



KEVIN KAMENETZ
County Executive

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

August 19, 2014

Robert R. and Kelly A. Decker
2636 Openshaw Road
White Hall, Maryland 21161

RE: Petition for Administrative Variance
Case No. 2015-0017-A
Property: 2636 Openshaw Road

Dear Mr. and Mrs. Decker:

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", with a long horizontal stroke extending to the right.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE *

(2636 Openshaw Road)

7th Election District *

3rd Council District *

Robert R. and Kelly A. Decker *

Petitioners *

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2015-0017-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, Robert R. and Kelly A. Decker ("Petitioners"). The Petitioners are requesting Variance relief pursuant to § 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R") to permit a pole barn in the rear of the property with a height of 21' in lieu of the maximum permitted 15'. 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. However, it is to be noted that a ZAC comment was received on August 6, 2014 from the Department of Planning (DOP). Their comment indicated that the property is located in an agricultural area which is zoned RC 2, is within an Agricultural Preservation Priority Area, and is adjacent to a preserved farm and similarly sized parcels, several of which also have large barns. DOP opined that placing the barn on the site of an existing barn that is to be removed will not impact any additional land that could be used for agricultural purposes, and that the relief is compatible with the area and will not be detrimental to the health, safety, or

ORDER RECEIVED FOR FILING

Date

8/19/14

By

Sen

general welfare of the surrounding community.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on August 3, 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 § 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 Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 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 accessory structure height and usage, I will impose conditions that the barn shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

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 19th day of August, 2014 by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R) to permit a pole barn in the rear of the property with a height of 21' in lieu of the maximum permitted 15', be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date

8/19/14

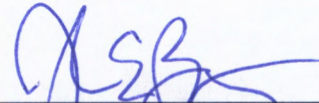
By

sen

The relief granted herein shall be subject to the following:

1. 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.
2. The Petitioners or subsequent owners shall not convert the pole barn into a dwelling unit or apartment. The accessory structure/pole barn shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

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 8/19/14

By sen



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 2636 Openshaw Road Currently zoned RC2
Deed Reference 27514 100137 10 Digit Tax Account # 1600002523
Owner(s) Printed Name(s) Robert R. Decker + Kelly A. Decker

(SELECT THE HEARING(S) BY MARKING ☒ 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) BC2R : 400.3
TO PERMIT A POLE BARN IN THE REAR OF THE PROPERTY WITH A
HEIGHT OF 21 FEET IN LIEU OF THE MAXIMUM PERMITTED 15 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.

ORDER RECEIVED FOR FILING
Date 8/19/14
By pen

Owner(s)/Petitioner(s):

Robert R. Decker, Kelly A. Decker

Name #1 – Type or Print

Name #2 – Type or Print

Robert R. Decker

Kelly A. Decker

Signature #1

Signature #2

2636 Openshaw Rd. White Hall MD

Mailing Address

City

State

21161 1443-322-4146

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

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 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

2015-0017-A

Filing Date

7/22/14

Estimated Posting Date

8/3/14

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: 2636 Openshaw Road White Hall Maryland 21161
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)

I am requesting an Administrative Variance @ the above address because I need the space for storage I need the height because of tall objects that will be stored in it. I am replacing the existing barn with this new one.

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

Robert R. Decker
Signature of Owner (Affiant)

Robert R. Decker
Name- Print or Type

Kelly A. Decker
Signature of Owner (Affiant)

Kelly A. Decker
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 21st day of July, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Robert R Decker Kelly A. Decker

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

AS WITNESS my hand and Notaries Seal

Darlene L. Terry
Notary Public

My Commission Expires

DARLENE L. TERRY
NOTARY PUBLIC, STATE OF MARYLAND
My Commission Expires October 18, 2015

ZONING PROPERTY DESCRIPTION FOR: 2636 Openshaw Road White Hall, Maryland 21161.

Beginning for the same at an old boundary white oak tree at the end of the North 40 degrees West 75 ½ perches line NO. 1859 folio 533. Deed surveyed by magnetic bearings, North 48 degrees 20 minutes 30 seconds East 200.66 feet to a pipe, thence by a line of division, South 36 degrees 01 minute East 1013.15 feet to a nail in or near the centerline of Openshaw Road thence binding on that line and running along property of Carl E. Anderson, North 36 degrees 01 minute West 1004.47 feet to the place of beginning, containing 4.625 acres of land.

2015-0017-A

No. 115509

Date: 7/02/14

PAID RECEIPT

BUSINESS ACTUAL TIME
7/23/2014 7/22/2014 12:12:01

NEG NS05 WALKIN EBOG LRB

RECEIPT # 747940 7/22/2014

Dept	5	528 ZONING VERIFICATION
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CF NO. 115509

Recpt Tot \$75.00

\$75.00 CR \$1.00 CR

Baltimore County, Maryland

Total: 75.10

Rec From: DECKER.

For: 2014-2017-A

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

**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: 2015-0017-A

Property Address: 2636 Openshaw Rd. White Hall MD 21161

Property Description: NW/4 OF OPENSHAW RD, 2851 FEET NE OF
OLD YORK RD.

Legal Owners (Petitioners): Robert Decker / Kelly Decker

Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Robert Decker

Company/Firm (if applicable): N/A

Address: 2636 Openshaw Rd.
White Hall MD 21161

Telephone Number: (443) 322-4146

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0017 -A

Address 2636 OPENSHAW ROAD

Contact Person: JASON SEIDELMAN

Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 7/22/14

Posting Date: 8/3/14

Closing Date: 8/18/14

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- 0017 -A

Address 2636 OPENSHAW ROAD

Petitioner's Name DECKER

Telephone 443-322-4146

Posting Date: 8/3/14

Closing Date: 8/18/14

Wording for Sign: TO PERMIT A POLE BARN IN THE REAR OF THE PROPERTY

WITH A HEIGHT OF 21 FEET IN LIEU OF THE PERMITTED 15 FOOT MAXIMUM

Revised 7/18/14

CERTIFICATE OF POSTING

Date: 8-3-14

RE: Case Number: 2015-0017-A

Petitioner/Developer: Robert Decker

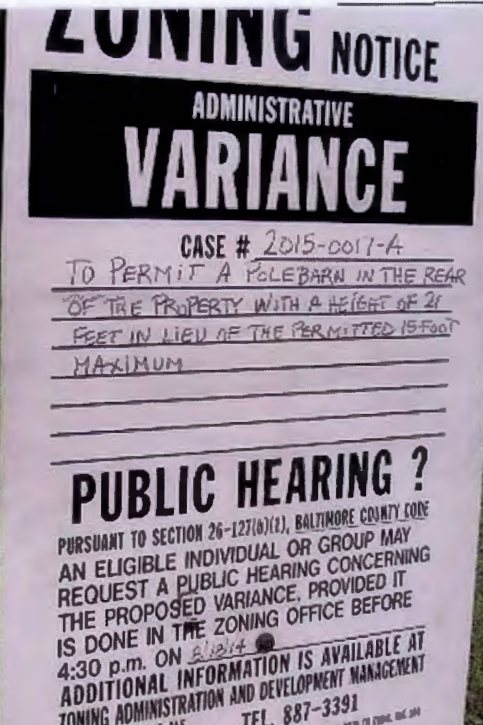
Date of Hearing/Closing: 8-18-14

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 2636 Openshaw Rd

The signs(s) were posted on 8-3-14
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Signature of Sign Poster)



20
(Signature of Sign Poster)

20
(Signature of Sign Poster)

20
(Signature of Sign Poster)

M E M O R A N D U M

DATE: September 22, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0017-A - Appeal Period Expired

The appeal period for the above-referenced case expired on September 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

