

IN RE: PETITION FOR VARIANCE
(12 Oakwood Road)
12th Election District
7th Councilman District
Jennifer Rennebu, *Legal Owner*
Petitioner

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* CASE NO. 2014-0091-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Jennifer Rennebu, the legal owner of the subject property. The Petitioner is requesting variance relief from Section 1B02.3.C.2.c of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed addition (greenhouse) with a side yard setback of 5 ft. in lieu of the required 25 ft. to the right-of-way line of a corner lot. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing in support of the requests was Jennifer Rennebu and Stephen Luckett. Several neighbors attended the hearing to express support for the Petitioner, and their names are included in the case file. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. There were no Protestants in attendance at the hearing.

There were no Substantive Zoning Advisory Committee (ZAC) comments received.

Testimony and evidence revealed that the subject property is approximately 7,600 square feet and is zoned DR 5.5. The Petitioner proposes to construct a greenhouse on the side of her home for growing fruits and vegetables. The greenhouse would be largely constructed of windows, and photos in the file indicate that the structure will not present line of sight problems

ORDER RECEIVED FOR FILING

Date

12/20/13

By

Sen

for motorists.

Based upon the testimony and evidence presented, I will grant the petition for variance.

To obtain variance relief requires a showing that:

- (1) The property is unique; and
- (2) If variance relief is denied, petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md. 53, 80 (2008).

Petitioner has met this test. The single family dwelling was constructed in 1927, long before adoption of the B.C.Z.R. As such, the property is unique.

If the B.C.Z.R. were strictly interpreted, the Petitioner would indeed suffer a practical difficulty, given she would be unable to construct the proposed greenhouse to provide organic foods for her family. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the lack of County agency opposition and the strong support of the majority of Petitioner's neighbors, who submitted letters of support and signed a petition. Exhibits 2 & 3. One of Petitioner's neighbors (Christine Baxter) submitted a letter of opposition (which is included in the file) stating the greenhouse would be an "eyesore".

Pursuant to the advertisement, posting of the property and public hearing on this Petition, and for the reasons set forth above, the variance relief requested shall be granted.

THEREFORE, IT IS ORDERED, this 20th day of December, 2013, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief pursuant to Section 1B02.3.C.2.c of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed addition (greenhouse) with a side yard setback of 5 ft. in lieu of the required 25 ft. to the right-of-way line of a corner lot, be and is hereby GRANTED.

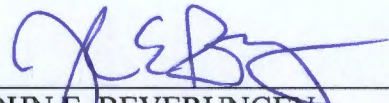
ORDER RECEIVED FOR FILING

Date 12/20/13
By Sen

The relief granted herein shall be subject to the following:

- Petitioner may apply for appropriate permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner 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.



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:sln

ORDER RECEIVED FOR FILING

Date

12/20/13

By

sln

MS 10-11-12

IN RE: PETITION FOR VARIANCE
(12 Oakwood Road)

Jennifer L. Rennebu and Stephen Lockett
Petitioners

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2013-0031-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Variance filed by the legal owners, Jennifer L. Rennebu and Stephen Lockett. The Petitioners are requesting Variance relief from § 100.6 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit the housing of chickens on non-commercial property with an acreage of 7,600 sq. ft. (.175 acre) in lieu of the required 43,560 sq. ft. (1 acre). 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.

Appearing at the public hearing in support for this case was Jennifer Rennebu and Stephen Lockett, Petitioners, Bryan Durst, Jenesse Wannall, and Kelly Dieumegarde. Appearing in opposition to the request was Amy Bednar and Christine Baxk, adjoining neighbors. David Gaine, Code Enforcement Officer, was also present on behalf of the Division of Code Inspections and Enforcement, Department of Permits, Approvals, and Inspections (PAI). The file reveals that the site was properly posted as required by the Baltimore County Zoning Regulations. There was some discrepancy concerning whether the Petition was advertised in the newspaper as required by the B.C.Z.R. Assuming it was not, the County would be to blame for the shortcoming, since it, and not the Petitioner, is responsible for submitting the advertisement to the publisher. In any

The petitioner requests a substantial variance. Granting of the request could have significant negative impacts on several neighboring properties in a fairly dense community. As such, the Department of Planning does not support the aforementioned variance request.

Testimony and evidence revealed that the subject property is 7,600 square feet (.175 acres) and is zoned DR 5.5. The Petitioners are avid gardeners, and grow organic produce on their property. They also have a chicken coop in the yard, and keep seven hens they refer to as "the girls." Mr. Luckett provided extensive testimony concerning his gardening practices and methods for keeping the hen house clean and sanitary. The Petitioners also submitted several photos (Exhibit 2) and a neighborhood petition with approximately 20 signatures of residents who support the Petitioners. After reviewing the materials and considering the testimony of the Petitioners, it is apparent they are sincere and conscientious residents, and I believe they are well intentioned. Unfortunately, Baltimore County law, unlike that of the City of Annapolis or Baltimore City, does not permit the keeping of chickens in a residential zone on less than one (1) acre of property.

Based upon the testimony and evidence presented, I will deny the request for variance relief. Under *Cromwell* and its progeny, to obtain variance relief requires a showing that:

- (1) The property is unique; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md. 53, 80 (2008).

Petitioners have not met this test.

In their testimony and submissions, the Petitioners contended the subject property is unique because of the organic dirt they have cultivated over the past several years. While this may be a rare circumstance, it does not qualify as "unique" under variance case law, which looks

KEVIN KAMENETZ
County Executive



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

December 20, 2013

Jennifer Rennebu
12 Oakwood Road
Baltimore, Maryland 21222

RE: Petition for Variance
Property: 12 Oakwood Road
Case No.: 2014-0091-A

Dear Mrs. Rennebu:

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.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over a circular stamp.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure

C: Joyce Dirembre, 2702 McComas Avenue, Baltimore, Maryland 21222
Sharyn Jenkins, 8 Oakwood Road, Baltimore, Maryland 21222
Bryan Durst, 9 Oakwood Road, Baltimore, Maryland 21222



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 12 OAKWOOD RD 21222 which is presently zoned DR 5.5

Deed Reference 22577 / 0436

10 Digit Tax Account # 1223001320

Property Owner(s) Printed Name(s) JENNIFER L. RENNOLD

(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

- ☒ **ADMINISTRATIVE VARIANCE** from section(s) 1802.3-C 2.c To permit a proposed addition (Greenhouse) with a side yard of 5 feet in lieu of the required 25 feet to the right of way line of a corner lot.

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:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Date

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners:

JENNIFER L. RENNOLD

Name #1 – Type or Print

Name #2 – Type or Print

JENNIFER L. RENNOLD

Signature #1

Signature #2

12 OAKWOOD RD. BALTIMORE MD.

Mailing Address

City

State

21222 / 443-962-4866

Zip Code

Telephone #

LUCKNETML@

Email Address

COMCAST.NET

Representative to be contacted:

STEPHEN D. LUCKETT

Name – Type or Print

Signature

12 OAKWOOD RD. BALTIMORE MD.

Mailing Address

City

State

21222 / 443-962-4866

Zip Code

Telephone #

LUCKNETML@

Email Address

COMCAST.NET

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 10/20/13 day of October 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 2014-0091-A Filing Date 10/20/13 Estimated Posting Date 10/20/13 Reviewer G.H.

**Administrative Variance Request for 12 Oakwood Rd 21222
Attachment A**

I, Jennifer L. Rennebu, am the legal owner of the subject property at 12 Oakwood Rd Dundalk MD 21222. (see Attachment C) There are no outstanding zoning citations at this address.

My husband, Stephen Luckett and I, are requesting an administrative variance to build a greenhouse on the south side of our house on less than 25 ft set back from a side street.

Our property is unique because we are a corner lot that requires a 25 foot set back from the property line. Our lot numbers are 23-28 along Gray Manor Terrace but our house was built facing Oakwood Rd. (see attachment B) In 1948, zoning "grandfathered" the houses that did not meet the 25 ft setback requirement.

We believe that not being able to put the greenhouse on the south side of our house would cause practical difficulty. Strict compliance with zoning requirements would unreasonably prevent the use of the property for a permitted purpose. Strict compliance would be impossible at 25 ft setback from the southern side of our property line of our corner lot. Our house sets 15 ft away from the property line.

Not granting this petition would cause practical hardship. We have 7 people in our house. The greenhouse is going to house aquaponics. We will be using tilapia and fruits and vegetables in our system. I have guardianship of my brother who had a disabling stroke. My brother and I have high cholesterol and hypertension. We chose to raise tilapia in our greenhouse because eating fish is lower in cholesterol but expensive to buy at the store. We want to know what we are eating and how it was raised. Did you know that in commercial tilapia farming they use hormones to change sex of female tilapia to males? What does that do to humans who consume this food?

We chose tilapia because they are very sustainable. One mature female tilapia can produce up to 200-500 fish a month! We can eat lots of fish and help improve our diets. The price of tilapia is about \$5.99 per pound last time we looked. We can't afford to feed a housefull of people at these prices. We are using passive solar methods to heat the greenhouse to keep the tilapia warm.

Tilapia are also easy to raise. They tend to be disease resistant and also tolerate water changes easier. I also found out blue tilapia come from Israel. It is believed to be the fish that Jesus divided 2 fish and multiplied it to feed 5000 people. This is the fish for us!

