

IN RE: PETITION FOR ADMIN. VARIANCE *

(5 Junco Court)

8th Election District *

3rd Councilmanic District

Donald S. and Susan E. Wernecke *

Petitioners

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2014-0034-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings for Baltimore County as a Petition for Administrative Variance filed by the legal owners of the subject property, Donald S. and Susan E. Wernecke, for property located at 5 Junco Court. The variance request is from Section 1B02.3.B of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a front yard setback of 25 ft. for a proposed addition (garage) in lieu of the required 40 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. 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 August 25, 2013, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to 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,

ORDER RECEIVED FOR FILING

Date 9-11-13

By PW

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 garage not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

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

THEREFORE, IT IS ORDERED, by the Administrative Law Judge for Baltimore County, this 11th day of September, 2013, that a Variance from Section 1B02.3.B to permit a front yard setback of 25 ft. for a proposed addition (garage) in lieu of the required 40 ft., be and is hereby GRANTED, subject to the following:

The relief granted herein shall be subject to the following:

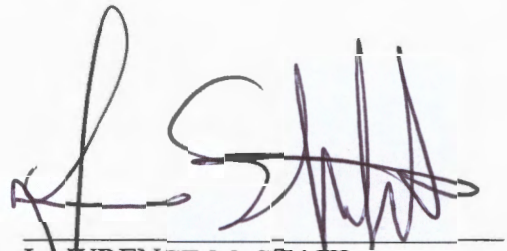
1. Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this 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.
3. The garage shall not be used for commercial purposes.

ORDER RECEIVED FOR FILING

Date 9-11-13

By [Signature]

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 9-11-13

By [Signature]



KEVIN KAMENETZ
County Executive

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

September 11, 2013

Donald S. Wernecke
Susan E. Wernecke
5 Junco Court
Cockeysville, Maryland 21030

RE: **PETITION FOR ADMINISTRATIVE VARIANCE**
(5 Junco Court)
Case No. 2014-0034-A

Dear Mr. and Mrs. Wernecke:

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 5 JUNE CT. Cockeysville MD 21030 which is presently zoned DR 2

Deed Reference 15425 100304

10 Digit Tax Account # 0807061610

Property Owner(s) Printed Name(s) DONALD WERNECKE SUSAN WERNECKE

(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) 1B02.3, B to permit a front yard setback of 25 ft. for a proposed addition (garage) in lieu of the required 40 ft.

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:

SUSAN WERNECKE, DONALD WERNECKE

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature #2

5 JUNE CT. Cockeysville MD

Mailing Address

City

State

21030, 410-666-1909

Zip Code

Telephone #

WERNECKE2@AOL.COM

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 8 day of 13, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Administrative Law Judge of Baltimore County

CASE NUMBER 2014-0034-A Filing Date 8/13/13 Estimated Posting Date 8/25/13 Reviewer BK

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: 5 JUNE COURT Cockeysville MD 21030
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)

APPLICANT WOULD LIKE TO CLOSE IN EXISTING CARPORT AND MAKE IT A GARAGE SO APPLICANT CAN MAKE REASONABLE USE OF HIS PROPERTY. THE APPLICANT'S PROPERTY IS VERY NARROW IN THE BACK YARD SO, APPLICANT WOULD LIKE TO MAKE USE OF FRONT YARD.

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

Susan Wernecke

Signature of Affiant

SUSAN WERNECKE

Name- Print or Type

Donald S Wernecke

Signature of Affiant

Donald S Wernecke

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 6th day of August, 2013, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Donald Wernecke & Susan Wernecke

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) (Print name(s) here)

