

M E M O R A N D U M

DATE: June 18, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0241-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

John E. Lambert
Patricia Lambert
4127 Piney Grove Road
Reisterstown, Maryland 21186

Re: Petition for Administrative Variance
Case No. 2013-0241-A
Property: 4127 Piney Grove Road

Dear Mr. and Mrs. Lambert:

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 horizontal flourish extending to the right.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE *
(4127 Piney Grove Road)
4th Election District *
3rd Council District *
John E. and Patricia Lambert *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2013-0241-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, John E. and Patricia Lambert. The Petitioners are requesting Variance relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (garage) to be placed in the side yard in lieu of the required rear yard placement. 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 26, 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 the file to indicate that the requested variance would adversely affect the health, safety or general

ORDER RECEIVED FOR FILING

Date 5-18-13

By low

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 Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (garage) to be placed in the side yard in lieu of the required rear yard placement, 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.
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.

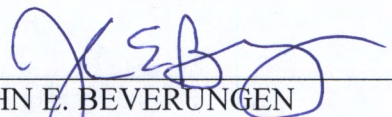
ORDER RECEIVED FOR FILING

Date 5-16-13

By low

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 WV



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 4127 Piny Grove Road which is presently zoned RC-2
 Deed Reference 31646/0063 10 Digit Tax Account # 0419008600
 Property Owner(s) Printed Name(s) JOHN E + Patricia A. LAMBERT

(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)

BCZR-400.1 → To permit an accessory structure (garage) to be placed in the side yard in lieu of the required rear yard placement.

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:

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 _____ 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 2013-0241-A Filing Date 4/19/13 Estimated Posting Date 4/28/13 Reviewer JS

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: 4127 Piney Grove Road Reisterstown Maryland 21136
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)

See Attached

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

John E. Lambert
Signature of Affiant
JOHN E. LAMBERT
Name- Print or Type

Patricia A. Lambert
Signature of Affiant
Patricia A. Lambert
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 April, 2013, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

John E. Lambert Patricia A. Lambert
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

T. Hoffmann
Notary Public
9/17/14
My Commission Expires

Affidavit in Support of Administrative Variance

Based upon personal knowledge, the following are the facts which I/we base the request for an Administrative Variance at the above address.

Upon entering the property, the location of the garage would be esthetically pleasing to the eye and would not distract from the value of the property. The reasons for the variance request is have the least environmental impact of the surrounding woodlands. There would be a minimum amount of added driveway, allowing for less runoff. Placing the garage behind and below the house would require more land to be blacktopped, more trees to be removed. As my wife and I get older it would create a difficulty in climbing a hill from the garage to the house creating a safety and a security issues. All of the above factors would enable us to keep the garage within a reasonable budget.

EXHIBIT "A"

BEGINNING for the same at a nail on or near the center line of the present roadbed of Piney Grove Road at the end of the North one degree forty-six minutes East one hundred forty-one and one tenth foot line as described in a deed from John Zouck, Trustee, et al to Douglas A. MacFarlane and wife dated February 5, 1955 and recorded among the Land Records of Baltimore County in Liber G. L. B. No. 2643 folio 482 running thence in or near the center line of Piney Grove Road and binding on the above mentioned deed as now surveyed by true bearings based on a survey made by the Susquehanna Transmission Company of Maryland North no degree thirty-four minutes West two hundred and thirty-five and sixth tenths feet to a nail and North no degree eighteen minutes West one hundred and sixty-four and four tenths feet to a nail thence leaving the center of said road by a new line of division as now surveyed South eighty-nine degrees sixteen minutes thirty seconds West twenty five-feet to a pipe thence continuing the same course and crossing the Susquehanna Transmission Company right of way South eighty-nine degrees sixteen minutes thirty seconds West six hundred sixty- six and four tenths feet to a pipe thence continuing the same course South eighty-nine degrees sixteen minutes thirty seconds West twenty-five feet to nail on or near the center line of the present roadbed of Longnecker Road, said nail being North eighty-nine degrees sixteen minutes thirty seconds East fourteen and four tenths feet from a concrete monument on the Northwest side of the Susquehanna Transmission Company right of way running thence in or near the center line of the Longnecker Road as now surveyed South three degrees forty-eight minutes thirty seconds East four hundred ninety-eight and sixty-three one-hundredths feet to a nail thence by a fine of division as now surveyed North eighty degrees fifty-eight minutes thirty seconds East twenty-five feet to a pipe thence continuing the same course North eighty degrees fifty-eight minutes thirty seconds East six hundred forty-seven and seventy-five one-hundredths feet to a pipe on the West side of Piney Grove Road, thence continuing the same course North eighty degrees fifty-eight minutes thirty seconds East twenty-five feet to the place of beginning. Containing 7.139 acres more or less. Subject, however, to the right of ways of Longnecker Road and Piney Grove Road and also subject to right of way of Susquehanna Transmission Company of Maryland which cross the Northwest corner of the above described parcel.

