

MEMORANDUM

DATE: July 10, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0257-A - Appeal Period Expired

The appeal period for the above-referenced case expired on July 5, 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

June 4, 2013

Timothy W. Kerins
Kelly L. Bayne-Kerins
11 East Main Boulevard
Timonium, Maryland 21093

RE: **PETITION FOR ADMINISTRATIVE VARIANCE - AMENDED**
(11 East Main Boulevard)
Case No. 2013-0257-A

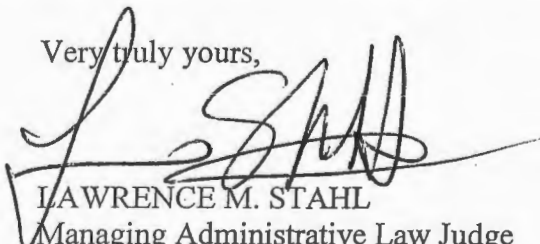
Dear Mr. and Mrs. Kerins:

It has been brought to my attention that the Opinion and Order issued on June 4, 2013 contained a typographical error. Specifically, on Page 2, in the therefore clause on line 1, the month of May was reflected instead of June. We have amended the Order as follows:

"THEREFORE, IT IS ORDERED, this 4th day of **June**, 2013, by the Administrative Law Judge for Baltimore County ...".

This letter shall be incorporated into the case file and made a part thereof. I apologize for any inconvenience this may have caused.

Very truly yours,


LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE *
(11 East Main Boulevard)
8th Election District *
3rd Council District *
Timothy W. and Kelly L. Bayne-Kerins *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2013-0257-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, Timothy W. and Kelly L. Bayne-Kerins. The Petitioners are requesting Variance relief from Section 1B02.3.A.1 and 1954 Residence A of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a front addition with a front yard setback of 27 ft., 11 in. in lieu of the required average setback of 31 ft., 2 in. 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 ZAC comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on May 9, 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 6-4-13

By [Signature]

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.

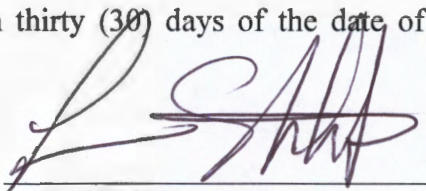
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 4th day of May, 2013, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from Section 1B02.3.A.1 and 1954 Residence A of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a front addition with a front yard setback of 27 ft., 11 in. in lieu of the required average setback of 31 ft., 2 in., 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.

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 6-4-13

2

By low



KEVIN KAMENETZ
County Executive

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

June 4, 2013

Timothy W. Kerins
Kelly L. Bayne-Kerins
11 East Main Boulevard
Timonium, Maryland 21093

RE: **PETITION FOR ADMINISTRATIVE VARIANCE**
(11 East Main Boulevard)
Case No. 2013-0257-A

Dear Mr. and Mrs. Kerins:

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



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 E. MAIN BLVD.

which is presently zoned DR3.5

Deed Reference SM 14845/402

10 Digit Tax Account # 0809097000

Property Owner(s) Printed Name(s) Timothy Kerins Kelly Bayne-Kerins

(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) 1 B 02.3 A-1. E 1954 RESIDENCE A
ZONING REGULATIONS TO PERMIT A FRONT ADDITION WITH
A FRONT YARD SETBACK OF 27'11" IN LIEU OF THE REQUIRED 31'2"
of the zoning regulations of Baltimore County, to the zoning law of Baltimore County. AVERAGE SETBACK 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:

Timothy Kerins / Kelly Bayne-Kerins
Name #1 – Type or Print Name #2 – Type or Print

Signature #1

Signature #2

11 E. Main Blvd Timonium Maryland
Mailing Address City State

21093 / 410-308-0132 / tkerins@hotmail.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 5/1/13 day of May, 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

2013-0257-A

Filing Date

5/1/13

Estimated Posting Date

5/17/13

Reviewer

AT

5/27/13

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 E. Main Blvd Timonium Maryland 21093
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)

As part of the replacement of our roof we are seeking the extension of the roof to cover our concrete front porch to provide shade and protection from rain and ice.

