

IN RE: PETITION FOR ADMIN. VARIANCE *

(429 Virginia Avenue)

15th Election District *

7th Council District *

Earl T. Krause *

Petitioner *

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2013-0212-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owner of the property, Earl T. Krause. The Petitioner is requesting Variance relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (garage) with a height of 18' in lieu of the maximum 15'. 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.

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

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on March 29, 2013, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (B.C.C.). 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

ORDER RECEIVED FOR FILING

Date 5-8-13

By KW

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 Petitioner.

Although the Department of Planning did not make any recommendations related to the garage height and usage, I will impose conditions that the accessory building 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, this 8th day of May, 2013, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (garage) with a height of 18' in lieu of the maximum 15', be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. The Petitioner may apply for his appropriate permits 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, 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.
3. The garage shall not be used for commercial purposes.

ORDER RECEIVED FOR FILING

Date 5-8-13

By aw

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:dlw

ORDER RECEIVED FOR FILING

Date 5-8-13

By law



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 429 VIRGINIA AVE

which is presently zoned DR 5.5

Deed Reference 0029814486

10 Digit Tax Account # 1511001600

Property Owner(s) Printed Name(s) EARL T KRAUSE

(SELECT THE HEARING(S) BY MARKING ☒ 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) BCZR 400.3 TO PERMIT AN ACCESSORY STRUCTURE (GARAGE) WITH A HEIGHT OF 18' IN LIEU OF THE MAXIMUM 15'

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:

EARL T KRAUSE

Name #1 - Type or Print

Name #2 - Type or Print

Earl T Krause

Signature #1

Signature #2

429 VIRGINIA AVE BALTIMORE MD

Mailing Address

City

State

21221 410 6873283 Tommy DZIO 2 HOT MAIL .COM

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 2013-0212-1

Filing Date 3/19/13

Estimated Posting Date 3/31/13

Reviewer JS

Zoning property description for 429 Virginia Ave. 21221

Beginning at a point on the north side of Virginia Ave, which is ^{35'}~~150'~~ wide at the distance of ~~275'~~ of the center line of the nearest improved intersecting street, Taylor Ave, which is 35' wide.

Thence the following courses and distances

(S68° 49' 30" W 100.00)

(S21° 10' 30" E 145.00)

(N68° 49' 30" E 100.00)

(N21° 10' 30" W 145.00)

Being lots # 31 & 32, Block L, section A in the subdivision of Essex as recorded in the Baltimore County PLAT book # 0000005, Folio 15 containing .33 acres. Located in the 15 election district 7th council district.

2013-0212-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: 2013-0212-A

Petitioner: KRAUSE

Address or Location: 429 VIRGINIA AVE.

PLEASE FORWARD ADVERTISING BILL TO:

Name: EARL KRAUSE

Address: 429 VIRGINIA AVE

ESSEX, MD 21221

Telephone Number: 410-687-3283

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

No. **96206**

Date: **3/19/13**

PAID RECEIPT

BUSINESS ACTUAL TIME VEN
 3/20/2013 3/19/2013 11:29:57 2

REC MADE WALKIN DOLL DRD
 >>RECEIPT # 658512 3/19/2013 BFLH

Dep: 5 528 ZONING VERIFICATION

CF ID: 096206

Recpt tot 175.00
 6.00 CR 181.00 CR
 15.00 CB

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
00	806	0000		6150				875.00

Total: **875.00**

Rec From **KRAUSE**

For **2013-0210-A**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No 2013-0212-A

Petitioner/Developer KRAUSE

Date Of Hearing/Closing: 4/15/13

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 429 VIRGINIA AVENUE

This sign(s) were posted on March 29, 2013

Month, Day, Year

Sincerely,

Martin Ogle 3/29/13

Signature of Sign Poster and Date

Martin Ogle

60 Chelmsford Court

Baltimore, Md, 21220

443-629-3411

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE# 2013-0212-A

TO PERMIT AN ACCESSORY STRUCTURE (GARAGE)
WITH A HEIGHT OF 18 FEET IN LIEU OF THE
MAXIMUM 15 FEET

OFFICIAL USE ONLY

UNDER PENALTY OF LAW
FIBER

W. J. ... 3/29/13

MEMORANDUM

DATE: June 10, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0212-A - Appeal Period Expired

The appeal period for the above-referenced case expired on June 7, 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

CASE NO. 2013-

0212-ACHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>4-4</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>4-22</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>4-4</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>3-29-13</u> by <u>Ogle</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: Krisning photos 4/19 Contacted Mr. Krause - left v.m.
4/22 1:59 PM - spoke to Mr. Krause; he'll email photos. 3:27 PM

Photos Rec'd 5-1-13 via Jane Fisher.