To deny this variance would be an injustice to us and to other property owners. We want to be good stewards of our planet and leave

ORDER RECEIVED FOR FILING

Date _____

By _____

Attachment A

it a better place for our neighbors and future generations. Our soil is organic. No chemicals, pesticides or synthetic fertilizers have been used on this property for years. Our soil will not harm neighbors or future homeowners.

Because we need to utilize passive solar gains, we have to put the greenhouse against the southern exposure of the house. This would not only save money on our gas and electric bills but save money in construction if we used the existing wall against the house. Plus, insulating the north side of the greenhouse would also insulate our house as well.

Granting this variance the public safety and welfare are not affected. We have attempted to obtain as much recycled material from Craigslist for free as we could. No view is blocked from Oakwood Rd when turning onto Gray Manor Terrace. The distal end of the greenhouse away from the house to the property line is 5 ft 6 in addition to 5ft of sidewalk. The bottom of the greenhouse will be mostly windows. People can park on this side of Gray Manor Terrace and that may impede vision more than the greenhouse when turning.

Our greenhouse doesn't affect residential density.

Granting this petition would continue the harmony with other properties in the neighborhood. We are matching the greenhouse to our house, ie vinyl siding, and white windows.

Granting this variance will not injure public health, safety or general welfare in any way. We always use the natural way to do anything when building, planting, and growing as in nature.

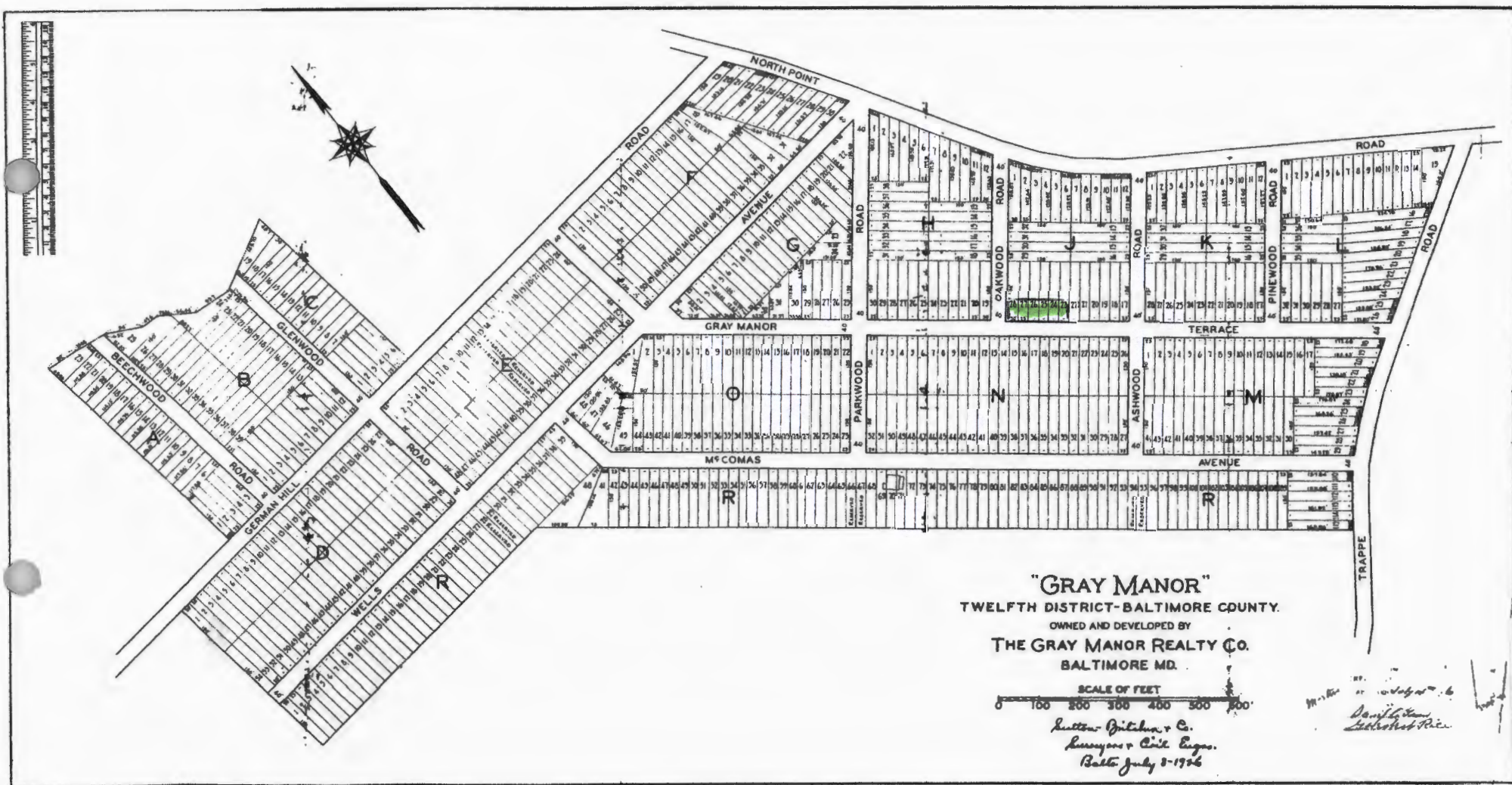
On our little "farmette" in the suburbs we use as many of the cycles of life ^{we} ~~that~~ start these seeds in January in the house. With the functioning greenhouse I won't have to do it in the house. The seeds are planted and grow into healthy plants with the help of manure from our pet rabbits which fertilizes the them. We eat the veggies and fruits. Some of the veggie plants are allowed to flower and go to seed. We collect the seeds. We use the veggie waste for the red wiggler worm compost bin. These "composting" worms also will be used in the grow beds of the aquaponics system. The worm castings will also help fertilize the veggies, etc. The grow beds will filter and clean the water for the tilapia. The fish manure will be pumped into the grow beds to fertilize the plants also. We will harvest the fish. The fish waste can be fed to the cat and dehydrated into fish food. We are also growing mealworms and black soldier flies to feed the fish, and they would be kept warm in the greenhouse in the winter. The fish also eat the

Attachment A

duckweed and water hyacinth we grow in our pond. They need to be housed in the greenhouse to be kept warm. The duckweed can also be used to clean the water in aquariums and ponds. We built our 100 gallon pond to water the bees. We have a beehive registered with the Dept of Agriculture, classified as "farm animal." The bees get nectar and pollen from our flowers, veggies and fruit trees while they pollinate them. The pollination produces vast harvests of produce. My 7ft lemon tree will also be kept in the greenhouse in the winter to keep warm. The bees produce wonderful honey, beeswax for lotions, and beeswax candles. From the honey we can make mead, an old wine made for centuries from honey, yeast and water. And it all started with a seed.

Please grant our variance for our greenhouse so we can keep the circle of life continuous on our little property on Oakwood Rd.

ATTACHMENT B



Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 12 Account Number - 1223001320		
Owner Information		
Owner Name:	RENNEBU JENNIFER L	Use: RESIDENTIAL
		Principal Residence: YES
Mailing Address:	12 OAKWOOD RD BALTIMORE MD 21222-2407	Deed Reference: 1) /22577/ 00436 2)
Location & Structure Information		
Premises Address:	12 OAKWOOD RD 0-0000	Legal Description: PT LT 23-28 12 OAKWOOD RD GRAY MANOR
Map: 0103	Grid: 0006	Parcel: 0438
Sub District:	Subdivision: 0000	Section: J
Block:	Lot: 2012	Assessment Year:
Plat No:	Plat Ref: 0008/ 0060	
Special Tax Areas:	Town:	Ad Valorem:
	Tax Class:	County Use: 04
Primary Structure Built 1927	Above Grade Enclosed Area 1,076 SF	Finished Basement Area 7,600 SF
Stories 1.500000	Basement YES	Type STANDARD UNIT
Exterior ASBESTOS SHINGLE	Full/Half Bath i full	Garage
Last Major Renovation		
Value Information		
	Base Value	Value
		As of 01/01/2012
Land:	49,600	49,600
Improvements	103,200	74,300
Total:	152,800	123,900
Preferential Land:	0	0
Transfer Information		
Seller: CURL ROBERT E	Date: 09/20/2005	Price: \$120,000
Type: ARMS LENGTH IMPROVED	Deed1: /22577/ 00436	Deed2:
Seller: BROWN WILLIAM B ROWN JULIUS	Date: 05/18/1982	Price: \$43,000
Type: ARMS LENGTH IMPROVED	Deed1: /06395/ 00448	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Tax Exempt:	Special Tax Recapture:	07/01/2014
Exempt Class:	NONE	0.00 0.00
Homestead Application Information		
Homestead Application Status: Approved 11/06/2008		

Zoning Property Description for 12 Oakwood Rd

Beginning at a point on the southeast of Oakwood which is 40' R/W wide at the distance of 20' northeast of the centerline of the nearest improved intersecting street, Gray Manor Terrace which is 40' R/W wide. (I.e. eastside of intersection)

Being parts of lots numbered 23 through 28 in the subdivision of Gray Manor as recorded in Baltimore County plat book #8, Folio 60 & 61 containing 7600 square feet according to the tax record. Located in 12th election district and 7th council district

2014-0091-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: _____

Petitioner: Jennifer L. Rennebu

Address or Location: 12 Oakwood Rd Balto, MD 21222

PLEASE FORWARD ADVERTISING BILL TO:

Name: Steve Luckett

Address: 12 Oakwood Rd
Baltimore, MD 21222

Telephone Number: 443-912-4866

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

No. **102646**

Date: **10/10/13**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW

10/11/2013 10/10/2013 14:08:27 8

REC W304 WALTON CHIL SAN

>>RECEIPT # 896021 10/10/2013 OFLN

Dept 5 528 ZONING VERIFICATION

CR NO. 102646

Receipt Tot \$75.00

\$75.00 CK \$4.00 CA

Baltimore County, Maryland

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

Total: **75.00**

Rec From **Jennifer Rennebu**

For **2014-0091-A**

Administrative Variance

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

Letter of Transmittal

William D. Gulick, Jr.