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

Timothy Kerins
Signature of Affiant

Timothy Kerins

Name- Print or Type

Kelly Bayne-Kerins
Signature of Affiant

Kelly Bayne-Kerins

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 23RD day of APRIL, 2013, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

TIMOTHY W KERINS, KELLY BAYNE-KERINS
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

Sheila Juanita Malone
Notary Public

08-07-2016
My Commission Expires

SHEILA JUANITA MALONE
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires August 7, 2016
REV. 10/12/11

ZONING PROPERTY DESCRIPTION FOR 11 E. Main Blvd.

Beginning at a point on the south side of E. Main Blvd., which is 48ft. wide at the distance of 560ft east of the centerline of the nearest improved intersecting street, York Rd, which is 67ft wide.

Being Lot # 11, in the subdivision of " Wayside " as recorded in Baltimore County Plat Book #19, Folio # 41, containing 11,655sqft (0.268 acres). Located in the 8th Election District and the 3rd Council District.

2013-0257-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2013- 0257 -A Address 11 EAST MAIN BLVD.

Contact Person: AARON TSUI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5/1/2013 Posting Date: 5/12/13 Closing Date: 5/27/13

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- 0257 -A Address 11 EAST MAIN BOULEVARD
Petitioner's Name TIMOTHY KERINS Telephone 410-308-0132
Posting Date: 5/12/13 Closing Date: 5/27/13
Wording for Sign: To Permit AN ADDITION IN THE FRONT OF EXISTING
DWELLING WITH A FRONT YARD SETBACK OF
27' 11" IN LIEU OF THE REQUIRED 31' 2".

Revised 7/06/11

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

No. **098557**

Date: **05/01/13**

PAID RECEIPT

BUSINESS ACTUAL TIME TEN
 5/02/2013 5/01/2013 09:30:37 5

REG NO:3 WALKIN REGS LRD
 >>RECEIPT # 651113 5/01/2013 OFLN

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

Dep: 5 528 ZONING VERIFICATION

CR NO. 098557

Recpt Tot 975.00
 175.00 CR 6.00 CA
 Baltimore County, Maryland

Total: **\$75-**

Rec From:

For: **11 EAST MAIN BLVD.**

2013-0257-A

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>5-13</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>5-7</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>5-9</u> by <u>Dook</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Maryland Department of Assessments and Taxation
Real Property Data Search (vw2.1A)
BALTIMORE COUNTY

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

Account Identifier: District - 08 Account Number - 0809097000

Owner Information

Owner Name: KERINS TIMOTHY W
KERINS KELLY L
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 11 E MAIN BLVD
LUTHERVILLE TIMONIUM MD 21093-2303
Deed Reference: 1) /14845/ 00402
2)

Location & Structure Information

Premises Address 11 MAIN BLVD
0-0000
Legal Description 11 E MAIN BLVD
WAYSIDE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
0051	0023	0352		0000			11	2		0019/ 0041

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1954	1,228 SF	11,655 SF	04

Stories	Basement	Type	Exterior
1.000000	YES	STANDARD UNIT BRICK	

Value Information

	Base Value	Value As Of 01/01/2011	Phase-in Assessments As Of 07/01/2012	As Of 07/01/2013
Land	114,410	114,400		
Improvements:	177,240	129,400		
Total:	291,650	243,800	243,800	243,800
Preferential Land:	0			0

Transfer Information

Seller:	Type:	Date:	Deed1:	Price:	Deed2:
TALBOTT CALVIN LEROY	ARMS LENGTH IMPROVED	12/05/2000	/14845/ 00402	\$134,500	
TALBOTT CALVIN LEROY	NON-ARMS LENGTH OTHER	06/02/2000	/14501/ 00071	\$0	
IWATA MASAHIRO	ARMS LENGTH IMPROVED	03/02/1972	/05252/ 00283	\$27,300	

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 08/07/2009

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

CERTIFICATE OF POSTING

May 10, 2013

Re:

Case Number: 2013- 0257-A

Petitioner / Developer: Timothy Kerins

Date of Closing: May 27, 2013

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

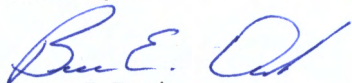
Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at **11 East Main Boulevard**.

The sign(s) were posted on **May 09, 2013**.

