

IN RE: PETITION FOR ADMIN. VARIANCE *
(6 Apple Valley Court)
7th Election District *
3rd Council District *
Joseph and Monique Herkalo *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2014-0073-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Joseph and Monique Herkalo. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed accessory structure (tree house) with a height of 30 ft. in lieu of the maximum 15 ft. 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. A ZAC comment was received from the Department of Environmental Protection and Sustainability (DEPS) dated October 23, 2013, indicating that a future building permit for the proposed tree house would need review by Groundwater Management especially since the septic reserve area is in that part of the lot.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on October 4, 2013, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 10 - 30 - 13

By [Signature]

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 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 30th day of October, 2013 by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Section 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed accessory structure (tree house) with a height of 30 ft. in lieu of the maximum 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for any appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at her 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 must comply with the ZAC comment from DEPS dated October 23, 2013; a copy of which is attached hereto and made a part hereof.

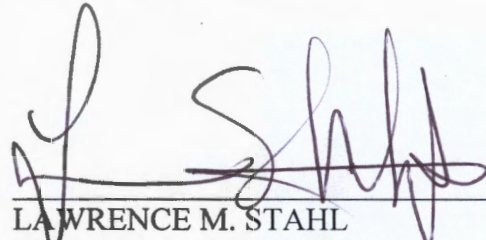
ORDER RECEIVED FOR FILING

Date 10-30-13

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 10 - 30 - 13

By DLW



KEVIN KAMENETZ
County Executive

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

October 30, 2013

Joseph and Monique Herkalo
6 Apple Valley Court
Parkton, Maryland 21120

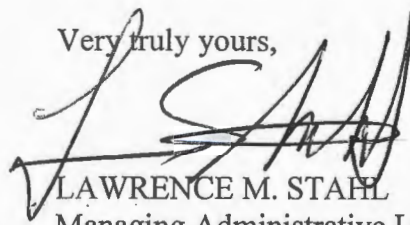
RE: **PETITION FOR ADMINISTRATIVE VARIANCE**
(6 Apple Valley Court)
Case No. 2014-0073-A

Dear Mr. and Mrs. Herkalo:

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 Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Very truly yours,


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 6 APPLE VALLEY COURT (PARKTON) which is presently zoned RC-5

Deed Reference 21053100321

10 Digit Tax Account # 2000001494

Property Owner(s) Printed Name(s) HERKALO JOSEPH + MONIQUE

(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

- X** ADMINISTRATIVE VARIANCE from section(s) 4003 of BC22 To permit a proposed accessory structure (tree house) with a height of 30' in lieu of maximum 15 feet.

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

- 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:

JOSEPH R. HERKALO, JR.

Name- Type or Print

[Signature]

Signature

6 APPLE VALLEY COURT PARKTON MD

Mailing Address

City

State

21120 (410)258-4005 HERK@HERK.COM

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners:

JOSEPH R. HERKALO, JR.

Name #1 – Type or Print

Name #2 – Type or Print

[Signature]

Signature #1

Signature #2

6 APPLE VALLEY COURT PARKTON MD

Mailing Address

City

State

21120 (410)258-4005 HERK@HERK.COM

Zip Code

Telephone #

Email Address

Representative to be contacted:

JOSEPH R. HERKALO, JR.

Name – Type or Print

[Signature]

Signature

6 APPLE VALLEY COURT PARKTON MD

Mailing Address

City

State

21120 (410)258-4005 HERK@HERK.COM

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 10 day of October, 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 2014-0073-A Filing Date 9/23/13 Estimated Posting Date 10/6/13 Reviewer G.H

6 APPLE VALLEY COURT

BEGINNING AT A POINT OF NORTH EAST SIDE OF
APPLE VALLEY COURT. 50 FEET OF RIGHT OF WAY.
365 FEET $\pm$ TO NEAREST INTERSECTING STREET
WHICH IS KAUFMANN ROAD WHICH IS 60' WIDE

BEING LOT #13 APPLE VALLEY
PLAT BOOK 0053/0039, 1.160 ACRES
IN LOT. LOCATED IN THE 7TH ELECTION
DISTRICT AND 3RD COUNCILMAN DISTRICT

