

IN RE: PETITION FOR ADMIN. VARIANCE *

(2 Jarretts Court)

4th Election District.

3rd Council District

Michael B. and Stacey S. Fein

Petitioners

BEFORE THE

*** OFFICE OF ADMINISTRATIVE**

*** HEARINGS FOR**

*** BALTIMORE COUNTY**

*** CASE NO. 2015-0049-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, Michael B. and Stacey S. Fein. The Petitioners are requesting Variance relief from § 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), as follows: (1) To permit a proposed accessory building (garage) with a height of 27 ft. in lieu of the maximum allowed 15 ft., and (2) To amend the Final Development Plan (FDP) for Cooper's Ridge, Lot 1 only. [First floor of garage already approved by Building Permit #B852721 enclosed with Petition filing]. 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 October 5, 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

ORDER RECEIVED FOR FILING

Date 10-23-14

By [Signature]

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 Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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

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

THEREFORE, IT IS ORDERED, this 23rd day of October, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking Variance relief from § 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), as follows: (1) To permit a proposed accessory building (garage) with a height of 27 ft. in lieu of the maximum allowed 15 ft., and (2) To amend the Final Development Plan (FDP) for Cooper's Ridge, Lot 1 only, be and are hereby GRANTED.

The relief granted herein shall be subject to the following:

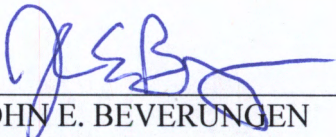
ORDER RECEIVED FOR FILING

Date 10-23-14

By [Signature]

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

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 10-23-14

By (signature)



KEVIN KAMENETZ
County Executive

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

October 23, 2014

Michael B. and Stacey S. Fein
2 Jarretts Court
Reisterstown, Maryland 21136

RE: Petition for Administrative Variance
Case No. 2015-0049-A
Property: 2 Jarretts Court

Dear Mr. and Mrs. Fein:

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 faint, larger signature.

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 Jarrells Ct Currently zoned RC8 (Vested RC4)
 Deed Reference 20767 / 00654 10 Digit Tax Account # 24 00004564
 Owner(s) Printed Name(s) Michael + Stacey Fein

(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) 400.3, BCZR, to permit a proposed accessory building (garage) with a height of 27 feet in lieu of the maximum allowed 15 feet, and to amend the Final Development Plan for Cooper's Ridge, Lot 1 only. (First floor of garage already approved by Building Permit # B-852721 enclosed with petition filing 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 10-23-14

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

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Owner(s)/Petitioner(s):

Michael Fein Stacey Fein
 Name #1 - Type or Print Name #2 - Type or Print

[Signature] [Signature]
 Signature #1 Signature #2

2 Jarrells Court Reisterstown MD
 Mailing Address City State

21136 410-804-5557 michael.f@cicwva.com
 Zip Code Telephone # Email Address

Representative to be contacted:

Michael Fein
 Name - Type or Print

[Signature]
 Signature

Same as above
 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 2015-0049-A Filing Date 9/8/2014 Estimated Posting Date 9/21/2014 Reviewer JNP

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 Jarretts Court, Reisterstown MD 21136
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 are a family of 5 (3 drivers) with many likes + hobbies. Our current property because of septic field (as indicated) does not allow any shed or structure to the left of the property (when facing front). Our current garage is bursting the additional garage will allow for equipment storage i.e. mower, bikes, etc and a small used working area. The need for the upstairs is for additional storage including pool furniture for the winter we have no other ability or location to add storage. We feel our only opportunity is to ask for an additional 11'1/2 feet to build over our projected detached garage. I have spoken to both adjacent neighbors Cori Resen (Lot 2) + Jimmy Page and both are in favor of the addition. The proposed garage will be identical in finish to the existing house. I have already added 16 (sixteen) 12'x3' leyland cypress as an additional buffer to Weeden's.

