

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(422 Maryland Avenue)		
15 th Election District	*	OFFICE OF
7 th Councilmanic District		
Justin P. and Tracy D. LeBrun	*	ADMINISTRATIVE HEARINGS
Petitioners	*	
	*	FOR BALTIMORE COUNTY
	*	Case No. 2014-0271-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, Justin P. and Tracy D. LeBrun. The variance request is from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a side yard deck with a side setback of 3 ft. in lieu of the required 10 ft. 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 June 29, 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. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the

information, photographs, and affidavits submitted provide sufficient facts that comply with the

ORDER RECEIVED FOR FILING

Date 7-17-14

By BW

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.

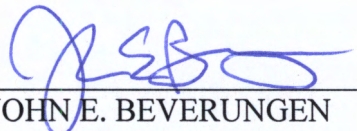
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Administrative Law Judge for Baltimore County, this 17th day of July, 2014, that a Variance from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a side yard deck with a side setback of 3 ft. in lieu of the required 10 ft., be and is hereby GRANTED, subject to the following:

The relief granted herein shall be subject to the following:

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

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

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Date 7-17-14

By BW

KEVIN KAMENETZ
County Executive



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

July 17, 2014

Justin P. LeBrun
Tracy D. LeBrun
422 Maryland Avenue
Baltimore, Maryland 21221

RE: Petition for Administrative Variance
Case No. 2014-0271-A
Property: 422 Maryland Avenue

Dear Mr. & Mrs. LeBrun:

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.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Robert Infussi, Expedite, LLC, 1536 Dunkeld Way, Bel Air, MD 21015



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 422 MARYLAND AVE

Currently zoned DR-S-15

Deed Reference 29873100236

10 Digit Tax Account # 1503670590

Owner(s) Printed Name(s) JUSTIN & TRACY LEBRUN

(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. ☒ **ADMINISTRATIVE VARIANCE** from Section(s)

BCZR: 1B01.2.C.1.b → To permit a side yard deck with a side setback of 3 feet in lieu of the required 10 feet.

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):

JUSTIN LEBRUN TRACY LEBRUN
Name #1 - Type or Print Name #2 - Type or Print
Justin L. Lebrun Tracy Lebrun
Signature #1 Signature #2
422 MARYLAND AVE BALTO. MD
Mailing Address City State
21221 410-961-1555 justin@shepherdexc.com
Zip Code Telephone # Email Address

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

ORDER RECEIVED FOR FILING
17-17-14
Name Justin L. Lebrun or Print
Signature Justin L. Lebrun
Date 6/16/14
Mailing Address City State
Zip Code Telephone # Email Address

Representative to be contacted:

Robert Infussi
Name - Type or Print
Robert Infussi
Signature
1536 DUNKLEWAY, Bel Air MD
Mailing Address City State
21015 410-812-2236
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 2014-0291-A Filing Date 6/16/14 Estimated Posting Date 6/20/14 Reviewer JS

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: 422 Maryland Ave Balto. md 21221
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 currently do not have direct access to the rear of our home. A side yard deck with rear facing
_____ stairs (using a pre-existing sliding-glass door) will enable us to access the rear of our property without
_____ walking all the way around our house. _____

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

Justin F. LeBlanc
Signature of Owner (Affiant)
Justin LeBlanc
Name- Print or Type

Tracy LeBlanc
Signature of Owner (Affiant)
Tracy LeBlanc
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 17th day of June, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Justin LeBlanc + Tracy LeBlanc

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



Claire Infussi
Notary Public
10/24/15
My Commission Expires

The Zoning Hearing Property Description

Zoning Property Description For 422 Maryland Avenue, Baltimore, Md 21221

Beginning at a point on the north side of Maryland Avenue which is 50' wide at the distance of *562' NE* of the center line of the nearest improved intersecting street Riverside Drive which is 50' wide.

Option # 2 Subdivision Lot- Lot is part of the record plat.

Being lot # 12, Block J, Section A in the subdivision of Essex as recorded in the Baltimore County Plat Book# 3, Folio 15, containing 7500 square feet. Located in the 15 Election District and the 6th Council District.