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 2013- 0212 -AAddress 429 VIRGINIA AVEContact Person: JASON SEIDELMAN
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 3/19/13Posting Date: 3/31/13Closing Date: 4/15/13

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- 0212 -AAddress 429 VIRGINIA AVEPetitioner's Name KRAUSETelephone 410-687-3283Posting Date: 3/31/13Closing Date: 4/15/13Wording for Sign: To Permit AN ACCESSORY STRUCTURE (GARAGE) WITH A
HEIGHT OF 18 FEET IN LIEU OF THE MAXIMUM 15 FEET.

Revised 7/06/11

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: April 04, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For April 8, 2013
Item Nos. 2013- 0210, 0211, 0212, 0213, 0215 and 0216.

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

DAK:CEN
Cc: file

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 4-4-13

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

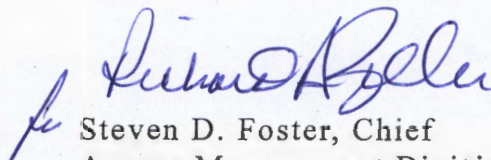
RE: Baltimore County
Item No. 2013-0212-A
Administrative Variance
Earl T. Krause
429 Virginia Avenue.

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. 2013-0212-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



KEVIN KAMENETZ
County Executive

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

April 16, 2013

Earl T Krause
429 Virginia Avenue
Baltimore MD 21221

RE: Case Number: 2013-0212 A, Address: 429 Virginia Avenue

Dear Mr. Krause:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 19, 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 that reads "W. Carl Richards, Jr." The signature is written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel

Maryland Department of Assessments and Taxation
Real Property Data Search (vw6.1A)
BALTIMORE COUNTY

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

Account Identifier:

District - 15 Account Number - 1511001600

Owner Information

Owner Name: KRAUSE EARL T **Use:** RESIDENTIAL
Mailing Address: 429 VIRGINIA AVE
BALTIMORE MD 21221-6858 **Principal Residence:** YES
Deed Reference: 1) /29814/ 00486
2)

Location & Structure Information

Premises Address **Legal Description**
429 VIRGINIA AVE LT 31,32
0-0000 429 VIRGINIA AVE
ESSEX

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
0097	0008	0374		0000	A	L	31	3		0003/ 0015

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1922	1,200 SF	14,500 SF	04

Stories	Basement	Type	Exterior
1.500000	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	63,800	63,800		
Improvements:	94,700	53,100		
Total:	158,500	116,900	116,900	116,900
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
SAMPSON STEPHEN EDWARD	08/26/2010	\$120,000
Type: NON-ARMS LENGTH OTHER	Deed1: /29814/ 00486	Deed2:
Seller: SAMPSON STEPHEN EDWARD	Date: 01/10/2005	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /21247/ 00490	Deed2:
Seller: SECRETARY OF HOUSING AND URBAN	Date: 03/03/1995	Price: \$74,711
Type: NON-ARMS LENGTH OTHER	Deed1: /10961/ 00372	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 10/05/2010



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

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

District - 15 Account Number - 1511001600



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



429 VIRGINIA AVE
2013-0212 A
KRAUSE



429 VIRGINIA AVE
2013-0212 A
KRAUSE

RECEIVED

MAY 01 2013

OFFICE OF ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

APR 22 2013

OFFICE OF ADMINISTRATIVE HEARINGS



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: April 22, 2013

SUBJECT: DEPS Comment for Zoning Item # 2013-0212-A
Address 429 Virginia Avenue
(Krause Property)

Zoning Advisory Committee Meeting of April 1, 2013.

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

The majority of this property, including the proposed development area, is located outside the Chesapeake Bay Critical Area. Based on this, and the information submitted, this office has no comments on the proposed accessory structure, or the structure height.

Reviewer: *Paul Dennis; Environmental Impact Review*

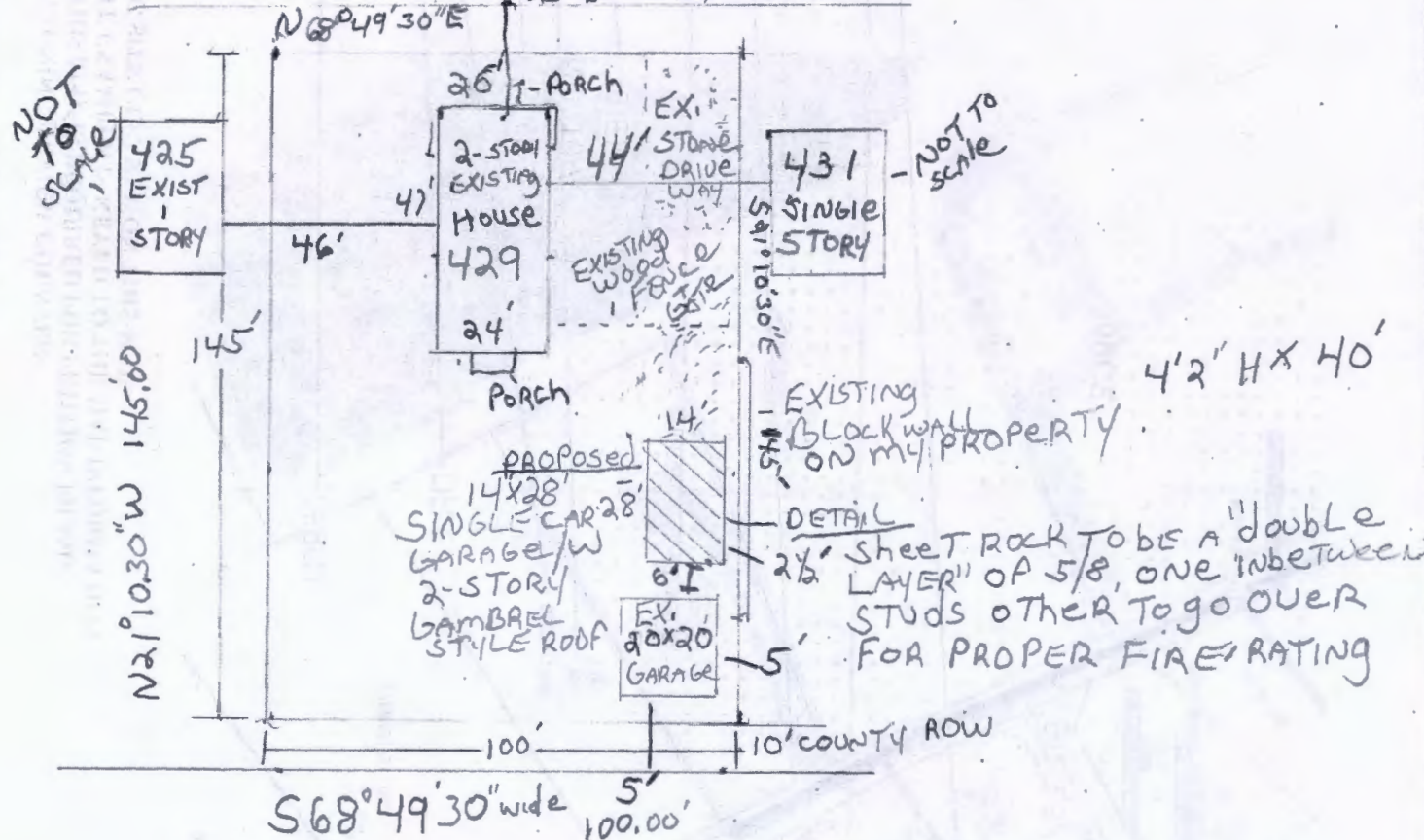
ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 429 VIRGINIA AVE. OWNER(S) NAME(S) EARL T KRAUSE

