

IN RE: PETITION FOR ADMIN. VARIANCE *
(8200 Jeffers Circle)
8th Election District *
2nd Council District *
Joseph A. and Amy M. Bakewell *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2015-0008-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owners of the property, Joseph A. and Amy M. Bakewell ("Petitioners"). The Petitioners are requesting Variance relief from § 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear yard addition with a rear setback of 7 ft. in lieu of the required 30 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

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

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 17, 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 8-8-14

By bw

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.

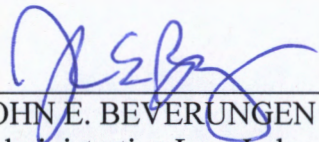
Pursuant to the posting of the property and the provisions of both the B.C.C. and the B.C.Z.R., and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 8th day of August, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from §1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear yard addition with a rear setback of 7 ft. in lieu of the required 30 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- 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
ORDER RECEIVED FOR FILING

Date 8-8-14

By law



KEVIN KAMENETZ
County Executive

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

August 8, 2014

Joseph A. and Amy M. Bakewell
8200 Jeffers Circle
Baltimore, Maryland 21204

RE: Petition for Administrative Variance
Case No. 2015-0008-A
Property: 8200 Jeffers Circle

Dear Mr. and Mrs. Bakewell:

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 8200 Jeffers Circle Towson Md. 21204 Currently zoned DR 5.5
 Deed Reference 29.312 / 00426 10 Digit Tax Account # 0820067580
 Owner(s) Printed Name(s) Joseph & Amy Bakewell

(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)

BCZR: 1B01.2.C.1.b → To permit a rear yard addition with a rear setback of 7 feet in lieu of the required 30 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):

Joe Bakewell, Amy Bakewell
 Name #1 – Type or Print Name #2 – Type or Print
Joseph Bakewell, Amy Bakewell
 Signature #1 Signature #2
8200 Jeffers Circle, Towson MD
 Mailing Address City State
21204, 4143-862-4358 abakewell14
 Zip Code Telephone # Email Address
@gmail.com

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

Name- Type or Print
 Signature
 Mailing Address City State
 Zip Code Telephone # Email Address

Representative to be contacted:

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 8-8-14 day of August 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 2015-0008-A Filing Date 7/10/14 Estimated Posting Date 7/20/14 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: 8200 Jeffers Circle Towson Md. 21204
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)

SEE ATTACHED

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

Joseph Bakewell
Signature of Owner (Affiant)
Joseph Bakewell
Name- Print or Type

Amy M. Bakewell
Signature of Owner (Affiant)
Amy M. Bakewell
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:

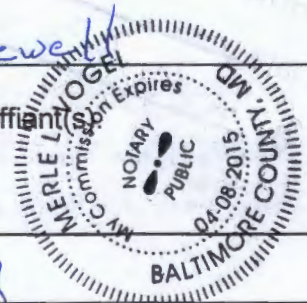
I HEREBY CERTIFY, this 10th day of July, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Joe Bakewell and Amy Bakewell

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

AS WITNESS my hand and Notaries Seal

Mark L. Vogel
Notary Public
4-8-2014
My Commission Expires



- A. The houses in this neighborhood are small compared to many single family homes in this desirable geography. As such, a large majority of the homes have 1 or more additions. Of the single family units, the split levels are the smallest, with our model being the smallest of the split levels. In addition yards on the north side of Jeffers Road and the outside of Jeffers Circle are some of the neighborhoods smallest with the corner houses, placed on an angle are the smallest of all. The neighbors next to 8200 Jeffers Circle as well as across and diagonal, all received variances, and the house and property is smaller than 2 of the 3 previously granted variances.
- B. Although the house appears to an ample yard in the back and sides, a requested plat drawing appears the setbacks/build lines are much closer than they appear. In calling the county for setback information, original house is only 20 feet (10 feet less than the designated 30 foot setback) in the back, leaving nowhere to go. With the house facing a corner and the driveway perpendicular instead of alongside the house like other houses, much of the yard is beside the house instead of behind (the front corner already at the build line. The direction of the house also creates a diagonal line to the rear setback, eliminating a rectangular or standard shaped bump-out.
- C. The request is consistent with other corner lot additions which have already been approved by both the covenant committee and the BCZR board.

Zoning Hearing Property Description (3 copies)

Zoning property description for 8200 Jeffers Circle, Towson, MD 21204.

Beginning at a point on the west side of Jeffers circle which is 50 feet of right of way width (urban roadway minor arterial) wide at the distance of 50.88 feet west of Jeffers Circle, and 52.31 feet from the north of Jeffers road.