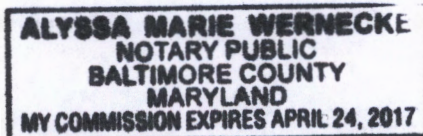
AS WITNESS my hand and Notaries Seal

Alyssa Marie Wernecke

Notary Public

April 24, 2017

My Commission Expires



REV. 10/12/11

#0034

ZONING DESCRIPTION

Zoning Description For 5 Junco Court

Beginning at a point on the Northeast side of Junco Court, which is 50 feet wide at the distance of 235 ft. north of the centerline of the nearest improved intersecting street Wake Robin Drive, which is 50 ft. wide. Being Lot # 18, Block B, Plat 1 in the subdivision of Dun Rovin as recorded in Baltimore County Plat Book #0023, Folio# 0012, containing 19,363 square feet. Also known as 5 Junco Court and located in the 8th Election District, 3rd Councilmanic District.

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: 2014-0034-A

Petitioner: SUSAN WERNECKE

Address or Location: 5 Junco Ct. Cockeysville, MD 21030

PLEASE FORWARD ADVERTISING BILL TO:

Name: SUSAN WERNECKE

Address: 5 Junco Ct.
Cockeysville, MD 21030

Telephone Number: 410-666-1909

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

No. **101533**

Date: 8/13/13

PAID RECEIPT

MESSAGE: 8/14/2013 8/13/2013 10:40:22 5

RECEIPT H 400392 8/13/2013 0812

Dept 5 528 ZONING VERIFICATION

Reqd Tot: \$75.00
 \$75.00 CF 1.00 CB
 Baltimore County, Maryland

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

Total: \$ 75.00

Rec From: Susan Wernicke

For: Administrative Services

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

8/14/2014 0039 A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 08/28/2013

Case Number: 2014-0034-A

Petitioner / Developer: SUSAN WORNECKE

Date of Hearing (Closing): SEPTEMBER 09, 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:
5 JUNCO COURT

The sign(s) were posted on: AUGUST 25, 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)

M E M O R A N D U M

DATE: October 15, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0034-A - Appeal Period Expired

The appeal period for the above-referenced case expired on October 11, 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

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>8-21</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NU</u>
<u>8-21</u>	DEPS (if not received, date e-mail sent _____)	<u>NU</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>8-20</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>8-25-13</u> by <u>O'Keefe</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2014- 0034 -A Address 5 Junco Ct.

Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 8/17/13 Posting Date: 8/25/13 Closing Date: 9/09/13

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 2014- 0034 -A Address 5 Junco Ct.

Petitioner's Name Donald & Susan Werhocke Telephone 410-666-1909

Posting Date: 8/25/13 Closing Date: 9/09/13

Wording for Sign: To Permit a front yard setback of 25 ft. for a proposed addition (garage) in lieu of the required 40ft.

Revised 7/25/13



KEVIN KAMENETZ
County Executive

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

September 10, 2013

Susan & Donald Wernecke
5 Junco Court
Cockeysville MD 21030

RE: Case Number: 2014-0034 A, Address: 5 Junco Court

Dear Mr. & Ms. Wernecke:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 13, 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.", is written over a circular official stamp. The stamp is partially obscured by the signature.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel

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



James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 8-20-13

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

RE: Baltimore County
Item No 2014-0034-A
Administrative Variance
Susan & Donald Wernecke
5 Junco Court.

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. 2014-0034-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/
Development Manager
Access Management Division

SDF/raz

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: August 21, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For August 26, 2013
Item Nos. 2014- 0031, 0032,0033,0034,0037 and 0038.

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

DAK:CEN
Cc: file

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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: August 21, 2013

SUBJECT: DEPS Comment for Zoning Item # 2014-0034-A
Address 5 Junco Court
(Wernecke Property)

Zoning Advisory Committee Meeting of August 19, 2013.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: *Jeff Livingston – Development Coordination*