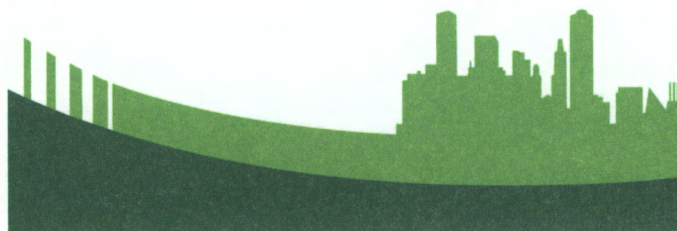
Sincerely,



Bruce E. Doak

MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)



Land Use Expert and Surveyor

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2013-0257-A

**REQUEST: VARIANCE TO PERMIT AN ADDITION IN
THE FRONT OF THE EXISTING DWELLING WITH A
FRONT YARD SETBACK OF 27' 11" IN LIEU OF THE
REQUIRED 31' 2"**

PUBLIC HEARING?

**PURSUANT TO SECTION 26-127(b)(1) BALTIMORE
COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP
MAY REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT IS DONE
IN THE ZONING OFFICE BEFORE May 27, 2013.**

**ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVENUE TOWSON, MD 21204
410-887-3391**



ZONING NOTICE

ADMINISTRATIVE VARIANCE CASE NO. 2013-0257-A

REQUEST: VARIANCE TO PERMIT AN ADDITION IN
THE FRONT OF THE EXISTING DWELLING WITH A
FRONT YARD SETBACK OF 27' 11" IN LIEU OF THE
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IN THE ZONING OFFICE BEFORE May 27, 2013.

ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVENUE TOWSON, MD 21204
410-887-3381



KEVIN KAMENETZ
County Executive

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

May 29, 2013

Timothy Kerins
Kelly Bayne-Kerins
11 E Main Boulevard
Timonium MD 21093

RE: Case Number: 2013-0257 A, Address: 11 E. Main Boulevard

Dear Mr. Kerins & Ms. Bayne-Kerins:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 1, 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 stylized with a large, looped "J" at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:jaf

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: May 13, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For May 10, 2013
Item Nos. 2013- 0249, 0256, 0257, 0258,0259, and 0260.

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: 5-7-13

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

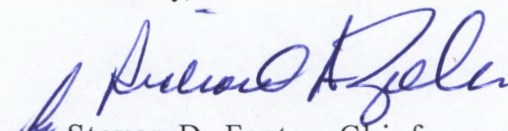
RE: Baltimore County
Item No 2013-0257-A
Administrative Variance
Timothy Kerins & Kelly Byrne -
Kerins
11 E. Main Boulevard

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. 2013-0257-A.

