

IN RE: PETITION FOR ADMIN. VARIANCE *

11th Election District

3rd Councilmanic District *

(11 Carroll Meadows Drive)

Benjamin G. and Stephanie A Baron *

Petitioners *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2013-0158-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, Benjamin G. and Stephanie A Baron, for property located at 11 Carroll Meadows Drive. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed detached accessory structure (garage), in the rear of the existing dwelling, to have a height of 23' in lieu of the maximum allowed 15'. 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. However, it is to be noted that letters were received from adjacent neighbors, Kathryn Sloan Holmes (13 Carroll Meadows Drive) and Philip J. Bressler (9 Carroll Meadows Drive), both indicating no opposition.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on January 20, 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

Date 2-19-13

By law

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 19th day of February, 2013 that a Variance from Section 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed detached accessory structure (garage), in the rear of the existing dwelling, to have a height of 23' in lieu of the maximum allowed 15', 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.
2. The Petitioners 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.
3. The garage shall not be used for commercial purposes.

ORDER RECEIVED FOR FILING

Date 2-19-13

By aw

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 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

Benjamin G. Baron
Stephanie A. Baron
11 Carroll Meadows Drive
Baldwin, Maryland 21013

RE: **PETITION FOR ADMINISTRATIVE VARIANCE**
(11 Carroll Meadows Drive)
Case No. 2013-0158-A

Dear Mr. and Mrs. Baron:

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: Brian Elliott, Elliott Construction, 906 Louis Lane, Kingsville, MD 21087



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 11 Carroll Meadows DR which is presently zoned RC 5

Deed Reference 18720/00517 10 Digit Tax Account # 2000008757

Property Owner(s) Printed Name(s) Benjamin + Stephanie Baron

(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) 400.3 OF BCZR TO PERMIT A PROPOSED DETACHED ACCESSORY STRUCTURE (GARAGE), IN THE REAR OF THE EXISTING DWELLING, TO HAVE A HEIGHT OF 23 FEET, IN LIEU OF THE MAXIMUM ALLOWED 15 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:

Benjamin Baron / Stephanie Baron
Name #1 - Type or Print Name #2 - Type or Print

Signature #1

Signature #2

11 Carroll Meadows DR Baltimore, MD
Mailing Address City State

21013 / 443 858 0527 / BenBaron@Comcast.NET
Zip Code Telephone # Email Address

Representative to be contacted:

Elliott Construction / Brian Elliott
Name - Type or Print

Signature

906 Louis Lane Kingsville MD
Mailing Address City State

21087 / 410 871 2527 / mellioth57@verizon.net
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 21 day of 11/13 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 2013-0158-A

Filing Date 1/18/13

Estimated Posting Date 1/20/13

Reviewer AT

Rev 10/12/11

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: 11 CARROLL MEADOWS DR BALDWIN MD 21013
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)

MY NEW TRUCK IS 21' AND DOESN'T FIT IN EXISTING GARAGE

WE ALSO HAVE MORE CARS THAN GARAGE SPOTS

WE NEED EXTRA STORAGE, EXISTING GARAGE IS CURRENTLY USED FOR STORAGE
HIGHER GARAGE DOORS ARE NEEDED FOR CARGO TRAILER

NEIGHBORHOOD ASSOCIATION NEEDS SAME LOOK AS HOUSE, PITCH OF ROOF, DORMERS, ETC

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

B. Baron
Signature of Affiant

Signature of Affiant

BEN BARON
Name- Print or Type

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 15 day of Dec, 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Benjamin Baron
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

5-15-16
My Commission Expires

ZONING PROPERTY DESCRIPTION FOR 11

Carroll Meadows Drive *Beginning at a point on the East side of Carroll Meadows Drive which is 50' wide at the distance of 1480' (+/-) North East of the centerline of the nearest improved intersecting street Sweet Air Rd which is 80' wide.

Being Lot #(11), Block # (), Section # () in the subdivision of Carroll Meadows as recorded in Baltimore County Plat Book # (54), Folio # (112), containing (1.51 ac.). Located in the (118~~4~~) Election District and (3rd) Council District.