2013-0241-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: 2013-0241-A

Petitioner: JOHN E. LAMBERT

Address or Location: 9127 Piny Grove Road, Reisterstown MD. 21136

PLEASE FORWARD ADVERTISING BILL TO:

Name: JOHN E. LAMBERT

Address: 9127 Piny Grove Road
Reisterstown, MD 21136

Telephone Number: 410-429-4050

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

No. **098540**

Date: **4/19/13**

PAID RECEIPT

BUSINESS ACTUAL TIME
 4/19/2013 4/19/2013 11:19:17 8

REG NS04 WALKIN SHIL 8AM
 RECEIPT # 563238 4/19/2013 OFLN

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

Dept 5 528 ZONING VERIFICATION
 OR NO. 098540

Receipt Tot 175.00
 175.00 CX 1.00 CA
 Baltimore County, Maryland

Total: **75.00**

Rec From: **LAMBERT**
 For: **2013-0241-A**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 04/29/2013

Case Number: 2013-0241-A

Petitioner / Developer: JOHN LAMBERT

Date of Hearing (Closing): MAY 13, 2013

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
4127 PINEY GROVE ROAD

The sign(s) were posted on: APRIL 26, 2013



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

C H E C K L I S TSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment

DEVELOPMENT PLANS REVIEW

(if not received, date e-mail sent _____)

DEPS

(if not received, date e-mail sent _____)

FIRE DEPARTMENT

PLANNING

(if not received, date e-mail sent _____)

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING

Date: _____

O'Keefe ← by 4-26-13

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- 0241 -A Address 4127 PINEY GROVE RD.

Contact Person: JASON SEIDEMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4/19/13 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- 0241 -A Address 4127 PINEY GROVE RD

Petitioner's Name LAMBERT Telephone 410-429-4000

Posting Date: 4-19-13 Closing Date: 5-13-13

Wording for Sign: To Permit AN ACCESSORY STRUCTURE (GARAGE) TO BE
PLACED IN THE SIDE YARD, IN LIEU OF THE REQUIRED REAR
YARD PLACEMENT

Revised 7/06/11



KEVIN KAMENETZ
County Executive

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

May 14, 2013

John E. & Patricia A. Lambert
4127 Piney Grove Road
Reisterstown MD 21136

RE: Case Number: 2013-0241 A, Address: 4127 Piney Grove Road, 21136

Dear Mr. & Ms. Lambert:

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

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: 5-2-13

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

RE: Baltimore County
Item No 2013-0241-A
Administrative Variance
John E. & Patricia Lambert
4127 Piney Grove Road

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. 2013-0241-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 "Richard D. Foster", is written over a horizontal line.

Steven D. Foster, Chief
Access Management Division

SDF/raz

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 - 04 Account Number - 0419008680

Owner Information

Owner Name: LAMBERT PATRICIA
LAMBERT JOHN EDWARD
Use: AGRICULTURAL
Principal Residence: YES
Mailing Address: 4127 PINEY GROVE RD
REISTERSTOWN MD 21136-
Deed Reference: 1) /31646/ 00063
2)

Location & Structure Information

Premises Address
4127 PINEY GROVE RD
REISTERSTOWN 21136-
Legal Description
7.139 AC
4127 PINEY GROVE RD
1650 SE LONGNECKER RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0040	0002	0051		0000				1	Plat Ref:

Special Tax Areas
Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1958	1,328 SF	7.1300 AC	33