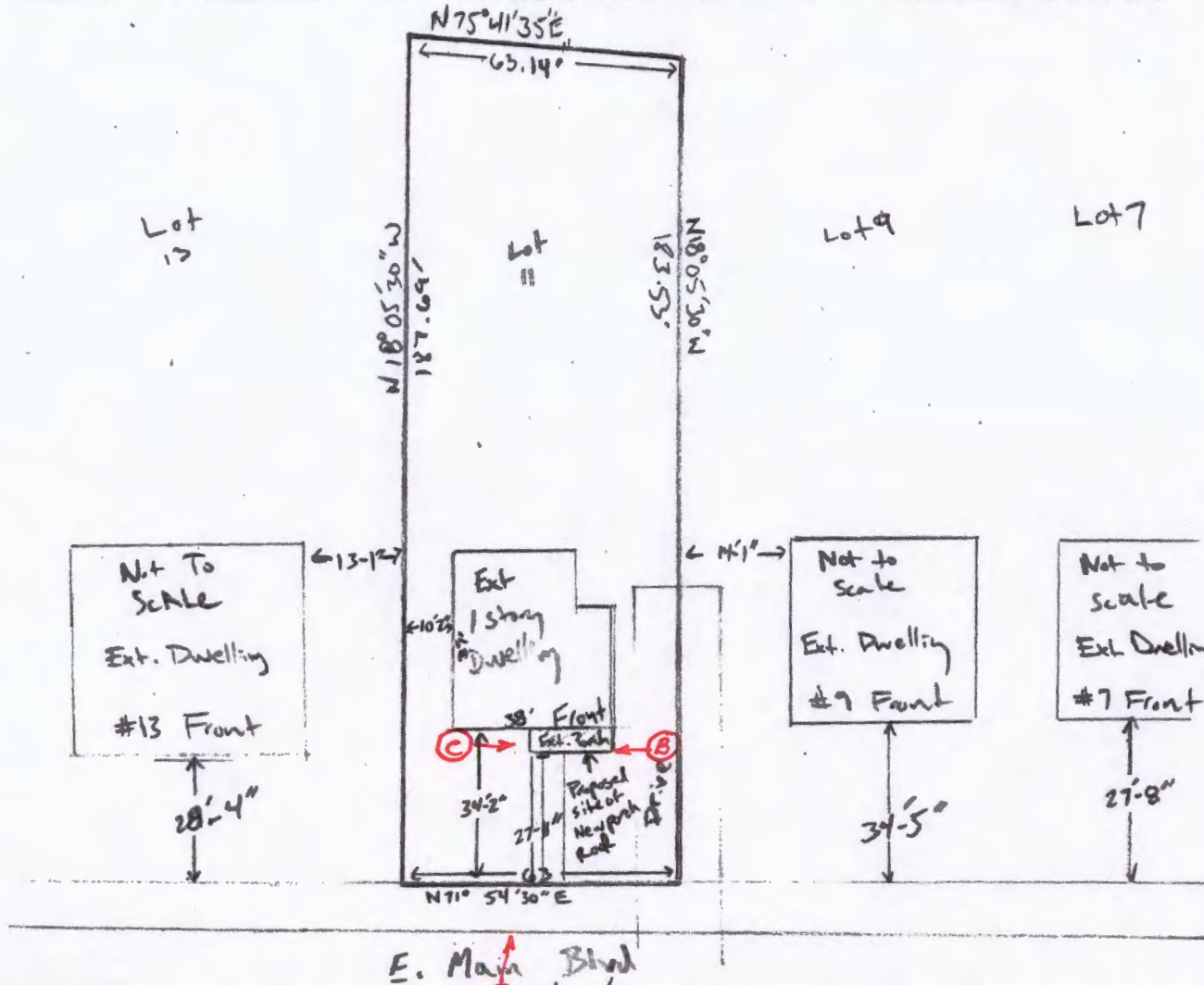
Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,


Steven D. Foster, Chief
Access Management Division

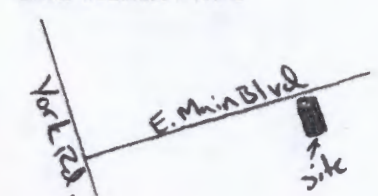
SDF/raz

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 11 East Main Blvd OWNER(S) NAME(S) Timothy + Kelly Kerins
 SUBDIVISION NAME Wayside LOT# 11 BLOCK# _____ SECTION# _____
 PLAT BOOK # 19 FOLIO # 41 10 DIGIT TAX # 08 09 09 70 00 DEED REF. # 148 45/00402



PLAN DRAWN BY Robert Wheeler DATE 4/21/13 SCALE: 1 INCH = 40 FEET

SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# 57
 SITE ZONED _____
 ELECTION DISTRICT 8th
 COUNCIL DISTRICT 3rd
 LOT AREA ACREAGE 0.268
 OR SQUARE FEET 11,655
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC X PRIVATE _____
 SEWER IS:
 PUBLIC X PRIVATE _____
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

