear Mr. and Mrs. Sanchez:

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

c: Gary M. Henry, 106 S. Morerick Avenue, Catonsville, MD 21228



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 1306 Hubner Ave Catonsville MD 21228 which is presently zoned _____

Deed Reference 27219/0596

10 Digit Tax Account # 0119716300

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. X ADMINISTRATIVE VARIANCE from section(s) 1802.3.C.1.303.1 4001 To permit a side yard set back of 9 feet in lieu of the required 10 feet for a proposed porch enclosure. ~~To permit a front yard set back of 36 feet in lieu of the required 40 feet.~~ to permit an existing accessory structure with a 0 feet side yard set back and a 2 feet rear yard set back in lieu of the required 2 1/2 feet respectively, 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:

Enrique A. Sanchez Nicole K. Sanchez

Name #1- Type or Print _____

Name #2 - Type or Print _____

Signature #1 _____

Signature #2 _____

1306 Hubner Ave Catonsville MD

Mailing Address _____

City _____

State _____

21228 / 410-744-3980 / rigus.sanchez@gmail.com

Zip Code _____

Telephone # _____

Email Address _____

Representative to be contacted:

Gary M. Henry

Name - Type or Print _____

Signature _____

106 South Morewick Ave MD

Mailing Address _____

City _____

State _____

21228 / 410 788 1222 / Gary2888@MSN.com

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 2013-0119-A

Filing Date 11/19/12

Estimated Posting Date 12/3/12

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: 1306 Hubner Ave Catonsville MD 21228
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)

We are petitioning the BCZ R for a variance to enclose an existing covered porch and construct a full bathroom addition to meet the needs of our growing family. Since we purchased the property our family has expanded to three adults and four children. We currently have only three bedrooms and one full bathroom and it has become increasingly difficult to live with the space and bathroom count we currently have. Our proposed renovations will exceed the current set back rules by 3 feet. Our lot size is unusually narrow for the area and do not meet current building codes as the subdivision is over 70 years old. We have lived in the Catonsville area all our lives and have family and stable employment in this local community. We feel our proposed renovations create no disturbance or nuisance to the neighbors considering we are enclosing an existing porch which is (visually) enclosed with a heavy lattice material currently. Furthermore, our bathroom addition will be placed to the rear of our dwelling in the same location as an existing deck and adjoining an existing bump out portion of our house which is original to the building.

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

Enrique A. Sanchez
Signature of Affiant
Enrique A. Sanchez
Name- Print or Type

Nicole K. Sanchez
Signature of Affiant
Nicole K. Sanchez
Name- Print or Type

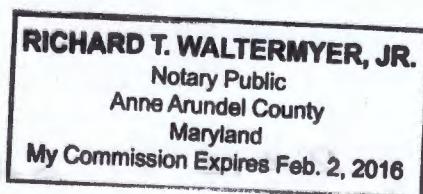
The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 2nd day of October, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Enrique A. Sanchez and Nicole K. Sanchez
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



[Signature]
Notary Public

2/2/16
My Commission Expires

Zoning property description for 1306 Hubner Ave Catonsville, MD 21228.

Beginning at the point on the North side of Hubner Avenue which is 40 feet wide at the distance of 205 feet east of the centerline of the nearest improved intersecting street Beechwood Avenue which is 40 feet wide.

Being lot # 35,36, Block 4, Section in the subdivision of Oak Crest as recorded in Baltimore County Plat Book #7, Folio #158, containing 6,250 square feet. Located in the 1st Election District and 1st Council District.

2013-0119-A

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

No. **90135**
 Date: **11/19/12**

PAID RECEIPT

BUSINESS ACTUAL TIME DGM
 11/20/2012 11/19/2012 10:25:17 2
 REG #002 MAIL JULY DEC
 >>RECEIPT # 002403 11/19/2012 0010
 Dept 5 520 BUDING VERIFICATION
 CR NO. 090135
 Receipt lot 475.00
 \$75.00 LI \$1.00 CA
 Baltimore County, Maryland

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

Total: **75.00**

Rec From: **Gary Henry**
 For: **Administrative - 2013-0119-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: Jan. 19, 2013

Attention: Zoning Office, Ms. Kristen Lewis

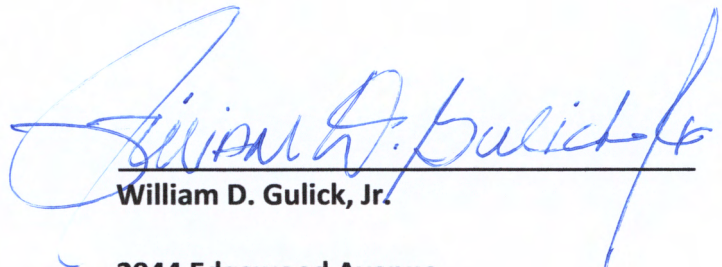
Re: Case Number: 2013-0119-A

Petitioner/Developer: Gary Henry

Date of Hearing/Closing: Feb. 4, 2013

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: 1306 Hubner Avenue

The sign(s) were posted on: Jan. 19, 2013



William D. Gulick, Jr.

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



ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2013-0121

TO PERMIT A SIDE YARD SETBACK OF 10 FEET IN LIEU OF THE REQUIRED 15 FEET FOR A PROPOSED PORCH ENCLOSURE TO PERMIT AN EXISTING CEILING TO REMAIN WITH A 6 FEET SETBACK AND A 2 FEET SIDE YARD SETBACK IN LIEU OF THE REQUIRED 4 1/2 FEET SETBACK.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(h)(1), BALTIMORE COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON FEBRUARY 4, 2014.

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING, 111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391. DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW. HANDICAPPED ACCESSIBLE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2013- 0119 -A Address 1306 Hubner Ave.Contact Person: Gary Hucik Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 11/19/12 Posting Date: 12/2/12 Closing Date: 12/17/12

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 2013- 0119 -A Address 1306 Hubner Ave. 21228Petitioner's Name Enrique Sanchez Telephone 410-744-3980Posting Date: 12/2/12 Closing Date: 12/17/12

Wording for Sign: To Permit a side yard set back of 9 feet in lieu of
the required 10 feet for a proposed porch enclosure, and to
allow a front yard set back of 36 feet in lieu of the required 40 feet.
To permit an existing accessory ^{structure} with 0 feet side yard set back
and a 2 feet rear yard set back in lieu of the required
21/2 feet respectively.

JG/11

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2012-²⁰¹³ 0119 -A Address 1306 Hubner Ave

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

Filing Date: 11/19/12 ^{original} / 1/7/13 Posting Date: 1/20/13 Closing Date: 2/4/13

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 2012-³ 0119 -A Address 1306 Hubner Ave

Petitioner's Name Gary Henry Telephone 410-788-1222

Posting Date: 1/20/13 Closing Date: 2/4/13

Wording for Sign: To Permit a side yard set back of 9 feet in lieu of the required 10 feet for a proposed porch enclosure. To permit an existing accessory structure with a 0 feet set back and a 2 feet rear yard set back in lieu of the required 2 1/2 feet respectively.

Revised 7/06/11

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 12-6-12

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

RE: Baltimore County

Item No 2013-0119-A
Administrative Variance
Enrique A. & Nicole K. Sanchez
1306 Hubner 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. 2013-0119-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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: December 5, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For December 17, 2012
Item Nos. 2013-0103, 0116, 0119, 0122 and 0123.

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

DAK:CEN
Cc: file

MEMORANDUM

DATE: March 26, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0119-A - Appeal Period Expired

The appeal period for the above-referenced case expired on March 21, 2013. 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

M E M O R A N D U M

TO: Kristen Lewis
Office of Zoning Review

FROM: Debbie Wiley *Debbie Wiley*
Office of Administrative Hearings

DATE: January 7, 2013

SUBJECT: Petition for Administrative Variance – Closing: 12/18/12
Case No. 2013-0119-A – 1306 Hubner Ave.

As you may be aware, the above-referenced case had a closing date of December 18, 2012. Unfortunately, the sign posting requirement was not fulfilled and the Petitioners' representative, Gary M. Henry, was left a voice mail twice to no avail.

On January 7, 2013, OAH learned (thru June Fisher) that Bill Gulick, the sign poster, had advised there was a mistake on his end with the property being properly posted.

In any event, we are returning the file to you for further processing, i.e., obtaining new closing date, etc.

JEB:dlw

c: **File**
June Fisher, Office of Zoning Review

Debra Wiley - 2013-0119-AAV
12/17

From: Debra Wiley
To: Fisher, June; Lewis, Kristen
Date: 12/26/2012 3:48 PM
Subject: 2013-0119-A

Hi,

I have left a voice mail msg. in reference to the file missing proof of sign posting, however have not received a response from Petitioner or their representative.

Have either of you received the certification from the sign poster? This Administrative Variance closed on 12/17.

Thanks.

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

Rep. contacted
again @ 1/4
6:15 PM
voice mail
left.

If Pet. no
longer wish
to pursue,
OAH needs
written
notification
in order
to close.

Yes W.