2014-0271-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: 2014-0271-A
Petitioner: JUSTIN & TRACY LIEBRUN
Address or Location: 422 MARYLAND AVE 21221

PLEASE FORWARD ADVERTISING BILL TO:

Name: Robert Infussi Expedite, LLC
Address: 1536 DUNKELD WAY
BEL AIR, MD 21015
Telephone Number: 410 812 2236

CERTIFICATE OF POSTING

CASE NO: 2014-0271-A

PETITIONER/DEVELOPER

JUSTIN + TRACEY
LEBRUN

DATE OF HEARING/CLOSING:

7/14/14

**BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE**

ATTENTION:

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 AT** _____

422 MARYLAND AVE

THIS SIGN(S) WERE POSTED ON June 29, 2014
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 6/29/14
SIGNATURE OF SIGN POSTER AND DATE:

**MARTIN OGLE
(SIGN POSTER)
60 CHELMSFORD COURT
BALTIMORE, MD 21220
(ADDRESS)
PHONE NUMBER: 443-629-3411**

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE# 2014-0271-A

TO PRESENT A SIDE YARD DECK WITH A SIDE
SETBACK OF 3 FEET IN VIOLATION OF THE REQUIRED
10 FEET

PUBLIC HEARING ?

PURSUANT TO SECTION 22-127(b)(1) BUILDING 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
MONDAY, JULY 14, 2014
ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT LOCATED
AT 111 N. COLUMBIAN AVE. TOWNSHIP MD. 21284
TEL. 410-887-3301

MEETING IS AVAILABLE AT ACCESSIBLE

FOR MORE INFORMATION AND TO REQUEST A PUBLIC HEARING, CONTACT THE ZONING OFFICE

Handwritten signature
7/29/14

MEMORANDUM

DATE: August 19, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0271-A – Appeal Period Expired

The appeal period for the above-referenced case expired on August 18, 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

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>6-30</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>6-23</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>6-29-14</u> by <u>Ogle</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- 0271 -A Address 422 MARYLAND AVE.

Contact Person: JASON SEIGERMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6/16/14 Posting Date: 6/29/14 Closing Date: 7/14/14

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- 0271 -A Address 422 MARYLAND AVE.

Petitioner's Name JUSTIN + TRACY LEBRUN Telephone 410-961-1555

Posting Date: 6/29/14 Closing Date: 7/14/14

Wording for Sign: TO PERMIT A SIDE YARD DECK WITH A SIDE SET BACK OF 3 FEET
IN LIEU OF THE REQUIRED 10 FEET

Revised 7/06/11



KEVIN KAMENETZ
County Executive

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

July 15, 2014

Justin & Tracy Lebrun
422 Maryland Avenue
Baltimore MD 21221

RE: Case Number: 2014-0271 A, Address: 422 Maryland Avenue

Dear Mr. & Ms. Lebrun:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 6, 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
Robert Infussi, 1536 Dunkeld Way, Bel Air MD 21015

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



Maryland Department of Transportation

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

Date: 6/23/14

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

RE: Baltimore County
Item No. 2014-0271-A
Administrative Variance
Justin & Tracey LeBrown
422 Maryland 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. 2014-0271-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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

DATE: June 30, 2014

SUBJECT: Zoning Advisory Committee Meeting
For June 30, 2014
Item No. 2014-0270, 0271, 0274, 0275, 0276, 0277 and 0278

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\ZAC06302014 -.doc

Real Property Data Search (w3)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1503670590			
Owner Information					
Owner Name:		LEBRUN JUSTIN P LEBRUN TRACY D		Use: RESIDENTIAL Principal Residence: YES	
Mailing Address:		422 MARYLAND AVE BALTIMORE MD 21221-6706		Deed Reference: /29873/ 00236	
Location & Structure Information					
Premises Address:		422 MARYLAND AVE BALTIMORE 21221-0000		Legal Description: 422 MARYLAND AVE ESSEX	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0097	0008	0374		0000	A J 12 2012 0003/0015
Special Tax Areas:			Town: NONE Ad Valorem: NONE Tax Class:		
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	
2008		1,500 SF		600 SF	
Property Land Area		County Use			
7,500 SF		04			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1.000000	YES	SPLIT FOYER	SIDING	2 full/ 1 half	
Value Information					
Base Value		Value		Phase-In Assessments	
		As of 01/01/2012		As of 07/01/2013 As of 07/01/2014	
Land:	62,100	62,100			
Improvements	239,400	149,600			
Total:	301,500	211,700		211,700	
Preferential Land:	0			0	
Transfer Information					
Seller: MARSH TRACY		Date: 09/15/2010		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /29873/ 00236		Deed2:	
Seller: STILLERMAN NEIL S		Date: 04/04/2008		Price: \$325,000	
Type: ARMS LENGTH IMPROVED		Deed1: /26855/ 00225		Deed2:	
Seller: TICE J C,3RD		Date: 12/12/2007		Price: \$60,000	
Type: ARMS LENGTH VACANT		Deed1: /26475/ 00414		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class		07/01/2013 07/01/2014	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00/0.00		0.00/0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 10/09/2008					

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)District: **15** Account Number: **1503670590**

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

☒ Loading... Please

Loading... Please Wait.

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2014-027-A



2014-0271-A

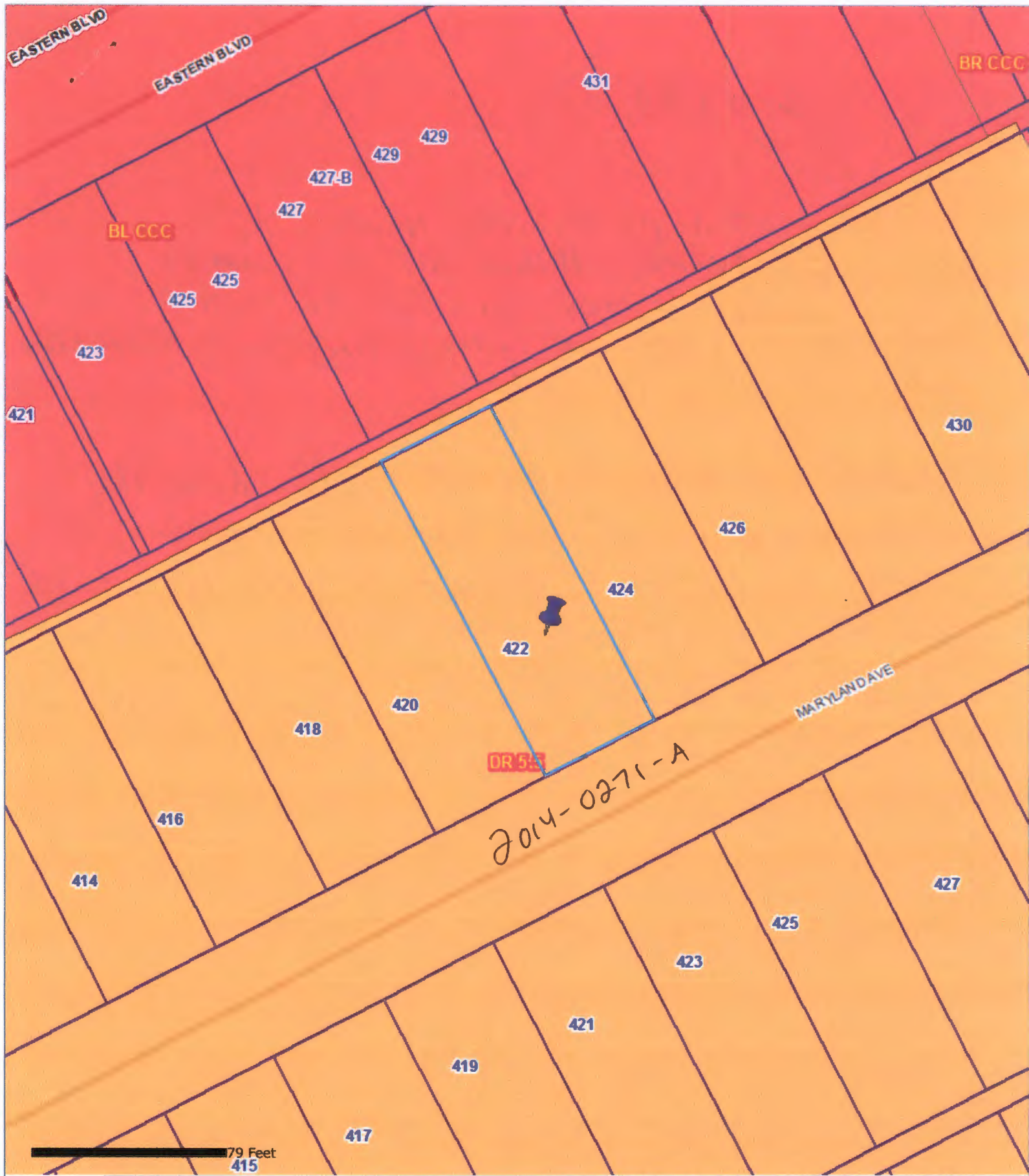


2014-0271-A



2014-0271-A





My Neighborhood Map

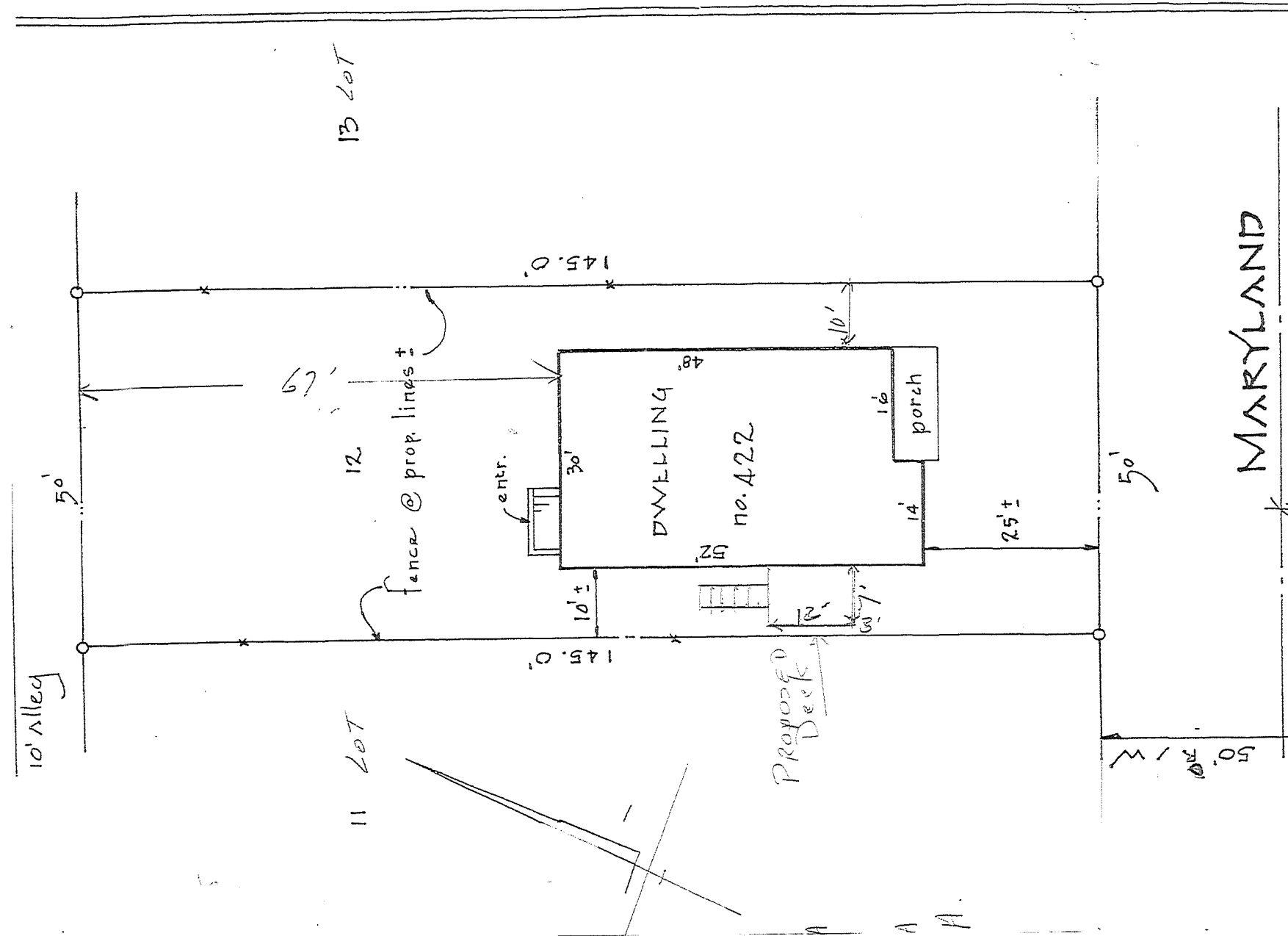
Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, actual, special, indirect, and consequential damages, attorneys' and experts' fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.