Stories	Basement	Type	Exterior
1.000000	YES	STANDARD UNIT BRICK	

Value Information

	Base Value	Value As Of 01/01/2013	Phase-in Assessments As Of 07/01/2012	As Of 07/01/2013	PREFERENTIAL LAND VALUE INCLUDED IN LAND VALUE
Land	128,200	93,400			
Improvements:	159,400	160,100			
Total:	287,600	253,500	287,600	253,500	
Preferential Land:	600			600	

Transfer Information

Seller:	Date:	Price:
EDELL JANEANE M	01/25/2012	\$285,000
Type: ARMS LENGTH IMPROVED	Deed1: /31646/ 00063	Deed2:
EDELL JANEANE M	10/27/2009	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /28798/ 00221	Deed2:
SCHMIDT LAYONATINE J TRUSTEE	06/01/2004	\$107,000
Type: ARMS LENGTH IMPROVED	Deed1: /20158/ 00740	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:
AGRICULTURAL TRANSFER TAX
FCMA PENALTY

Homestead Application Information

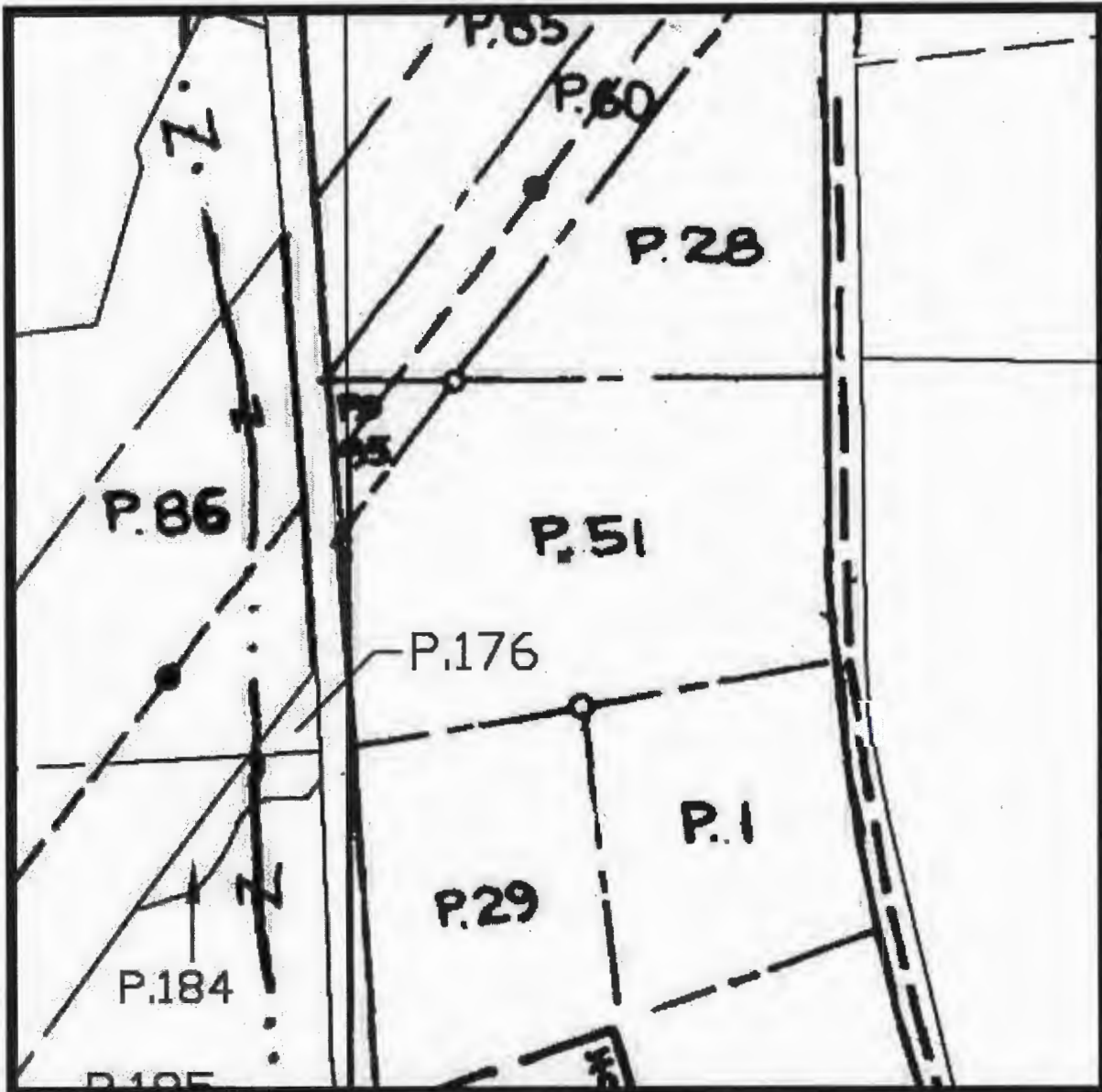
Homestead Application Status: Approved 04/13/2012