Front door to center of Jeffers Circle = 68.3 feet

Front door to intersection center line of Jeffers Road and Jeffers Circle = 98.7 feet

Front door to Jeffers Road Center line = 65.25 feet

Being lot # 2, block R, Section 2, in the subdivision of Thornleigh as recorded in Baltimore Country Plat Book #25, Folio # 00426, containing 9024 Square Feet. Located in the 8th election district and 2nd council district.

2015-0008-A

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

No. **113838**

Date: **7/10/14**

PAID RECEIPT

BUSINESS ACTUAL TIME DAY
 7/11/2014 7/10/2014 10:23:22 8

REG WSD4 WALKIN SHIL SAH
 >>RECEIPT # 632855 7/10/2014 OFLN

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150						\$ 75.00

Dept 5 528 ZONING VERIFICATION

CP NO. 113838

Recpt Tot \$75.00

\$75.00 CK 4.00 CA

Baltimore County, Maryland

Total: **\$ 75.00**

Rec From: **BAKEWELL**

For: **2015-0008-A**

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 7/19/2014

Case Number: 2015-0008-A

Petitioner / Developer: JOSEPH & AMY BAKEWELL

Date of Hearing (Closing): AUGUST 4, 2014

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:
8200 JEFFERS CIRCLE

The sign(s) were posted on: JULY 17, 2014



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015 0008 -A Address 8200 JEFFERS CIRCLE
Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7/10/14 Posting Date: 7/20/14 Closing Date: 8/4/14

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 2015 0008 -A Address 8200 JEFFERS CIRCLE
Petitioner's Name BAKEWELL Telephone 443-862-4358
Posting Date: 7/20/14 Closing Date: 8/4/14
Wording for Sign: TO PERMIT A REAR YARD ADDITION WITH A REAR YARD
SETBACK OF 7 FEET IN LIEU OF THE REQUIRED 30 FEET

Revised 7/06/11

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

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 legal owner/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 legal owner/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:

Case Number: 2015-0008-A

Property Address: 8700 JEFFERS CIRCLE

Property Description: NW CORNER OF JEFFERS RD AND
JEFFERS CIRCLE

Legal Owners (Petitioners): JOSEPH + AMY BAKELUEN

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: JOSEPH + AMY BAKELUEN

Company/Firm (if applicable): _____

Address: 8700 JEFFERS CIRCLE
TOWSON, MD 21204

Telephone Number: 443-862-4358



KEVIN KAMENETZ
County Executive

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

August 5, 2014

Joe & Amy Bakewell
8200 Jeffers Circle
Towson MD 21204

RE: Case Number: 2015-0008 A, Address: 8200 Jeffers Circle

Dear Mr. & Ms. Bakewell :

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 10, 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 stylized with a large, looped "J" at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel

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



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

Date: 7/14/14

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

RE: Baltimore County
Item No. 2015-0008-A
Administrative Variance
For i Amy Bakewell
8200 Jeffers Circle

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. 2015-0008-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,

Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: July 28, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For July 14, 2014
Item No. 2014-0288, 0289, 0293, 0294 and
Item No. 2015-0004, 0006, 0007 and 0008

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\ZAC07282014 -.doc

MEMORANDUM

DATE: September 9, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0008-A - Appeal Period Expired

The appeal period for the above-referenced case expired on September 8, 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>7-28</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>7-14</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>7-17-14</u> by <u>O'Keefe</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