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

[Signature]
Signature of Owner (Affiant)

Michael Fein

Name- Print or Type

[Signature]
Signature of Owner (Affiant)

Stacey Fein

Name- Print or Type

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

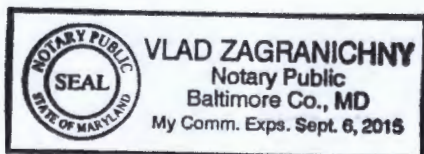
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5th day of Sept, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Michael Fein, Stacey Fein

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

AS WITNESS my hand and Notaries Seal



[Signature]
Notary Public
9-16-2015
My Commission Expires

Zoning Property Description for:

2 Jarretts Court, Reisterstown, MD 21136

Beginning on the **WEST** side of Jarretts Court which has a **40 foot right-of-way width** and at the distance of **55 feet south** of the centerline of the nearest improved intersecting street **Woodens Lane** which has a **50 foot right-of-way width**

Subdivision Lot

Being **Lot #1** in the subdivision of **Coopers Ridge** as recorded in Baltimore County **Plat Book 76, Folio 50** containing **1.069 acres**. Located in the **4th Election District** and the **3rd Council District**

2015-0049-A

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

No. **116250**

Date: **9/2/2014**

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Dept	Obj	BS Acct	Amount
001	806	000		6150					150.00

Total: **150.00**

Rec From: **Michael & Storey Fein**

For: **Adm. Variance - 2 Tarvetts Court
2015-0049-A (Fein)**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS ACTUAL TIME DAY
9/09/2014 9/08/2014 10:49:09 5
REG WS05 WALKIN RODS LRG
RECEIPT # 760526 9/08/2014 OFLN
Dept 5 528 ZONING VERIFICATION
RF NO. 116250

Recpt Tot **1150.00**
1.00 CK **1150.00** CA
Baltimore County, Maryland

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 10/5/2014

Case Number: 2015-0049-A

Petitioner / Developer: MICHAEL & STACEY FEIN

Date of Hearing (Closing): OCTOBER 20, 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:
2 JARRETTS COURT

The sign(s) were posted on: OCTOBER 5, 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- 0049 -A Address 2 Jarretts Court

Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9/8/2014 Posting Date: 10/5/2014 Closing Date: 10/20/2014
~~9/21/2014~~ ~~10/6/2014~~

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

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

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2015- 0049 -A Address 2 Jarretts Court

Petitioner's Name Michael & Stacey Fein Telephone 410-804-5557

Posting Date: 9/21/2014 10/5/2014 Closing Date: 10/6/2014 10/20/2014
~~9/21/2014~~ ~~10/6/2014~~

Wording for Sign: To permit a proposed accessory building (garage) with a height of 27 feet in lieu of the maximum allowed 15 feet, and to amend the Final Development Plan for Cooper's Ridge, Lot 1 only. (First floor of garage was already approved by Building Permit # B-852721 and was included with the petition filing).

Revised 7/18/14



KEVIN KAMENETZ
County Executive

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

October 21, 2014

Michael & Stacey Fein
2 Jarrettsville Court
Reisterstown MD 21136

RE: Case Number: 2015-0049 A, Address: 2 Jarrettsville Court

Dear Mr. & Ms. Fein:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 8, 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: 9/15/14

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

RE: Baltimore County
Item No 2015-0049-A
Administrative Variance
Michael & Stacey Fein
2 Jarretts 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. *2015/0049 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 '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: September 17, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For September 22, 2014
Item No. 2015-0049, 0050, 0051 and 0052

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\ZAC09222014 -.doc

MEMORANDUM

DATE: November 25, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0049-A – Appeal Period Expired

The appeal period for the above-referenced case expired on November 24, 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