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

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

District - 04 Account Number - 0419008680



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

Picture # 1 Frontal view of the property of 4127 Piney Grove Road. Piney Grove Road is to the Left of the picture.

Picture # 2 This is the driveway entrance to 4127 Piney Grove Road. This picture shows the carport side of the house where the proposed garage would be located next to. Existing shed would be moved to rear of property.

Picture # 3 This shows the area where proposed garage would be located next to carport. Note teal birdbath.

Picture # 4 This shows the carport side of the house looking up from the rear of the property. Rear end of Chevy truck marks the end of the driveway.

2013-0241-4





0426040340

2300007333

0418048260

LONGNECKER RD

4137

THIS HOUSE
NOT ON
THIS PROPERTY

0402001806

040A1
3 CD

RC 2
4 ED

0419008680

NW 20-1

*
SITE

4127

PINEY GROVE RD

PDM # 040494

Pt. Bk. Folio # MP95187

Pt. Bk. 00 Lot # 1 Folio 0022

2200027522

2300007334

PDM # 040552 P99017

PDM # 040699

0411077340

0425045353

4121

2013-0241-A

Pt. Bk. Folio # MP08001
2500005927

Lot # 2

Pt. Bk. 00 Lot # 2 Folio 0336

2500005926

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

SUBDIVISION NAME _____ LOT # _____ BLOCK # _____ SECTION # _____

4127 PINEY GROVE ROAD



MAP IS NOT TO SCALE

ZONING MAP# 040A1

SITE ZONED RC2

ELECTION DISTRICT 4

COUNCIL DISTRICT 3

LOT AREA ACREAGE 7.139

OR SQUARE FEET _____

HISTORIC? NO

IN CBCA?

IN FLOOD PLAIN? NO

UTILITIES ? MAKE IT A X

WATER IS:

PUBLIC PRIVATE X

SEWER IS:

PUBLIC PRIVATE X

PRIOR HEARING ? _____

IF SO GIVE CASE NUMBER

AND ORDER RESULTS LOW

[illegible]

Figure 1. Schematic representation of the experimental design. The subjects were divided into two groups: a control group (C) and an experimental group (E). The control group received a placebo (P) and the experimental group received a treatment (T). The subjects were divided into two groups: a control group (C) and an experimental group (E). The control group received a placebo (P) and the experimental group received a treatment (T). The subjects were divided into two groups: a control group (C) and an experimental group (E). The control group received a placebo (P) and the experimental group received a treatment (T).

VIOLATION

[illegible]

Dot Enk 1

19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.