SUBDIVISION NAME ESSEX LOT # 31 BLOCK # L SECTION # A

PLAT BOOK # 000000 FOLIO # 0076 10 DIGIT TAX # 1511001600 DEED REF. # 00298114486

VIRGINIA AVE 25'6" FACE OF CURB



PLAN DRAWN BY EARL T KRAUSE DATE 3-15-13 SCALE: 1 INCH = 40 FEET

SITE VICINITY MAP

N



MAP IS NOT TO SCALE

ZONING MAP# 097N

SITE ZONED DA5.5

ELECTION DISTRICT 15

COUNCIL DISTRICT 7

LOT AREA ACREAGE .33

OR SQUARE FEET 14500

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

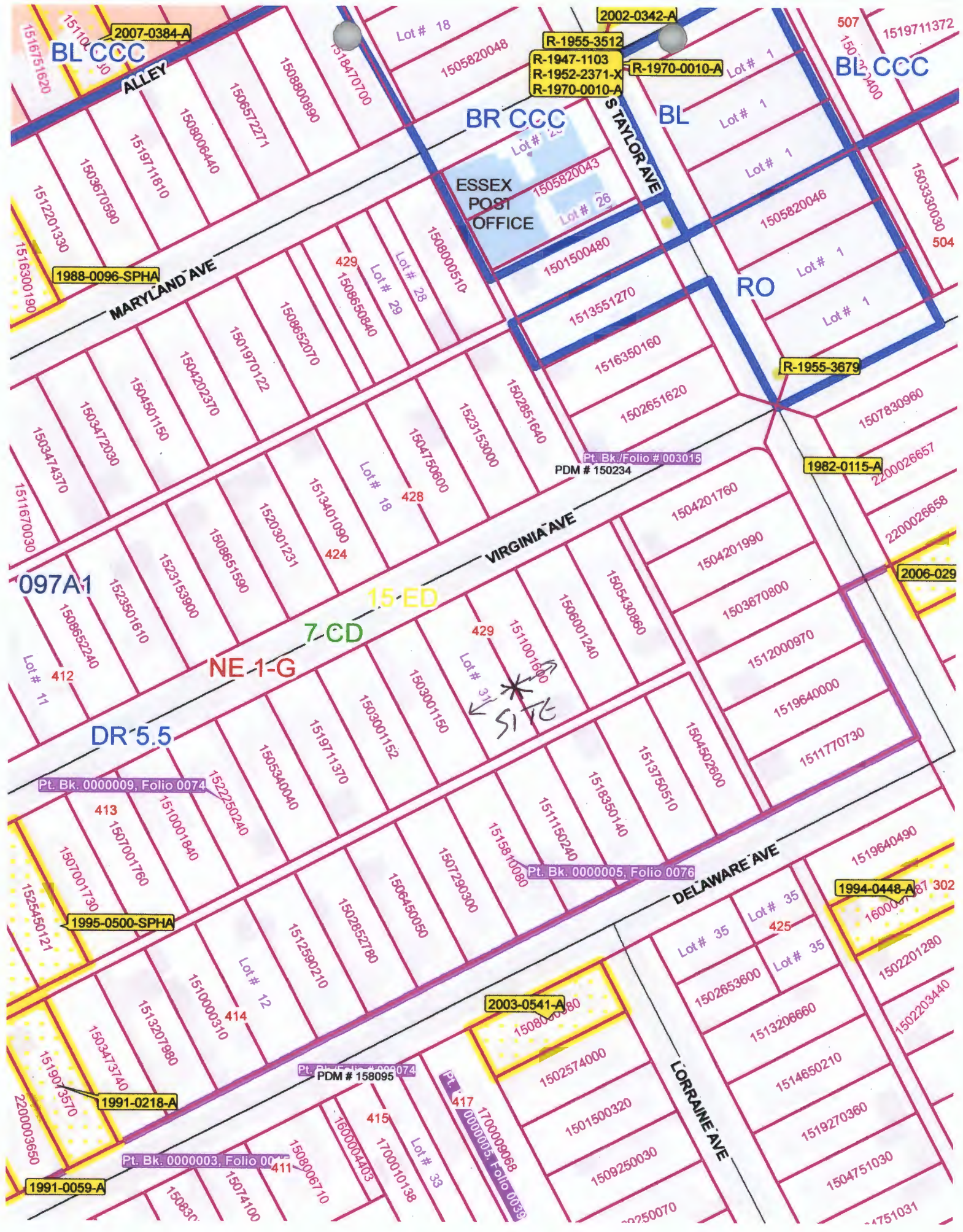
PRIOR HEARING? _____

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2013-0212-A



2013-0712-A

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