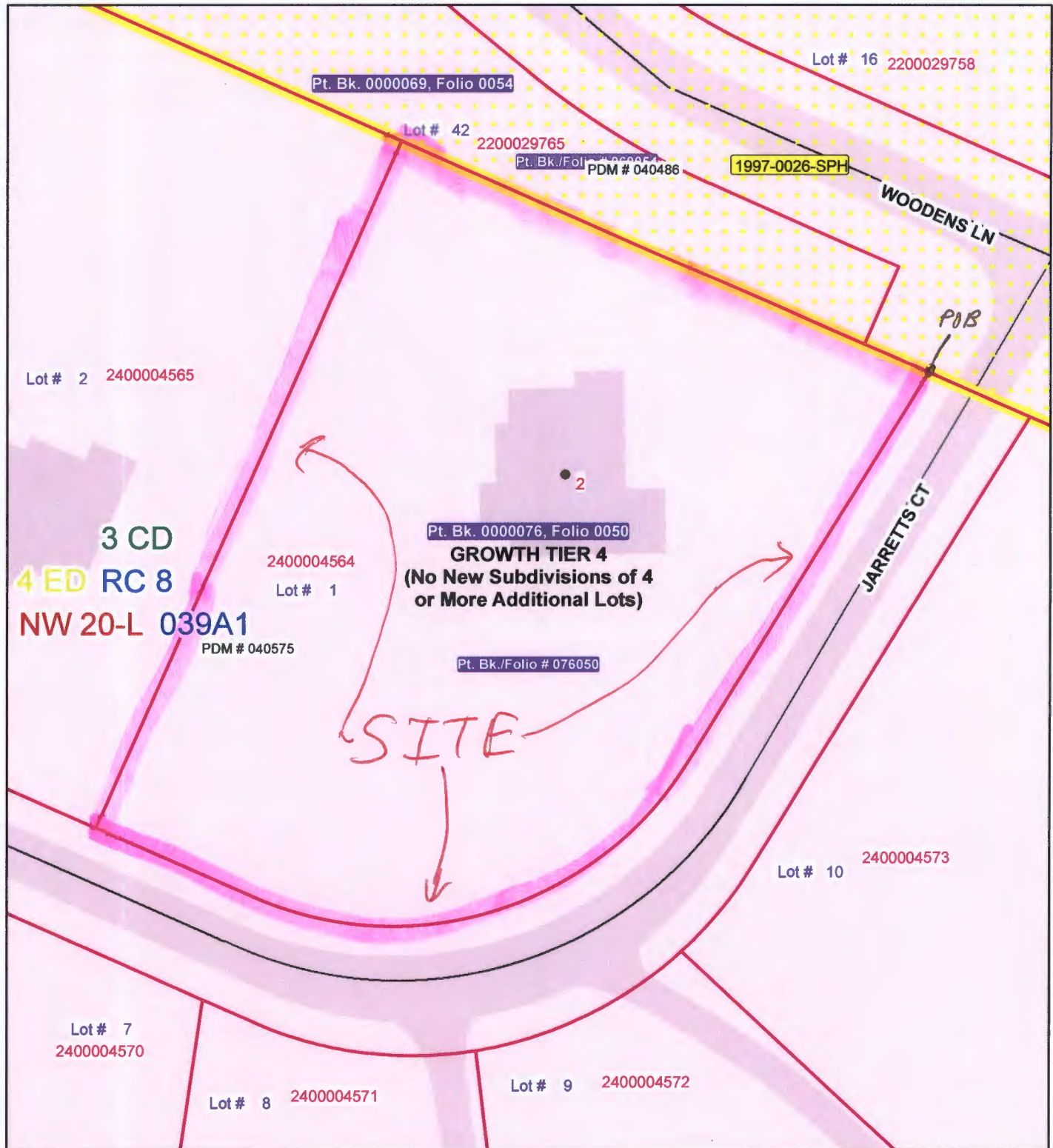
Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 04 Account Number - 2400004564		
Owner Information		
Owner Name:	FEIN MICHAEL B FEIN STACEY S	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	SUITE 320 25 CROSSROADS DR OWINGS MILLS MD 21117-5437	Deed Reference: /20767/ 006 54
Location & Structure Information		
Premises Address:	2 JARRETTS CT 0-0000	Legal Description: 1.069 AC 2 JARRETTS CT NS COOPERS RIDGE
Map: 0039	Grid: 0002	Parcel: 0085
Sub District:	0000	Section: 1
Block:		Lot: 1
Assessment Year:	2013	Plat No: 0076/0050
Special Tax Areas:		Town: NONE
Ad Valorem:		Tax Class:
Primary Structure Built: 2005	Above Grade Enclosed Area: 4,071 SF	Finished Basement Area:
Property Land Area: 1.0700 AC	County Use: 04	
Stories: 2	Basement: YES	Type: STANDARD UNIT
Exterior SIDING:	Full/Half Bath: 3 full/ 1 half	Garage: 1 Attached
Last Major Renovation:		
Value Information		
	Base Value	Value As of 01/01/2013
Land:	261,800	151,000
Improvements:	382,000	430,400
Total:	643,800	581,400
Phase-In Assessments As of 07/01/2014		581,400
As of 07/01/2015		581,400
Preferential Land:	0	0
Transfer Information		
Seller: R F COOPERS LAND COMPANY, LLC	Date: 10/01/2004	Price: \$270,000
Type: ARMS LENGTH VACANT	Deed1: /20767/ 00654	Deed2:
Seller: GLEN FALLS PARTNERSHIP	Date: 08/02/2004	Price: \$1,320,000
Type: ARMS LENGTH MULTIPLE	Deed1: /20475/ 00724	Deed2:
Seller: COOPER JARRETT N	Date: 11/18/2003	Price: \$715,000
Type: ARMS LENGTH MULTIPLE	Deed1: /19198/ 00568	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2014 07/01/2015
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 08/07/2014		