PLAN DRAWN BY JOHN LAMBERT

DATE 04/09/13 SCALE: 1 INCH = 40 FEET

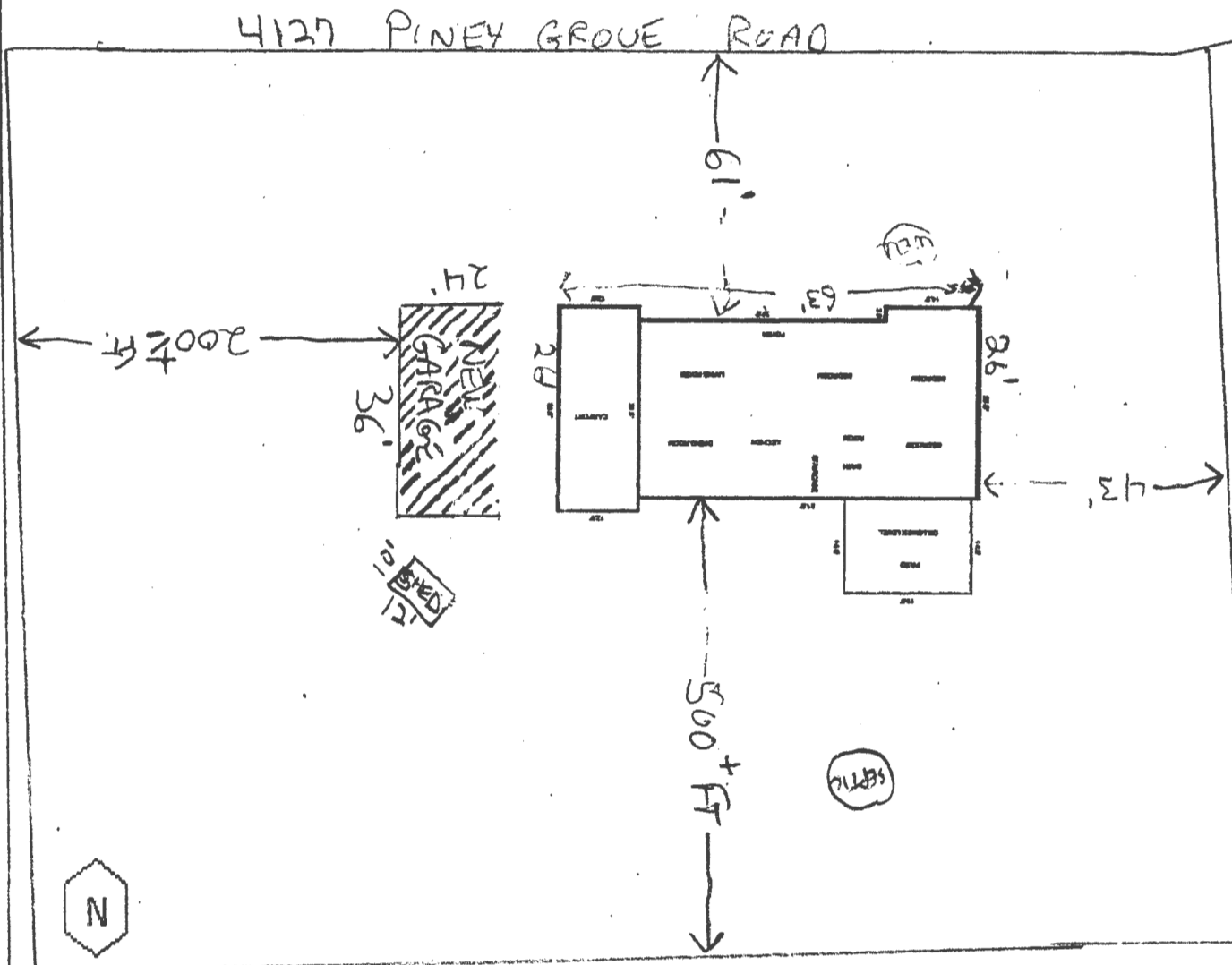
2013-0241-A

Pet. Exh. 1

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

SUBDIVISION NAME _____ LOT # _____ BLOCK # _____ SECTION # _____

PLAT BOOK # FOLIO # MP95187 10 DIGIT TAX # 04 19 08 680 DEED REF. # 31646/0063



PLAN DRAWN BY JOHN LAMBEAL

DATE 04/09/13 SCALE: 1 INCH = 40 FEET

N
 ↑ MAP IS NOT TO SCALE
 ZONING MAP# 040A1
 SITE ZONED RC-2
 ELECTION DISTRICT 4
 COUNCIL DISTRICT 3
 LOT AREA ACREAGE 7.139
 OR SQUARE FEET _____
 HISTORIC? NO
 IN CBCA? _____
 IN FLOOD PLAIN? NO
 UTILITIES? MARIETTA TX
 WATER IS:
 PUBLIC _____ PRIVATE X
 SEWER IS:
 PUBLIC _____ PRIVATE X
 PRIOR HEARING? _____
 IF SO GIVE CASE NUMBER _____
 AND ORDER REVIEWED BY _____

 VIOLATION _____

2013-0241-A