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>8-1</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NO</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
<u>8-6-14</u>	PLANNING (if not received, date e-mail sent _____)	<u>S</u>
<u>7-31</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>8-3-14</u> by <u>Pison</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: August 5, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 2636 Openshaw Road

RECEIVED

INFORMATION:

Item Number: 15-017

AUG 06 2014

Petitioner: Robert R. and Kelly A. Decker

OFFICE OF ADMINISTRATIVE HEARINGS

Zoning: RC 2

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

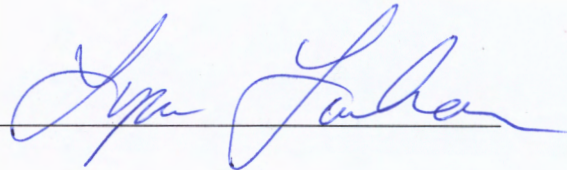
The Department of Planning has reviewed the petitioner's request and accompanying site plan. The Department of Planning does not oppose the petitioner's request for an Administrative Variance for the height of new barn.

The property is 4.6 acres and is located in an agricultural area which is zoned RC 2 and is within an Agricultural Preservation Priority Area. It is adjacent to a preserved farm and similarly sized parcels several of which also have large barns. The petition is to place the barn on the site of an existing barn that is to be removed and thus not impact any additional land that could be used for agricultural purposes.

Therefore it is this Department's opinion that the requested relief is compatible with the area and will not be detrimental to the health, safety, or general welfare of the surrounding community.

For further information concerning the matters stated here in, please contact Wallace S. Lippincott, Jr. at 410-887-3480.

Division Chief:
AVA/LL





KEVIN KAMENETZ
County Executive

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

August 19, 2014

Robert R & Kelly A Decker
2636 Openshaw Road
White Hall MD 21161

RE: Case Number: 2015-0017 A, Address: 2636 Openshaw Road

Dear Mr. & Ms. Decker:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 22, 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, 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: 7/31/14

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

RE: Baltimore County
Item No. 2015-0017-A
Administrative Variance
Robert E. & Kelly A. Seider
2636 Openshaw Road.

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2015-0017-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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 1, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For August 04, 2014
Item No. 2015- 0013, 0014, 0015, 0016, 0017 and 0019

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\ZAC08042014 -.doc

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE



TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: August 5, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 2636 Openshaw Road

INFORMATION:

Item Number: 15-017

Petitioner: Robert R. and Kelly A. Decker

Zoning: RC 2

Requested Action: Administrative Variance

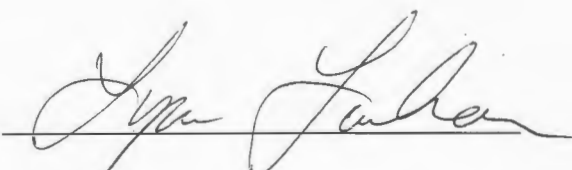
SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The Department of Planning does not oppose the petitioner's request for an Administrative Variance for the height of new barn.

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For further information concerning the matters stated here in, please contact Wallace S. Lippincott, Jr. at 410-887-3480.

Division Chief: 
AVA/LL

Pt. Bk. 0000040, Folio 0130

Lot # 4 1700013333

Pt. Bk./Folio # 040130

PDM # 070079

008B3

Pt. Bk. 0000043, Folio 0016

Lot # 1

1900007184

Pt. Bk./Folio # 043016

Pt. Bk. 0000044, Folio 0067

1800008902

Pt. Bk./Folio # 044067A

PDM # 070106

Pt. Bk. 0000048, Folio 0036

1900003019

Lot # 1

1900003018

Pt. Bk./Folio # 048036

1600002524

1600002523

7074 - 19740185

2640

2636

3 CD

013B1

OPENSHAW RD

0723035200

7 ED

NE 35-B

RC 2

2612

2612 2612

Pt. Bk./Folio # MP07118

PDM # 070435

2612

0701054250

OPENSHAW RD

1800011411

0702066213

2633

0719088000

1800011410

2629

THIS AREA
NOT INCLUDED
ON SITE PLAN



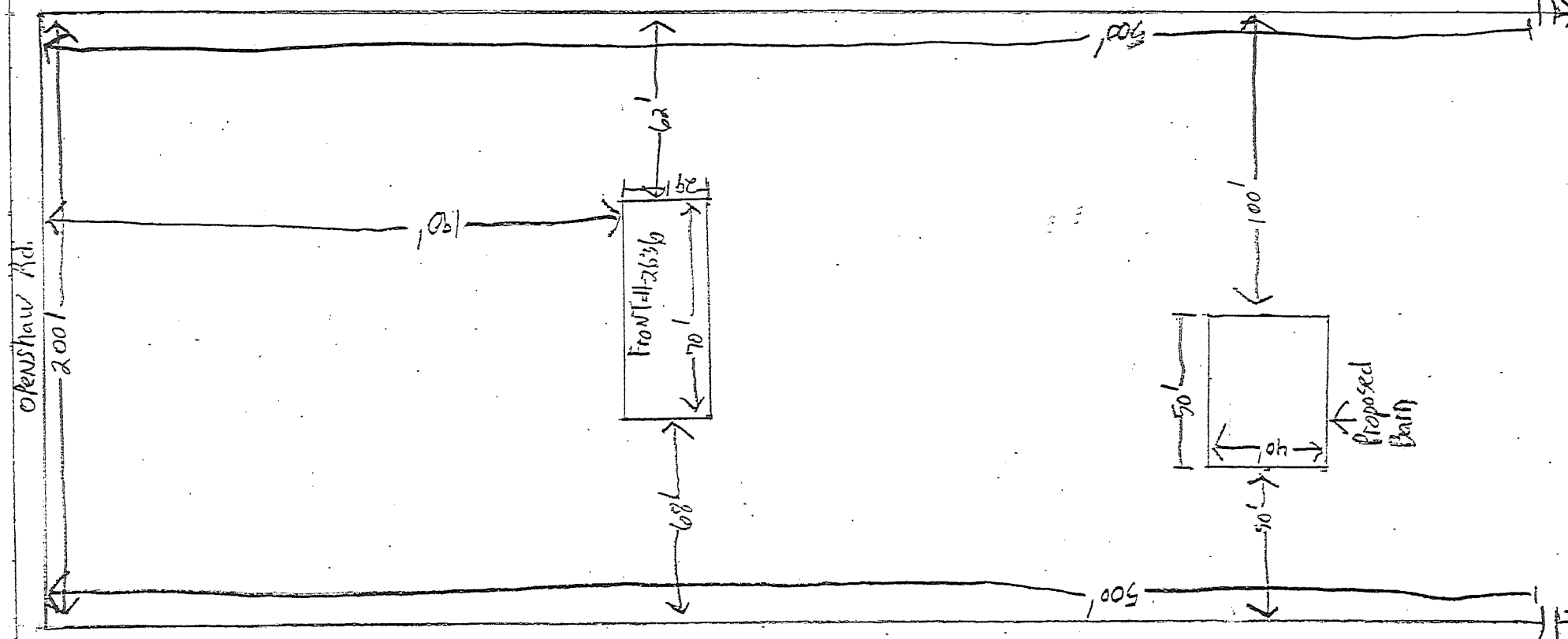


10/10/10
Farm
on the
road





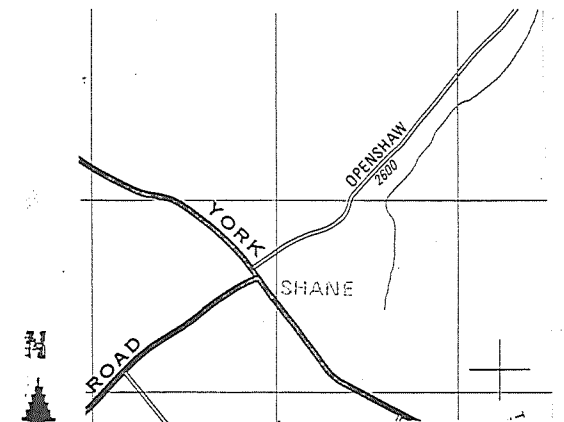
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 2636 Openshaw Rd. OWNER(S) NAME(S) Robert Decker / Kelly Decker
 SUBDIVISION NAME 0000 N/A LOT # N/A BLOCK # N/A SECTION # N/A
 PLAT BOOK # _____ FOLIO # 533 ID DIGIT TAX # 1600002523 DEED REF. # 27514/00137



PLAN DRAWN BY Robert R. Decker DATE 7/22/14 SCALE: 1 INCH = 50 FEET

500'
CONTINUANCE
OF PROPERTY
→

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 01381

SITE ZONED RC2

ELECTION DISTRICT 7th

COUNCIL DISTRICT 3

LOT AREA ACREAGE 4.625

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? Yes

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

1974-0195-R

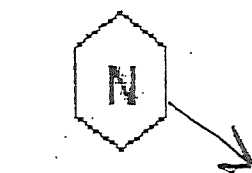
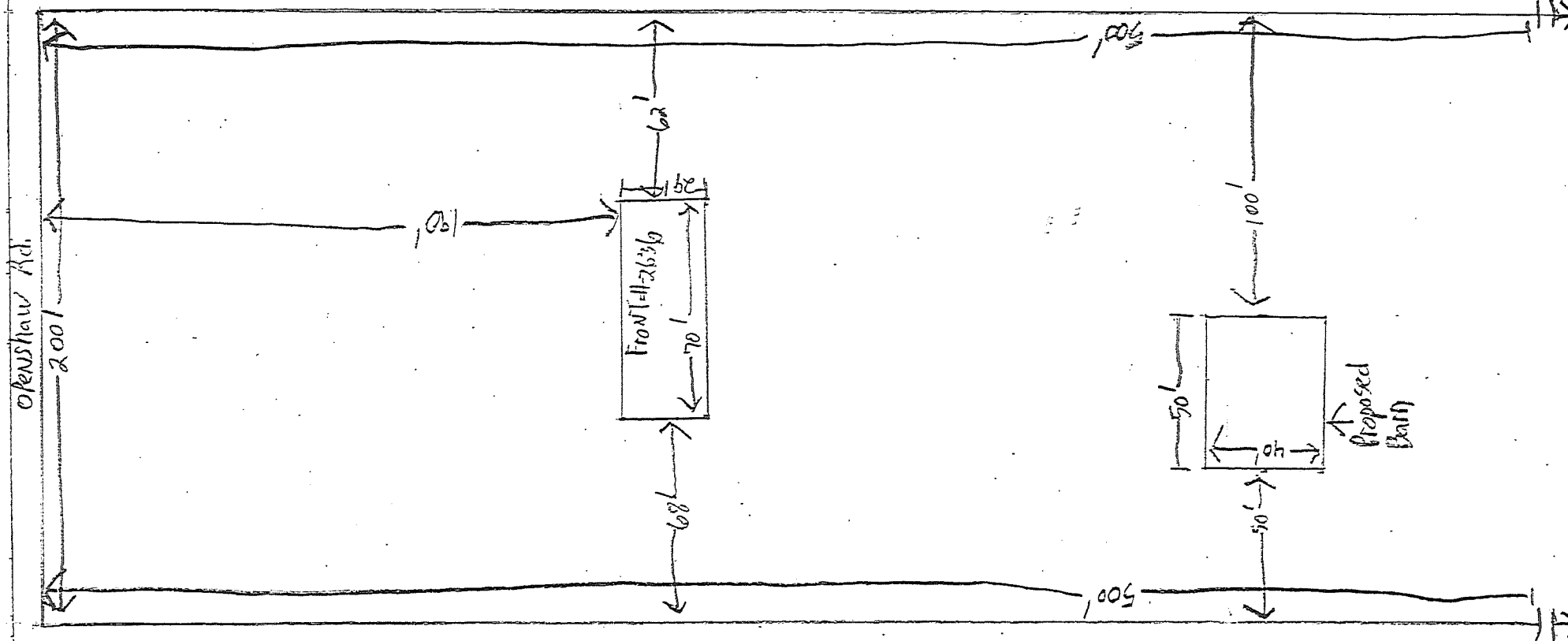
Denied (DIFFERENT OWNER)

VIOLATION CASE INFO:

2015-0017-A

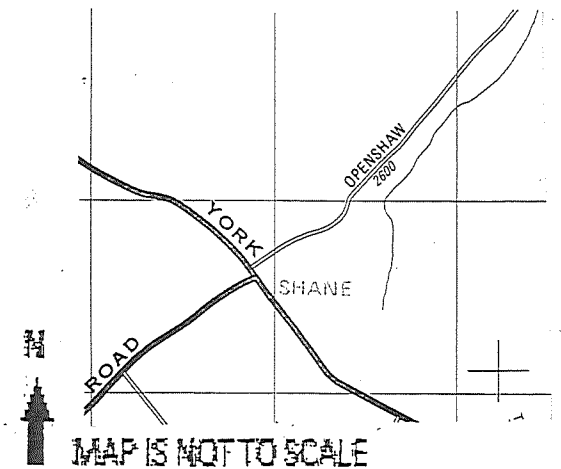
Per. Ex. 1

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 2636 Openshaw Rd. OWNER(S) NAME(S) Robert Decker / Kelly Decker
SUBDIVISION NAME 0000 N/A LOT # N/A BLOCK # N/A SECTION # N/A
PLAT BOOK # _____ FOLIO # 533 10 DIGIT TAX # 1600202523 DEED REF. # 27514/00137



PLAN DRAWN BY Robert A. Decker DATE 7/22/14 SCALE: 1 INCH = 50 FEET

SITE VICINITY MAP

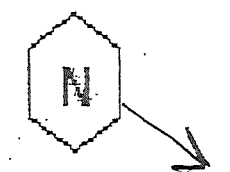
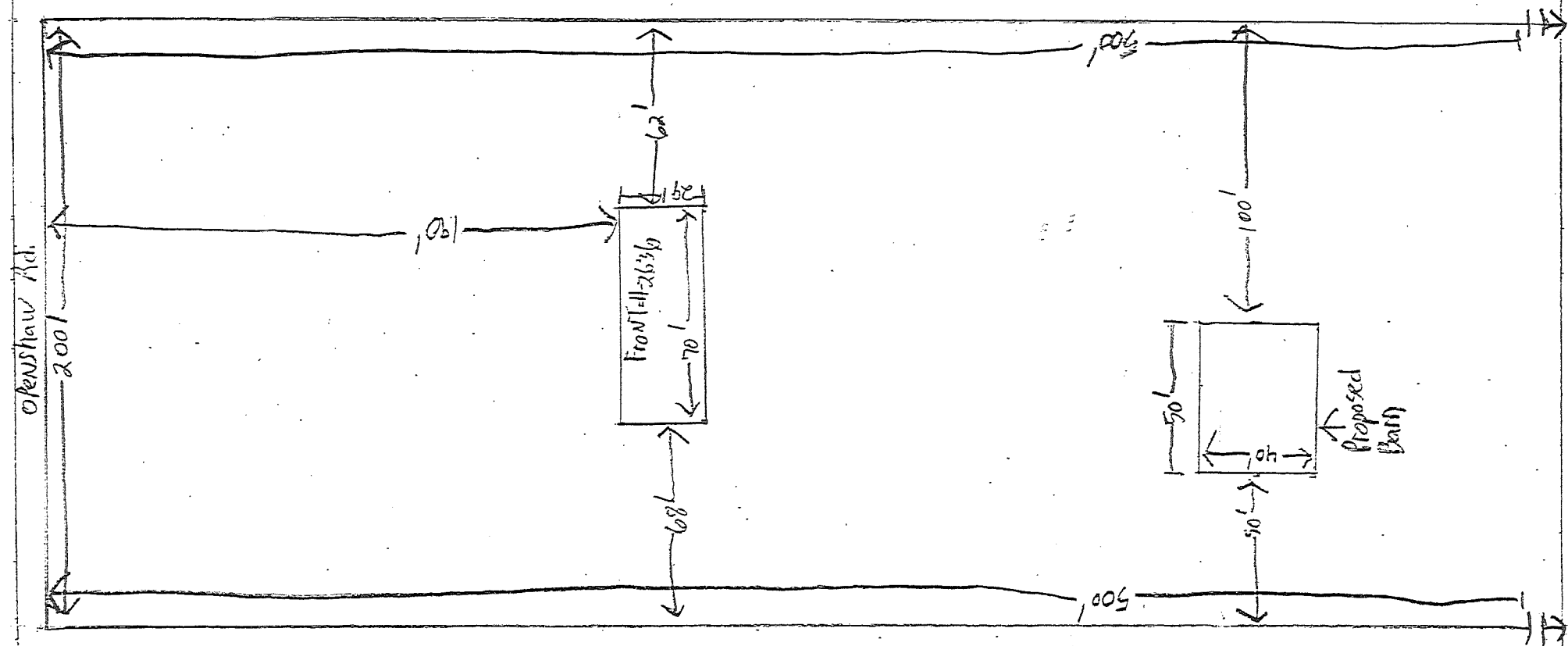


MAP IS NOT TO SCALE
ZONING MAP# 01381
SITE ZONED RC2
ELECTION DISTRICT 7th
COUNCIL DISTRICT 3
LOT AREA ACREAGE 4.625
OR SQUARE FEET _____
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH X
WATER IS:
PUBLIC _____ PRIVATE ✓
SEWER IS:
PUBLIC _____ PRIVATE ✓
PRIOR HEARING? Yes
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW
1074-0195-R
Denied (DIFFERENT OWNER)

VIOLATION CASE INFO:

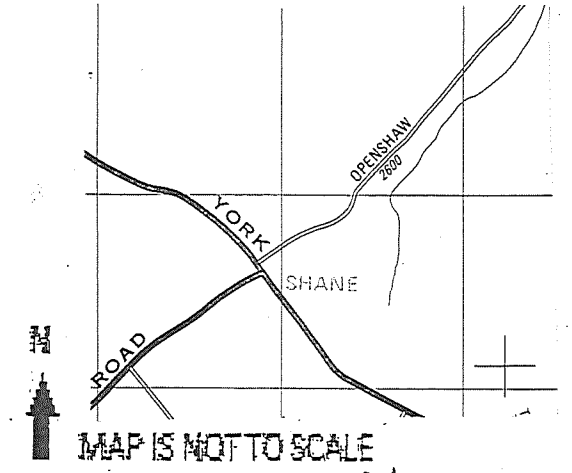
2015-0017-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 2636 Openshaw Rd. OWNER(S) NAME(S) Robert Decker / Kelly Decker
 SUBDIVISION NAME 0000 N/A LOT # N/A BLOCK # N/A SECTION # N/A
 PLAT BOOK # _____ FOLIO # 533 10 DIGIT TAX # 1600002523 DEED REF. # 22514100137



PLAN DRAWN BY Robert R Decker DATE 7/22/14 SCALE: 1 INCH = 50 FEET

SITE VICINITY MAP



ZONING MAP# 013 B1
 SITE ZONED RC2
 ELECTION DISTRICT 7th
 COUNCIL DISTRICT 3
 LOT AREA ACREAGE 4.625
 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? Yes
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW
1974-0195-R
Denied (DIFFERENT OWNER)

VIOLATION CASE INFO:

2015-0017-A