2 Jarrets Court



Publication Date: 9/4/2014



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



0 12.5 25 50 75 100 Feet

1 inch = 50 feet

2015-0049-A

Torrey's Court

endens lane





pool

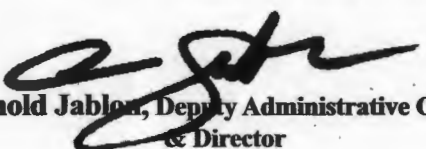
garage (not sure)

Fonsty pres

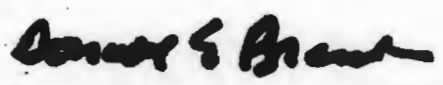
2015-0049-A



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS, APPROVALS, AND INSPECTIONS


**Arnold Jablon, Deputy Administrative Officer
& Director**




Donald E. Brand, Building Engineer

BUILDING PERMIT

PERMIT #: B852721 CONTROL #: MR DIST: 04 PREC: 01
DATE ISSUED: 07/29/2014 TAX ACCOUNT #: 2400004564 CLASS: 04

PLANS: CONST 00 PLOT 2 R PLAT 0 DATA 0 ELEC YES PLUM NO
LOCATION: 2 JARRETT'S CT
SUBDIVISION: COOPERS RIDGE

OWNERS INFORMATION

NAME: FEIN, MICHAEL B AND STACEY S
ADDR: 25 CROSSROADS DR, STE 320, OWINGS MILLS 21117

TENANT:

CONTR: OWNER

ENGR:

SELLR:

WORK: CONST DETACHED GARAGE ON REAR PROPERTY OF SFD
32'X30'X15'MAX=960 WITH COVERED PORCH 32'X16'=
512SF. OVERALL WORK 1472SF. ACCESSORY STRUCTURE
LETTER ATTACHED. LOCATED IN 3RD PART OF REAR
YARD:BR. OK TO WAIVE PLANS:PH.

BLDG. CODE:

RESIDENTIAL CATEGORY: DETACHED

OWNERSHIP: PRIVATELY OWNED

PROPOSED USE: SFD W/DETACHED GARAGE
EXISTING USE: SFD

TYPE OF IMPRV: NEW BUILDING CONSTRUCTION

USE: GARAGE

FOUNDATION:

SEWAGE: PRIV. EXISTS

BASEMENT:

WATER: PRIV. EXISTS

LOT SIZE AND SETBACKS

SIZE: 1.070AC

FRONT STREET:

SIDE STREET:

FRONT SETB: NC

SIDE SETB: NC/26'

SIDE STR SETB:

REAR SETB: 14'

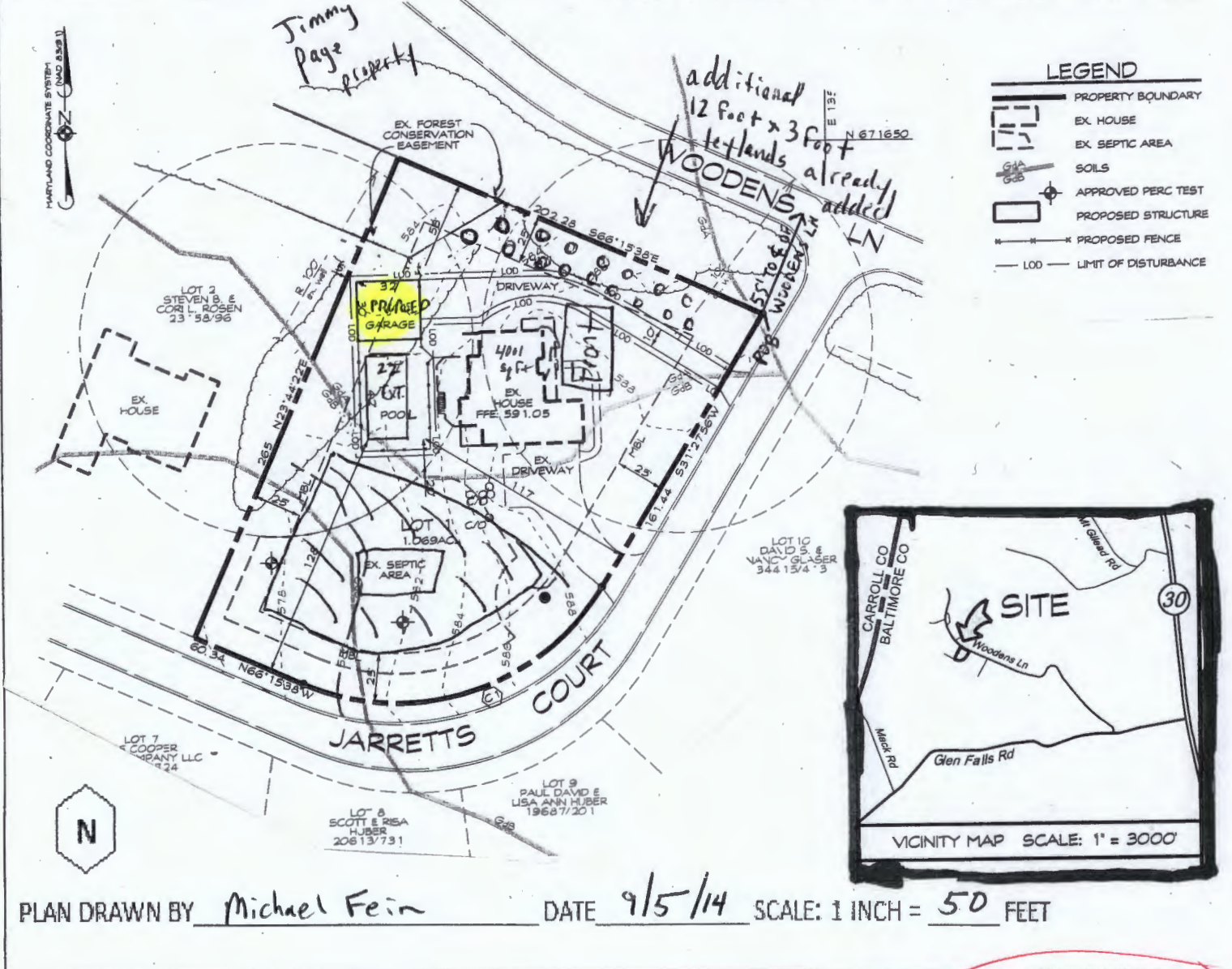
THIS PERMIT EXPIRES ONE
YEAR FROM DATE OF ISSUE

PLEASE REFER TO PERMIT NUMBER WHEN MAKING INQUIRIES

111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204

2015-0049-A

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING ☐ (MARK TYPE REQUESTED WITH X)
 ADDRESS 2 Jarretts Court OWNER(S) NAME(S) Michael + Stacey Fein
 SUBDIVISION NAME Cooper's Ridge LOT# 1 BLOCK# — SECTION# —
 PLAT BOOK # 76 FOLIO # 50 10 DIGIT TAX # 2400004564 DEED REF. # 20767/00654



SITE VICINITY MAP

N
 MAP IS NOT TO SCALE
 ZONING MAP# 039 A1
 SITE ZONED RC 8 (Vestad RCy)
 ELECTION DISTRICT 4th
 COUNCIL DISTRICT 3rd
 LOT AREA ACREAGE 1.069
 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

PLAN DRAWN BY Michael Fein DATE 9/5/14 SCALE: 1 INCH = 50 FEET

2015-0049-A

Pet. For. 1

VIOLATION CASE INFO: