

IN RE: PETITION FOR VARIANCE

(1423 Hopewell Avenue)

15th Election District

7th Councilman District

Gary Horan

Petitioner

*

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*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2013-0134-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Gary Horan, the legal owner of the subject property. The Petitioner is requesting Variance relief from Section 400.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing shed with a side setback of 0 ft. in lieu of the required 2.5 ft. 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 of the request was Gary Horan. The file reveals that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations.

The Zoning Advisory Committee (ZAC) comments were received and made a part of the record of this case. There were no substantive comments from any of the County reviewing agencies.

Testimony and evidence revealed that the subject property is 2,170 square feet and is zoned DR 10.5. The Petitioner purchased the home in 2003, and constructed the shed in 2007. Although the shed has been in place for over 5 years, a complaint was recently lodged with the County's Code Enforcement Bureau, which triggered the filing of the petition.

ORDER RECEIVED FOR FILING

Date

By

2/14/13

sen

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 lot is extremely narrow (18'), which makes the property unique.

If the B.C.Z.R. were strictly enforced, the Petitioner would indeed suffer a practical difficulty and/or hardship, since he would be required to dismantle or reconstruct the garage. 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 County agencies. In addition, the Petitioner testified that many homes in the community (of row houses) have sheds and other structures in the rear yards that do not observe the setback requirements in the B.C.Z.R.

Pursuant to the advertisement, posting of the property and public hearing on this Petition, and for the reasons set forth above, the variance relief requested shall be granted.

THEREFORE, IT IS ORDERED, this 14th day of February, 2013, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief pursuant to Section 400.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing shed with a side setback of 0 ft. in lieu of the required 2.5 ft., be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

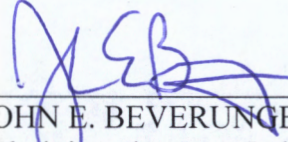
Date

2/14/13

By

SLN

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:sln

ORDER RECEIVED FOR FILING

Date 2/14/13

By sln



KEVIN KAMENETZ
County Executive

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

February 14, 2013

Gary Horan
1423 Hopewell Avenue
Baltimore, Maryland 21221

RE: Petition for Variance
Case No.: 2013-0134-A
Property: 1423 Hopewell Avenue

Dear Mr. Horan:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh
Enclosure



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 1423 HOPEWELL AVENUE which is presently zoned JO.5
 Deed References: 18505/00694 10 Digit Tax Account # 1513553350
 Property Owner(s) Printed Name(s) GARY WILLIAM HORAN

(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)

BCZR: 400.2 → To permit an existing shed with a side set back of zero feet in lieu of the required 2.5 feet.

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)

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):

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

CASE NUMBER

2013-0134-1

Filing Date

12/10/12

Do Not Schedule Dates:

Reviewer

JS

ZONING PROPERTY DESCRIPTION FOR
1423 Hopewell Avenue, Baltimore, Maryland
21221. Beginning at the point of the southeast
side of Hopewell Avenue, which is 60 feet of
right-of-way width wide at the distance of 215.10
feet southwest of the centerline of the nearest
improved intersecting street Bladen Road,
Baltimore, Maryland 21221, which is 60 feet of
right-of-way width wide.

2013-0134-A

Being Lot #15, Block E, Section #1 in the subdivision of Country Ridge as recorded in Baltimore County Plat Book #1, Folio #13, containing 2,070 square feet. Located in the 15th Election District and 7th Council District.

2013-0134-A

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

No. **92748**

Date: **12/10/12**

PAID RECEIPT

BUSINESS ACTUAL TIME GRN
 12/11/2012 12/10/2012 11:24:01 2

REG 9502 WALKIN JEVA JEL

>>RECEIPT # 005339 12/10/2012 DFLH

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	806	000		6150					\$ 75.00

Dept 5 528 JUDGING VERIFICATION

CR NO. 002748

Recpt tot \$75.00

\$1.00 12/11/12 \$75.00

Baltimore County, Maryland

Total: **\$ 75.00**

Rec From: **2013-0134-A**

For: **GARY WILLIAM HURAN**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

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: # 2013-0134-A

1423 Hopewell Avenue
SE/S Hopewell Avenue, 215 ft. SW of centerline
of intersection with Bladen Road
15th Election District - 7th Councilmanic District

Legal Owner(s): Gary Horan
Variance: to permit an existing shed with a side setback of 0 ft. in lieu of the required 2.5 ft.