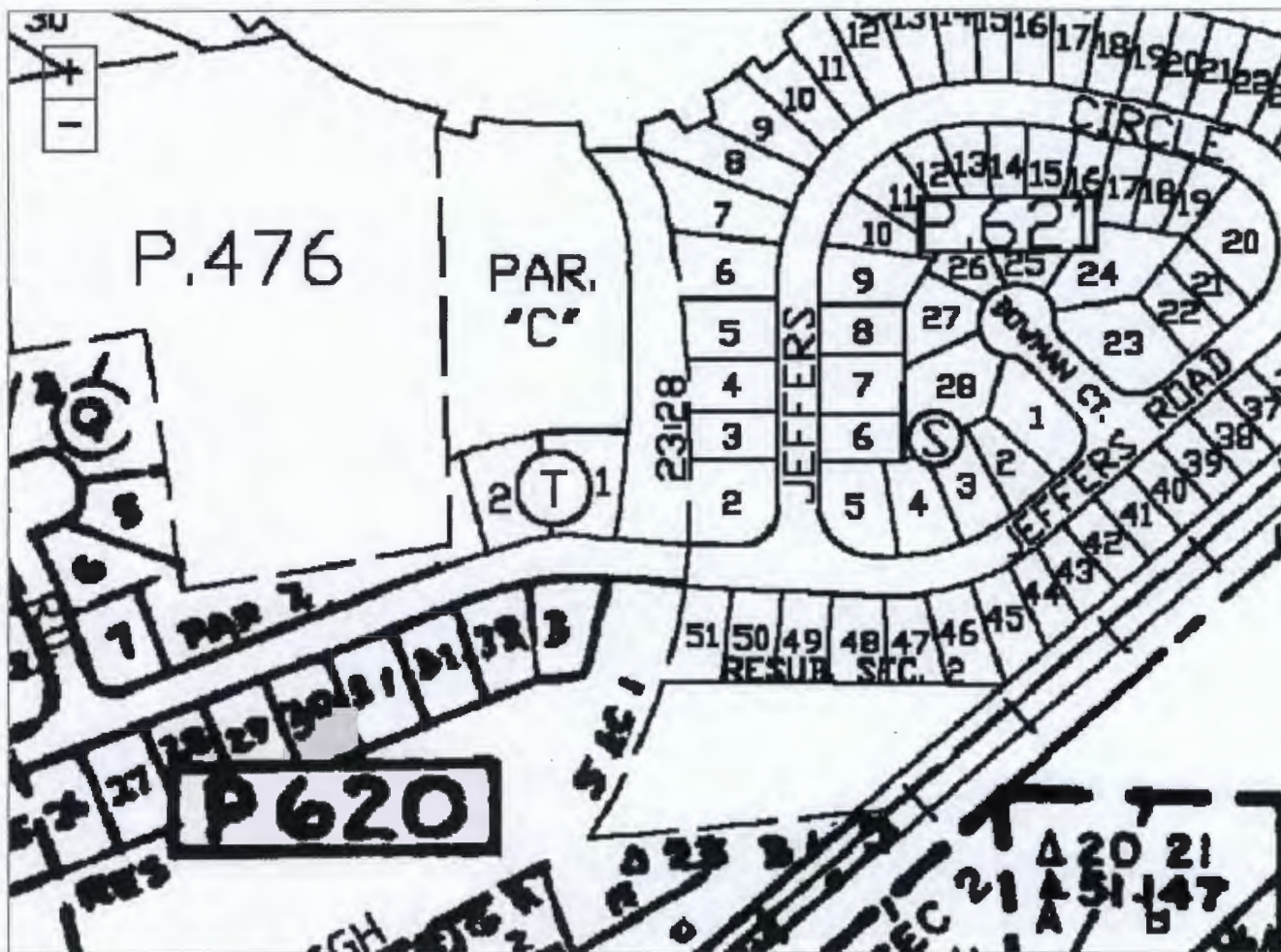
Real Property Data Search (w2)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 08 Account Number - 0820067580		
Owner information		
Owner Name:	BAKEWELL JOSEPH A BAKEWELL AMY M	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	8200 JEFFERS CIR BALTIMORE MD 21204-1924	Deed Reference: /35102/ 00418
Location & Structure Information		
Premises Address: 8200 JEFFERS CIR BALTIMORE 21204-1924		Legal Description: 8200 JEFFERS CIR THORNLEIGH
Map:	Grid:	Parcel:
0060	0022	0621
Sub District:	Subdivision:	Section:
	0000	2
Block:	Lot:	Assessment Year:
R	2	2014
Plat No:	Plat Ref:	0025/0066
Special Tax Areas:		
Town: NONE		
Ad Valorem:		
Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1959	1,700 SF	
Property Land Area	County Use	
9,024 SF	04	
Stories	Basement	Type
2.000000	NO	SPLIT LEVEL
Exterior	Full/Half Bath	Garage
SIDING	1 full/ 1 half	
Last Major Renovation		
Value Information		
Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2013
Land: 153,000	153,000	
Improvements: 103,600	103,800	
Total: 256,600	256,800	256,600
Preferential Land: 0		256,667
Transfer Information		
Seller: BECK DANIEL CANTON	Date: 06/24/2014	Price: \$330,000
Type: ARMS LENGTH IMPROVED	Deed1: /35102/ 00418	Deed2:
Seller: TRAZZI AURELIO R	Date: 03/26/2010	Price: \$290,000
Type: ARMS LENGTH IMPROVED	Deed1: /29312/ 00426	Deed2:
Seller: CLIFDEN HOMES IN C	Date: 10/30/1959	Price: \$17,000
Type: ARMS LENGTH IMPROVED	Deed1: /03618/ 00379	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: No Application		