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 - 01 Account Number - 0119716300

Owner Information

Owner Name: SANCHEZ ENRIQUE A
SANCHEZ NICOLE K **Use:** RESIDENTIAL
Mailing Address: 1306 HUBNER AVE **Principal Residence:** YES
BALTIMORE MD 21228-4325 **Deed Reference:** 1) /27279/ 00596
2)

Location & Structure Information

Premises Address **Legal Description**
1306 HUBNER AVE LT 35,36
0-0000 1306 HUBNER AVE
OAK CREST

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0100	0006	0647		0000		4	35	1	Plat Ref: 0007/0158

Town NONE

Special Tax Areas
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1925	1,926 SF	6,250 SF	04

Stories	Basement	Type	Exterior
2.500000	YES	STANDARD UNIT STUCCO	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2013	07/01/2012	07/01/2013
Land	121,200	91,200		
Improvements:	226,600	215,600		
Total:	347,800	306,800	347,800	306,800
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
JACKSON MICHAEL P	08/26/2008	\$445,000
Type: ARMS LENGTH IMPROVED	Deed1: /27279/ 00596	Deed2:
ANDERSON MICHAEL P	06/29/2006	\$440,000
Type: ARMS LENGTH IMPROVED	Deed1: /24108/ 00225	Deed2:
KLOETZLI RUTH E	06/24/2004	\$345,000
Type: ARMS LENGTH IMPROVED	Deed1: /20304/ 00422	Deed2:

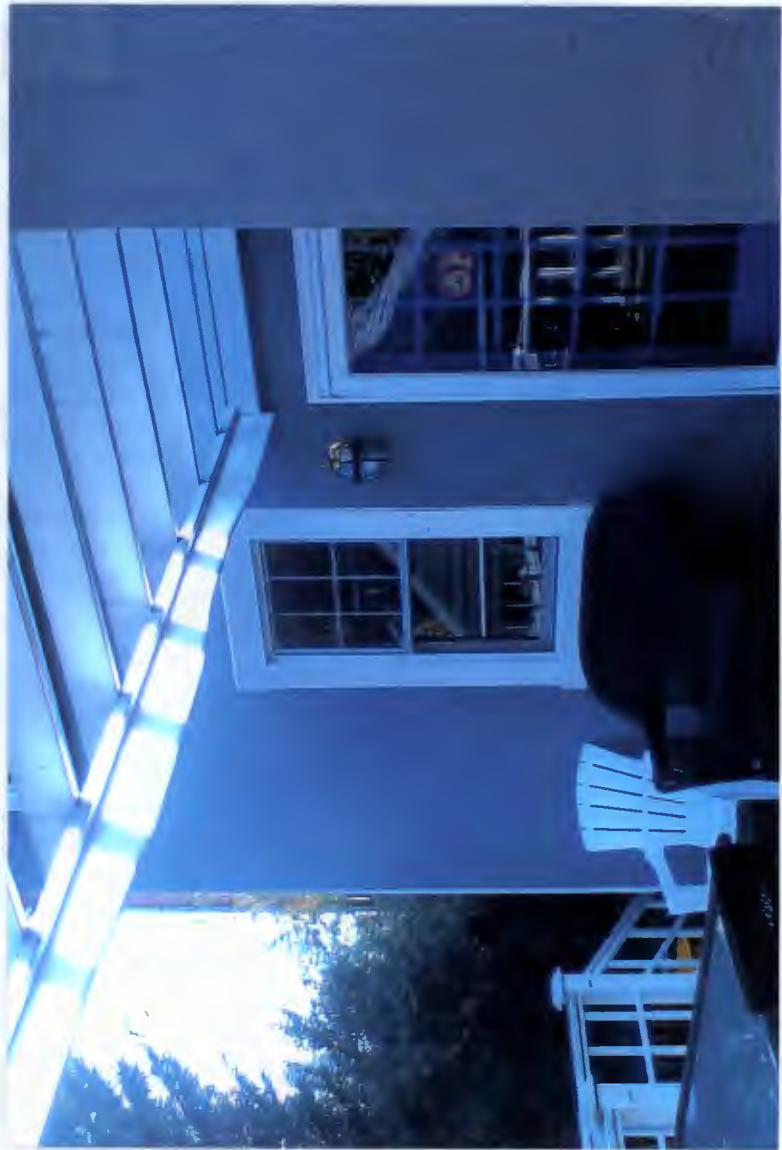
Exemption Information

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

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

Homestead Application Information

Homestead Application Status: Approved 01/19/2010

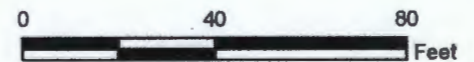




1306 Hubner Avenue



Publication Date: 9/7/2012
 Publication Agency: Department of Permits & Development Management
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot

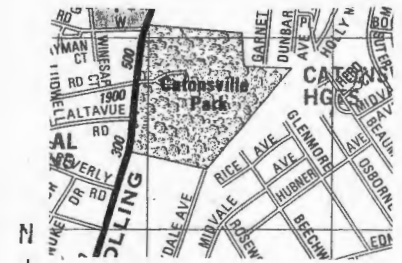


1 inch = 40 feet

2013-0119-A

ZONING HEARING PLAN FOR VARIANCE _____ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 1306 Hubner Ave OWNER(S) NAME(S) Enrique & Nicole Sanchez
 SUBDIVISION NAME Oak Crest LOT # 35, 36 BLOCK # 4 SECTION # ✓
 PLAT BOOK # 7 FOLIO # 0158 10 DIGIT TAX # 0119116300 DEED REF. # 27279/0596

SITE VICINITY MAP



MAP IS NOT TO SCALE

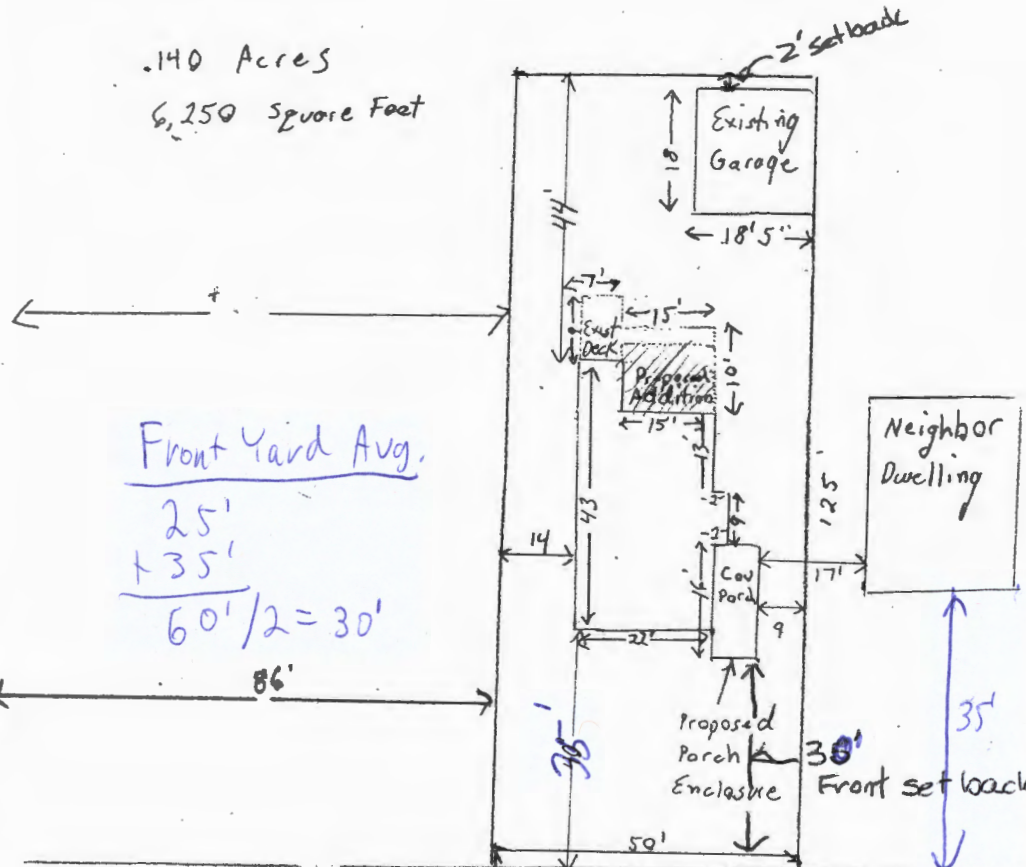
ZONING MAP# 18061
 SITE ZONED DR5.5
 ELECTION DISTRICT 1st ED
 COUNCIL DISTRICT 1st
 LOT AREA ACREAGE 6,250 sf
 OR SQUARE FEET 6,250 sf
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC X PRIVATE _____
 SEWER IS:
 PUBLIC X PRIVATE _____
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

N/A
Ret EX #1

VIOLATION CASE INFO:

N/A

.140 Acres
 6,250 Square Feet



Hubner Ave 40 ft R/W

PLAN DRAWN BY Gary Henry DATE 10/8/12 SCALE: 1 INCH = 30 FEET

2013-0119-A