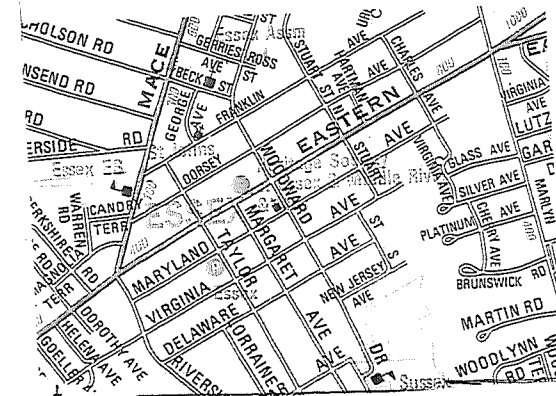
Printed 6/2/2014

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
 ADDRESS 422 Maryland Ave OWNER(S) NAME(S) Justin & Tracy Le Brun
 SUBDIVISION NAME ESSEX LOT # 12 BLOCK # 5 SECTION # A
 PLAT BOOK # 3 FOLIO # 15 10 DIGIT TAX # 1503670590 DEED REF. # 29873/00236



PLAN DRAWN BY _____ DATE _____ SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP



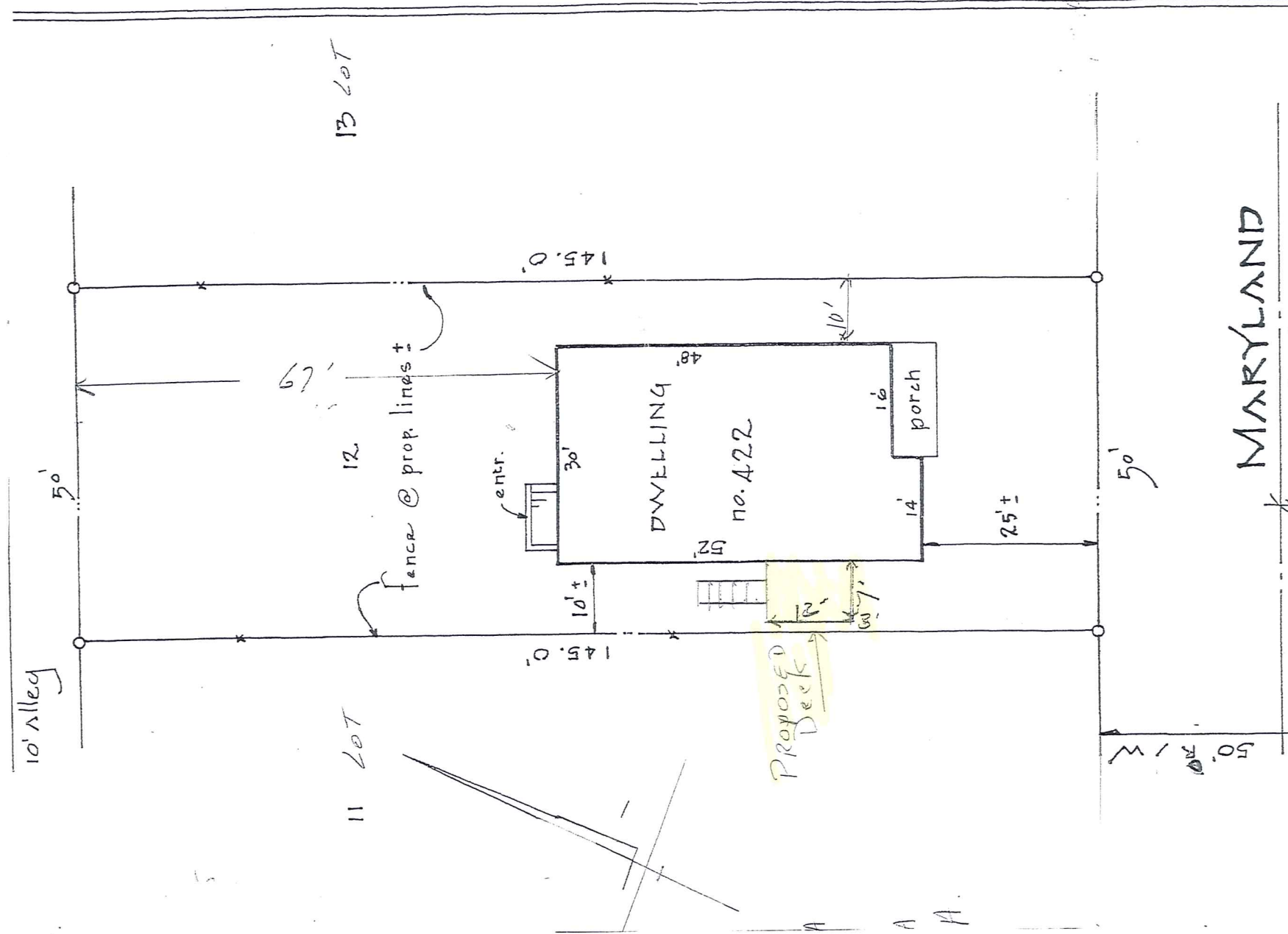
MAP IS NOT TO SCALE

ZONING MAP# _____
 SITE ZONED DR.S.5
 ELECTION DISTRICT 15
 COUNCIL DISTRICT 6
 LOT AREA ACREAGE _____
 OR SQUARE FEET 7500
 HISTORIC? N/A
 IN CBCA? N/A
 IN FLOOD PLAIN? N/A
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC ☒ PRIVATE _____
 SEWER IS:
 PUBLIC ☒ PRIVATE _____
 PRIOR HEARING? N/A
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

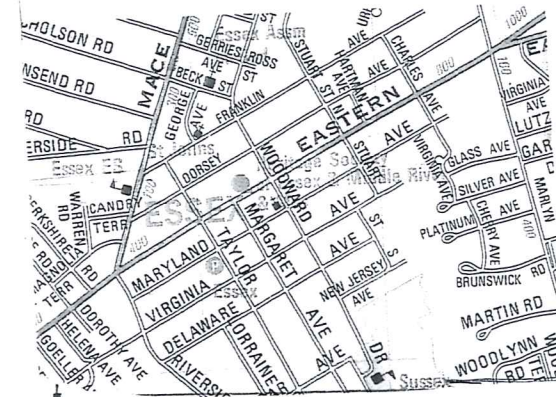
2014-0271-A

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
 ADDRESS 422 Maryland Ave OWNER(S) NAME(S) Justin & Tracy Le Brun
 SUBDIVISION NAME ESSEX LOT # 12 BLOCK # 5 SECTION # A
 PLAT BOOK # 3 FOLIO # 15 10 DIGIT TAX # 1503670590 DEED REF. # 29873/00236



PLAN DRAWN BY _____ DATE _____ SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# _____
 SITE ZONED DR S.5
 ELECTION DISTRICT 15
 COUNCIL DISTRICT 6
 LOT AREA ACREAGE _____
 OR SQUARE FEET 7500
 HISTORIC? N/A
 IN CBCA? N/A
 IN FLOOD PLAIN? N/A
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC ☒ PRIVATE _____
 SEWER IS:
 PUBLIC ☒ PRIVATE _____
 PRIOR HEARING? N/A
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2014-0271-A

Pet. Exh. 1