Consultant to Land Development and Industry
Commercial and Residential
2944 Edgewood Avenue
Baltimore, MD 21234
Phone - 410-530-6293
E-mail - wdgjr@comcast.net

To: Zoning Office, Attn. Ms Kristen Lewis

We Are Sending You: ☒ Attached ☐ Under separate cover the following items:

☐ Copy of Letter ☒ Prints ☒ Documents ☐ Other

No. of Copies Date Description

1	Oct. 20, 2013	Certificate Of Posting
2	Oct. 20, 2013	Site Photos

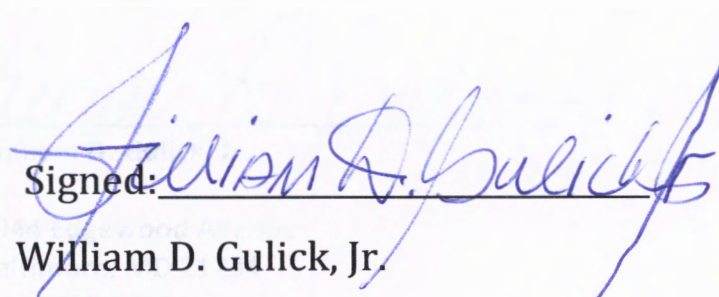
Transmittals are as checked below:

☐ For approval ☒ For your use ☐ As requested ☒ For review & content

Project: Case No.: 2014-0091-A

Remarks:

12 Oakwood Road

Signed: 

William D. Gulick, Jr.

Project Manager



ZONING NOTICE
ADMINISTRATIVE VARIANCE

CASE # 2018-0001-A
TO PERMIT A PROPOSED ADDITION
(WAREHOUSE) WITH A SIDE PORCH
OF 5 FEET IN L&D OF THE REGISTRATION
TO THE RIGHT OF WAY USE OF A
GRINDER LOT.

PUBLIC HEARING ?

PURSUANT TO SECTION 29-127(h)(1), BALTIMORE CITY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON 11/15/18.

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 N. CALVERT ST. TEL. 987-3391 (x107)



OAKWOOD RD.

GRAY

DO NOT ENTER

7

Letter of Transmittal

William D. Gulick, Jr.

Consultant to Land Development and Industry

Commercial and Residential

2944 Edgewood Avenue

Baltimore, MD 21234

Phone - 410-530-6293

E-mail - wdgjr@comcast.net

To: Zoning Office, Attn. Ms Kristen Lewis

We Are Sending You: ☒ Attached ☐ Under separate cover the following items:

☐ Copy of Letter ☒ Prints ☒ Documents ☐ Other

No. of Copies

Date

Description

1	Nov. 29, 2013	Certificate Of Posting
2	Nov. 29, 2013	Site Photos

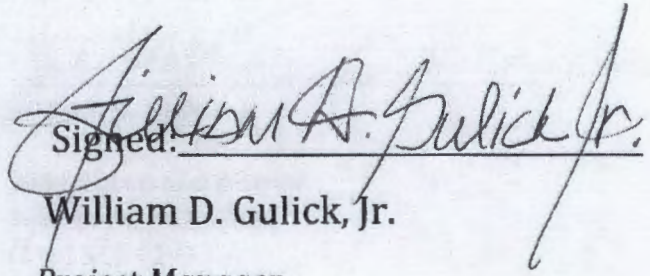
Transmittals are as checked below:

☐ For approval ☒ For your use ☐ As requested ☒ For review & content

Project: Case No.: 2014-0091-A

Remarks:

12 Oakwood Road

Signed: 

William D. Gulick, Jr.

Project Manager

Certificate of Posting

Department of Permits, Approval, and Inspections
Baltimore County
111 W. Chesapeake Avenue
Room 111
Towson, MD 21204

Date: Nov. 29, 2013

Attention: Ms. Kristen Lewis

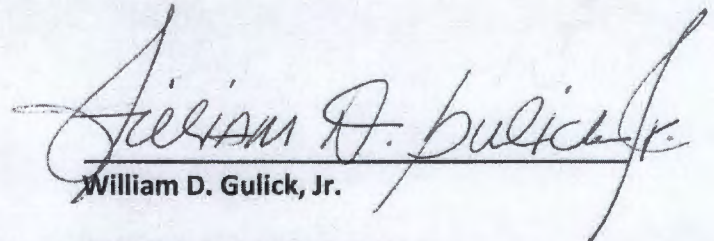
Re: Case Number: 2014-0091-A

Petitioner/Developer: Jennifer Renneba

Date of Hearing/Closing: Dec. 19, 2013

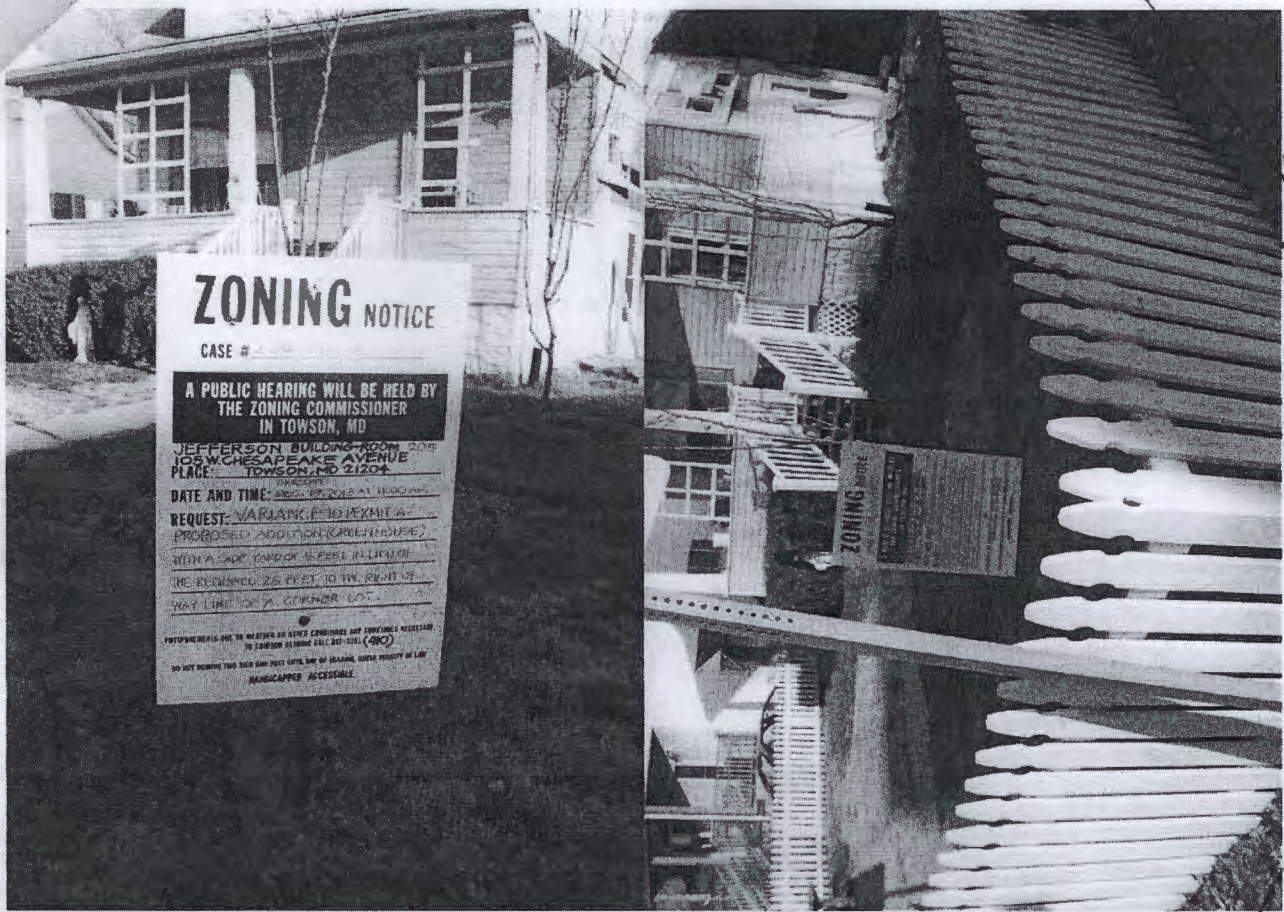
This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: 12 Oakwood Road @ Intersection of Gray Manor Terr.

The sign(s) were posted on: Nov 29, 2013



William D. Gulick, Jr.

2944 Edgewood Avenue
Baltimore, MD 21234
(410) 530-6293



ZONING NOTICE

CASE #

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

JEFFERSON BUILDING ROOM 205
105 W. CHESAPEAKE AVENUE
PLACE TOWSON, MD 21204

PRECISE

DATE AND TIME: 8:00 PM, 2012 AT 11:00 AM

REQUEST: VARIANCE PERMIT A

PROPOSED ADDITION (GARAGE/HOUSE)

WITH A SIDE YARD OF 5 FEET (11'10")

THE REQUESTED 25 FEET TO THE RIGHT OF

WAY LINE OF A CORNER LOT.