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

No. **102664**

Date: **9/23/13**

PAID RECEIPT

BUSINESS ACTUAL TIME DEW
 9/24/2013 9/23/2013 11:54:25 0
 REC 0004 WALKIN SHIL SAN
 >>RECEIPT # 590435 9/23/2013 DFLH
 Dept 5 528 ZONING VERIFICATION
 CR NO. 102664
 Recpt Tot \$75.00
 \$75.00 CK \$0.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	800	0000		6150				75.00

Total: **75.00**

Rec From: **Joe Hertaldo Jr**
 For: **Administrative**
Variance
2014 - 0073-A

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 10/06/2013

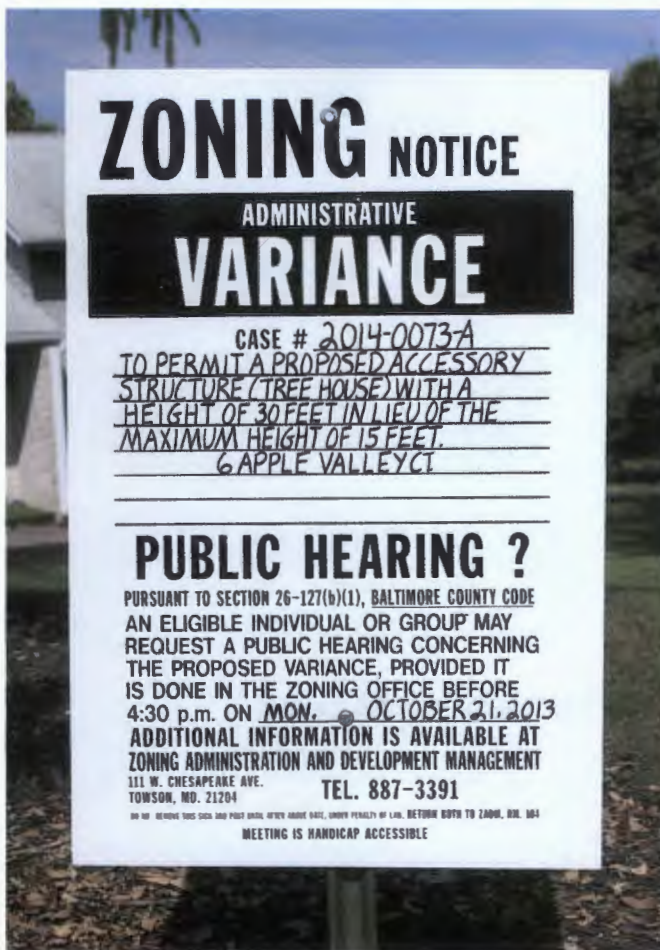
Case Number: 2014-0073-A

Petitioner / Developer: JOE HERKALO

Date of Hearing (Closing): OCTOBER 21, 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:
6 APPLE VALLEY COURT

The sign(s) were posted on: 10/04/2013



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)

MEMORANDUM

DATE: December 2, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0073-A – Appeal Period Expired

The appeal period for the above-referenced case expired on November 29, 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

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>10-3</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>10-23</u>	DEPS (if not received, date e-mail sent _____)	<u>C</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>10-1</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>10-4-13</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- 0073 -A Address 6 Apple Valley CT

Contact Person: Gary Huak Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9/23/13 Posting Date: 10/6/13 Closing Date: 10/21/13

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- 0073 -A Address 6 Apple Valley CT 21120
Petitioner's Name Joe Herkalo Jr Telephone 410-258-4005
Posting Date: 10/6/13 Closing Date: 10/21/13
Wording for Sign: To Permit a propose accessory structure
(tree house) with a height of 30 feet in
lieu of the maximum height of 15 feet

Revised 7/06/11



KEVIN KAMENETZ
County Executive

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

October 22, 2013

Joseph R. Herkalo, Jr.
6 Apple Valley Court
Parkton MD 21120

RE: Case Number: 2014-0073 A, Address: 6 Apple Valley Court

Dear Mr. Herkalo:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 23, 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." with a stylized flourish at the end.