Baltimore County

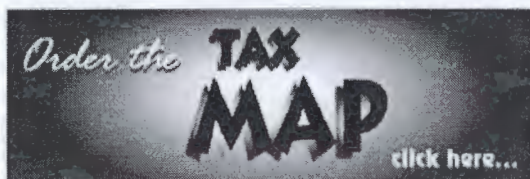
[New Search \(http://sdat.resiusa.org/RealProperty/\)](http://sdat.resiusa.org/RealProperty/)District: **08** Account Number: **0820067580**

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.

->

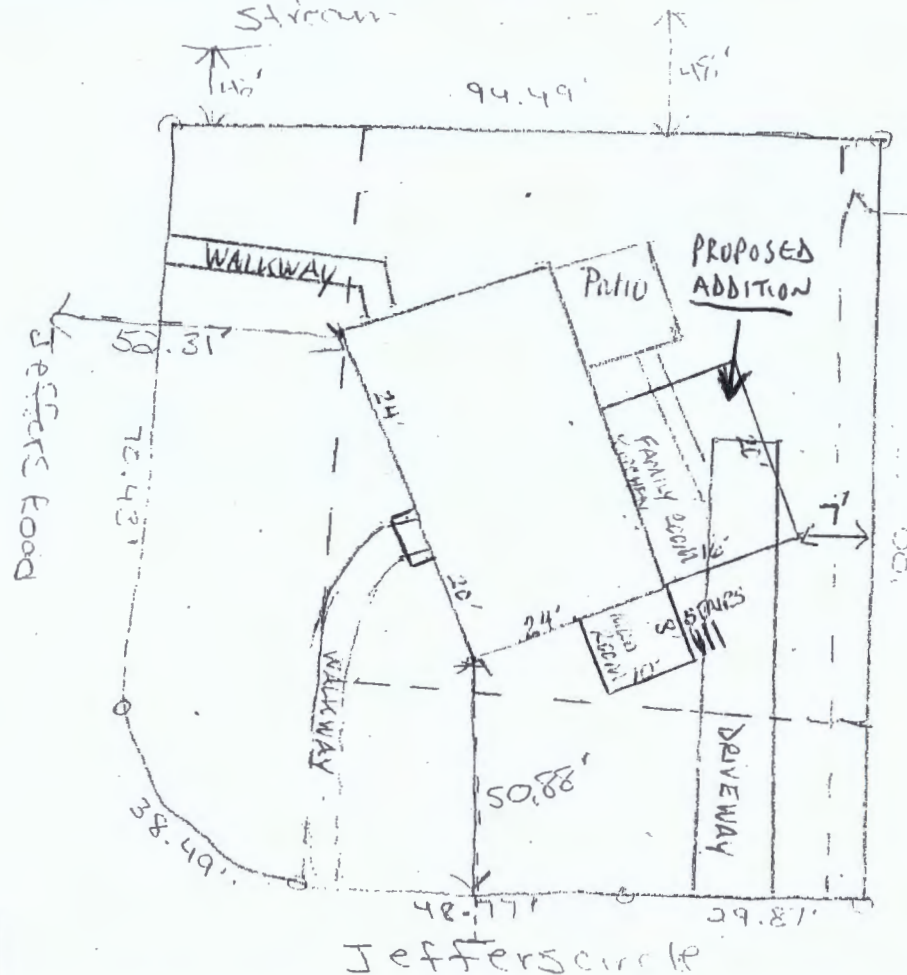
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 8200 Jeffers circle OWNER(S) NAME(S) Joseph + Amy Bakewell

SUBDIVISION NAME Thornleigh LOT # 2 BLOCK # R SECTION # 2

PLAT BOOK # 25 FOLIO # 00426 10 DIGIT TAX # 0820067520 DEED REF. # 29312/00426

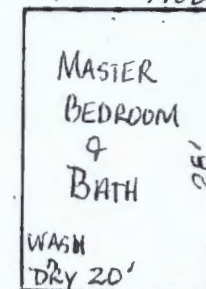
Suburban Roadway near creek



Split-Level House

5' Drainage & Utility easement

ONE STORY ADDITION
ON RIGHT SIDE
FACING FRONT OF
HOUSE



MAP IS NOT TO SCALE
ZONING MAP # 06083
SITE ZONED DR 5.5
ELECTION DISTRICT 8
COUNCIL DISTRICT 2
LOT AREA ACREAGE
OR SQUARE FEET 9024
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? NO
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