PROPOSED TO BE THE SAME AS THE EXISTING ONE (2012)

DO NOT REMOVE THIS SIGN UNTIL THE DAY OF HEARING, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

NO
VARIANCE
PERMIT A

OAKWOOD ROAD



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

November 28, 2013

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on November 26, 2013

☐ The Jeffersonian

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

NOTICE OF ZONING HEARING

The Administrative Law Judges of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #2014-0091-A

12 Oakwood Road

SE/S Oakwood Road, 20 ft. NE to centerline of Gray Manor Terrace

12th Election District - 7th Councilmanic District

Legal Owner(s): Jennifer Rennebu

Variance: to permit a proposed addition (greenhouse) with a side yard of 5 feet in lieu of the required 25 feet to the right of way line of a corner lot.

Hearing: Thursday, December 19, 2013 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 11/804 Nov. 26

959493



KEVIN KAMENETZ
County Executive

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

November 13, 2013

NOTICE OF ZONING HEARING

The Administrative Law Judges of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2014-0091-A

12 Oakwood Road

SE/S Oakwood Road, 20 ft. NE to centerline of Gray Manor Terrace

12th Election District – 7th Councilmanic District

Legal Owners: Jennifer Rennebu

Variance to permit a proposed addition (greenhouse) with a side yard of 5 feet in lieu of the required 25 feet to the right of way line of a corner lot.

Hearing: Thursday, December 19, 2013 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Jennifer Rennebu, Stephen Luckett, 12 Oakwood Road, Baltimore 21222

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, NOVEMBER 29, 2013.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, November 26, 2013 Issue - Jeffersonian

Please forward billing to:
Stephen Lockett
12 Oakwood Road
Baltimore, MD 21222

443-912-4866

NOTICE OF ZONING HEARING

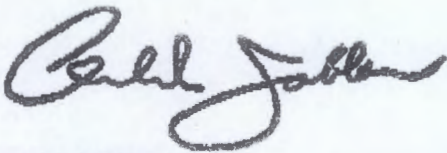
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2014-0091-A

12 Oakwood Road
SE/S Oakwood Road, 20 ft. NE to centerline of Gray Manor Terrace
12th Election District – 7th Councilmanic District
Legal Owners: Jennifer Rennebu

Variance to permit a proposed addition (greenhouse) with a side yard of 5 feet in lieu of the required 25 feet to the right of way line of a corner lot.

Hearing: Thursday, December 19, 2013 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

MEMORANDUM

DATE: January 27, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0091-A – Appeal Period Expired

The appeal period for the above-referenced case expired on January 21, 2014. 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

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

DATE: November 4, 2013

TO: Kristen Lewis, Office of Zoning Review
Department of Permits, Approvals & Inspections (PAI)

FROM: John E. Beverungen, Administrative Law Judge 
Office of Administrative Hearings

RE: Petition for Administrative Variance – 11/04/13 Closing Date
Case No. 2014-0091-A – 12 Oakwood Road

After a review of the above-captioned case file, I am requesting that this case be set in for a public hearing. Specifically, the Affidavit (page 2 of the zoning petition) indicated that the property is not under an active zoning violation citation; however, it has been assigned Case No. C00137973 from the Code Enforcement Division. In addition, it appears that there is a conflict between the Petitioner and an adjacent neighbor.

Our office is returning the file to you for further processing such as notifying the Petitioners, posting and advertising of the hearing notices.

Thank you for your attention and cooperation in this matter.

c: Office of People's Counsel

RE: PETITION FOR ADMINSTRATIVE * BEFORE THE OFFICE
 VARIANCE *
 12 Oakwood Road; SE/S Oakwood Road * OF ADMINSTRATIVE
 20' NE c/line Gray Manor Terrace *
 12th Election & 7th Councilmanic Districts * HEARINGS FOR
 Legal Owner(s): Jennifer Rennebu *
 Petitioner(s) * BALTIMORE COUNTY
 * 2014-091-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

NOV 15 2013

Peter Max Zimmerman

PETER MAX ZIMMERMAN
 People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
 Deputy People's Counsel
 Jefferson Building, Room 204
 105 West Chesapeake Avenue
 Towson, MD 21204
 (410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 15th day of November, 2013, a copy of the foregoing Entry of Appearance was mailed to Stephen Luckett, 12 Oakwood Road, Baltimore, Maryland 21222, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
 People's Counsel for Baltimore County

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>10/23</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>N/C</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>10/22</u>	STATE HIGHWAY ADMINISTRATION	<u>No Obj</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
<u>11/4</u>	ADJACENT PROPERTY OWNERS	<u>Christine Baxter</u> <u>OPPOSED</u>
ZONING VIOLATION	(Case No. <u>20137973</u>)	
PRIOR ZONING	(Case No. <u>2013-0031-A</u>)	
NEWSPAPER ADVERTISEMENT	Date: <u>11/26/13</u>	
SIGN POSTING	Date: <u>11/29/13</u> by <u>Mulick</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>10-23</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>10-22</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
<u>11-4</u>	ADJACENT PROPERTY OWNERS	<u>Christine Boxler</u> <u>2707 Gray Manor</u> <u>Terrace</u>
ZONING VIOLATION	(Case No. <u>CO137973</u>)	<u>Opposed</u>
PRIOR ZONING	(Case No. <u>2013-0031-A</u>)	<u>Denied - Housing of Chickens</u>
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>10-20-13</u> by <u>Quick</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: <u>Please see Pet. Submittal Ltr. in response to</u> <u>Mrs. Boxler's opposition Ltr.</u>		

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2014- 0091 -A Address 12 Oakwood Rd

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

Filing Date: 10/10/13 Posting Date: 10/20/13 Closing Date: 11/4/13

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- 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.
- 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.
- 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.
- 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- 0091 -A Address 12 Oakwood Rd 21222

Petitioner's Name Tennifer Penneba Telephone 443-912-4866

Posting Date: 10/20/13 Closing Date: 11/4/13

Wording for Sign: To Permit a proposed addition (Greenhouse) with a
side yard set back of 5 feet in lieu of the required
25 feet to the right of way line of a corner lot.

Revised 7/06/11



MARYLAND DEPARTMENT OF AGRICULTURE

PLANT PRODUCTION AND WEED MANAGEMENT SECTION

50 HARRY S. TRUMAN PARKWAY

ANNAPOLIS, MD 21401

Phone: 410-841-5920 Fax: 410-841-5835

Internet: <http://www.mda.state.md.us>

CONTROL NO. A 47544

CERTIFICATE FOR HONEY BEE COLONY REGISTRATION FOR 2013

(6016)

STEPHEN LUCKETT

12 OAKWOOD RD.

DUNDALK, MD 21222-2407

ID No. 2537

This registration verifies that the above named individual or company has registered their honey bee colonies with the Maryland Department of Agriculture as required under Subtitle 5 of the Agriculture Article, Annotated Code of Maryland. This certificate must be retained and shown upon request to an authorized agent of the Maryland Department of Agriculture. A beekeeper whose apiary is located on the property of another person must post on at least one colony in the apiary his assigned name or number ID.

EXPIRES DECEMBER 31, 2013

Total Number of Colonies 1

Earl F. Hance
Secretary of Agriculture



KEVIN KAMENETZ
County Executive

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

November 5, 2013

Jennifer Rennebu
12 Oakwood Road
Baltimore MD 21222

RE: Case Number: 2014-0091 A, Address: 12 Oakwood Road

Dear Ms. Rennebu:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 10, 2013. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Stephen D. Luckett, 12 Oakwood Road, Baltimore MD 21222

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



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

Date: 10-22-13

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

RE: Baltimore County
Item No 2014-0091-A
Administrative Variance
Jennifer Rennebu
12 Oakwood 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. 2014-0091-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 Zeller", is written over the typed name "Steven D. Foster".

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

June Fisher - RE #2014-0091A

From: "Steve" <lucknetmg@comcast.net>
To: <jafisher@baltimorecountymd.gov>
Date: 11/4/2013 9:02 PM
Subject: RE #2014-0091A

Re: Case#2014-0091A

12 Oakwood Rd. Dundalk, MD 21222

To Whom It May Concern:

I, Jennifer L. Rennebu, owner of the property at 12 Oakwood Rd would like to present a rebuttal to the email received on 11/4/13 to J. Fisher from Christine Baxter. Ms. Baxter resides at 2707 Gray Manor Terrace.

Ms. Baxter stated in her email that she lives "across the street from the structure that they have started to build." Ms. Baxter does not live directly across the street from the greenhouse we would like to complete, as shown on the map included in this file. Our greenhouse is located across the street from the First Baptist Church at 2705 Gray Manor Terrace and the property at 2703 Gray Manor Terrace.

Ms. Baxter states that the greenhouse would be an "eyesore" on the "main thoroughfare." Obviously, an eyesore is a subjective opinion. We are using a block foundation on a 2 ft concrete footer, 2x6 construction and dual pane windows from a conservatory. We believe the completed greenhouse would resemble a three season room. We will have two matching doors on both ends of the greenhouse. The vinyl siding we took off of the house to put up the structure will be reused on the outside of the greenhouse as needed. The windows will match our house. We planned on using shingles that match the ones on our roof. When the greenhouse is completed it would be in harmony with our house and the neighborhood.