RECEIVED
AUG 21 2013
OFFICE OF ADMINISTRATIVE HEARINGS

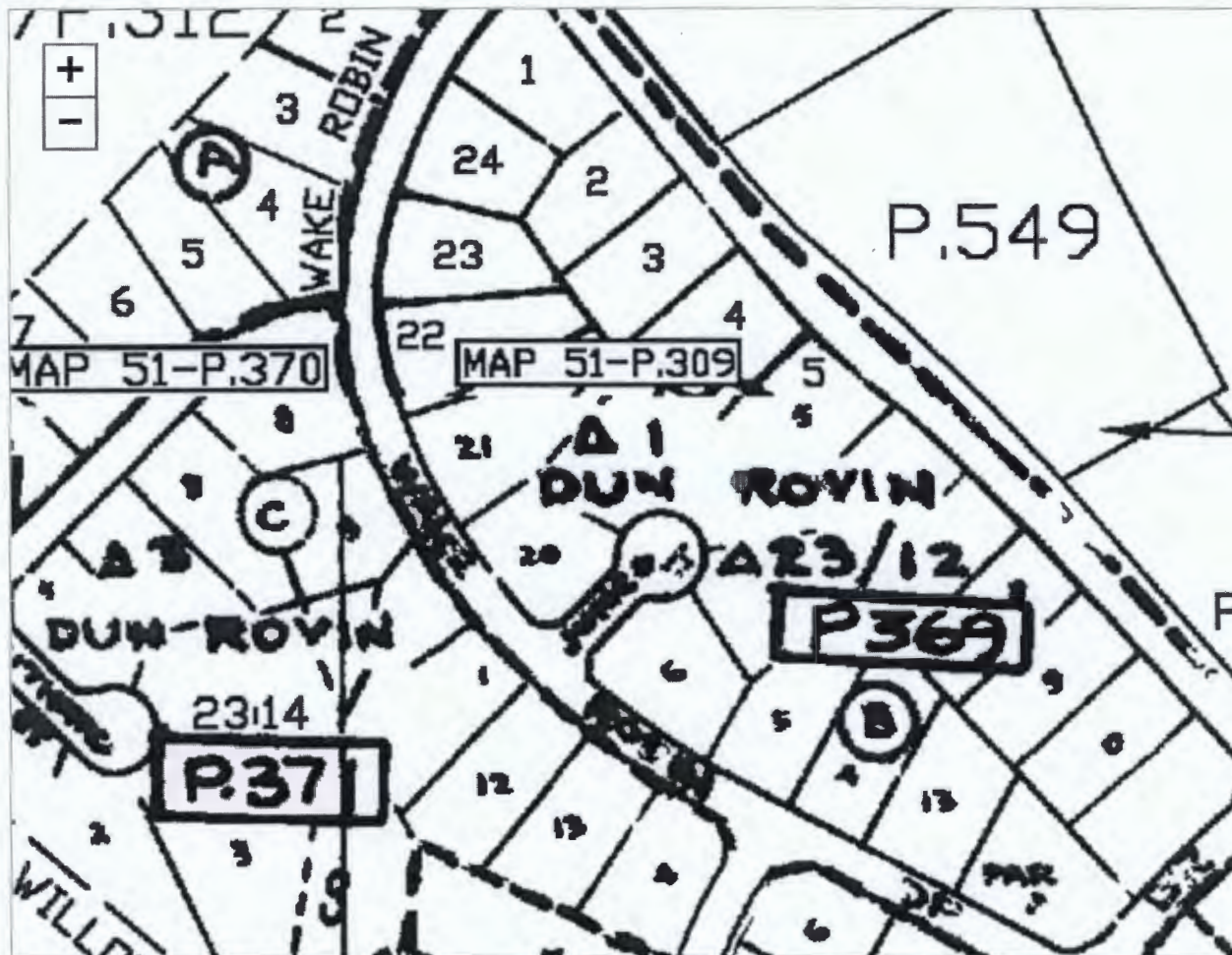
Real Property Data Search (w1)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 08 Account Number - 0807061610		
Owner Information		
Owner Name:	WERNECKE DONALD S WERNECKE SUSAN E	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	5 JUNCO CT COCKEYSVILLE MD 21030-2613	Deed Reference: 1) /15425/ 00304 2)
Location & Structure Information		
Premises Address:	5 JUNCO CT COCKEYSVILLE 21030-2613	Legal Description: 5 JUNCO CT DUN ROVIN
Map: 0051	Grid: 0006	Parcel: 0369
Sub District:	Subdivision: 0000	Section:
Block: B	Lot: 18	Assessment Year: 2014
Plat No: 1	Plat Ref: 0023/ 0012	
Special Tax Areas:	Town: NONE	
Ad Valorem:	Tax Class:	
Primary Structure Built 1962	Above Grade Enclosed Area 1,732 SF	Finished Basement Area 600 SF
Property Land Area 19,363 SF	County Use 04	
Stories 1.000000	Basement YES	Type STANDARD UNIT
Exterior BRICK	Full/Half Bath 2 full	Garage 1 Carport
Last Major Renovation		
Value Information		
	Base Value	Value
		Phase-in Assessments
		As of 07/01/2013
		As of 07/01/2014
Land:	114,300	114,300
Improvements	222,100	222,100
Total:	336,400	336,400
Preferential Land:	0	
Transfer Information		
Seller: BOND THOMAS MICHAEL	Date: 08/01/2001	Price: \$237,000
Type: ARMS LENGTH IMPROVED	Deed1: /15425/ 00304	Deed2:
Seller: DUNLAP VERNON BRUCE	Date: 03/18/1999	Price: \$215,000
Type: ARMS LENGTH IMPROVED	Deed1: /13606/ 00064	Deed2:
Seller: DUNLAP VERNON B	Date: 08/14/1998	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /13077/ 00695	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	
County: 000		07/01/2013
State: 000		07/01/2014
Municipal: 000		0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: Approved 12/31/2012		

