

MEMORANDUM

DATE: March 6, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0130-A – Appeal Period Expired

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

IN RE: PETITION FOR ADMIN. VARIANCE *
(600 Almond Avenue)
15th Election District *
7th Councilmanic District *
Herbert Tart, Jr., Jason Wayne Tart and *
Corey Ray Tart *
Petitioners *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2014-0130-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings for Baltimore County as a Petition for Administrative Variance filed by the legal owners of the subject property, Herbert Tart, Jr., Jason Wayne Tart and Corey Ray Tart. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed accessory structure (garage) located on a corner lot closest to the street side in rear yard in lieu of the required 1/3 farthest from the street side and occupying more that 50% of the 1/3. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on December 15, 2013, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law

ORDER RECEIVED FOR FILING

Date 2-3-14

By WJ

Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Although the Department of Planning did not make any recommendations related to the garage height and usage, I will impose conditions that the accessory structure (garage) not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

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

THEREFORE, IT IS ORDERED, by the Administrative Law Judge for Baltimore County, this 3rd day of February, 2014, that a Variance from Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed accessory structure (garage) located on a corner lot closest to the street side in rear yard in lieu of the required 1/3 farthest from the street side and occupying more that 50% of the 1/3, be and is hereby GRANTED, subject to the following:

The relief granted herein shall be subject to the following:

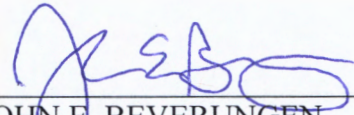
1. Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners or subsequent owners shall not convert the subject garage into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The garage shall not be used for commercial purposes.

ORDER RECEIVED FOR FILING

Date 2-3-14

By [Signature]

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 2-3-14

By DLW



KEVIN KAMENETZ
County Executive

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

February 3, 2014

Herbert Tart, Jr.
Jason Wayne Tart
Corey Ray Tart
600 Almond Avenue
Baltimore, Maryland 21221

RE: Petition for Administrative Variance
Case No. 2014-0130-A
Property: 600 Almond Avenue

Dear Gentlemen:

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 the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB: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 600 Almond Ave which is presently zoned DR55

Deed Reference 29169/00205 10 Digit Tax Account # 1520000370

Property Owner(s) Printed Name(s) TART, Herbert Jason Corey

(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) 400.1 BCZR To permit a proposed accessory structure (Garage) located on a corner lot closest to the street side in rear yard in lieu of the required $\frac{1}{3}$ furthest from the street side and occupying more than 50% of the $\frac{1}{3}$.

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

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners:

Jason Tart Corey Tart Herbert Tart

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

600 Almond Ave Balto. MD

Zip Code Telephone # Email Address

Representative to be contacted:

Herbert Tart Jr

Name - Type or Print

Signature

600 Almond Ave Balto MD

Zip Code Telephone # Email Address

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, of Baltimore County, this ___ day of ___ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Administrative Law Judge of Baltimore County

CASE NUMBER 2013-0130-A Filing Date 12/31/13 Estimated Posting Date 12/15/13 Reviewer G.H.

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 600 Almond Ave Baltimore Maryland 21221
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

We NEED This for storage for Lawn equipment an lawn tools
PARK motorcycles an stove Boat an Golf Cart an have a lot
of these in my yard over the years

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

Signature of Affiant

Signature of Affiant

Jason Tart

Name- Print or Type

Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22ND day of Nov, 2013, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

HERBERT TART Jason Tart Corey Tart
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) (Print name(s) here)

AS WITNESS my hand and Notaries Seal

Charles S. Smith

Notary Public

MARCH 15 2014
My Commission Expires

ZONING PROPERTY DESCRIPTION FOR 600 ALMOND AVENUE

*BEGINNING AT A POINT ON THE NORTH SIDE OF ALMOND AVENUE WHICH IS 60 FEET WIDE AT THE DISTANCE OF 30 FEET EAST OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET DEBBIE AVENUE WHICH IS 60 FT WIDE

BEING LOT #(1) BLOCK (B) SECTION # () IN THE SUBDIVISION OF ALPINE GARDENS AS RECORDED IN BALTIMORE COUNTY PLAT BOOK # (27) FOLIO (48) CONTAINING 6321 SQUARE FEET. LOCATED IN THE (15TH) ELECTION DISTRICT AND (7TH) COUNCIL DISTRICT

2013-030-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2014- 0130 -A Address 600 Almond Ave

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

Filing Date: 12/3/13 Posting Date: 12/15/13 Closing Date: 12/30/13

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- 0130 -A Address 600 Almond Ave.

Petitioner's Name Tart Herbert Telephone 410-952-4411

Posting Date: 12/15/13 Closing Date: 12/30/13

Wording for Sign: To Permit a proposed accessory structure (Garage)
located on a corner lot closes to the street side in rear yard
in lieu of the required 1/3 furthest from the street side
and occupying more than 50% of the 1/3.

Revised 7/06/11

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

No. 107006

Date: 12/3/13

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
001	200	0000		6150					75.00

Total: 75.00

Rec From: Tait Herbert

For: Administrative Services

2014-0130-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

CERTIFICATE OF POSTING

2014-0130-A

RE: Case No.: _____

Petitioner/Developer: _____

Herbert Tart**December 30, 2013**

Date of Hearing/Closing: _____

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

RECEIVED

JAN 30 2014

Attn: Kristen Lewis:

OFFICE OF ADMINISTRATIVE HEARINGS

Ladies and Gentlemen:

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

600 Almond Ave**December 15, 2013**

The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,

December 15, 2013

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

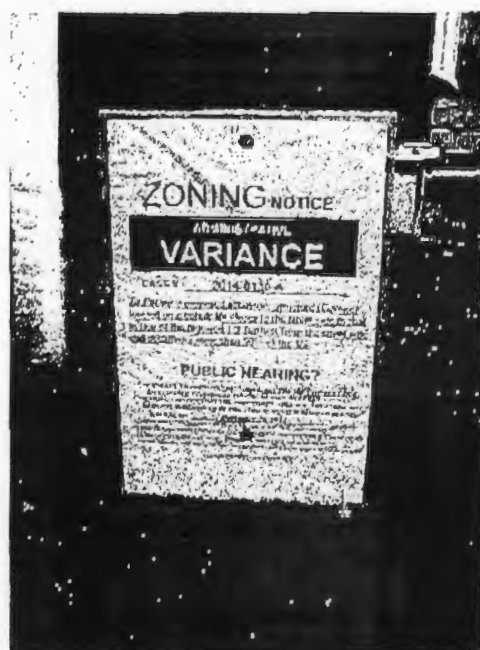
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

**PAID**

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2014-0130-A

To Permit a proposed accessory structure (Garage)
located on a corner lot closes to the street side in rear
in lieu of the required 1/3 furthest from the street side
and occupying more than 50% of the 1/3.

PUBLIC HEARING?

PURSUANT TO SECTION 26-12 (b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC
HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED THE
REQUEST IS RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON December 10, 2013.
ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT, 100 W. BALTIMORE COUNTY OFFICE BUILDING,
15 WEST CHESAPEAKE AVE., FOWERS, MD 21054, (410) 837-7329.
DO NOT REMOVE THIS SIGN UNTIL AFTER APPROVED UNDER THE CITY OF CAR
HANDICAPPED ACCESSIBLE

RECEIVED

JAN 30 2014

OFFICE OF ADMINISTRATIVE HEARINGS

*Rec'd from
Beck
via
email*

1/30 1:35 PM

Rec'd Sign posting proof
Awaiting photos

CASE NO. 2014-

0130-A

Deb spoke to Jason Tart who
had his dad call office.

Explained to Mr. Tart that he
needs to contact sign poster + get proof and
send OAH photos. He indicated it will
probably take a wk. - gave him fax # +
email.

Support/Oppose/
Conditions/
Comments/
No Comment

DEPT

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

FIRE DEPARTMENT

PLANNING

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

12-12

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

✓ SIGN POSTING

Date: _____

~~12-15~~ 12-15

by

Black

~~Missing~~ - Email sent 1-7-13 (copy not legible)

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any:

Rec'd 2/3
No Photos NO Sign Posting rec'd

1/9

Spoke to Jason Tart; father is in Fla. but he'll give him a call. Reg'd
11:51 AM that his dad contact OAH so we can make him aware of
items missing + unable to process.



KEVIN KAMENETZ
County Executive

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

December 31, 2013

Jason Tart, Corey Tart, Herbert Tart
600 Almond Avenue
Baltimore MD 21221

RE: Case Number: 2014-0130 A, Address: 600 Almond Avenue

Dear Messrs. Tart:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on December 3, 2013. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel

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



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

Date: 12/12/13

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

RE: Baltimore County
Item No 2014-0130-A
Administrative Variance
Herbert Tart Jr., Jason Tart,
Cory Tart
600 Almond Avenue

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. 2014-0130-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 "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

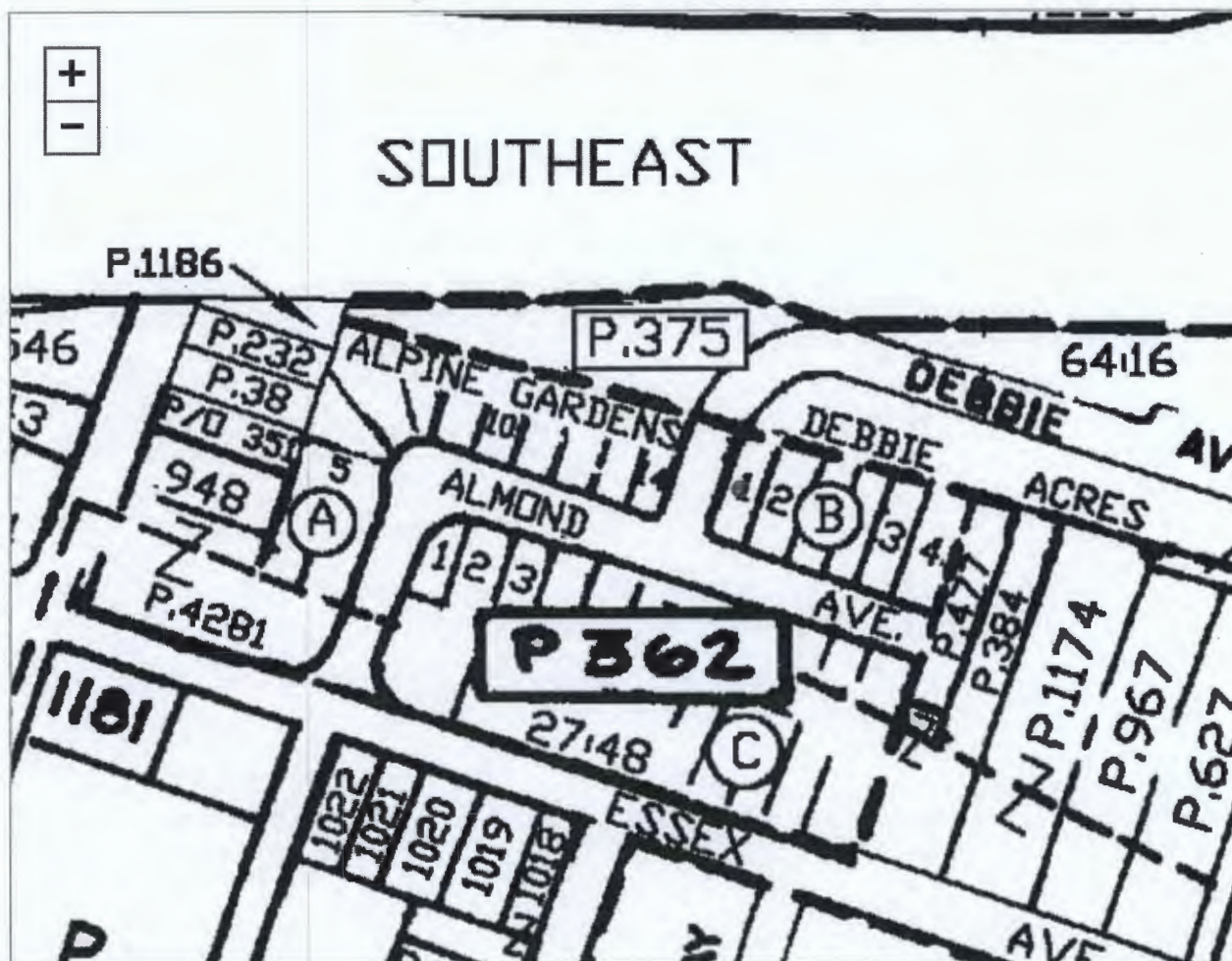
Real Property Data Search (w1)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 15 Account Number - 1520000370		
Owner Information		
Owner Name:	TART HERBERT JR TART JASON WAYNE Use: TART COREY RAY	RESIDENTIAL Principal Residence: YES
Mailing Address:	600 ALMOND AVE BALTIMORE MD 21221-3303	Deed Reference: 1) /29169/ 00205 2)
Location & Structure Information		
Premises Address:	600 ALMOND AVE 0-0000	Legal Description: NW COR OF DEBBIE AVE ALPINE GARDENS
Map: 0090	Grid: 0020	Parcel: 0362
Sub District:	Subdivision: 0000	Section:
	Block: B	Lot: 1
	Assessment Year: 2012	Plat No:
		Plat Ref: 0027/ 0048
Special Tax Areas:	Town:	NONE
	Ad Valorem:	
	Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1964	1,509 SF	6,321 SF
Stories	Basement	Type
1.000000	YES	END UNIT
Exterior	Full/Half Bath	Garage
BRICK	1 full	
Last Major Renovation		
Value Information		
	Base Value	Value
		As of
Land:	90,300	01/01/2012
Improvements	107,700	07/01/2013
Total:	198,000	07/01/2014
Preferential Land:	0	
Transfer Information		
Seller: TART HERBERT	Date: 02/16/2010	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /29169/ 00205	Deed2:
Seller: TART HERBERT	Date: 08/19/1982	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /06424/ 00757	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments: Class		07/01/2013
County: 000		07/01/2014
State: 000		0.00
Municipal: 000		0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: Approved 12/31/2012		

Baltimore County

[New Search](#)District: **15** Account Number: **1520000370**

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.
-->

Debra Wiley - Fwd: Admin. Var. 2014-0130-A (Closing date: 12/30) - 600 Almond Ave., 21221

From: Debra Wiley
To: Fisher, June; Hucik, Gary; Lewis, Kristen
Date: 1/27/2014 3:12 PM
Subject: Fwd: Admin. Var. 2014-0130-A (Closing date: 12/30) - 600 Almond Ave., 21221

Hi,

Any update? Our office is still holding the case file pending these items.

Thanks in advance.

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

No response

>>> Debra Wiley 1/7/2014 1:52 PM >>>

Hi,

It appears there's **no "photos or legible" sign** posting in the file. Can you please look to see if you have them?

Thanks in advance.

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

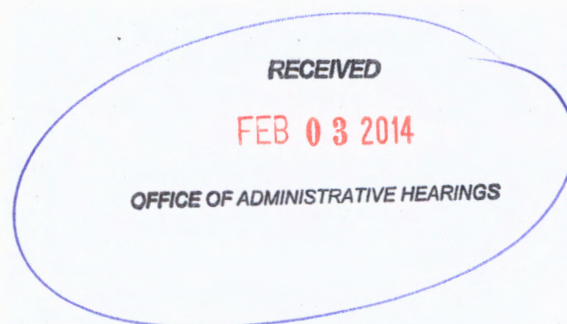
Administrative Hearings - Subject Case # 2013-0130-A

From: Barbara Misek <barbara.misek@yahoo.com>
To: "administrativehearings@baltimorecountymd.gov" <administrativehearings@b...>
Date: 2/1/2014 11:45 AM (Sat urday)
Subject: Subject Case # 2013-0130-A
CC: herb tart <tart52miller@yahoo.com>, barbara home <barbara.misek@yahoo.com>
Attachments: 0201140907.jpg; 0131141244.jpg; 0131141243b.jpg; 0131141243.jpg;
0131141243a.jpg; 0131141242.jpg; 1207131616.jpg; 1129131645.jpg

Attached are the picture of 600 Almond Ave

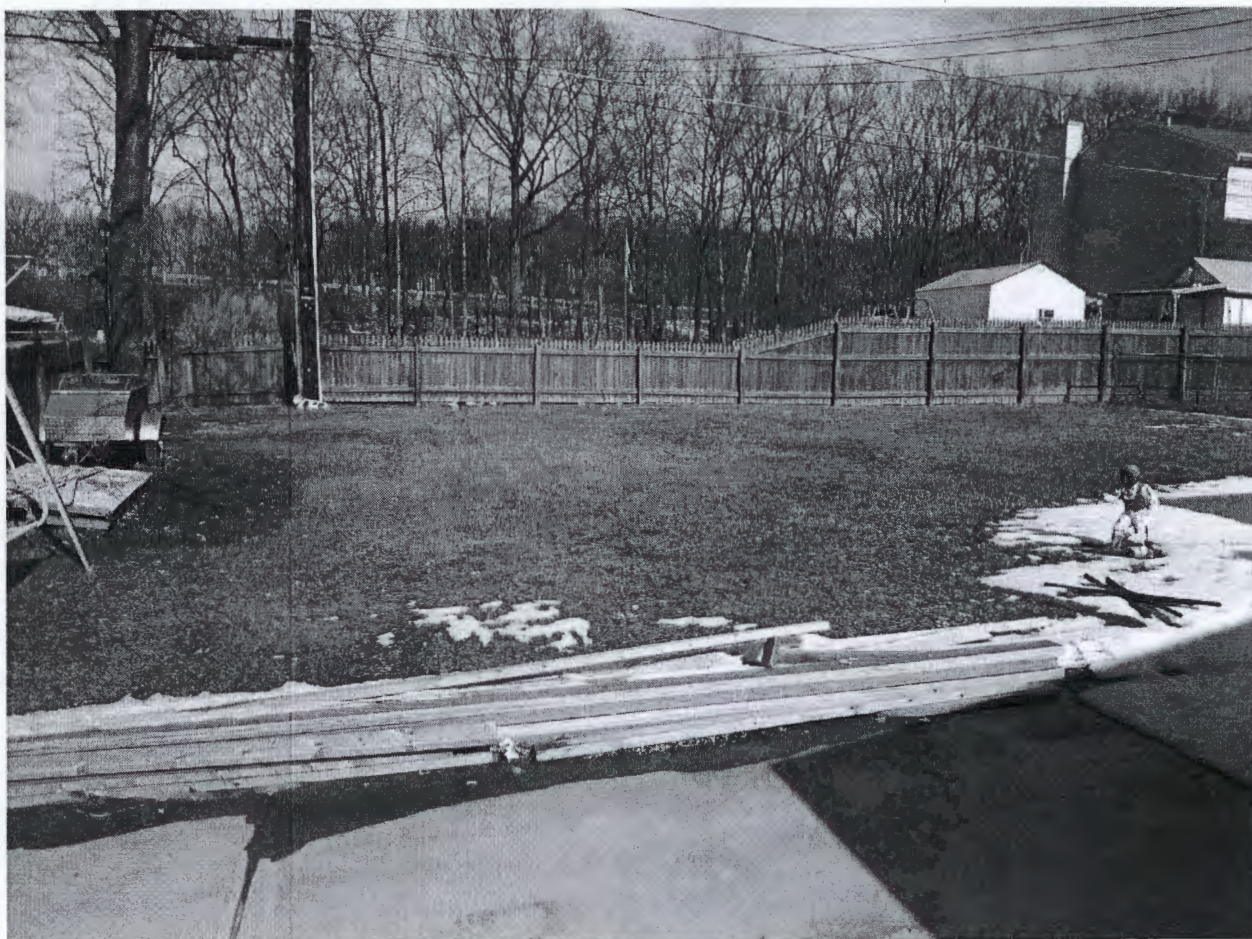
On Saturday, February 1, 2014 11:36 AM, barbara.misek <barbara.misek@yahoo.com> wrote:

Sent by Sprint from my Samsung Galaxy Note® II









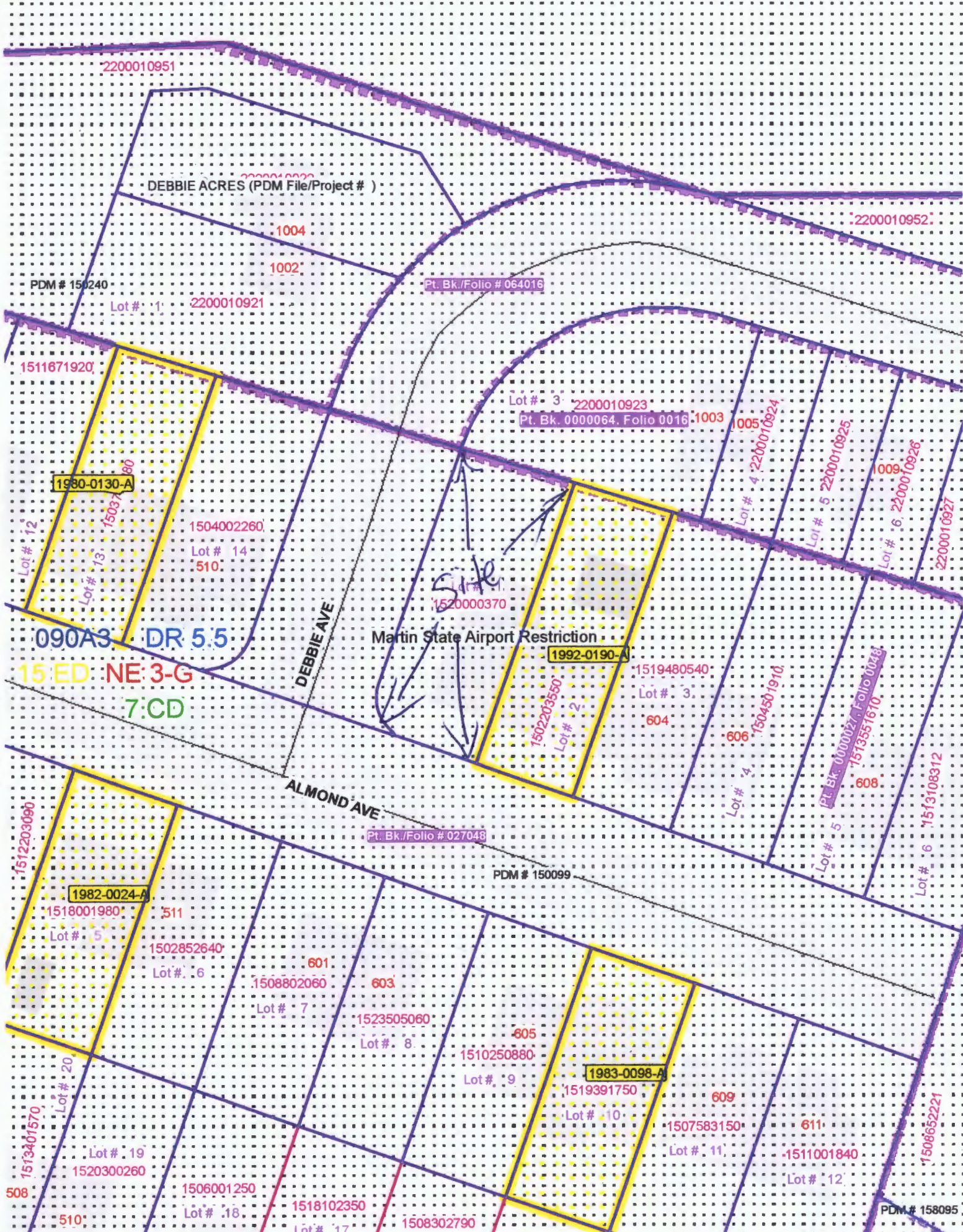






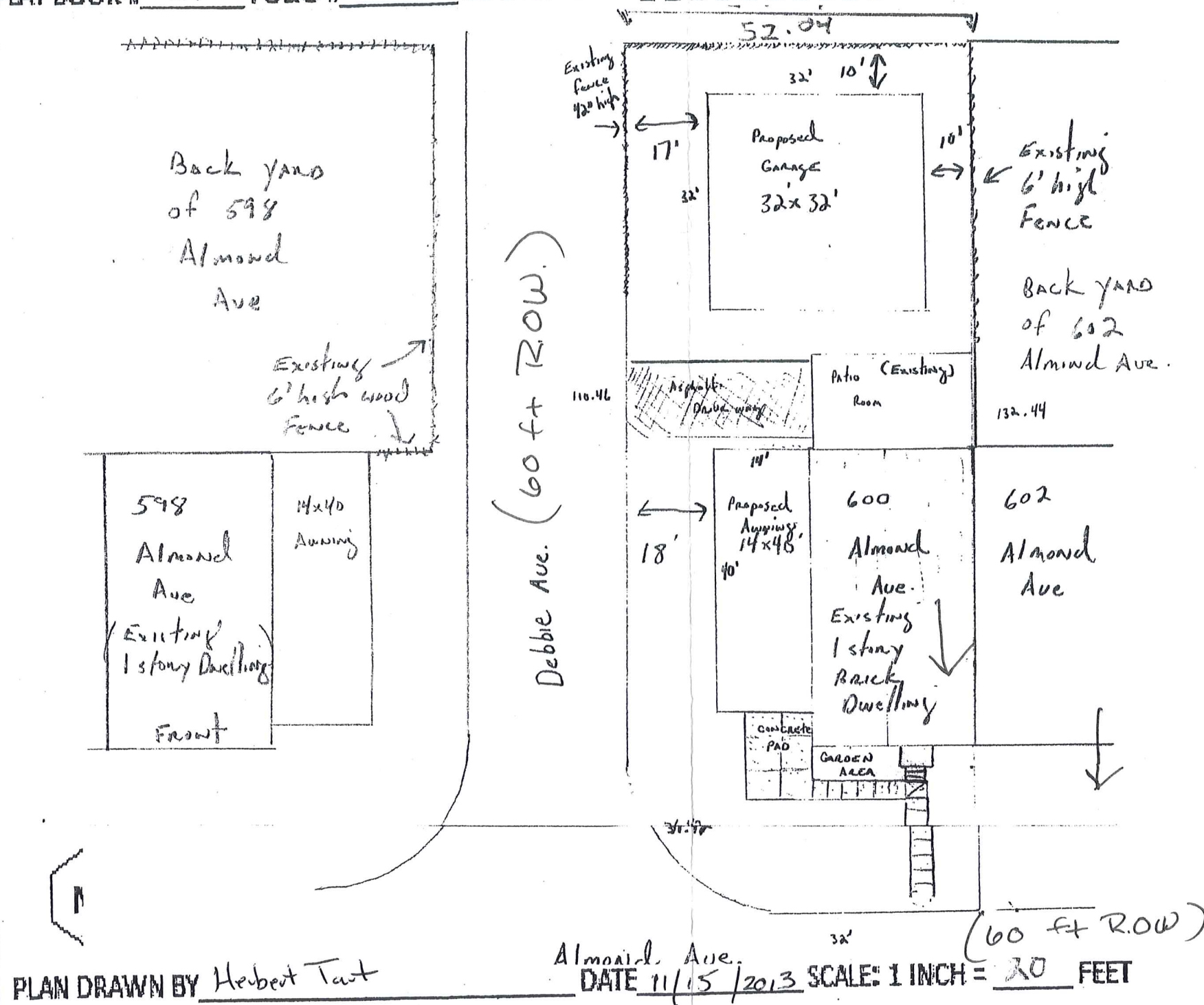






2013-01-01

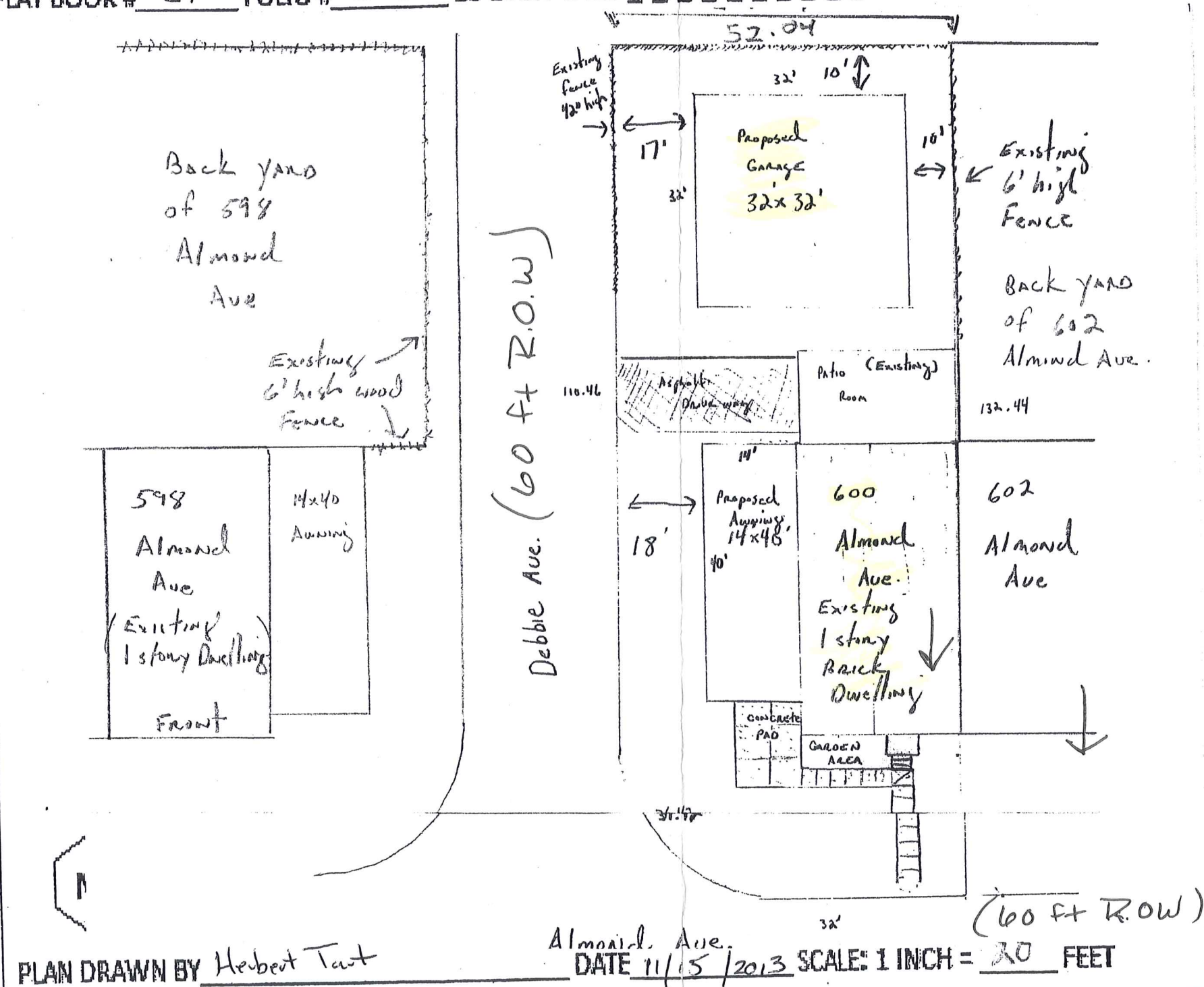
ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
ADDRESS 600 Almond Ave OWNER(S) NAME(S) Tart Herbert Jason Covey
SUBDIVISION NAME ALPINE GARDENS LOT # 1 BLOCK # B SECTION #
PLAT BOOK # 27 FOLIO # 205 10 DIGIT TAX # 152.0000.370 DEED REF. # 1



SITE VICINITY MAP
N Almond Ave
Subject Property
MAP IS NOT TO SCALE
ZONING MAP# 090A3
SITE ZONED DR 5.5
ELECTION DISTRICT 15
COUNCIL DISTRICT 7
LOT AREA ACREAGE 6321
OR SQUARE FEET
HISTORIC? No
IN CBCA? No
IN FLOOD PLAIN? No
UTILITIES? MARK WITH X
WATER IS:
PUBLIC ☒ PRIVATE
SEWER IS:
PUBLIC ☒ PRIVATE
PRIOR HEARING? No
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW
NONE
VIOLATION CASE INFO:
NONE

2013 0130-A

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
ADDRESS 600 Almond Ave OWNER(S) NAME(S) Tart Herbert Jason Covey
SUBDIVISION NAME ALPINE GARDENS LOT # 1 BLOCK # B SECTION #
PLAT BOOK # 27 FOLIO # 205 10 DIGIT TAX # 152.0000.370 DEED REF. # 1



SITE VICINITY MAP
N Almond Ave
Subject Property
MAP IS NOT TO SCALE
ZONING MAP# 090A3
SITE ZONED DR 5.5
ELECTION DISTRICT 15
COUNCIL DISTRICT 7
LOT AREA ACREAGE 6321
OR SQUARE FEET
HISTORIC? No
IN CBCA? No
IN FLOOD PLAIN? No
UTILITIES? MARK WITH X
WATER IS:
PUBLIC ☒ PRIVATE
SEWER IS:
PUBLIC ☒ PRIVATE
PRIOR HEARING? No
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW
NONE
VIOLATION CASE INFO:
NONE

2013 0130-A