PLAN TO ACCOMPANY PHOTOGRAPHS

2013-0257-A Pat. Ech. 4



2013-0257-A



2013-0257-A

6

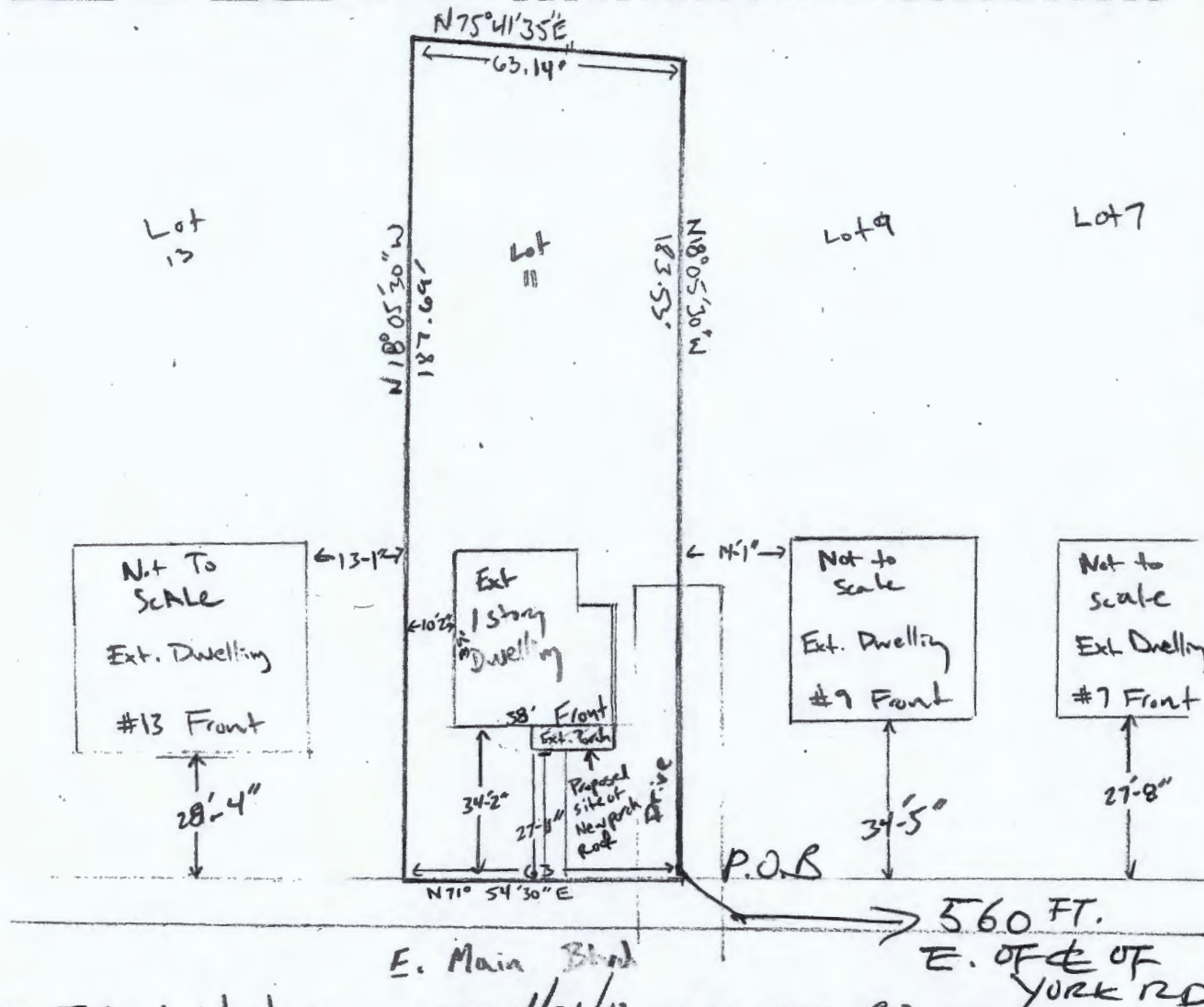
1902

1902

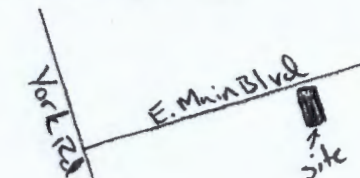
24000053
24000052

2013-0257-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 11 East Main Blvd. OWNER(S) NAME(S) Timothy + Kelly Kerins
 SUBDIVISION NAME Wayside LOT # 11 BLOCK # _____ SECTION # _____
 PLAT BOOK # 19 FOLIO # 41 10 DIGIT TAX # 08 09 09 70 00 DEED REF. # 14845/00402



SITE VICINITY MAP



N
 MAP IS NOT TO SCALE
 ZONING MAP# 51C3
 SITE ZONED PR 3.5
 ELECTION DISTRICT 8th
 COUNCIL DISTRICT 3rd
 LOT AREA ACREAGE 0.268
 OR SQUARE FEET 11,655
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC X PRIVATE _____
 SEWER IS:
 PUBLIC X PRIVATE _____
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

PLAN DRAWN BY Robert Wheeler DATE 4/21/13 SCALE: 1 INCH = 40 FEET

2013-0257-A