Baltimore County

[New Search](#)District: **08** Account Number: **0807061610**

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.



☒ Loading... Please Wait. Loading... Please Wait.

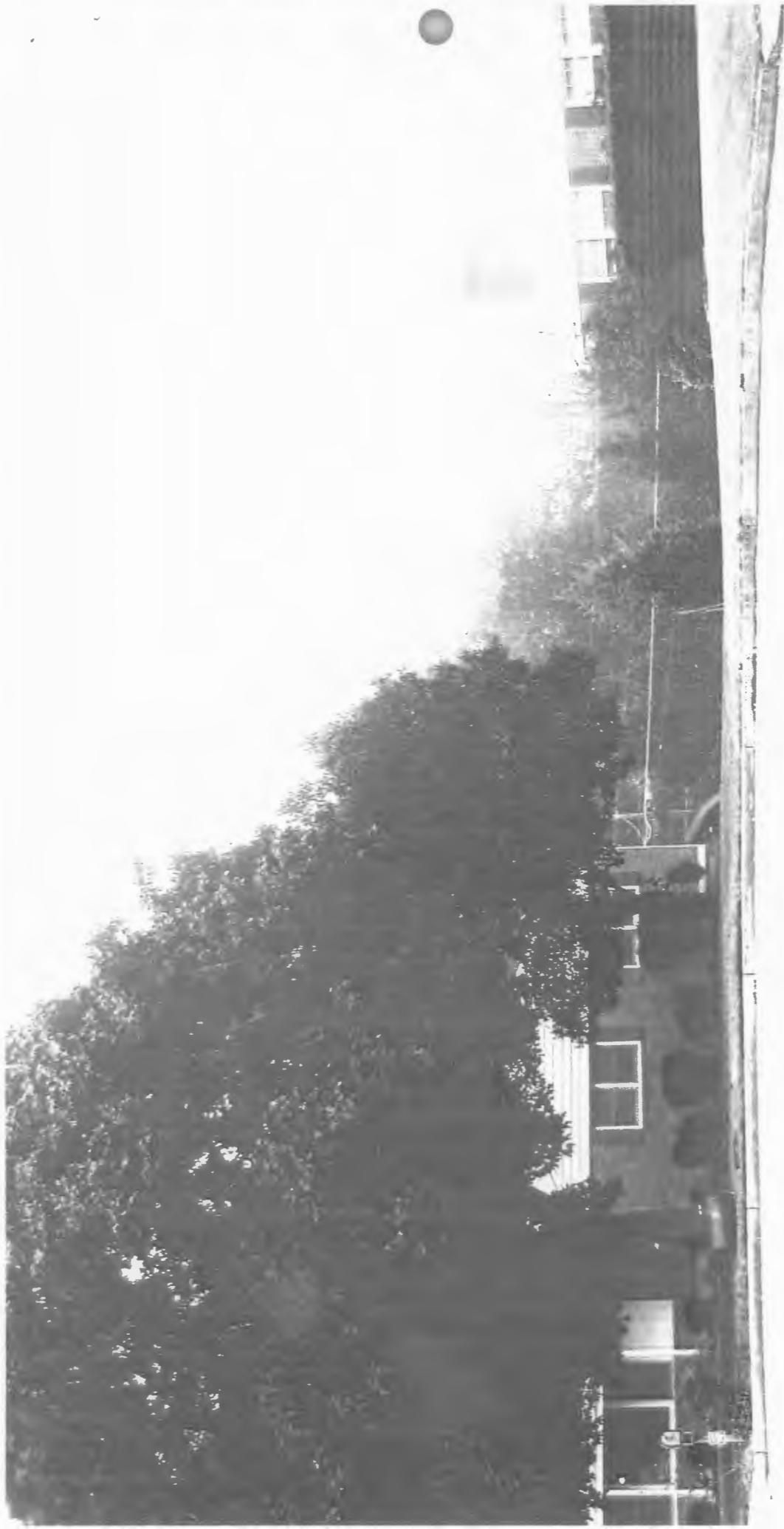
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2014-0034



294-2034



2014-0034



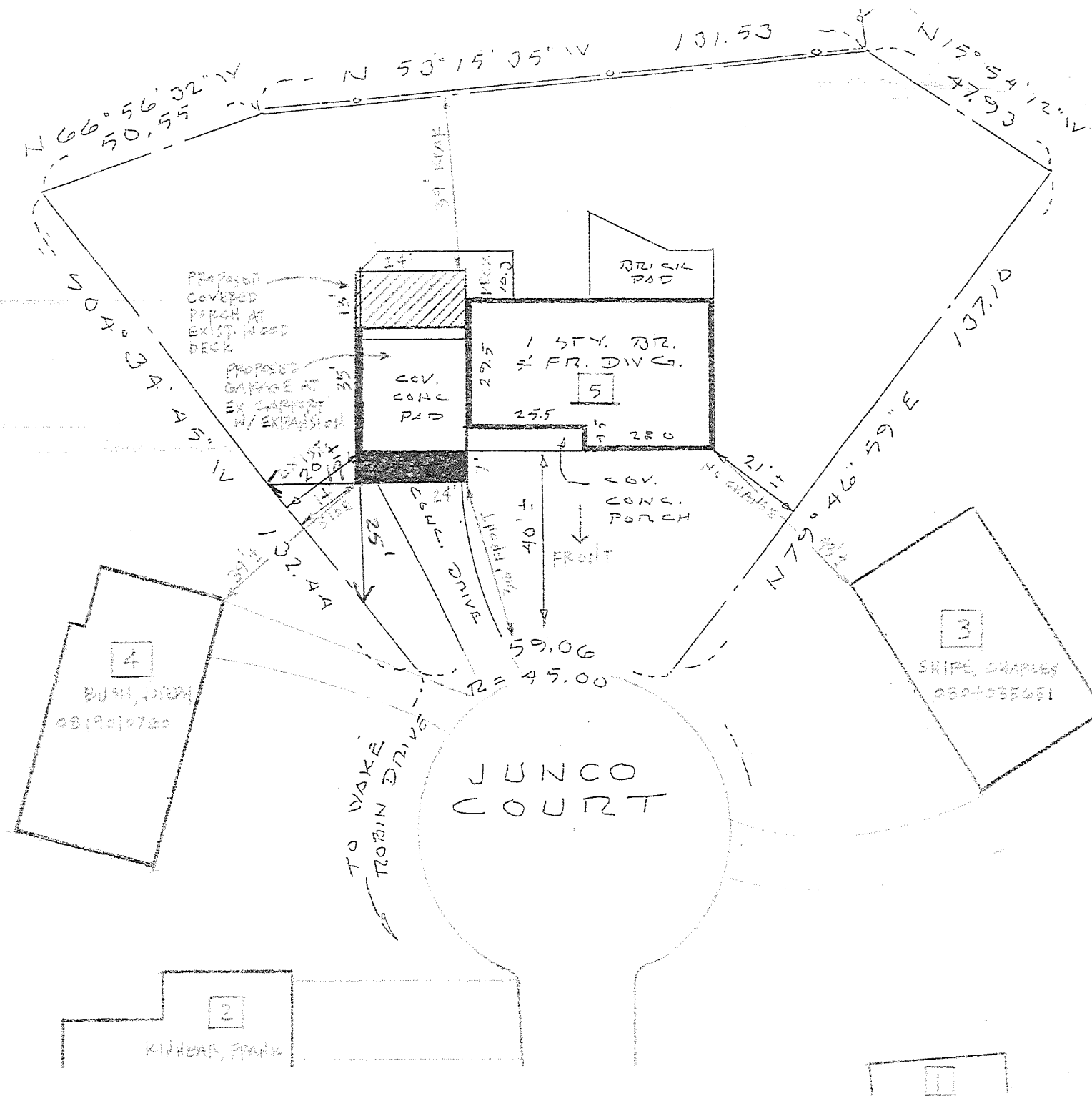
42014-0034

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

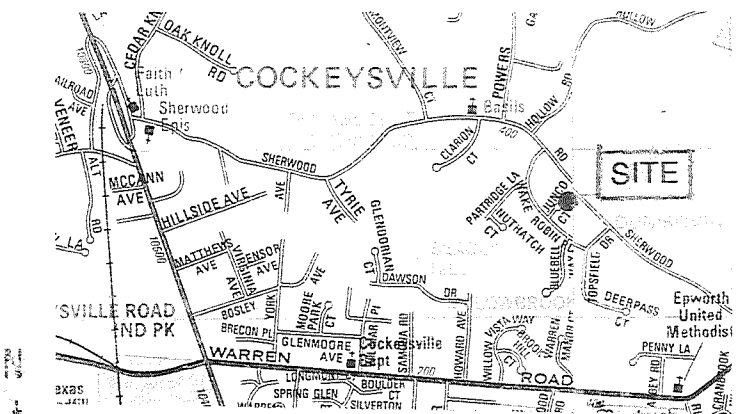
ADDRESS 5 JUNCO COURT, COCKEYSVILLE 21030 OWNER(S) NAME(S) WERHECKE, DONALD AND SUSAN

SUBDIVISION NAME DUN ROVIN LOT # 18 BLOCK # B SECTION # _____

PLAT BOOK # G.L.B. 23 FOLIO # 12 10 DIGIT TAX # 0807061610 DEED REF. # 15425/00304



SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 0051-C1

SITE ZONED DR-2

ELECTION DISTRICT 08

COUNCIL DISTRICT 3

LOT AREA ACREAGE _____

OR SQUARE FEET 19,363 SF

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC _____ PRIVATE X

PRIOR HEARING? No

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

Ret. Exp 1
2014-0034-A

PLAN DRAWN BY HENRY WARFIELD

DATE 1 AUGUST 2013 SCALE: 1 INCH = 30 FEET

INFORMATION TAKEN FROM MARK & KUNST LOCATION DRAWING DATED 5/31/01