The email also stated that our GH would face a "main thoroughfare." In the summer of 2013, the county conducted a traffic assessment of the street at the request of our neighborhood association. The assessment was to determine the necessity for speed bumps. The study found that there was not enough traffic on Gray Manor Terrace to warrant speed bumps. The counties findings determined that Gray Manor Terrace was only a neighborhood street and not a main thoroughfare.

Ms. Baxter mentioned, "where the structure is being built, right outside of the fence,

there is a sinkhole which is adjacent to their driveway." There is a sinkhole in the street next to our driveway, approximately 25 ft from the closest edge of the GH. Within the last 6 months, there was a water main break in the street at our driveway. Baltimore City Public Works responded and dug out our driveway and underneath the street to repair the water main break. They filled in the hole and topped with rock. Sometime later, the street began to collapse creating the resulting "sinkhole". We contacted the appropriate people. In response, they put blacktop over the hole. The area broke through again. We are waiting for them to respond to our call again.

Ms. Baxter continues stating, "they keep filling it in with rock or whatever they have." We have never put anything in the sinkhole. We have only contacted the appropriate people to resolve the issue. In my opinion, if Ms. Baxter's concern is that "it is going to get larger and entire road is going to collapse" then she could also have contacted the street department relaying her concerns instead of being so concerned about our building a greenhouse. She could also have educated her son not park within 5 feet in front of the sinkhole if she is so concerned that the "entire road is going to collapse."

She proceeds to mention the building "without proper permission from the county"..."chickens coops" in our backyard. We did build a moveable chicken coop, which did not violate any zoning laws. Unfortunately, we were not allowed to have chickens but we still have the structure, which we use for other purposes.

Yes, we are different. Our lifestyle may not meet the values of a few in our neighborhood. In another neighborhood, our lifestyle would be trendy/green. We feel that all of Ms. Baxter's points are unfounded and should not be a basis for a negative decision in our case.

Sincerely,

Jennifer L. Rennebu

June Fisher - 12 Oakwood Road, Dundalk, MD 21222 Variance Notice

From: motherof363 <motherof363@yahoo.com>
To: "jafisher@baltimorecountymd.gov" <jafisher@baltimorecountymd.gov>
Date: 11/4/2013 1:15 PM
Subject: 12 Oakwood Road, Dundalk, MD 21222 Variance Notice

Dear Ms. Fisher,

I do not have the case # for the above address but they are having a variance meeting today at 4:30PM regarding the greenhouse they want to build on their property that is attached to there home.

I live at 2707 Gray Manor Terrace, across the street from the structure that they have started to build. I inquired with the County to see if a permit was issued for this building. Apparently they were unable to get a permit since a structure of this size and the placement of this structure is prohibited. The side of there property is on a main thoroughfare and it is an eye sore to have this greenhouse built there. It is too close to the fence and unfortunately they do not have enough ground to build it on. Also where this structure is being built, right out side of the fence, there is a sink hole which is adjacent to their driveway. They keep filling it in with rock or whatever they have. Eventually it is going to get larger and entire road is going to collapse.

They proceeded building this greenhouse prior to a building permit. They have in the past just went on their own without proper permission from the county to proceed ie chickens coops. They do not feel that they should follow the rules/laws that have been put into place .

I feel that they should not be allow to proceed with this greenhouse and that the structure should be removed.

Sincerely,

Christine Baxter
2707 Gray Manor Terrace
Dundalk, MD 21222
410-967-8405

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: October 23, 2013

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For October 28, 2013
Item No. 2014-0087, 0091, 0092, 0093, 0095, 0096, 0098 and 0099

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\ZAC10282013 -.doc

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE:

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: Glenn Berry, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No.:
Legal Owner/Petitioner: JENNIFER RENNERT
Contract Purchaser:
Property Address: 12 OAKWOOD RD.
Location Description: SE/3 OF OAKWOOD RD, 20 FT N/2 TO THE CENTERLINE
OF GREY MANOR TERRACE.
VIOLATION INFORMATION: Case No. 2014-0091-A
Defendants:

Please be advised that the aforementioned petition is the subject of an active violation case.
When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:

NAME TIM KIDD

ADDRESS BUILDING INSPECTIONS
Rm # G21

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

- ☒ 1. Complaint letter/memo/email/fax (if applicable)
- ☒ 2. Complaint Intake Form/Code Enforcement Officer's report and notes
- ☒ 3. State Tax Assessment printout
- ☐ 4. State Tax Parcel Map (if applicable)
- ☐ 5. MVA Registration printout (if applicable)
- ☐ 6. Deed (if applicable)
- ☐ 7. Lease-Residential or Commercial (if applicable)
- ☐ 8. Photographs including dates taken
- ☐ 9. Correction Notice/Code Violation Notice
- ☐ 10. Citation and Proof of Service (if applicable)
- ☐ 11. Certified Mail Receipt (if applicable)
- ☐ 12. Final Order of the Code Official/Hearing Officer (if applicable)
- ☐ 13. Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable)
- ☐ 14. Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable).

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Room 113 in order that the appropriate action may be taken relative to the violation case.

AGB/
C: Code Enforcement Officer

CODE ENFORCEMENT REPORT

FA016424.3

DATE: 10 / 2 / 13 INTAKE BY: LK CASE#: 0137973 INSPEC: _____

COMPLAINT
LOCATION: 12 Oakwood Road

ZIP CODE: 21222 DIST: _____

COMPLAINT
NAME: Chris Baxter PHONE#: (H) 410-967-8405 (W) _____

ADDRESS: 2707 Gray Manor Terrace ZIP CODE: _____

PROBLEM: Building a greenhouse such structure
attached to house - No permit.

IS THIS A RENTAL UNIT? YES _____ NO _____
IF YES, IS THIS SECTION 8? YES _____ NO _____

OWNER/TENANT
INFORMATION _____

TAX ACCOUNT #: _____ ZONING: _____

INSPECTION: _____

REINSPECTION: _____

REINSPECTION: _____

REINSPECTION: _____



Department of Permits, Approvals & Inspections Complaint Report

Report Criteria:
Complaint Record ID: CO0137973

<u>Record ID</u>	<u>AS/400 Case</u>	<u>Assigned To</u>	<u>Assigned Date</u>	<u>Scheduled Time</u>	<u>Received By</u>	<u>Received Date</u>	<u>Status</u>	<u>Hearing Date</u>	<u>ADC Grid</u>
CO0137973		Tim Kidd	10/01/2013		Lisa Kalantary	10/01/2013	Open - Normal		44K2

Complaint Description: BUILDING A GREENHOUSE STRUCTURE ATTACHED TO HOUSE - NO PERMIT.

<u>Facility:</u> FA0164243 PDM 1223001320 12 OAKWOOD RD DUNDALK, MD 21222	<u>Owner :</u> RENNEBU JENNIFER L 12 OAKWOOD RD BALTIMORE MD 21222	<u>Complainant:</u> CHRIS BAXTER 2707 GRAY MANOR TERRACE DUNDALK, MD 21222
WORK: 4109678405		

Daily Activity Details

<u>Serial Number</u>	<u>Inspector</u>	<u>Activity Date</u>	<u>Service</u>	<u>Result</u>	<u>Action</u>
DA0205951	Lisa Kalantary	10/25/2013	IN-OFFICE ADMINISTRATIVE WORK	FACT FINDING	MONITOR

Inspector Notes: 10/24/13 Owner of 12 Oakwood came in to secure permit but needs variance. He as applied #2014-0091-A. Property is posted. R/C 11/8/13 TK/lk

Violation Details

Violation Record ID: IV0101682	Comply By: 11/08/2013	Complied On:	Status: NOT IN COMPLIANCE
Program Category/Section Source: Building Inspection/IBC		Violation Description	IBC Violation
Correction Text:			
Violation Text:			
Violation Comment:			

<u>Serial Number</u>	<u>Inspector</u>	<u>Activity Date</u>	<u>Service</u>	<u>Result</u>	<u>Action</u>
DA0204708	Tim Kidd	10/15/2013	INITIAL INSPECTION	FACT FINDING	CORRECTION NOTICE ISSUED

Inspector Notes: Visited site to find owner building on side of house gave stop work to secure permit. Called and spoke with complainant to update. R/C 10/18/13 TK/lk