ADDRESS 429 VIRGINIA AVE. OWNER(S) NAME(S) EARL T KRAUSE

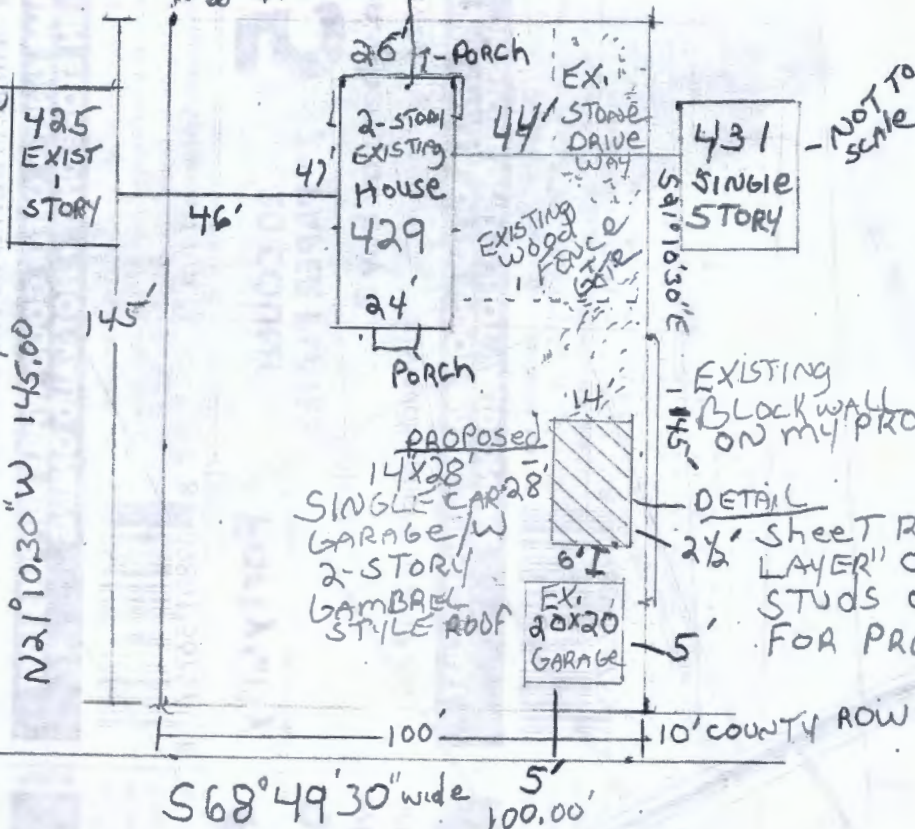
SUBDIVISION NAME ESSEX LOT # 31 BLOCK # L SECTION # A

PLAT BOOK # 000000 FOLIO # 0076 10 DIGIT TAX # 1511001600 DEED REF. # 0029814486

VIRGINIA AVE 25'6" FACE OF CURB

N 68°49'30"E

NOT TO SCALE



N



MAP IS NOT TO SCALE

ZONING MAP# 097N

SITE ZONED DA5.5

ELECTION DISTRICT 15

COUNCIL DISTRICT 7

LOT AREA ACREAGE .33

OR SQUARE FEET 14500

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? _____

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

PLAN DRAWN BY EARL T KRAUSE DATE 3-15-13 SCALE: 1 INCH = 40' FEET

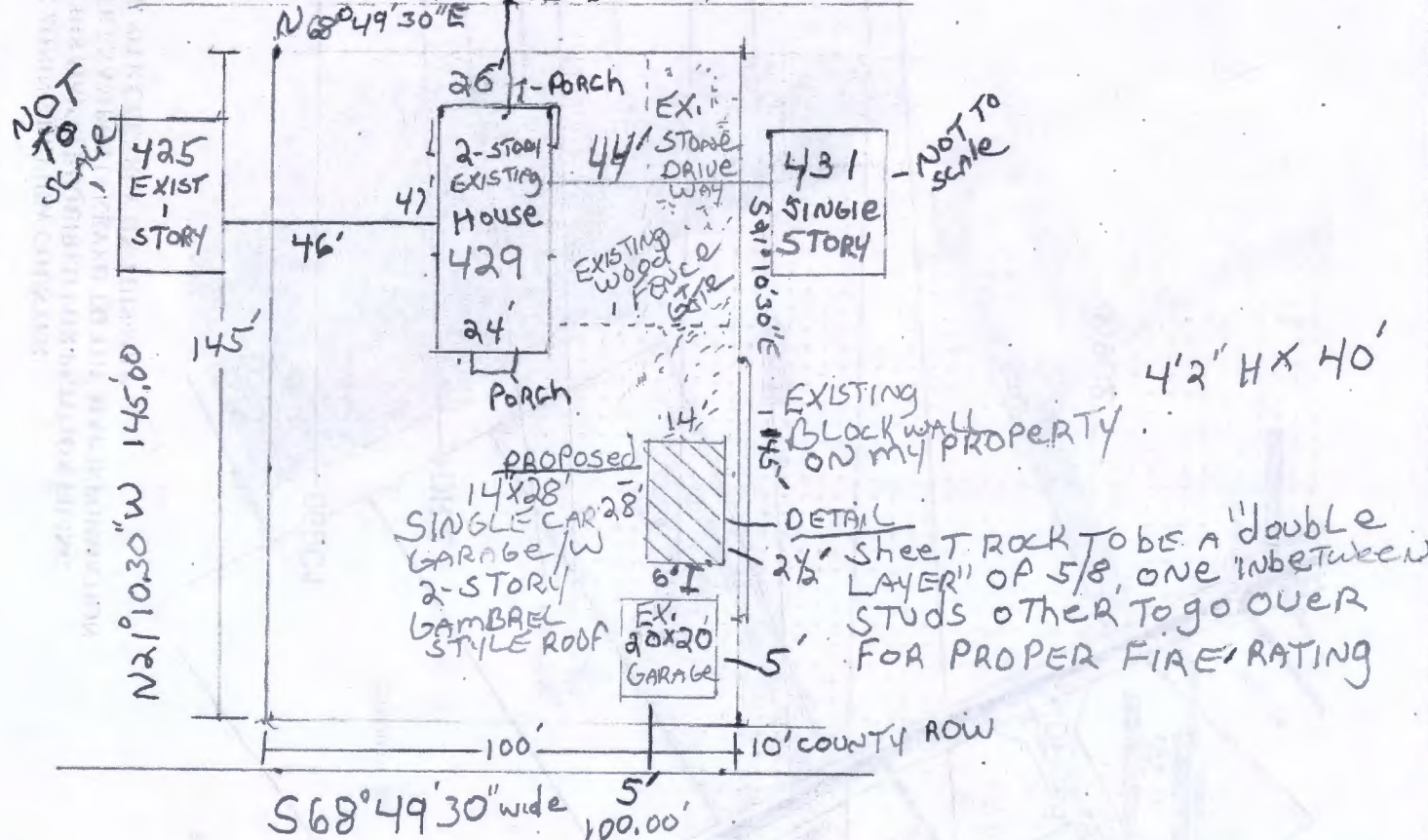
SITE VICINITY MAP

ADDRESS 429 VIRGINIA AVE. OWNER(S) NAME(S) EARL T KRAUSE

SUBDIVISION NAME ESSEX LOT# 31 BLOCK# L SECTION# A

PLAT BOOK # 000000 FOLIO # 0076 10 DIGIT TAX # 1511001600 DEED REF. # 00298114486

VIRGINIA AVE - 25' 6" FACE OF CURB



N
↑
MAP IS NOT TO SCALE

ZONING MAP# 097N

SITE ZONED DA5.5

ELECTION DISTRICT 15

COUNCIL DISTRICT 7

LOT AREA ACREAGE .33

OR SQUARE FEET 14500

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES ? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE

SEWER IS:

PUBLIC ~~X~~ PRIVATE

PRIOR HEARING ?

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

PLAN DRAWN BY EARL T KRAUSE DATE 3-15-13 SCALE: 1 INCH = 40' FEET

2013-0212-A