2013-0158-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2013- 0158 -A Address 11 Carroll Meadows Drive

Contact Person: Aaron Tsui Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 01/08/2013 Posting Date: 1/20/13 Closing Date: 2/04/13

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 2013- 0158 -A Address 11 Carroll Meadows Drive

Petitioner's Name Benjamin Baron Telephone 443.858.0527

Posting Date: 1/20/13 Closing Date: 2/04/13

Wording for Sign: To Permit a proposed detached accessory structure (garage), in the rear of the existing dwelling, to have a height of 23 feet in lieu of the maximum allowed 15 feet.

Revised 7/06/11

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

No.

88926

Date:

1/8/13

PAID RECEIPT

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$ 75-

Total:

\$ 75-

Rec
From:

For:

11 CARROLL MEADOWS DR.

2013-0158-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No. 2013-0158-A

Petitioner: Benjamin Baron

Hearing / Closing Date: 2/4/13

Baltimore County Department of
Permits and Development Management
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

This letter is to confirm, under penalties of perjury, that the necessary sign(s)
were posted conspicuously on the property located at _____

11 Carroll Meadows Drive

_____ on 1/20/13

Sincerely,

 1/20/13

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

(410) 879-3122

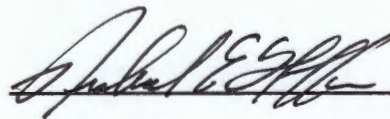
Certificate of Posting

Case No. 2013-0158-A



11 Carroll Meadows Road

(Posted 1/20/13)

 1/20/13

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

(410) 879-3122



KEVIN KAMENETZ
County Executive

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

February 5, 2013

Benjamin & Stephanie Baron
11 Carroll Meadows Drive
Baldwin MD 21013

RE: Case Number: 2013-0158 A, Address: 11 Carroll Meadows Drive, 21013

Dear Mr. & Ms. Baron:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 8, 2013. 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
Elliott Construction, Brian Elliott, 906 Louis Lane, Kingsville MD 21087

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 1-25-13

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

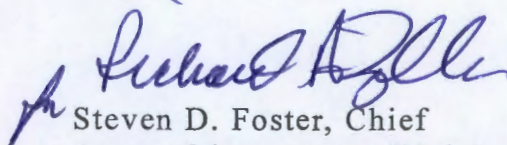
RE: Baltimore County
Item No 2013-0158-A
Administrative Variance
Benjamin & Stephanie Beron
11 Carroll Meadows Drive

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. 2013-0158-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,


Steven D. Foster, Chief
Access Management Division

SDF/raz

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: January 30, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For January 28, 2013
Item Nos. 2013-0151,0153,0154,0156,0157,0158,0159,0160,0161,0162,
0163,0164,0165,0166,0167,0168,0169, and 0172.

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. 2013-0158-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

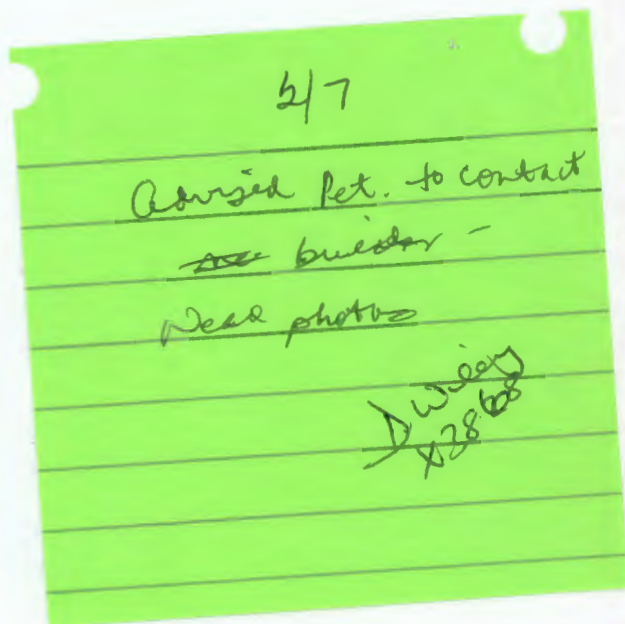
From: "Elliott Construction and Remodeling, Inc."
 <elliottconstructionandremodeling@verizon.net>
To: <Administrativehearings@baltimorecountymd.gov>
Date: 2/10/2013 9:13 PM
Subject: Fwd: Case no. 2013-0158
Attachments: Baron Front.JPG; Baron front 2.JPG; Baron front of purposed garage area.JPG; Baron purposed gar w existing house.JPG; Baron purposed garage.JPG

Feb 8, 2013 02:18:18 PM, elliottconstructionandremodeling@verizon.net wrote:

=====

I spoke with Debbie yesterday and she said that the pictures I submitted were not in the file. I will attach several pictures in 2 emails. You will see the orange flags that mark the area where the garage is being built. Its off to the left rear of the house just off driveway area.

Thanks,
 Melanie Elliott
 Elliott Construction & Remodeling, Inc.
 410-877-2527 office
 443-3030-8183 fax



IMPORTANT MESSAGE			
FOR _____		A.M. P.M.	
DATE _____	TIME _____		
M _____	Melanie		
OF _____	Elliott Const		
PHONE _____	410-877-2527		
☐ FAX	AREA CODE	NUMBER	EXTENSION
☐ MOBILE	AREA CODE	NUMBER	TIME TO CALL
TELEPHONED	X	PLEASE CALL	X
CAME TO SEE YOU		WILL CALL AGAIN	
WANTS TO SEE YOU		RUSH	
RETURNED YOUR CALL		SPECIAL ATTENTION	
MESSAGE _____			
#2013-0158			
2/7 advised need photos, + no order			
SIGNED _____ the next wk. 3868			

Tops

FORM 3002S
 MADE IN U.S.A.

>>>Kathy Holmes kathyholmes@comcast.net 1/3/2013 5:48pm>>>

Stephanie,

We have no problem with you and Ben building the 3 car garage on your property. We understand the height requirement is higher than the county allowed and you are going through a zoning variance. Wishing you the best of luck!!

Kathy Holmes
13 Carroll Meadows

On Jan 3, 2013, at 11:09am, "Stephanie Baron" Sbaron@lifebridgehealth.org wrote:

Hi Kathy. Happy New Year!

We are planning to construct a detached 3 car garage on our property (to the left of the house when you view from the street). This will allow us to park our cars in the garage as well as Ben's new truck and trailer.

The garage will be brick front and siding to match the house. The height of the garage will have to be 21' high to match the roof line of the house and give us adequate storage space above garage. Therefore we will be applying for a zoning variance to have the existing roofline of 15' extended to the 21' height per our plans and to meet any HOA requirements.

As our immediate neighbor, we wanted to share our plan with you to see if you have any concerns regarding our plans to construct the new garage. We're happy to talk more if you have any questions.

Please let me know your thoughts.
Thanks!

Stephanie Baron, MSN RN
Director,
Innovation Center
LifeBridge Health
(443) 601-4939 (office)
(443) 858-0614 (mobile)
sbaron@lifebridgehealth.org

2013-0158-A

>>> Phil Bressler boxout@aol.com 1/3/2013 12:38pm >>>

Stephanie & Ben,

We have no issues with you building your garage. I personally would rather see the garage than the trailer and cars sitting in the driveway. Good luck on your variance!

Phil

On Jan 3, 2013, at 11:11am, "Stephanie Baron" Sbaron@lifebridgehealth.org wrote:

Hi Phil. Happy New Year!

We are planning to construct a detached 3 car garage on our property (to the left of the house when you view from the street). This will allow us to park our cars in the garage as well as Ben's new truck and trailer.

The garage will be brick front and siding to match the house. The height of the garage will have to be 21' high to match the roof line of the house and give us adequate storage space above garage. Therefore we will be applying for a zoning variance to have the existing roofline of 15' extended to the 21' height per our plans and to meet any HOA requirements.

As our immediate neighbor, we wanted to share our plan with you to see if you have any concerns regarding our plans to construct the new garage. We're happy to talk more if you have any questions.

Please let me know your thoughts.

Thanks!

Stephanie Baron, MSN RN
Director,
Innovation Center
LifeBridge Health
(443) 601-4939 (office)
(443) 858-0614 (mobile)
sbaron@lifebridgehealth.org

2013-0158-A

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 - 11 Account Number - 2000008757

Owner Information

Owner Name: BARON BENJAMIN G
BARON STEPHANIE A **Use:** RESIDENTIAL
Mailing Address: 11 CARROLL MEADOWS DR **Principal Residence:** YES
BALDWIN MD 21013-9700 **Deed Reference:** 1) /18720/ 00517
2)

Location & Structure InformationPremises Address11 CARROLL MEADOWS DR
0-0000Legal Description1.511 AC
11 CARROLL MEADOWS DR
CARROLL MEADOWS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0044	0006	0133		0000			11	3	
									Plat Ref: 0054/ 0112

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1987	2,352 SF	1.5100 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
		01/01/2012	07/01/2012	07/01/2013
Land	136,600	136,600		
Improvements:	346,000	263,000		
Total:	482,600	399,600	399,600	399,600
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
KOLOUP MATTHEW GEORGE	09/05/2003	\$419,000
Type: ARMS LENGTH IMPROVED	Deed1: /18720/ 00517	Deed2:
Seller: GALLERIZZO MICHAEL G	Date: 08/28/1997	Price: \$354,000
Type: NON-ARMS LENGTH OTHER	Deed1: /12353/ 00241	Deed2:
Seller: DAYBREAK ESTATES CORPORATION	Date: 11/25/1986	Price: \$56,000
Type: ARMS LENGTH IMPROVED	Deed1: /07339/ 00286	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:Exempt Class:Special Tax Recapture:

NONE

Homestead Application Information

Homestead Application Status: Approved 01/13/2009



ZONING NOTICE
NEW-USE VARIANCE
DATE: 2/11/2013

PUBLIC HEARING ?
PUBLIC HEARING IS REQUIRED FOR ALL VARIANCES. THE APPLICANT MUST APPEAR AT THE PUBLIC HEARING AND PRESENT A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE. THE PUBLIC HEARING WILL BE HELD ON THE DATE AND TIME LISTED BELOW.

APPROVAL IS GRANTED IF THE BOARD OF ZONING ADJUSTMENTS FINDS THAT THE VARIANCE IS IN THE PUBLIC INTEREST AND THAT THE PROPOSED VARIANCE IS NOT IN CONFLICT WITH THE ZONING ORDINANCE.

FOR MORE INFORMATION, CONTACT THE BOARD OF ZONING ADJUSTMENTS AT 201-241-1400.



















