

IN RE: PETITION FOR ADMIN. VARIANCE *
(2 Medori Court)

11th Election District *

3rd Council District *

Jonathan D. & Kathleen D. Fine *
Petitioners *

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2014-0258-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Jonathan D. & Kathleen D. Fine. The Petitioners are requesting Variance relief pursuant to Section 301.1 of the Baltimore County Zoning Regulations ("B.C.Z.R), to permit a proposed open projection (deck) to have a rear yard setback of 34 ft. in lieu of the required 37.5 ft., and to amend the Final Development Plan (FDP) for Scenic Ridge, Lot #10 only. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

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

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on June 8, 2014, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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

ORDER RECEIVED FOR FILING

Date 6-26-14

By GW

welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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

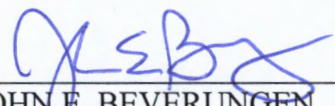
THEREFORE, IT IS ORDERED, this 26th day of June, 2014 by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Section 301.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed open projection (deck) to have a rear yard setback of 34 ft. in lieu of the required 37.5 ft., and to amend the Final Development Plan (FDP) for Scenic Ridge, Lot #10 only, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for any appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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

JEB:dlw



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

ORDER RECEIVED FOR FILING

Date 6-26-14

By [Signature]

KEVIN KAMENETZ
County Executive



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

June 26, 2014

Jonathan D. Fine
Kathleen D. Fine
2 Medori Court
Kingsville, Maryland 21087

RE: Petition for Administrative Variance
Case No. 2014-0258-A
Property: 2 Medori Court

Dear Mr. and Mrs. Fine:

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 horizontal line.

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 Hearings for Baltimore County for the property located at:

Address 2 Medori Ct Kingsville, MD 21087

Currently zoned RC 5

Deed Reference 31117 / 00191

10 Digit Tax Account # 2 5 0 0 0 0 0 7 8 9

Owner(s) Printed Name(s) Jonathan and Kathleen Fine

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. X **ADMINISTRATIVE VARIANCE** from Section(s)

Section 301.1 – to permit a proposed open projection (deck) to have a rear yard setback of 34 feet in lieu of the required 37½ feet; and to amend the Final Development Plan for Scenic Ridge, lot #10 only.

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

2. ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I/ we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

Jonathan Fine

Kathleen Fine

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature #2

2 Medori Ct

Kingsville

MD

Mailing Address

City

State

21087

410-458-0642

JFine22@gmail.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

Jonathan Fine

Name – Type or Print

Signature

2 Medori Ct

Kingsville

MD

Mailing Address

City

State

21087

410-458-0642

JFine22@gmail.com

Zip Code

Telephone #

Email Address

Attorney for Owner(s)/Petitioner(s):

Name – Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2014-0258-A

Filing Date 5/30/14

Estimated Posting Date 6/8/14

Reviewer [Signature]

Affidavit in Support of Administrative Variance

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

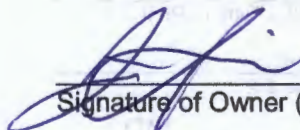
The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

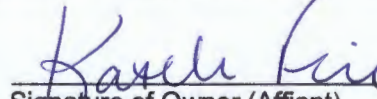
Address: 2 Medori Ct Kingsville MD 21087
Print or Type Address of property City State Zip Code

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

We, as the homeowners, are petitioning to allow a deck to be added to the property with a 34' setback from the rear property line. The planned 20'x20' deck is very typical for the area and we feel it is correctly sized for the house and neighborhood. Existing utilities located on the property will not allow us to expand the deck in any direction but toward the rear property line to get the desired square footage. To one side of the proposed deck are two hung air conditioning compressors along with a direct vent for a gas fireplace. To the other side of the proposed deck is the property's buried propane tank. Both adjacent property owners along with the sub division's home owners association are willing to sign off on the structure upon request.

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


Signature of Owner (Affiant)
Jonathan Fine
Name- Print or Type


Signature of Owner (Affiant)
Kathleen Fine
Name- Print or Type

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

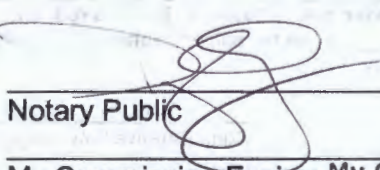
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 29 day of may, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Jonathan Fine & Kathleen Fine

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

AS WITNESS my hand and Notaries Seal


Notary Public

Patsy C. Lanning
Notary Public State of Maryland

My Commission Expires November 2, 2014

Zoning Property Description for 2 Medori Ct Kingsville, MD 21087

Beginning at a point on the north side of Medori Ct which is 40' wide at the distance of 20' east of the centerline of the nearest improved intersecting street, Connor Ct, which is 40' wide. *(ie: northeast corner of intersection)*

Being lot #10 in the subdivision of Scenic Ridge as recorded in Baltimore County Plat Book #78, Folio #150, containing 1.0673 acres. Located in the 11th Election District and 3rd Council District.

Item #0258

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2014-0258-A

Petitioner: Jonathan Fine

Address or Location: 2 Medori Ct. Kingsville, MD 21087

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jonathan Fine

Address: 2 Medori Ct.

Kingsville, MD 21087

Telephone Number: 410-458-0642

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

No. **112219**

Date: **5/30/14**

PAID RECEIPT

BUSINESS ACTUAL TIME
5/01/2014 5/30/2014 11:43:08

REC NS01 WALKIN LRAS LTR

RECEIPT # 512890 5/30/2014 OFLN

5 528 ZONING VERIFICATION

CR #. 112219

Recpt Tot \$150.00

\$150.00 LK \$1.00 CA

Baltimore County, Maryland

Total: **5150**

Rec
From:

For: **zoning hearing - case #2014-0258-A**

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

Date: 6-8-14

RE: Case Number: 2014-0258-A

Petitioner/Developer: Jonathan Fine

Date of Hearing/Closing: 6-23-14

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 2 Medori Ct

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2014-0258-A

TO PERMIT A PROPOSED OPEN PRO-
TECTION (DECK) TO HAVE A REAR YARD SET-
BACK OF 34 FEET IN LIEU OF THE REQUIRED
37 1/2 FEET, AND TO AMEND THE FINAL
DEVELOPMENT PLAN FOR SCENIC RIDGE,
LOT #18 ONLY

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 6-23-14
ADDITIONAL INFORMATION IS AVAILABLE AT
PERMITS AND DEVELOPMENT 11th WEST

8-14
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

M E M O R A N D U M

DATE: July 29, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0258-A – Appeal Period Expired

The appeal period for the above-referenced case expired on July 28, 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

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>7-16</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>6-9</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>6-8-14</u> by <u>Pilson</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: _____		

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2014- 0258 -A Address 2 Medori Ct

Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5/30/14 Posting Date: 6/8/14 Closing Date: 6/23/14

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

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2014- 0258 -A Address 2 Medori Ct

Petitioner's Name Jonathan Fine Telephone 410 458-0642

Posting Date: 6/8/14 Closing Date: 6/23/14

Wording for Sign: To Permit a proposed open projection (deck) to have
a rear yard setback of 34 feet in lieu of the required
37 1/2 feet; and to amend the Final Development Plan for
Scenic Ridge, lot #10 only

Revised 7/06/11



KEVIN KAMENETZ
County Executive

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

June 3, 2014

Jonathan & Kathleen Fine
2 Medori Court
Kingsville MD 21087

RE: Case Number: 2014-0258 A, Address: 2 Medori Court

Dear Mr. & Ms. Fine:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 30, 2014. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel

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



Maryland Department of Transportation

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

Date: 6/9/14

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

RE: Baltimore County
Item No. 2014-0258-A
Administrative Variance
Jonathan & Kathleen Fink
2 Mederi Court

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2014-0258-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 dark ink, appearing to read "Richard Zeller" or "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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: July 16, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For June 16, 2014
Item No. 2014-0233, 0258, 0259, 0260, 0261, 0262 and 0263

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\ZAC06162014 -.doc

Real Property Data Search (w2)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier:	District - 11 Account Number - 2500000789	
Owner Information		
Owner Name:	FINE JONATHAN D FINE KATHLEEN D 2 MEDORI CT	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	KINGSVILLE MD 21087-	Deed Reference: 1) /31117/ 00191 2)
Location & Structure Information		
Premises Address:	12407 CONNOR CT 0-0000	Legal Description: 1.0673 AC ES AKA 2 MEDORI CT SCENIC RIDGE
Map: 0055	Grid: 0008	Parcel: 0404
Sub District:	Subdivision: 0000	Section:
Block:	Lot: 10	Assessment Year: 2012
Plat No:		Plat Ref: 0078/ 0150
Special Tax Areas:		Town: NONE
Ad Valorem:		Tax Class:
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
2011	3,380 SF	1.0700 AC
County Use		04
Stories	Basement	Type
2.000000	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
SIDING	2 full/ 1 half	2 Attached
Last Major Renovation		
Value Information		
Base Value	Value	Phase-in Assessments
	As of	As of
	01/01/2012	07/01/2013
		As of
		07/01/2014
Land:	100,700	
Improvements	365,200	
Total:	465,900	382,500
Preferential Land:	0	382,500
		0
Transfer Information		
Seller: GEMCRAFT HOMES INC	Date: 08/19/2011	Price: \$620,246
Type: ARMS LENGTH IMPROVED	Deed1: /31117/ 00191	Deed2:
Seller:	Date: 04/28/2011	Price: \$255,000
Type: ARMS LENGTH VACANT	Deed1: /30756/ 00142	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:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: Approved 10/11/2011		

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)District: **11** Account Number: **2500000789**

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 (<http://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 (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



(<http://msweb05.mdp.state.md.us/website/mosp/>)

☒ Loading... Please

Loading... Please Wait.

->



Item # 0258



Item #0258

Tax #25-00-000-789



Publication Date: 5/30/2014



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



0 15 30 60 90 120
Feet

1 inch = 73.575499 feet

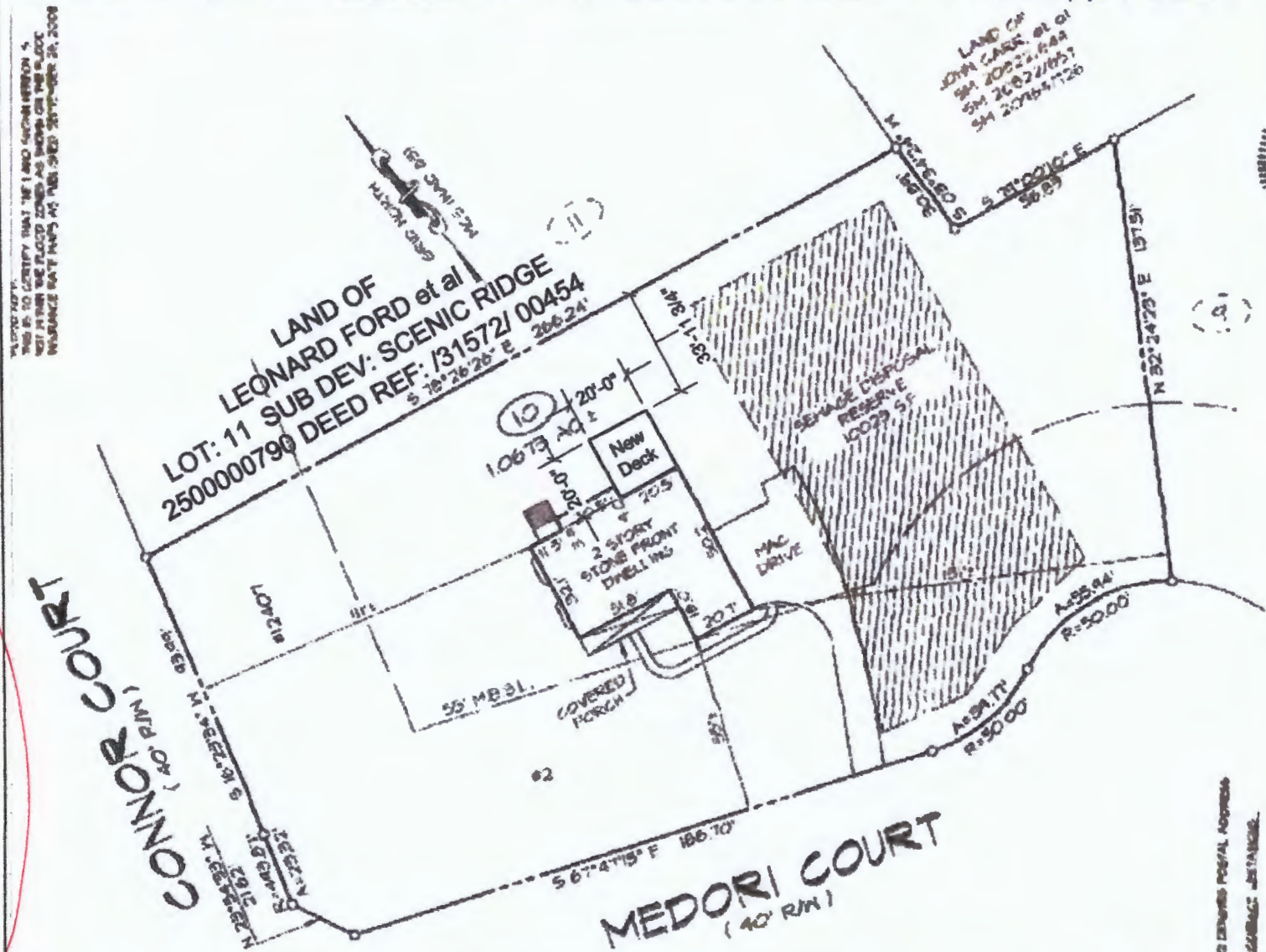
Item #0258

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

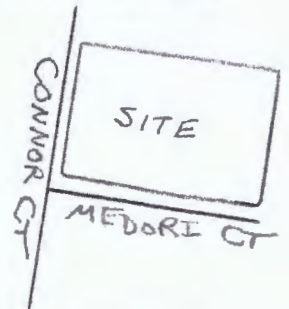
ADDRESS 2 Medori Ct. OWNER(S) NAME(S) Jonathan & Kathleen Fine

SUBDIVISION NAME Scenic Ridge LOT # 10 BLOCK # — SECTION # —

PLAT BOOK # 78 FOLIO # 150 10 DIGIT TAX # 2500000789 DEED REF. # 31117100191



SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 055A2

SITE ZONED RC5

ELECTION DISTRICT 11

COUNCIL DISTRICT 3

LOT AREA ACREAGE 1.0673

OR SQUARE FEET _____

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC _____ PRIVATE X

SEWER IS:

PUBLIC _____ PRIVATE X

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

Plan drawn by: Jonathan Fine Date: 5/28/14 Scale: 1 inch = 50 feet

#2014-0258-A

R.D.D.

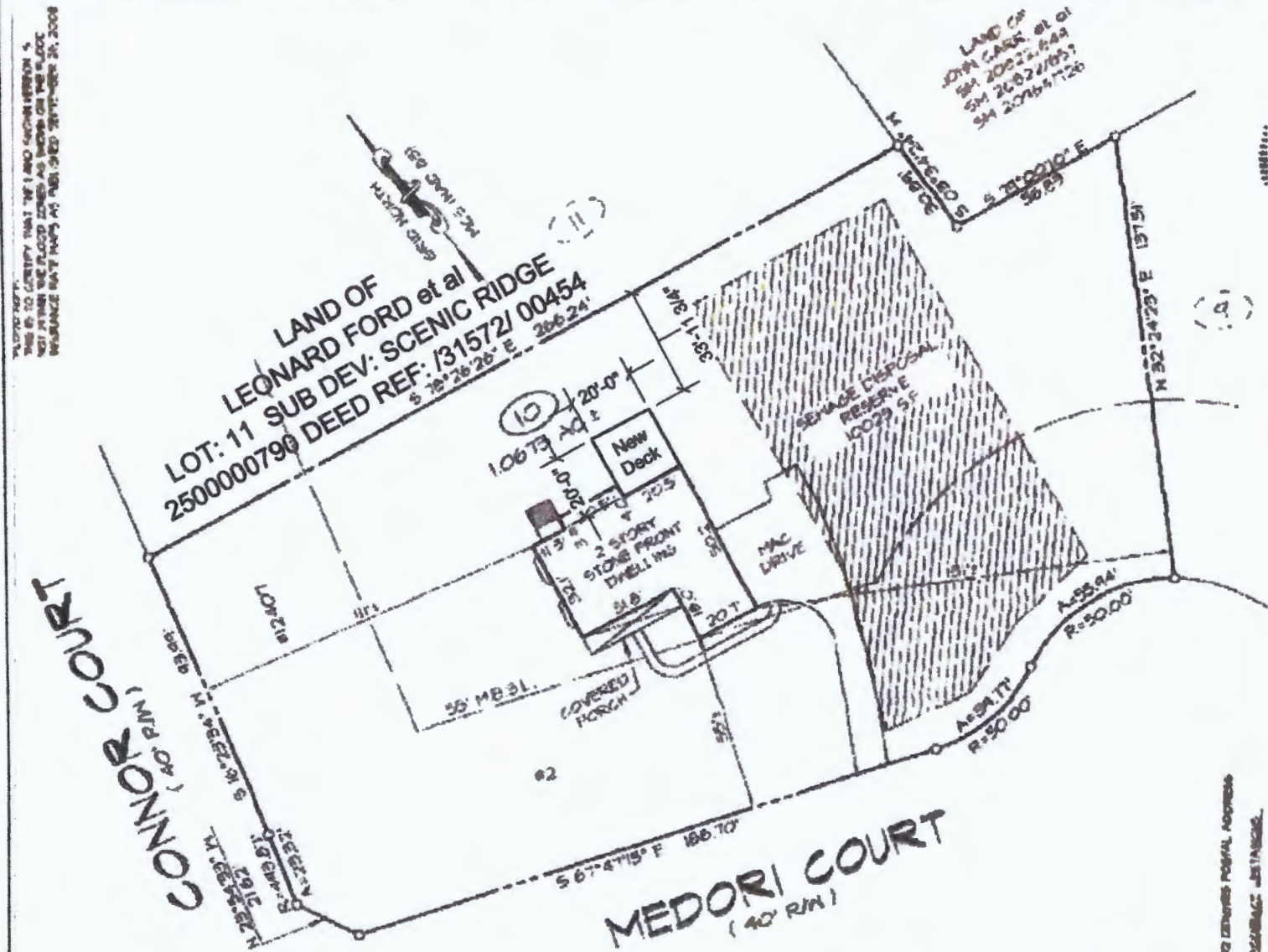
Pat. Exh. 1

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

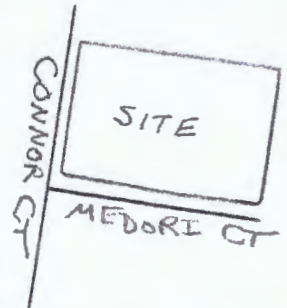
ADDRESS 2 Medori Ct. OWNER(S) NAME(S) Jonathan & Kathleen Fine

SUBDIVISION NAME Scenic Ridge LOT # 10 BLOCK # — SECTION # —

PLAT BOOK # 78 FOLIO # 150 10 DIGIT TAX # 2500000789 DEED REF. # 31117100191



SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 055A2

SITE ZONED RC5

ELECTION DISTRICT 11

COUNCIL DISTRICT 3

LOT AREA ACREAGE 1.0673

OR SQUARE FEET _____

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC _____ PRIVATE X

SEWER IS:

PUBLIC _____ PRIVATE X

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO: