

MEMORANDUM

DATE: June 18, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0235-A - Appeal Period Expired

The appeal period for the above-referenced case expired on June 17, 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



KEVIN KAMENETZ
County Executive

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

May 16, 2013

Joseph A. Uzupus
Colleen Maynard
517B Oella Avenue
Ellicott City, Maryland 21043

Re: Petition for Administrative Variance
Case No. 2013-0235-A
Property: 517B Oella Avenue

Dear Mr. Uzupus and Ms. Maynard:

Enclosed please find the decision rendered in the above-captioned case.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file with the Baltimore County Board of Appeals an appeal within thirty (30) days from 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", with a long, sweeping horizontal line extending to the right.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(517B Oella Avenue)		
1 st Election District	*	OFFICE OF ADMINISTRATIVE
1 st Council District		
Joseph A. Uzupus & Colleen Maynard	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2013-0235-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owners of the property, Joseph A. Uzupus and Colleen Maynard. The Petitioners are requesting Variance relief from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed detached garage building in the front yard in lieu of the required rear yard, and to permit a proposed detached garage building with a height of 17' in lieu of the maximum allowed of 15'. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' 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 Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 28, 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 (B.C.C.). Based upon the information available, there is no evidence in

ORDER RECEIVED FOR FILING

Date 5-16-13

By kw

the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Although the Department of Planning did not make any recommendations related to the garage height and usage, I will impose conditions that the accessory 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 16th day of May, 2013, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed detached garage building in the front yard in lieu of the required rear yard, and to permit a proposed detached garage building with a height of 17' in lieu of the maximum allowed of 15', be and is hereby GRANTED.

The relief granted herein shall be 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, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

ORDER RECEIVED FOR FILING

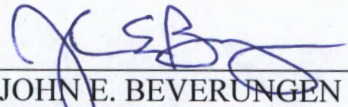
Date 5-16-13

2

By [Signature]

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.

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 5-16-13

By dlw



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 517 B Oella Ave. which is presently zoned DR2

Deed Reference 24153 / 00657 10 Digit Tax Account # 2500000484 ✓

Property Owner(s) Printed Name(s) Joseph Uzupus III, Colleen Maynard

(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) 400.1 OF BC2R TO PERMIT A PROPOSED DETACHED GARAGE BUILDING IN THE FRONT YARD IN LIEU OF THE REQUIRED IN THE REAR YARD; AND FROM § 400.3 OF BC2R TO PERMIT A PROPOSED DETACHED GARAGE BUILDING WITH A HEIGHT OF 17 FEET IN LIEU OF THE
MAXIMUM ALLOWED OF

2. ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4-416(a)(2): (indicate type of work in this space to raze, alter or construct addition to building)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners:

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, of Baltimore County, this 20 day of April, 2013 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 2013-0235-A

Filing Date 4/16/13

Estimated Posting Date 4/28/13

Reviewer AT

~ 5/13/13

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: 517 B Oella Ave Ellicott City MD 21043
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 requesting an administrative variance because of the unique attributes of our property. The house is situated on the lot such that there is not a large backyard but rather a large side yard. The area behind the back wall of the house is wooded, and the ecosystem would be further disturbed to put the structure there per Balto Co code. This would also require paving a portion of the yard which would increase the erosion of our property. Per the home builder there is also a substantial amount of rock that needs to be excavated to put the structure in the back yard. The distance of the proposed structure from our neighbor's houses is sufficient as to not cause them hardship or loss of enjoyment of their property. The structure needs to be 16' in height to accommodate various items that would be unsightly stored outside.

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

J. Uzupus III
Signature of Affiant

Joseph Uzupus III
Name- Print or Type

Colleen L. Maynard
Signature of Affiant

Colleen L. Maynard
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 8 day of April, 2013, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Baltimore County
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

Angela M. Evans
Notary Public

11/10/2014
My Commission Expires

ANGELA M. EVANS
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires November 10, 2014

ZONING PROPERTY DESCRIPTION FOR 517B OELLA AVE

Beginning at a point on the southwest side of Oella Avenue, which has a 50 foot right-of-way, at a distance of 740 foot (+/-) east of the centerline of the nearest improved intersecting street, Mary Joe Way, which has a 50 foot right-of-way.