Pt. Bk./Folio # 044135

Pt. Bk. 0000044, Folio 0135
1800011414

RC 2

PDM # 118011

Lot # 8 16 2000008754

Lot # 7 2000008753

Lot # 9 2000008755

Lot # 6 2000008752

12

14

PDM # 110336

RC 5

Lot # 10 2000008756
Pt. Bk. 0000054, Folio 0112
Pt. Bk./Folio # 054112

2000008751

Lot # 5
10

Lot # 11 2000008757
11

11 ED
3 CD NE 20-F

044C1

2000008750

9

Lot # 12 2000008758

7

Lot # 13 2000008759

RC 2

1700009359

2000008780
Lot # 15

1112020350

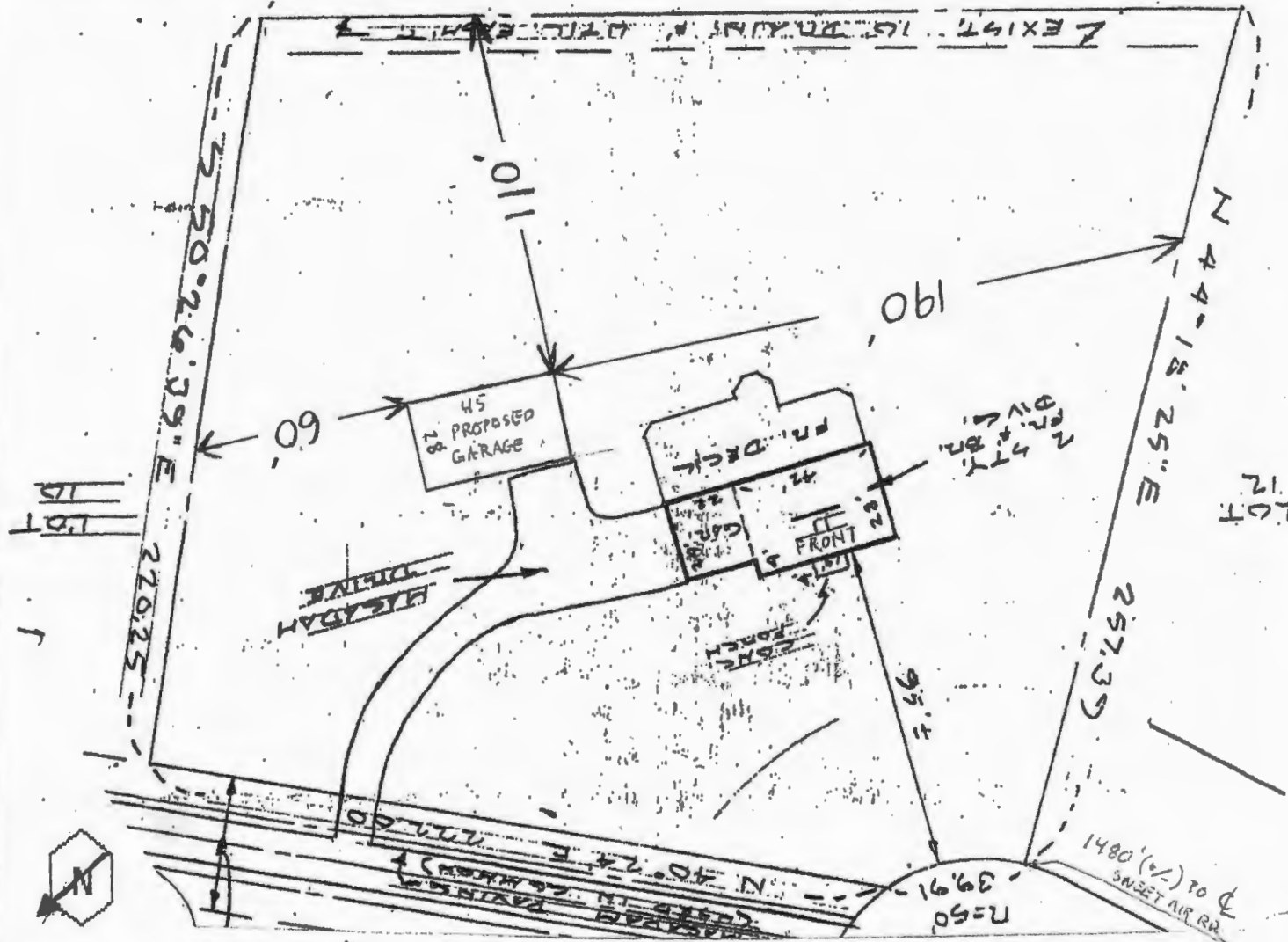
2013-0158-A

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

ADDRESS 11 Carroll Meadows DROWNER(S) NAME(S) Ben + Stephanie Baron

SUBDIVISION NAME Carroll Meadows LOT # 11 BLOCK # _____ SECTION # _____

PLAT BOOK # 54 FOLIO # 112 10 DIGIT TAX # 2000008757 DEED REF. # 18720100517



PLAN DRAWN BY Brian Elliott

DATE 12-18-12 SCALE: 1 INCH = 50 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 044C1

SITE ZONED RC-5

ELECTION DISTRICT 11th

COUNCIL DISTRICT 3rd

LOT AREA ACREAGE 1.5100

OR SQUARE FEET _____

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MAR 11X

WATER IS: _____

PUBLIC _____ PRIVATE ☒

SEWER IS: _____

PUBLIC _____ PRIVATE ☒

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER _____

AND ORDER RESULT LOW

VIOLATION _____

2013-0158-A