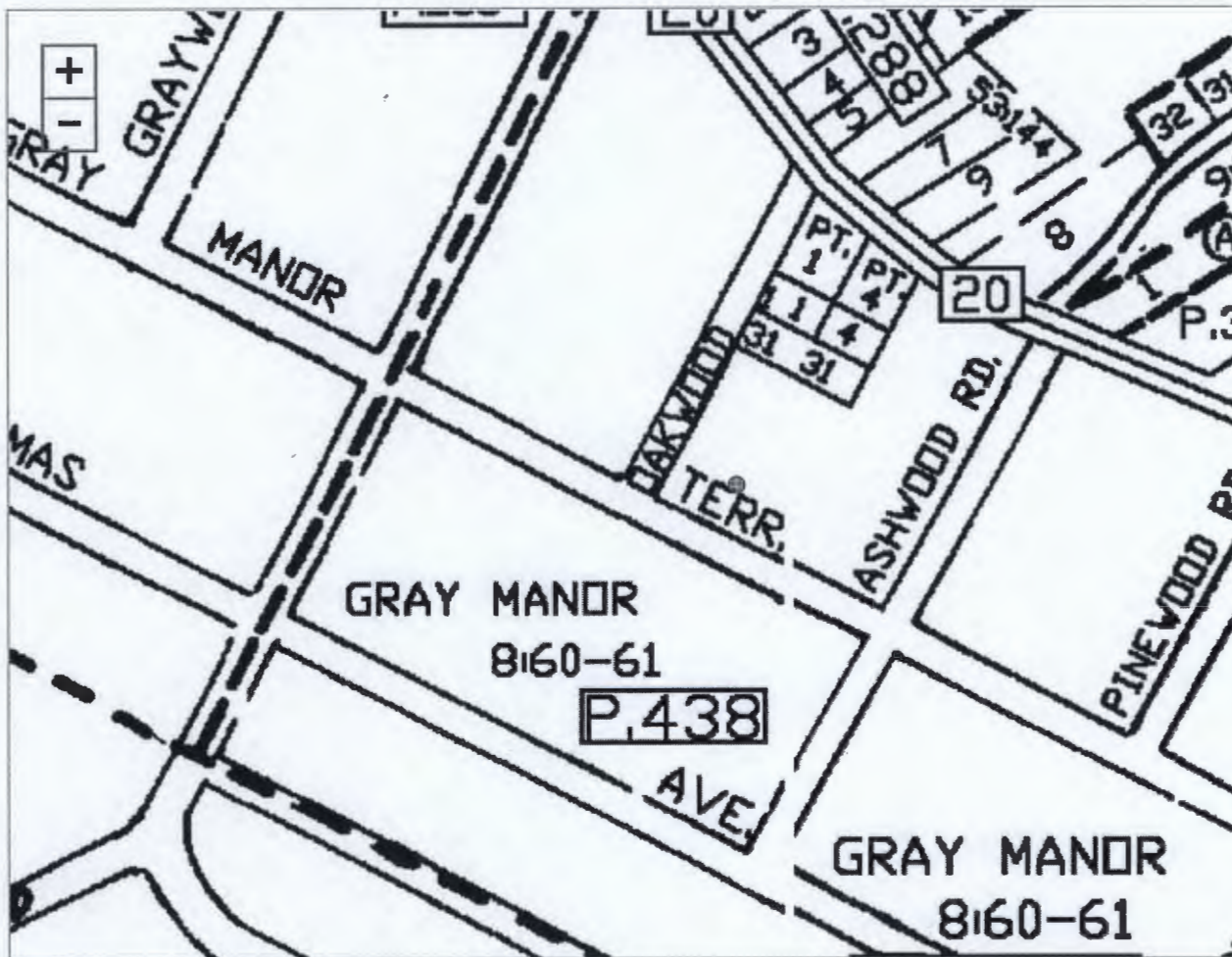
Violation Details

Violation Record ID: IV0101253	Comply By: 10/18/2013	Complied On:	Status: NOT IN COMPLIANCE
Program Category/Section Source: Building Inspection/IBC		Violation Description	IBC Violation
Correction Text:			
Violation Text:			
Violation Comment:			

Comment Details - No Comments

Lien Information - None

Baltimore County

[New Search](#)District: **12** Account Number: **1223001320**

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.

→

Real Property Data Search (w3)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier:	District - 12 Account Number - 1223001320	
Owner Information		
Owner Name:	RENNEBU JENNIFER L	Use: RESIDENTIAL
Mailing Address:	12 OAKWOOD RD BALTIMORE MD 21222-2407	Principal Residence: YES
		Deed Reference: 1) /22577/ 00436 2)
Location & Structure Information		
Premises Address:	12 OAKWOOD RD 0-0000	Legal Description: PT LT 23-28 12 OAKWOOD RD GRAY MANOR
Map: 0103	Grid: 0006	Parcel: 0438
Sub District:	Subdivision: 0000	Section: J
Block:	Lot: 2012	Assessment Year:
Plat No:	Plat Ref: 0008/ 0060	Town: NONE
Special Tax Areas:	Ad Valorem:	Tax Class:
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1927	1,076 SF	7,600 SF
Property Land Area	County Use	
7,600 SF	04	
Stories	Basement	Type
1.500000	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
ASBESTOS SHINGLE	1 full	
Last Major Renovation		
Value Information		
Base Value	Value	Phase-in Assessments
	As of	As of
	01/01/2012	07/01/2013
Land:	49,600	49,600
Improvements	103,200	74,300
Total:	152,800	123,900
Preferential Land:	0	123,900
		0
Transfer Information		
Seller: CURL ROBERT E	Date: 09/20/2005	Price: \$120,000
Type: ARMS LENGTH IMPROVED	Deed1: /22577/ 00436	Deed2:
Seller: BROWN WILLIAM B ROWN JULIUS	Date: 05/18/1982	Price: \$43,000
Type: ARMS LENGTH IMPROVED	Deed1: /06395/ 00448	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Tax Exempt:	Special Tax Recapture:	07/01/2014
Exempt Class:	NONE	0.00 0.00
Homestead Application Information		
Homestead Application Status:	Approved	11/06/2008

New Search (<http://sdat.resiusa.org/RealProperty>)

[illegible]

(<http://imsweb05.mdp.state.md.us/website/mosp/>)

Loading... Please Wait.

PLEASE PRINT CLEARLY

CASE NAME

CASE NUMBER 2014-0091-A

DATE 12-19-2014

PETITIONER'S SIGN-IN SHEET

[illegible]

Case No.:

2014-0091

192, 27-14

Exhibit Sheet

~~12-23-13~~

slu

12-20-13

Petitioner/Developer

Protestant

No. 1	Plan	
No. 2	Petition by Neighbors	
No. 3	Letter from J. Dicembre	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

JUDGE

We the undersigned have seen the proposed greenhouse to be built along the side of 12 Oakwood Rd, which faces Gray Manor Terrace. Knowing the residents of that property and their dedication to gardening and the environment, it is understandable that they would pursue a greenhouse for year-round gardening. Our signature below indicates our approval of construction of greenhouse at location, as we see no problem with its location or how the owners will insure its appearance will be in tune with surrounding properties. Case #2014-0091A

Date	Name	Address	Phone	Signature
12-18-13	Don Bonafis	7 Oakwood Rd	410-285-3905	Don Bonafis
12/18/13	Kathleen Blay	2506 Gray Manor Terr.	(410) 284-2664	Kathleen Blay
12/18/13	Lisa Kyle	2508 Gray Manor	370-2130	Lisa Kyle
12/18/13	Andrew Fickett	2503 Gray Manor Terr	410-282-2426	Andrew Fickett
12/18/13	Roger Howell	2501 Gray Manor Terr	410-285-3075	Roger Howell
12/18/13	Rutha Long	2505 Gray Manor Terr	410-285-3947	Rutha Long
12/18/13	John + Hilbert Black	2509 Gray Manor Terr	410-284-4383	John + Hilbert Black
12-18-13	Donna Black	2513 Gray Manor	410-284-7878	Donna Black
12-18-13	John C. Black	2511 Gray Manor Terr.	410-409-0943	John C. Black
12/18	Julia Morgan	2521 Gray Manor Terr	410-284-5483	Julia Morgan
12-18	Leonard Lomine	2525 Gray Manor	410-285-1115	Leonard Lomine
12-18	Nathan Sprain	2601 Gray Manor Terr	443-524-4887	Nathan Sprain
12-18	Doug Evans	2603 Gray Terrace	410-499-3357	Doug Evans
12-18	Eric Formell	2605 Gray Manor Terr	443-864-4713	Eric Formell
12/18	Theresa Lanning	2609 Gray Manor Terr	410-288-0750	Theresa Lanning
12/18	Donna Reed	2609 GRAY MANOR TERR	410-288-4100	Donna Reed
12/18	Harold Brown	2600 Gray Manor Terr	410-282-6126	Harold Brown
12/18	Charles Ann Schwergman	2803 Gray Manor Terr	410-288-1503	Charles Ann Schwergman
12/18/13	Shirley Nelson	2805 Gray Manor Terr	410-285-3670	Shirley Nelson
12/18/13	Ed Wether	2805 Gray Manor Terr	"	Ed Wether
12-18-13	Terry Murphy	2807 GRAY MANOR TERR	410-282-8137	Terry Murphy
12-18-13	DAVID LURE	2804 Gray Manor Terr	240-382-4300	DAVID LURE
12-18-13	ELIZABETH MOORE	2706 GRAY MANOR TERR	410-285-3150	ELIZABETH MOORE
12-18-13	DEBORAH KENNEDY	2613 MC DONALD AVE	410-285-1023	DEBORAH KENNEDY
12-18-13	JOHN + JANE SPENCER	6 PARKWAY ROAD	410-285-1811	JOHN + JANE SPENCER
12/18	Terry Bonafis	2700 Gray Manor Terr		Terry Bonafis
12/18	Wayne Brooks	2710 GRAY MANOR TERR	443-926-6605	Wayne Brooks
12/18	Shirley Nelson	2718 Gray Manor Terr	410-282-3596	Shirley Nelson
12/18	Heather Gilbert	12 Oakwood Rd	443-851-4445	Heather Gilbert
12/18	John C. Black	12 OAKWOOD RD	317-4085101	John C. Black
12/18	Deborah Brooks	2710 Gray Manor Terr	443-926-6605	Deborah Brooks
12/18	John C. Black	82 Oakwood Rd	410-285-7250	John C. Black

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[illegible]

[illegible][illegible]

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[illegible]

[illegible]

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[illegible]

To Whom It May Concern,

Mr. & Mrs. Luckitt have been members of the Gray Manor Community for many years. They have always cared about their community and take very good care of their home and property. They are members of the Gray Manor/Northshore Community Association and have been very active in our community. Steve is always willing to lend a hand to any neighbor in need.