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: 10-1-13

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

RE: Baltimore County
Item No. 2014-0073-A
Administrative Variance
Joseph R. Herkalo Jr.
6 Apple Valley 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. 2014-0073-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

Inter-Office Correspondence

RECEIVED

OCT 23 2013

OFFICE OF ADMINISTRATIVE HEARINGS



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: October 23, 2013

SUBJECT: DEPS Comment for Zoning Item # 2014-0073-A
Address 6 Apple Valley Group
(Herkalo Property)

Zoning Advisory Committee Meeting of September 30, 2013.

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

1. A future bldg. permit for a proposed tree house needs review by Groundwater Mgmt., especially since the septic reserve area is in that part of the lot.

Reviewer: *Dan Esser – Groundwater Management*

ORDER RECEIVED FOR FILING

Date 10 - 30 - 13

By DW

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 03, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For October 07, 2013
Item No. 2014-0071,0072, 0073,0074,0077,0078 and 0079

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

DAK:CEN
Cc: file

G:\DevPlanRev\ZAC -No Comments\ZAC10072013 -.doc

Real Property Data Search (w2)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 07 Account Number - 2000001494		
Owner Information		
Owner Name:	HERKALO JOSEPH HERKALO MONIQUE	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	6 APPLE VALLEY CT PARKTON MD 21120-9045	Deed Reference: 1) /21053/ 00321 2)
Location & Structure Information		
Premises Address:	6 APPLE VALLEY CT 0-0000	Legal Description: 1.160 AC 6 APPLE VALLEY CT APPLE VALLEY
Map: 0012	Grid: 0003	Parcel: 0082
Sub District:	Subdivision: 0000	Section:
Block:	Lot: 39	Assessment Year: 2014
Plat No: 3	Plat Ref: 0053/ 0039	
Special Tax Areas:		Town: NONE Ad Valorem: Tax Class:
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1987	1,330 SF	900 SF
Property Land Area	County Use	
1.1600 AC	04	
Stories	Basement	Type
1.000000	YES	SPLIT FOYER
Exterior	Full/Half Bath	Garage
SIDING	3 full	1 Attached
Last Major Renovation		
Value Information		
	Base Value	Value
		As of
		01/01/2011
Land:	111,700	111,700
Improvements	192,400	192,400
Total:	304,100	304,100
Preferential Land:	0	
Transfer Information		
Seller: GODWIN GAIL E	Date: 12/01/2004	Price: \$330,000
Type: ARMS LENGTH IMPROVED	Deed1: /21053/ 00321	Deed2:
Seller: GODWIN WAYNE R	Date: 09/07/2004	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /20644/ 00022	Deed2:
Seller: GODWIN WAYNE R	Date: 06/26/2001	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /15338/ 00558	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: Approved 07/31/2009		

Baltimore County

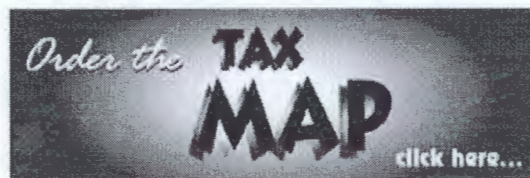
[New Search](#)District: **07** Account Number: **2000001494**

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.

->

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier:	District - 07 Account Number - 2000001494	
Owner Information		
Owner Name:	HERKALO JOSEPH HERKALO MONIQUE	Use: RESIDENTIAL
Mailing Address:	6 APPLE VALLEY CT PARKTON MD 21120-9045	Principal Residence: YES Deed Reference: 1) /21053/ 00321 2)
Location & Structure Information		
Premises Address:	6 APPLE VALLEY CT 0-0000	Legal Description: 1.160 AC 6 APPLE VALLEY CT APPLE VALLEY
Map: 0012	Grid: 0003	Parcel: 0082
Sub District:	Subdivision: 0000	Section:
Block:	Lot: 39	Assessment Year: 2014
Plat No: 3	Plat Ref: 0053/ 0039	Town: NONE
Special Tax Areas:	Ad Valorem:	Tax Class:
Primary Structure Built 1987	Above Grade Enclosed Area 1,330 SF	Finished Basement Area 900 SF
Property Land Area 1.1600 AC	County Use 04	
Stories 1.000000	Basement YES	Type SPLIT FOYER
Exterior SIDING	Full/Half Bath 3 full	Garage 1 Attached
Last Major Renovation		
Value Information		
	Base Value	Value
		As of 01/01/2011
Land:	111,700	111,700
Improvements	192,400	192,400
Total:	304,100	304,100
Phase-in Assessments		As of 07/01/2013
As of 07/01/2014		
Preferential Land:	0	
Transfer Information		
Seller: GODWIN GAIL E	Date: 12/01/2004	Price: \$330,000
Type: ARMS LENGTH IMPROVED	Deed1: /21053/ 00321	Deed2:
Seller: GODWIN WAYNE R	Date: 09/07/2004	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /20644/ 00022	Deed2:
Seller: GODWIN WAYNE R	Date: 06/26/2001	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /15338/ 00558	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013
County: 000		0.00
State: 000		0.00
Municipal: 000		0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: Approved 07/31/2009		