2015-0008-A

PLAN DRAWN BY Amy Bakewell DATE 7/8/14 SCALE: 1 INCH = 20 FEET

VIOLATION CASE INFO:

Jeff + Amy Bakewell
0621 2015

Planning + Development
0621 2015

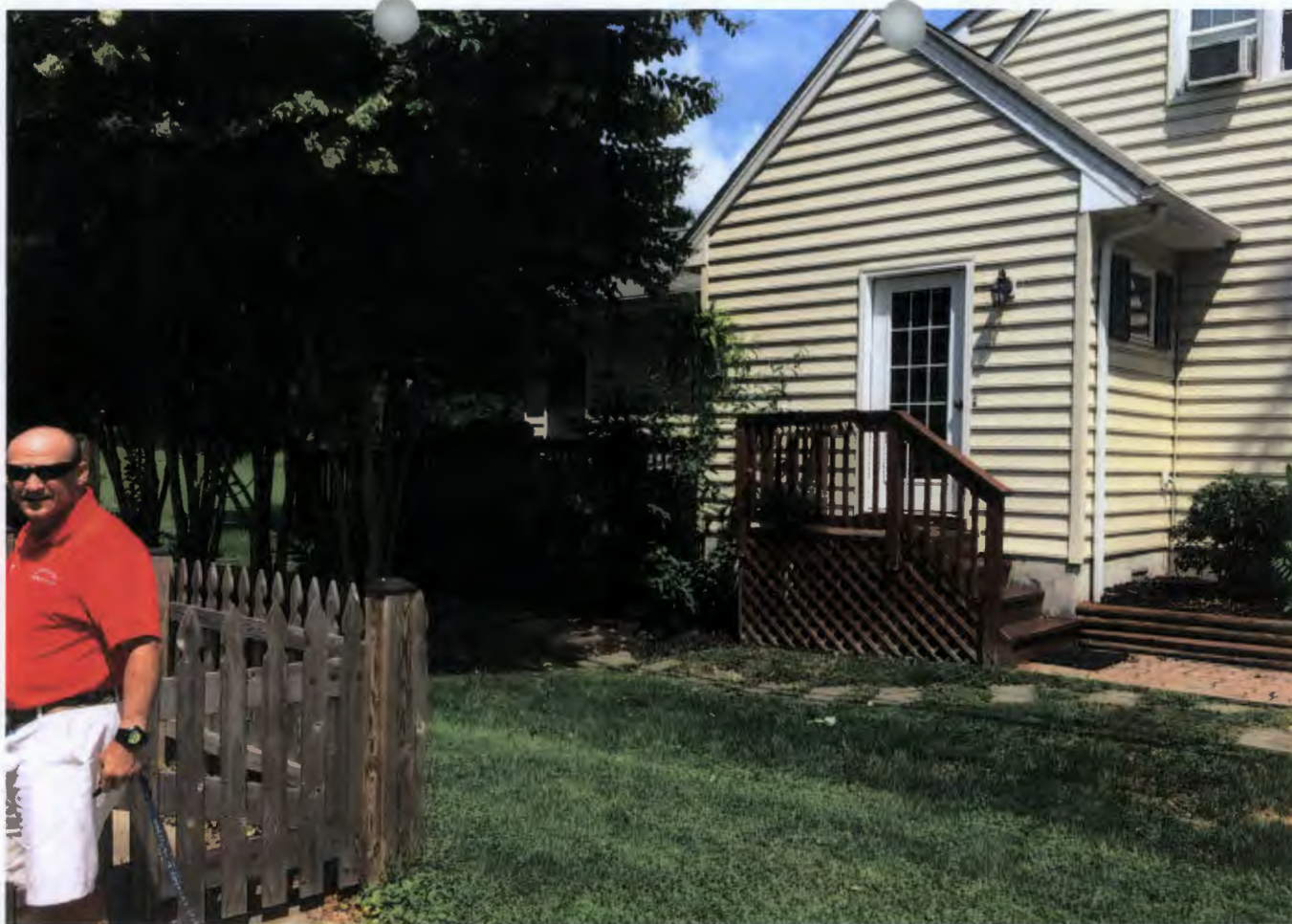
Pet. Ech.
1





870

Front of 8700



REAR CORNER OF 8200 LOOKING
AT 8202.



REAR OF 8200



REAR OF 8200



SIDE/REAR CORNER OF 8200



↑
8200

↑
8202