Steve, and his wife, care greatly about our environment and prove it by leading a green life style. This is one of the reasons they wish to build a green house. Their greenhouse will not be an eyesore to the community. They always complete a project with the utmost integrity. This will be an extension of their green living. As you are well aware, there will always be people living in any community who are not happy no matter what neighbors want to do. These sort of people are not involved with the community in anyway, they just complain.

The Luckitts are good, decent people who deserve to have a greenhouse on their property. As the President of the Gray Manor/Northshore Community Association, I wish we had more people like the Luckitts involved in our community, the world would be a better place. I recommend approval of their greenhouse.

Sincerely yours,
Linda Bonnon, President

P.S. (In June of 2012, I had the county come out and

do a traffic study for speed humps. Gay Manor
Terrace did not meet with the county's specifications for
allowing speed humps. There was not enough traffic on the
roadway to warrant speed humps.)

Because of previous commitments, we cannot attend today's hearing but would like to offer our opinion as follows:

The residents of 12 Oakwood Rd are kind and helpful neighbors. They are eco friendly and try to give back to the environment. I live at 9 Oakwood Rd which is diagonally across from 12 Oakwood. When coming out of the street to turn onto Gray Manor Rd, there is in no way any sight restrictions due to the structure in question. I personally think that a greenhouse would not only be useful to my neighbor, but, it will also look nice on the house. I have known Mr. Lockett and Ms. Renebu for many years and they are good, well structured people. They are pillars of our community and give in any way they can. I as a resident of Oakwood Rd and a personal friend of the residents would like to see this issue resolved in the favor of Mr. Lockett and Ms. Renebu. My family also benefits from their gardens and plants. They do not only grow for themselves, they grow for their neighbors and friends. They do not charge for their fruits and vegetables. I know there are restrictions and laws for good reasons and I also know that there are some cases in which the structure is a hazard for the community. This structure is not in those categories. It does not take away from the community or obstruct vision for drivers. It will be a nice addition to our neighborhood. Thank you.

SIGNATURE Kelly Dieumegarde

DATE 12-16-13

NAME Kelly Dieumegarde

ADDRESS 9 Oakwood Rd Dundalk, MD 21222

PHONE 443-850-0802

Concerning Zoning Case 2014-0091A-Greenhouse Construction at 12 Oakwood Rd Dundalk 21222

Because of previous commitments, we cannot attend today's hearing but would like to offer our opinion as follows:

The greenhouse construction at 12 Oakwood Rd Dundalk MD 21222 would be a very good addition to both the house it will be attached to and to the community. The addition in no way interferes with the corner of Oakwood Rd and Gray Manor Terrace. It is far enough away that you can still see very well down the street.

The owners Mr. Lockett and Ms. Rennebu are both great neighbors and friends. They keep a very well maintained yard and have a very large and well kept garden. They grow their vegetables from scratch and share them with their neighbors and friends. This greenhouse will make their property better.

SIGNATURE

Jane Durst

DATE 12-17-13

NAME

Jane Durst

ADDRESS

9 Oakwood Rd. Balto MD 21222

PHONE

443 527 5216

Concerning Zoning Case 2014-0091A-Greenhouse Construction at 12 Oakwood Rd Dundalk 21222

Because of previous commitments, we cannot attend today's hearing but would like to offer our opinion as follows:

I wanted to add God wants you to love your neighbor, to get along and help each other. There are more important issues in the neighborhood to get involved in: Drug Activity At Drug City the store down the street. Drug Dealing Across the street, speeding cars. We should not worry about a greenhouse we should worry about our homes being broke into.

443-635-7968

Tina Clark

SIGNATURE

DATE

NAME

ADDRESS

PHONE

(Only if the lawyer shows up on the other side say this)

We are going to represent ourselves today your honor. We inquired about zoning lawyers and they stated it would be a \$5000 dollar retainer to obtain their services and so we are going to be doing the best we can.

Our property is unique because we are on a corner lot that requires a 25 ft setback from the property line on the corner. Our property at 12 Oakwood Rd is approx. 15 ft from the property line on Gray Manor Terrace. In 1948, zoning "grandfathered" our property due to not meeting the 25 ft zoning specifications. Our lot numbers are 23-28 along Gray Manor Terrace, but our house was built facing Oakwood Rd. If the house had been built facing Gray Manor Rd with correct set back we could have attached the GH to the east or west side of the house to utilize the southern exposure of the sun without any problems.

We believe that not being able to put the GH on the South side of our house would cause practical difficulty. Strict compliance with zoning requirements would unreasonably prevent the use of the property for a permitted purpose. Strict compliance would be impossible at a 25 ft setback from the southern side of our property line because our house sits approx. 15ft from the property line. Strict compliance would only allow the GH to be built in the backyard which we already mentioned would not be as aesthetically pleasing but also would not get enough winter sun due to house causing shade in early evening. Since we are using passive solar to heat the GH we need as much sun as possible.

We have inquired a couple of times with zoning about where we could put the GH in the backyard and each time we got a different answer. One thing is sure, there is a permitted use for a personal GH. Once they told us that we could put the GH in the back 1/3 of the yard. The next time, the man at the zoning counter said we divide the back yard in half. Take half the square footage and divide in half again. Then subtract sq footage of current structures and this leaves the total amount of square footage for a new GH. This means we could build a GH with 707.5 sq ft, approx. 3.5 times the size that we are building. This means the GH could be built in the back yard either way it was figured it but unfortunately it would be directly in front of Ms. Baxter's house! We still prefer the current location of the GH because the house will block the sun in the early evening with shade. We need to have as much sun as possible during the day to utilize the warmth of the greenhouse. The GH on the side of the house will also conserve energy in our house over the winter.

Aesthetically, we feel that putting the GH in the back yard would really clutter the area with the buildings, garden, fruit trees, bee hive, and pond. The GH will not look as nice as on the south side of the house.

Not granting this petition would cause another practical hardship. We have 6 family members in our house currently. The GH is going to house an aquaponics system for our personal use along with growing organic vegetables and fruits. I have guardianship of my brother who had a disabling stroke. My brother and I both have high cholesterol and hypertension. Organic foods, & fish are expensive to buy at the store. Everyone knows the price of food has gone up, AND eating healthy food is a lot more expensive! The price of tilapia is \$5.99 per pound last time we looked. We can't afford to feed a house full of people at these prices. It would be a practical hardship not to be able to feed our family healthy, organic, non-GMO (genetically modified organism) foods. Not only knowing how the Food was grown and how it was raised is just as important for health reasons of our entire family. Aquaponic systems are closed, with no run off. The water in the tank cycles through the vegetables/fruits, fertilizing them, and then the clean water is returned to the tank. I inquired at zoning and as long the aquaponics system is used personally there aren't any zoning laws that prohibit or restrict it.

To deny this variance would be a disservice to us and our neighbors, and future neighbors. We want to be good stewards of our planet and leave it a better place for future generations. Our soil is organic. No chemicals, pesticides or synthetic fertilizers have been used on our property for years. The GH will help us with the path to self-sufficiency and sustainability. We wanted to utilize passive solar gains in the GH as well as our house. This would not only save money on our gas and electric bills but save money in construction costs if we used the existing wall of our house. Utilizing the wall of our house may prevent a tree or two from being chopped down. Plus, insulating the north side of the GH would also add an extra layer of insulation to our house as well.

Granting this variance would not affect public safety or the welfare of the community. No view is blocked from Oakwood Rd when turning onto Gray Manor Terrace. Our GH doesn't affect residential density. Granting this petition would continue the harmony with the other properties in the neighborhood. We feel that the GH is an extension of our house and so we want it to match the house, just like our other structures on the property because it will be a permanent part of our house. We are using matching siding, roof and white windows.

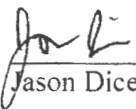
This statement concerns "zoning case 2014-0091A-Greenhouse Construction at 12 Oakwood Road Dundalk 21222." Due to previous commitments, I am unable to attend today's hearing but would still like to offer an opinion on this matter. First, it is vitally important to note that I live directly across from the proposed greenhouse location. I have, at no time, found any issue with the project. Furthermore, I find it to be a very intuitive idea to help offset rising grocery prices during this turbulent economic time. I feel this construction poses no harm to the community or its residents and see no reason why it should not be allowed to continue.

If there are any concerns as to how well the greenhouse will be kept, I can assure you that Mr. Luckett will tend to it with the utmost care. He can be found daily tending to their residence in some manner, including the produce when in season. This greenhouse simply allows for a year round harvest to be reaped. They have also been very careful to utilize the resources around them and remain very conscientious of environmental impacts. They utilize compost waste to assist with producing fertile soil and have even utilized my leaf rakings for this task, which I strongly support. I have no reason to doubt that similar concern and care will not continue to be shown throughout this project and after its completion.

Lastly, Mr. Luckett has proven to be a fine, upstanding, neighbor who is always eager and willing to assist those around them. He has represented the community for various matters such as organizing "dumpster days," where trash dumpsters are stationed throughout the community allowing residents to dispose of bulk items. Recently, Mr. Luckett attempted to assist in rallying community support for the installation of speed bumps in the neighborhood. In viewing his acts of support for community, it stands to reason that Mr. Luckett would neither engage in or support any act that he felt would be detrimental to the same community he has worked so hard to support.