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.



Location
of tree house



2019-05-31



2014-0073-A



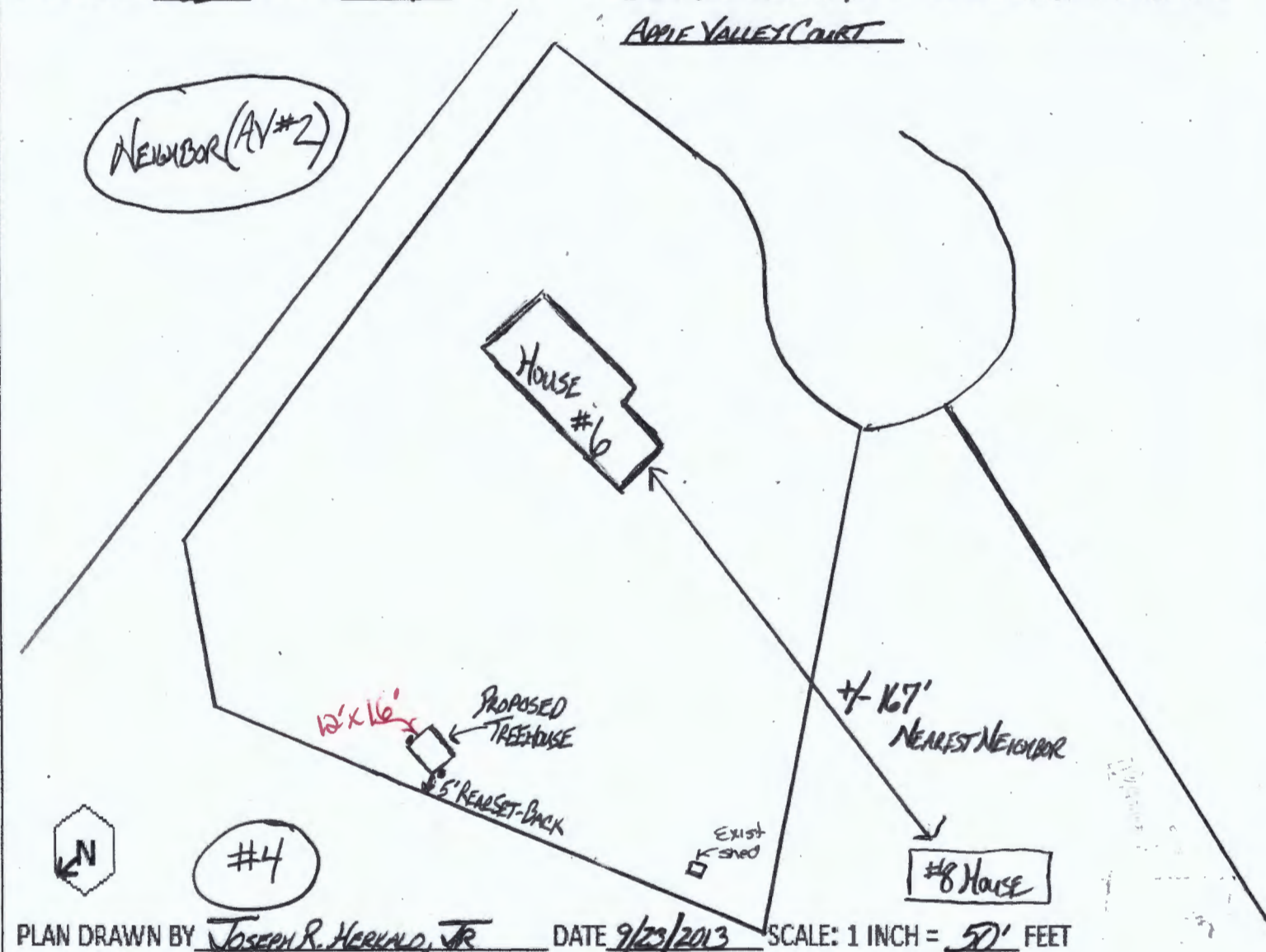
2014-0073-A

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

ADDRESS 6 APPLE VALLEY COURT (PARKIN) OWNER(S) NAME(S) HERKALO JOSEPH + MONIQUE

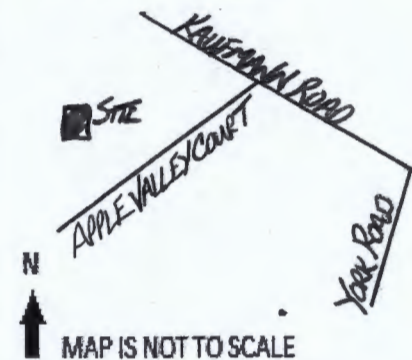
SUBDIVISION NAME APPLE VALLEY LOT # 39 BLOCK # _____ SECTION # _____

PLAT BOOK # 053 FOLIO # 0039 10 DIGIT TAX # 2000001494 DEED REF. # 21053/00321



PLAN DRAWN BY JOSEPH R. HERKALO, JR DATE 9/23/2013 SCALE: 1 INCH = 50' FEET

SITE VICINITY MAP



ZONING MAP# 01231
SITE ZONED RC-5
ELECTION DISTRICT 7
COUNCIL DISTRICT 3
LOT AREA ACREAGE 1.160
OR SQUARE FEET 50,530
HISTORIC? No
IN CBCA? No
IN FLOOD PLAIN? No
UTILITIES? MARK WITH ☒
WATER IS:
PUBLIC _____ PRIVATE ☒
SEWER IS:
PUBLIC _____ PRIVATE ☒
PRIOR HEARING? No
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

N/A
VIOLATION CASE INFO:

2013-0073-A

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

ADDRESS 6 APPLE VALLEY COURT (PARKWAY) OWNER(S) NAME(S) HERKALO JOSEPH + MONIQUE