Hearing: Wednesday, February 13, 2013 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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.
1/270 Jan. 24 900021



501 N. Calvert Street, Baltimore, MD 21278

January 24, 2013

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 January 24, 2013.

- ☒ 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

CERTIFICATE OF POSTING

RE: Case No 2013-0134-A

Petitioner/Developer
GARY HORAN

Date Of Hearing/Closing: 2/13/13

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 1423 HOPEWELL AVENUE

This sign(s) were posted on January 23, 2013
Month, Day Year
Sincerely,

Martin Ogle 1/23/13
Signature of Sign Poster and Date
Martin Ogle
60 Chelmsford Court
Baltimore, Md, 21220
443-629-3411

ZONING NOTICE

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MARYLAND

Case #: 2013-0134-A

PLACE ROOM 205, JEFFERSON BUILDING 105 WEST
CHESAPEAKE AVENUE, TOWSON 21204

TIME & DATE WEDNESDAY, FEBRUARY 13, 2013
AT 1:30 P.M.

REQUEST: VARIANCE TO PERMIT AN EXISTING SHED
WITH A SIDE SETBACK OF 0 FT. IN LIEU OF
THE REQUIRED 2.5 FT

Postponements due to weather or other conditions are sometimes necessary.
To confirm hearing, call 410.587-3301 the day before the scheduled hearing date.

**DO NOT REMOVE THIS SIGN
UNTIL THE DAY OF THE HEARING,
UNDER PENALTY OF LAW**

HEARINGS ARE HANDICAPPED ACCESSIBLE

maulst 1/23/13

TO: PATUXENT PUBLISHING COMPANY
Thursday, January 24, 2013 Issue - Jeffersonian

Please forward billing to:

Gary Horan
1423 Hopewell Avenue
Baltimore, MD 21221

410-687-9793

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2013-0134-A

1423 Hopewell Avenue

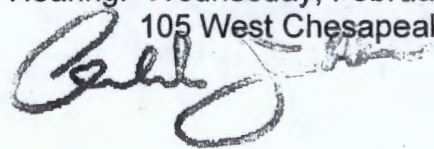
SE/S Hopewell Avenue, 215 ft. SW of centerline of intersection with Bladen Road

15th Election District – 7th Councilmanic District

Legal Owner: Gary Horan

Variance to permit an existing shed with a side setback of 0 ft. in lieu of the required 2.5 ft.

Hearing: Wednesday, February 13, 2013 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, 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.



KEVIN KAMENETZ
County Executive

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

January 7, 2013

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: 2013-0134-A

1423 Hopewell Avenue

SE/S Hopewell Avenue, 215 ft. SW of centerline of intersection with Bladen Road

15th Election District – 7th Councilmanic District

Legal Owner: Gary Horan

Variance to permit an existing shed with a side setback of 0 ft. in lieu of the required 2.5 ft.

Hearing: Wednesday, February 13, 2013 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon", is written over the printed name and title.

Arnold Jablon
Director

AJ:kl

C: Gary Horan, 1423 Hopewell Avenue, Baltimore 21221

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURS., JANUARY 24, 2013.**
- (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.**

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/neighbor 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: 2013-0134-A
Petitioner: GARY W. HORAN
Address or Location: 1423 HOPEWELL AVE.

PLEASE FORWARD ADVERTISING BILL TO:

Name: GARY W. HORAN
Address: 1423 HOPEWELL AVE.
BALTIMORE, MD. 21221

Telephone Number: 410-687-9793



KEVIN KAMENETZ
County Executive

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

February 8, 2013

Gary W Horan
1423 Hopewell Avenue
Baltimore MD 21221

RE: Case Number: 2013-0134 A, Address: 1423 Hopewell Avenue, 21221

Dear Mr. Horan:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on December 10, 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.", with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 12-17-12

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

RE: Baltimore County
Item No 2013-0134-A
Variance
Gary Horne
1423 Hopewell 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. 2013-0134-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 20, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For December 31, 2012
Item Nos. 2013-0134, 0135, 0136, 0137 and 0138.

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

DAK:CEN
Cc: file

RE: PETITION FOR VARIANCE

1423 Hopewell Ave; SE/S of Hopewell Ave,
215' SW c/line of intersection with Bladen Rd *
15th Election & 7th Councilmanic Districts
Legal Owner(s): Gary Horan
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2013-134-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

DEC 20 2012

.....

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 20th day of December, 2012, a copy of the foregoing Entry of Appearance was mailed to Gary Horan, 1423 Hopewell Avenue, Baltimore, MD 21221, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

M E M O R A N D U M

DATE: March 19, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0134-A - Appeal Period Expired

The appeal period for the above-referenced case expired on March 18, 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

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

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

Account Identifier: District - 15 Account Number - 1513553350

Owner Information

Owner Name: HORAN GARY W **Use:** RESIDENTIAL
Mailing Address: 1423 HOPEWELL AVE **Principal Residence:** YES
BALTIMORE MD 21221-3729 **Deed Reference:** 1) /18505/ 00694
2)

Location & Structure Information

Premises Address **Legal Description**
1423 HOPEWELL AVE
0-0000 1423 HOPEWELL AVE
COUNTRY RIDGE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	1
0097	0004	0444		0000	1	E	35	3	Plat Ref:	0024/0136

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1958	1,008 SF	2,070 SF	04

Stories	Basement	Type	Exterior
2.000000		CENTER UNIT BRICK	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2012	07/01/2012	07/01/2013
Land	40,000	40,000		
Improvements:	84,300	56,600		
Total:	124,300	96,600	96,600	96,600
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
MILLER DONALD D	08/04/2003	\$65,000
Type:	Deed1:	Deed2:
ARMS LENGTH IMPROVED	/18505/ 00694	

Seller:	Date:	Price:
Type:	Deed1:	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	0.00

Tax Exempt:	Special Tax Recapture:
Exempt Class:	NONE

Homestead Application Information

Homestead Application Status:
Approved 05/15/2012

NAH

Pt. Bk. 0000023, Folio 0053

1516003130

Lot # 21

Pt. Bk./Folio # J23053

1520301120

Lot # 22

1422

1510452080
1519991230
1420

1418

1518102781

Lot # 1 1516151450

Pt. Bk. 0000024, Folio 0136

100

102

1523155240

Lot # 2
Lot # 3

1511671880

1502852650

Lot # 4

1516601020

1519512800

1508004960

1515640611

1515640612

1523002760

Lot # 10

118

120

122

1511890690

Lot # 14 126

1505840090

Lot # 15

128

1513205800

Lot # 16

1519713800

1519840610

Lot # 18

1513856185

1505000650

Lot # 35
Lot # 36
Lot # 37

1427

1518101620

Lot # 37

1425

1519840615

1423

1421

SITE

1513553350

1515840613

Lot # 34

1419

1519950030

Lot # 33

1417

1511351280

1415

1503670880

1413

1518473500

1411

1508655450

Lot # 29

2000-0004-A

1510452410

1515840451

1503002560

1508655440

HOPEWELL AVE

ALLEY

ALLEY

PDM # 150076

7 CD

097B1

DR 10.5

NE 2-H

15 ED

Pt. Bk./Folio # 024130

2013-0134-A

Case No.: 2013-0134-A

Exhibit Sheet

D3
3-19-13

DN
2-14-13

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		

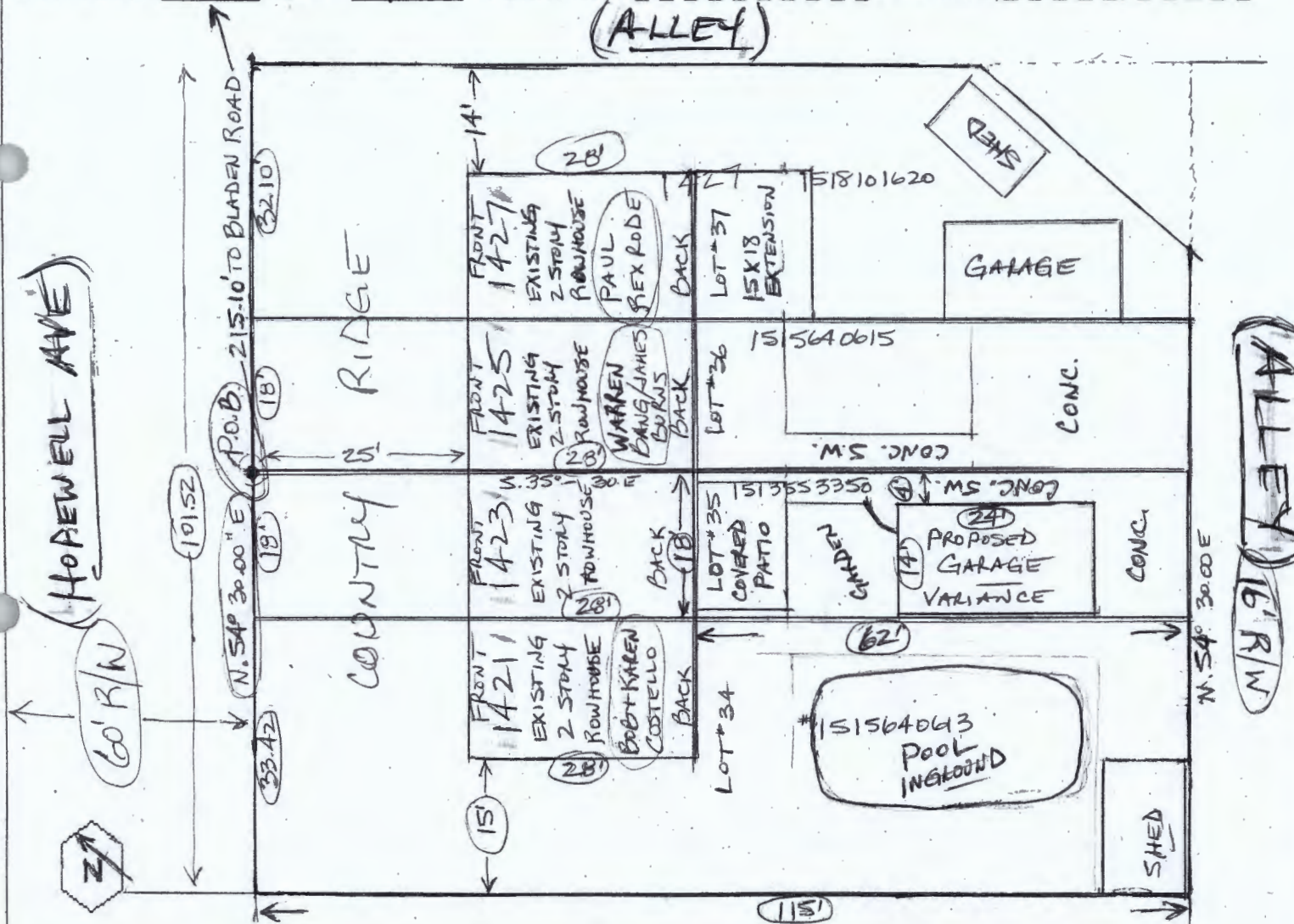
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 1423 HOPEWELL AVE OWNER(S) NAME(S) GARY WILLIAM HORAN

SUBDIVISION NAME COUNTRY RIDGE LOT # 35 BLOCK # E SECTION # 1

PLAT BOOK # 1 FOLIO # 13 10 DIGIT TAX # 1513553350 DEED REF. # 18505/00694

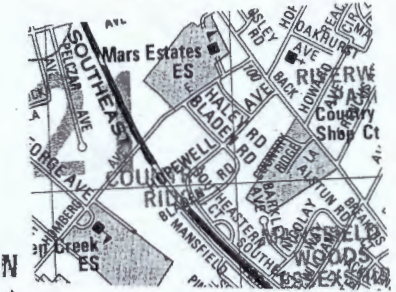
(ALLEY)



PLAN DRAWN BY GARY HORAN

DATE 12/4/12 SCALE: 1 INCH = 20.0 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 097B1

SITE ZONED DR-10.5

ELECTION DISTRICT 15 ED

COUNCIL DISTRICT 7 CD

LOT AREA ACREAGE _____

OR SQUARE FEET 2170

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:

0118115

2013-0134-A

1