~~OPTION 3 (Minor Subdivision Lot)~~

CM JAU

Thence the following courses and distances:

Beginning for the same at a point on the south side of Oella Avenue 50 feet wide, said point being on the 3rd or N40°30'E, 596.5 foot line thence leaving the south side of Oella Avenue and running along and reversing said 3rd line, for a part of its distance, and along and reversing the 2nd line and part of the first line, the three following courses and distances, S34°58'24"W, 586.24 feet, N56°11'06"W, 144.98 feet, and N34°58'24"E, 265.96 feet to a point; thence leaving said first line and running for new lines of division through the whole tract the four following courses and distances: (1) S57°07'50"E, 125.04 feet, (2) N34°58'24"E, 131.09 feet, (3) S57°07'50"E, 8.01 feet and (4) N34°58'24"E, 183.86 feet to a point on the south side of Oella Avenue; Thence along and binding on the south side of Oella Avenue S70°47'11"E, 12.47 feet to the point of beginning, as recorded in Deed Liber 23138, Folio 489, containing 1.00 acres.

Located in the 1st Election District and 1st Council District. Also known as Lot #3 in the minor subdivision of Dykes, minor subdivision # 05-081-M, ~~as maintained by the Development Management Division of the Department of Permits, Approvals and Inspections.~~

CM JAU

2013-0235-A

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

No. **098529**
 Date: **4/16/13**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 /16/2013 4/16/2013 09:45:47 2

REG 4505 WALTON 0001 000
 >>RECEIPT # 662227 4/16/2013 09:45

5 528 JUVENILE VERIFICATION
 098529

Recpt Tot. \$75.00
 4.00 OF \$75.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	206	0000		6150				\$ 75-

Total: **\$ 75-**

Rec From: **JOSEPH UZUPUS**

For: **517.B OELLA AVE**

2013-0235-A

**CASHIER'S
 VALIDATION**

DISTRIBUTION

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

CERTIFICATE OF POSTING

RE: Case No 2013-0235-A

Petitioner/Developer JOSEPH URUPUS

Date Of Hearing/Closing: 5/13/13

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 517 B DELL A AVENUE

This sign(s) were posted on April 28, 2013
Month, Day, Year

Sincerely,

Martin Ogle 4/28/13
Signature of Sign Poster and Date

Martin Ogle
60 Chelmsford Court
Baltimore, Md, 21220
443-629-3411



maulmfg 4/28/13

CASE NO. 2013-0235-A

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
4-25	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	NO
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
4-29	STATE HIGHWAY ADMINISTRATION	NO objection
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION (Case No. _____)		
PRIOR ZONING (Case No. _____)		
NEWSPAPER ADVERTISEMENT Date: _____		
SIGN POSTING Date: 4-28-13 by _____		
PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐		
PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐		
Comments, if any: _____		

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2013- 0235 -A

Address 517B OELLA AVE

Contact Person: AARON TSUI
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 4/15/2013

Posting Date: 4/28/13

Closing Date: 5/13/13

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 0235 -A

Address 517B OELLA AVENUE

Petitioner's Name JOSELP UZUPUS

Telephone 443-928-8882

Posting Date: 4/28/13 - 5/13/13

Closing Date: 5/13/13

Wording for Sign: To Permit A PROPOSED DETACHED GARAGE IN THE FRONT YARD OF THE EXISTING DWELLING WITH A HEIGHT OF 17 FEET IN LIEU OF THE REQUIRED IN THE REAR YARD WITH A MAXIMUM ALLOWED 15 FEET HIGH

Revised 7/06/11

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: April 25, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For April 29, 2013
Item Nos. 2013-0211, 0224, 0233, 0234, 0235, 0237, 0238, 0239 and 0240.

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

State Highway
Administration

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 4-29-13

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

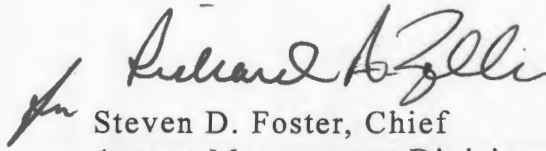
RE: Baltimore County
Item No 2013-0235-A
Administrative Variance
Joseph Uzupus III &
Colleen Maynard
5178 Oella Avenue

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. 2013-0235-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



KEVIN KAMENETZ
County Executive

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

May 14, 2013

Joseph Uzupus III & Colleen Maynard
517 B Oella Avenue
Ellicott City MD 21043

RE: Case Number: 2013-0235 A, Address: 517 B Oella Avenue, 21043

Dear Mr. Uzupus & Ms. Maynard:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 16, 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." 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 (vw1.1A)
BALTIMORE COUNTY

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

Account Identifier:

District - 01 Account Number - 2500000484 ✓

Owner Information

Owner Name: UZUPUS JOSEPH ANTHONY
MAYNARD COLLEEN
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 517 B OELLA AVE
BALTIMORE MD 21228-
Deed Reference: 1) /33458/ 00116
2)

Location & Structure Information

Premises Address: 517B OELLA AVE
BALTIMORE 21228-
Legal Description: 1AC
SS OELLA AVE
1300FT W WESTCHESTER AVE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	MS
0100	0009	1357		0000			3	1	Plat Ref:	

Town: NONE
Special Tax Areas: Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2013	2,640 SF	1.0000 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	As Of
Land	140,000	01/01/2013	07/01/2012	07/01/2013	
Improvements:	366,300				
Total:	506,300	444,100	140,000	444,100	
Preferential Land:	0			0	

Transfer Information

Seller:	Date:	Price:
Y & T DEVELOPMENT LLC	04/11/2013	\$469,000
Type: ARMS LENGTH IMPROVED	Deed1: /33458/ 00116	Deed2:
Seller: Y & T DEVELOPMENT LLC	Date: 07/13/2006	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /24153/ 00657	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: No Application

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

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



2013-0235-A

Proposed

Garage

23'x26'

515 A Della Ave.
617 FT. HT.



2013-0235-A



PROPOSED
GARAGE

515A Oella Ave

517B Oella Ave

2013-0235-A



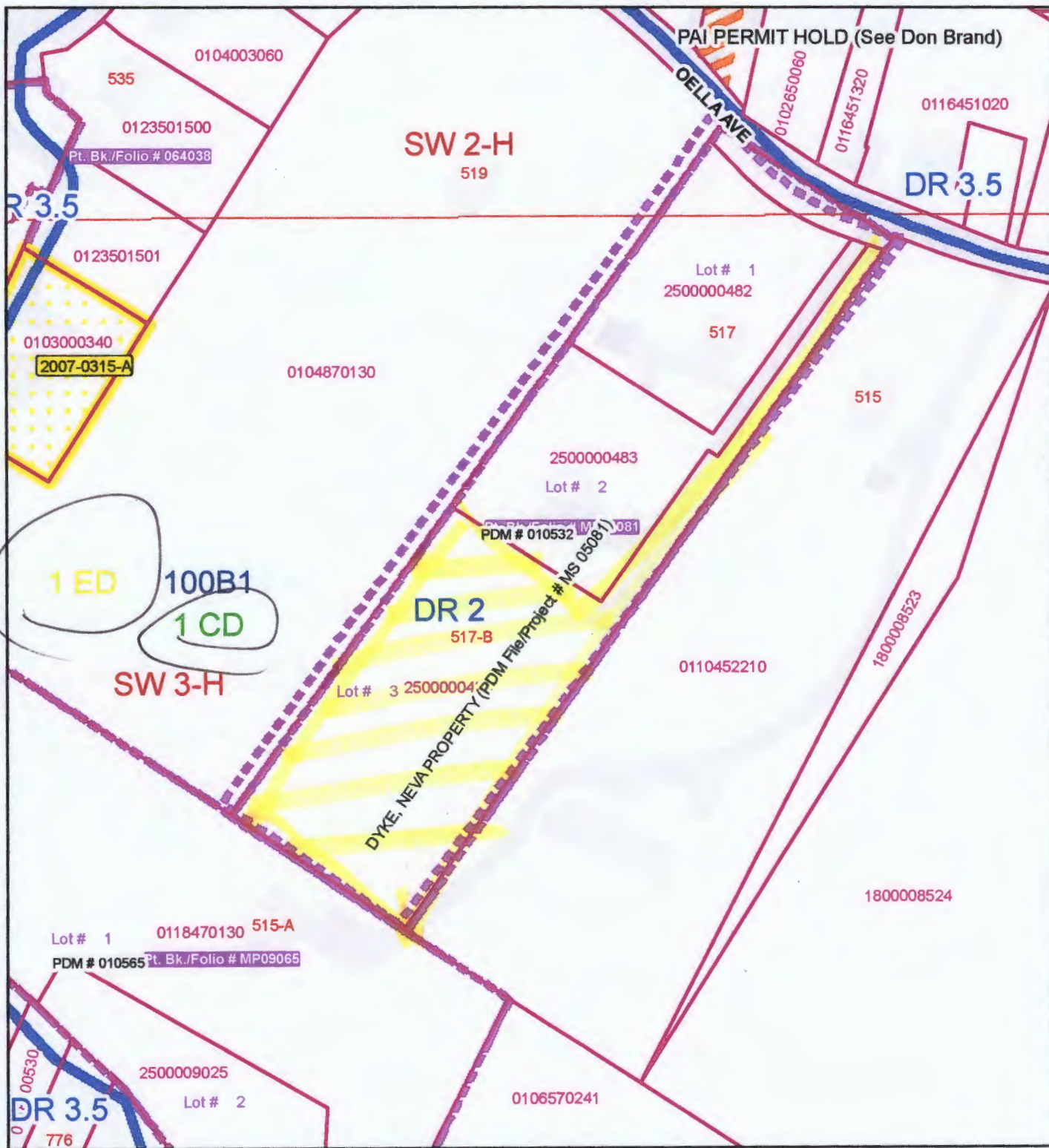
2013-0235-A



517B Oella Ave

2013-0235-A

517-B Oella Ave



Publication Date: 4/9/2013



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot

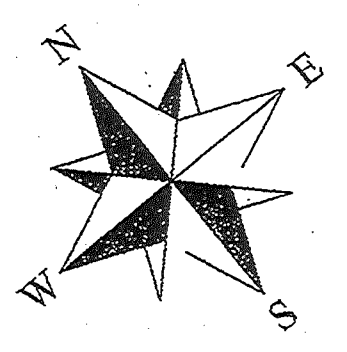
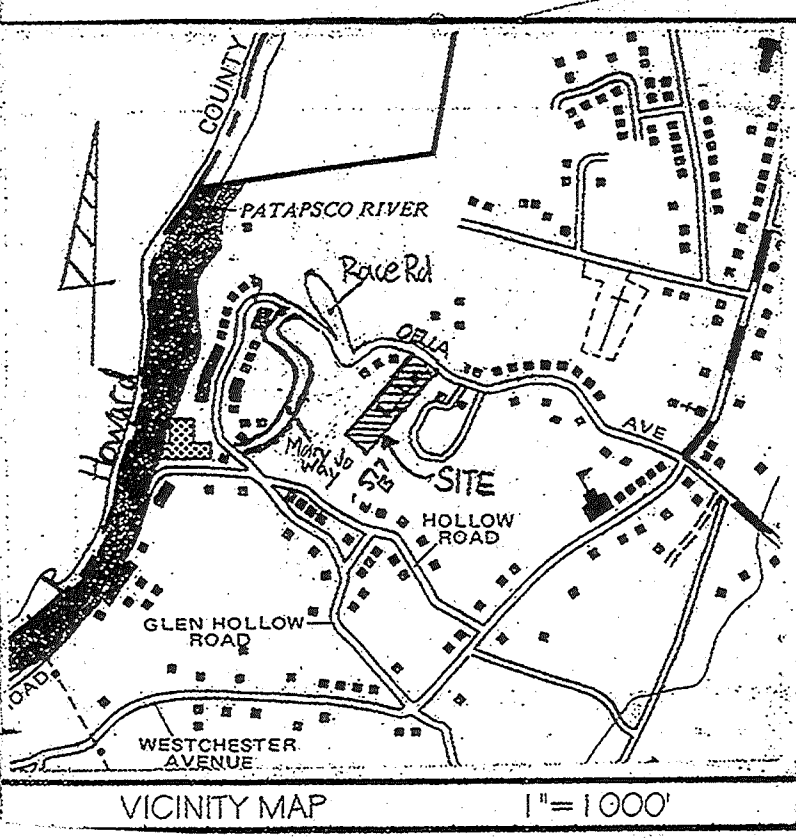


0 25 50 100 150 200 Feet

1 inch = 100 feet

2013-0235A

Bill
win
7



ROBERT M &
ADELE G WEBB
TAX ACCT: 0103472800
DEED: 54001470

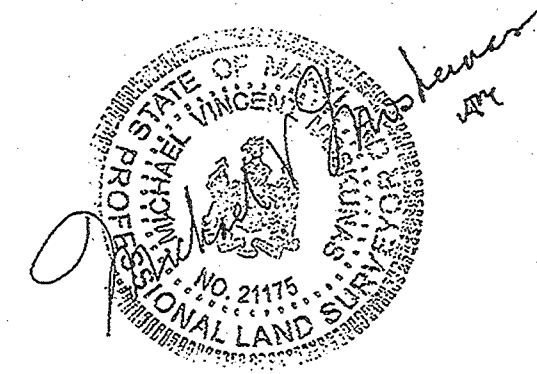
P. 766
LYDIA TEMOSHOV
1800008524
14990/84

P. 1201
PRESTON &
RUTH FERRELL
1800008523
6024/554

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
ADDRESS **517 B OELLA AVE** OWNER(S) NAME(S) **JOSEPH V. ZUPERS III**
SUBDIVISION NAME **DYKES PROPERTY** LOT # **3** BLOCK # **3** SECTION # **3**
PLAT BOOK # **FOLIO # 250 000 0484** DEED REF. # **24153100651**

ZONING MAP# **100 B1**
SITE ZONED **Dr 2**
ELECTION DISTRICT **1**
COUNCIL DISTRICT **1**
LOT AREA ACREAGE **1 AC.**
OR SQUARE FEET
HISTORIC? **No**
IN CBCA?
IN FLOOD PLAIN? **No**
UTILITIES? MARK WITH X
WATER IS:
PUBLIC ☒ PRIVATE
SEWER IS:
PUBLIC ☒ PRIVATE
PRIOR HEARING? **No**
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:



NOTE:
I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE MINOR
SUBDIVISION COMMENTS DATED 10/28/05 AND HAVE PREPARED WITH DUE DILIGENCE
THIS MINOR SUBDIVISION PLAN.

ZONING CLASSIFICATION	MINIMUM NET LOT ARE PER DWELLING UNIT (SQ. FT.)	MINIMUM LOT WIDTH (FEET)	MINIMUM FRONT YARD DEPTH (FEET)	MINIMUM WIDTH OF INDIVIDUAL SIDE YARD (FEET)	MINIMUM SUM OF SIDE YARD WIDTHS (FEET)	MINIMUM REAR YARD DEPTH (FEET)
DR 2	20,000	100	40	15	40	40

2013-0235-A
Pet. Exh. 1