SUBDIVISION NAME APPLE VALLEY LOT # 39 BLOCK # _____ SECTION # _____

PLAT BOOK # 053 FOLIO # 0039 10 DIGIT TAX # 2000001494 DEED REF. # 21053100321

APPLE VALLEY COURT

NEIGHBOR (AV#2)

HOUSE #6

12' x 16'
PROPOSED
TREESHED
5' REAR SET-BACK

EXIST
K SHED

16.7'
NEAREST NEIGHBOR

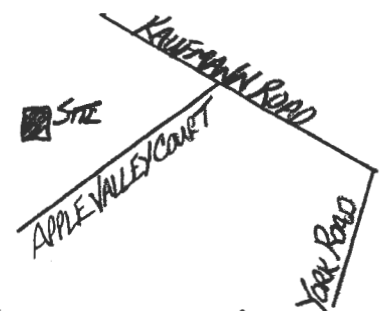
#8 HOUSE



#4

PLAN DRAWN BY JOSEPH R. HERKALO, JR DATE 9/23/2013 SCALE: 1 INCH = 50' FEET

SITE VICINITY MAP



N
MAP IS NOT TO SCALE

ZONING MAP# 01231
SITE ZONED RC-5
ELECTION DISTRICT 7
COUNCIL DISTRICT 3
LOT AREA ACREAGE 1.160
OR SQUARE FEET 50,530
HISTORIC? No
IN CBCA? No
IN FLOOD PLAIN? No
UTILITIES? MARK WITH X
WATER IS:
PUBLIC _____ PRIVATE X
SEWER IS:
PUBLIC _____ PRIVATE X
PRIOR HEARING? NO
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO:

2013-0073-A

Location and type of existing major vegetation that is to be retained.

b. At the time of Building Permit Applications, the "Provisionary Section" of this development plan must be updated to comply in all respects to the Zoning Regulations.