Bearing this in mind, I urge you to consider what harm could really come from the construction of a greenhouse at this location and would ask that the resident's be allowed to continue construction on their project.

Sincerely,


Jason Dicembre

12/17/13

2703 Gray Manor Terrace
Dundalk, Maryland 21222
410-288-4979

Petitioners No. 3



View of west and south side of house from Intersection of Oakwood Rd & Gray Manor Terrace. Shows the beginning framework of Greenhouse on south side (covered until decision rendered)

Shows property is maintained and sits on a corner lot, rendering it unique to the majority of the properties in the area. Other homes not on a corner lot would have the ability to build on a side yard because of lesser restrictive set back rules

2014-0091-A



Greenhouse view from front (west) property line Shows that the house entrance is outside the greenhouse, thus demonstrating that this will not be a "living area" with house access.

2014-0091-A



View from a vehicle stopped on Oakwood at intersection in front of subject property. west view (making right turn, away from subject property) Shows the restricted line of site view of oncoming traffic.

2014-009



View from a vehicle stopped on Oakwood at intersection.in front of subject property
East view (making left turn, beside subject property. Shows NO line of site restrictions
to oncoming traffic)

2014-0091-A

1-1



View of backyard of subject property, showing grape arbors, garden beds, sheds, pond & fruit trees. Shows the impossibility of locating a greenhouse in the rear yard of property

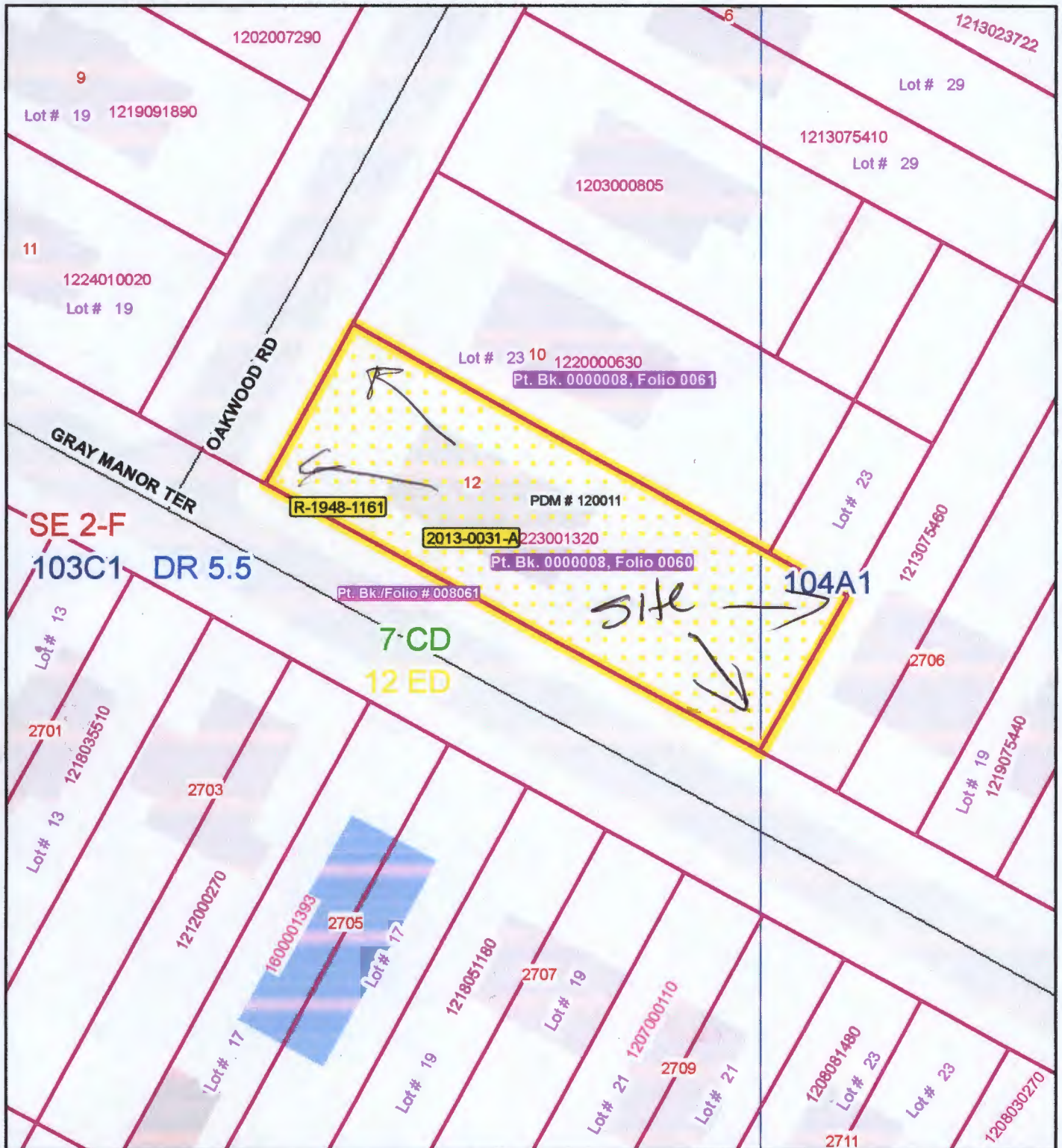
2014-0091-A



View of greenhouse from east, showing approximately 6' from outer wall to fence. Short wall of greenhouse is 5" tall and roof is at a 50 degree angle as needed per instructions for our region, making the tallest point (connected to house) at 13'.

2014-0091-A

12 Oakwood Road



Publication Date: 10/7/2013



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



0 10 20 40 60 80 Feet

1 inch = 40 feet

2014-0091-10

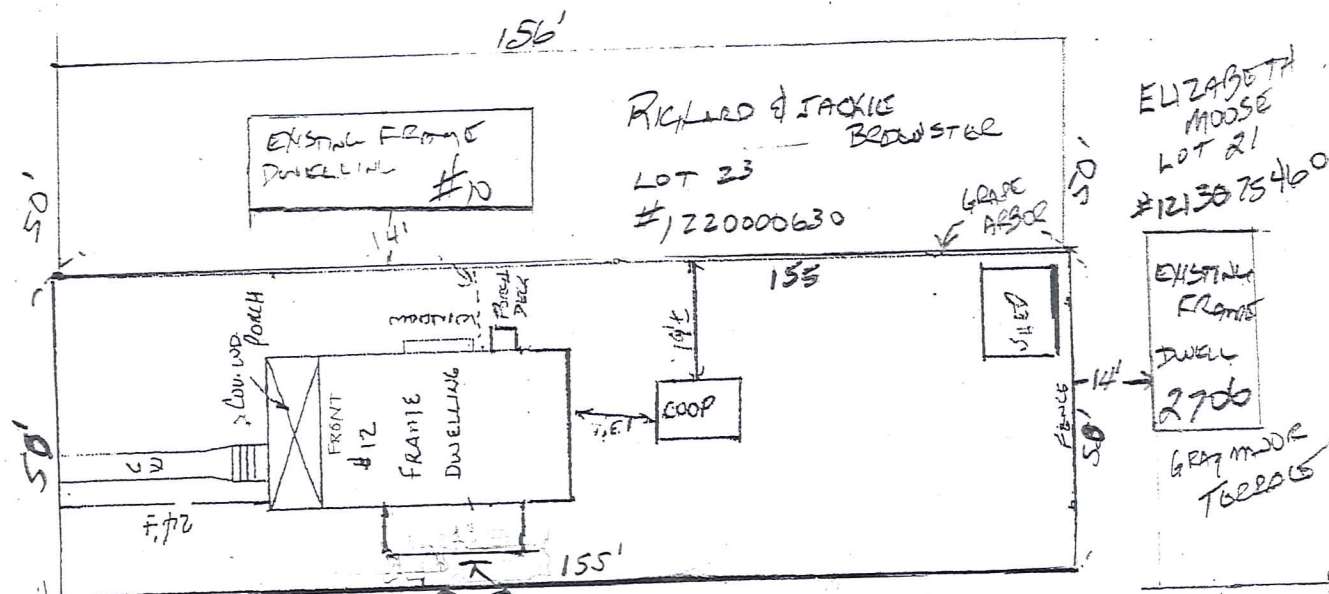
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 12 OAKWOOD RD 21222 OWNER(S) NAME(S) JENNIFER L. RENNEBO

SUBDIVISION NAME GRAY MANOR LOT # 23-28 BLOCK # _____ SECTION # J

PLAT BOOK # 08 FOLIO # 61-61 10 DIGIT TAX # 1223 001320 DEED REF. # 22522100436

OAKWOOD RD 40' R/W



GRAY MANOR TERRACE 40' R/W

2701	2703	2705	2707	2709
		CHURCH		

PLAN DRAWN BY STEPHEN LUCKETT DATE 10/9/13 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE
 ZONING MAP# 103C2/104A1
 SITE ZONED DR S.S
 ELECTION DISTRICT 12
 COUNCIL DISTRICT 7
 LOT AREA ACREAGE _____
 OR SQUARE FEET 7600 BY TAX RECORD
 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? _____
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

PRIOR 2013-0037-A

PRIOR 1948-1161

VIOLATION CASE INFO:

2014-0091-A

Petitioners No. 1