



KEVIN KAMENETZ
County Executive

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

March 3, 2015

Richard T. and Iris F. Hardingham
610 Riverside Road
Baltimore, Maryland 21220

RE: Petition for Administrative Variance
Case No. 2015-0160-A
Property: 610 Riverside Road

Dear Mr. and Mrs. Hardingham:

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 line extending to the right.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: J. Diegel Builders, 3807 Ady Road, Street, MD 21154

IN RE: PETITION FOR ADMIN. VARIANCE *
(610 Riverside Road)
15th Election District *
7th Council District *
Richard T. and Iris F. Hardingham *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2015-0160-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, Richard T. and Iris F. Hardingham ("Petitioners"). The Petitioners are requesting Variance relief pursuant to § 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R") to permit a proposed side addition on the street side of the property with a side yard setback of 16 ft. in lieu of the required 25 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 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 February 7, 2015, 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

ORDER RECEIVED FOR FILING

Date 3-3-15

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

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

THEREFORE, IT IS ORDERED, this 3rd day of **March, 2015** by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R") to permit a proposed side addition on the street side of the property with a side yard setback of 16 ft. in lieu of the required 25 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at his own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.

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

JEB:dlw



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

ORDER RECEIVED FOR FILING

Date 3-3-15

2

By low



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 610 Riverside Road Currently zoned Residential
Deed Reference 7858 / 331 10 Digit Tax Account # 1523503340
Owner(s) Printed Name(s) RICHARD T & IRIS F. HARDINGHAM

(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)

Sections: 1B01.2.3.C.1

To permit a proposed side addition on the street side of the property with a side yard setback of 16 feet in lieu of the required 25 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):

Richard T. Hardingham Iris Fay Hardingham
Name #1 - Type or Print Name #2 - Type or Print

Richard Hardingham Iris Hardingham
Signature #1 Signature #2

610 Riverside Rd Essex Md.
Mailing Address City State

21220 410-686-0429
Zip Code Telephone # Email Address

Representative to be contacted:

J. Diegel Builders Inc.
Name - Type or Print

John M. Diegel
Signature

3807 Ady Rd STREET Md
Mailing Address City State

21154 443-8076385 Diegel Builders@gmail.com
Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING
3-3-15
DW

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

Date

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 2015-0160-A

Filing Date 1/29/2015

Estimated Posting Date 2/8/15

Reviewer

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE VARIANCE 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: 610 Riverside Road Essex Ind. 21220
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 need To Add Space, Bed Room and Bath for Elderly
parent.
proposed Location of Room, is Helpful For
Drive way access.
NO. Kitchen

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

Richard T. Hardingham
Signature of Owner (Affiant)
RICHARD T. HARDINGHAM
Name- Print or Type

Iris Fay Hardingham
Signature of Owner (Affiant)
Iris F. Hardingham
Name- Print or Type

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

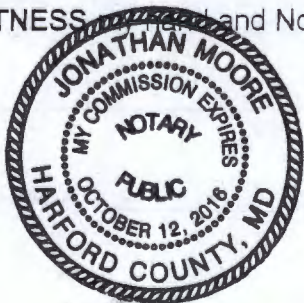
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26 day of January, 2015, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: John M. Diegel (only)

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

AS WITNESS _____ and Notaries Seal



Jonathan Moore
Notary Public
10/12/2016
My Commission Expires

ZONING PROPERTY DESCRIPTION FOR: 610 RIVERSIDE ROAD

Property Owner: Richard T. Hardingham and Iris F. Hardingham

Beginning at a point on the Northwest side of Riverside Road which is 50' wide, at the intersection with the Southwest side of Upper Landing Road which is 50' wide, thence, the following courses and distances

- 1) Southwesterly binding on the Northwest side of Riverside Road 100 feet, thence
- 2) Northwesterly parallel with Upper Landing Road 150 feet, thence
- 3) Northeasterly binding thereon 100 feet to the Southwest side of Upper Landing Road, thence
- 4) Southeasterly on the Southeast side of Upper Landing Road 150 feet to the point of beginning as recorded in deed Liber 7858, Folio 331, containing 0.31 Ac. or 13,699 S.F. of land. Located in the 15th Election District and the 7th Council District.

205-0160-A

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

No. **119675**

Date: **1/29/15**

PAID RECEIPT

BUSINESS ACTUAL TIME DEPT
 1/29/2015 1/29/2015 09:17:47 5

NO. 1205 WALKIN BROS LRB
 RECEIPT # 781597 1/29/2015 OPEN

NO. 5 529 ZONING VERIFICATION
 NO. 119675

Recpt Tot: \$75.00
 \$75.00 CX \$1.00 CA
 Baltimore County, Maryland

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

Total: **75.00**

Rec From: _____
 For: 610 Riverside Rd

 _____ **2015-0160-A** _____

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

**CASHIER'S
 VALIDATION**

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0160 -A Address 610 Riverside Road

Contact Person: LEONARD J. WASILCWSKI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 1/29/15 Posting Date: 2/8/15 Closing Date: 2/23/15

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- 0160 -A Address 610 Riverside Road

Petitioner's Name Richard & Iris Hardingham Telephone 410-686-0429

Posting Date: 2/8/15 Closing Date: 2/23/15

Wording for Sign: _____

_____ To permit a proposed side addition on the street side of the property with a side yard
_____ setback of 16 feet in lieu of the required 25 feet. _____

Revised 7/18/14

CERTIFICATE OF POSTING

CASE NO: 2015-0160-A

PETITIONER/DEVELOPER

RICHARD & IRIS HARDINGHAM

DATE OF HEARING/CLOSING:

2/23/15

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 _____

~~610 RIVERSIDE RD~~

610 RIVERSIDE RD

HIS SIGN(S) WERE POSTED ON February 7, 2015
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 2/7/15
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 # 2015-0160-A

TO PERMIT A PROPOSED SIDE ADDITION ON THE STREET OF THE PROPERTY WITH A SIDE YARD SETBACK OF 16 FEET IN LIEU OF THE REQUIRED 25 FEET

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED IT IS DONE IN THE ZONING OFFICE BEFORE 4:30 p.m. ON MONDAY, FEBRUARY 23, 2015. ADDITIONAL INFORMATION IS AVAILABLE AT ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 410-887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE. FINES PENALTY OF LAW.

MEETING IS HANDICAP ACCESSIBLE

myalng 2/7/15

M E M O R A N D U M

DATE: April 3, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0160-A – Appeal Period Expired

The appeal period for the above-referenced case expired on April 2, 2015. 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>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>2-2</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>2-7-15</u> by <u>Ogle</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

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 - 15 Account Number - 1523503340			
Owner Information					
Owner Name:		HARDINGHAM RICHARD T HARDINGHAM IRIS F		Use: RESIDENTIAL	
Mailing Address:		610 RIVERSIDE RD BALTIMORE MD 21221-4810		Principal Residence: YES	
				Deed Reference: /07858/ 00331	
Location & Structure Information					
Premises Address:		610 RIVERSIDE RD 0-0000		Legal Description: COR UPPER LANDING BACK RIVER HIGHLANDS	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0097	0001	0364		0000	
				Assessment Year:	Plat No:
				2015	
Special Tax Areas:				Town: NONE	
				Ad Valorem:	
				Tax Class:	
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	
1933		856 SF			
				Property Land Area	
				15,000 SF	
County Use					
04					
Stories	Basement	Type	Exterior SIDING	Full/Half Bath	Garage
		STANDARD UNIT		1 full	
Value Information					
		Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2014 As of 07/01/2015	
Land:		76,200	76,200		
Improvements		37,100	36,100		
Total:		113,300	112,300	113,300 112,300	
Preferential Land:		0		0	
Transfer Information					
Seller: WILLIAMS MILDRED E		Date: 05/12/1988		Price: \$20,000	
Type: ARMS LENGTH IMPROVED		Deed1: /07858/ 00331		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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	0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved and reinstated 05/22/2014					

Baltimore County

[New Search \(http://sdat.resiusa.org/RealProperty\)](http://sdat.resiusa.org/RealProperty)District: **15** Account Number: **1523503340**

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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KEVIN KAMENETZ
County Executive

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

February 23, 2015

Richard T & Iris Fay Hardingham
610 Riverside Road
Essex MD 21220

RE: Case Number: 2015-0160 A, Address: 610 Riverside Road

Dear Mr. & Ms. Hardingham:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 29, 2015. 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, flowing "J" at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
J Diegel Builders Inc., John M Diegel, 3807 Ady Road, Street MD 21154

Lawrence J. Hogan, Jr., Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Acting Secretary
Melinda B. Peters, Administrator

Date: 2/2/15

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

RE: Baltimore County
Item No 2015-0160-A
Administrative Variance
Richard T. & Iris Fay Hardingham
610 Riverside 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. 2015-0160-A.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-545-5598 or 1-800-876-4742 (in Maryland only) extension 5598, or by email at (rzeller@sha.state.md.us).

Sincerely,

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

SDF/raz

2015-0160-A



610 Riverside Road 2015-0160-A



Publication Date: 1/29/2015



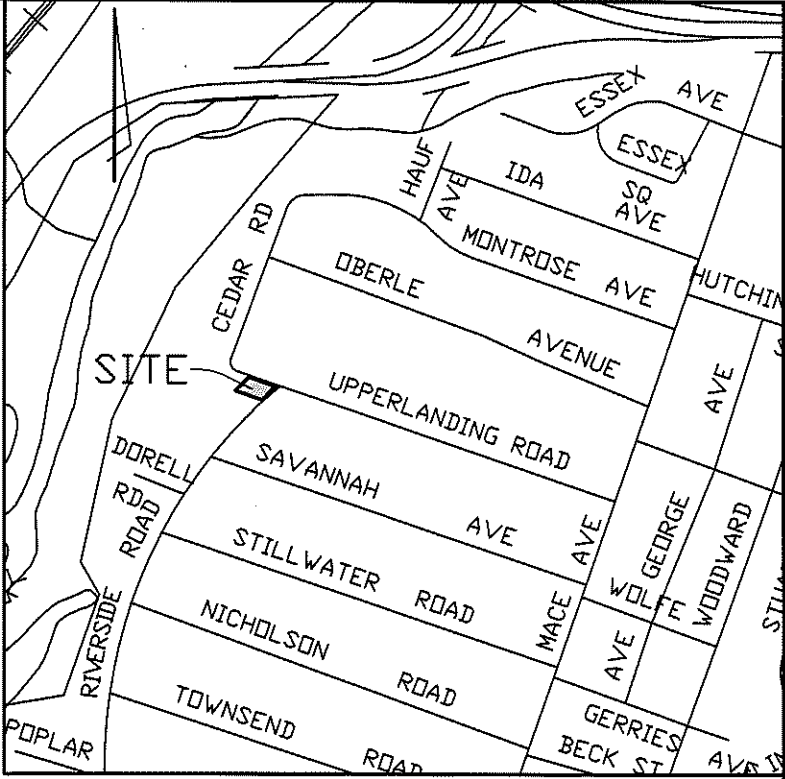
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 12.5 25 50 75 100 Feet

1 inch = 50 feet

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
ADDRESS: 610 RIVERSIDE ROAD OWNER NAME: RICHARD T. AND IRIS F. HARDINGHAM
SUBDIVISION NAME: NA LOT #: NA BLOCK #: NA SECTION #: NA
PLAT BOOK #: NA FOLIO #: NA 10 DIGIT TAX #: 15-23503340 DEED REF.: 7858/331



VICINITY MAP
SCALE: 1" = 1000'

ZONING MAP # 0090 A-3
SITE ZONED DR 5.5
ELECTION DISTRICT 15TH
COUNCIL DISTRICT 7
CENSUS TRACT 450200
WATERSHED BACK RIVER
LOT AREA ACREAGE 0.31 AC.
OR SQUARE FEET 13699 S.F.
HISTORIC ? NO
IN CBGA ? NO
IN FLOOD PLAIN ? NO
GIS MAP # 090A3
UTILITIES ? MARK WITH X
WATER IS:
PUBLIC X PRIVATE
SEWER IS:
PUBLIC X PRIVATE

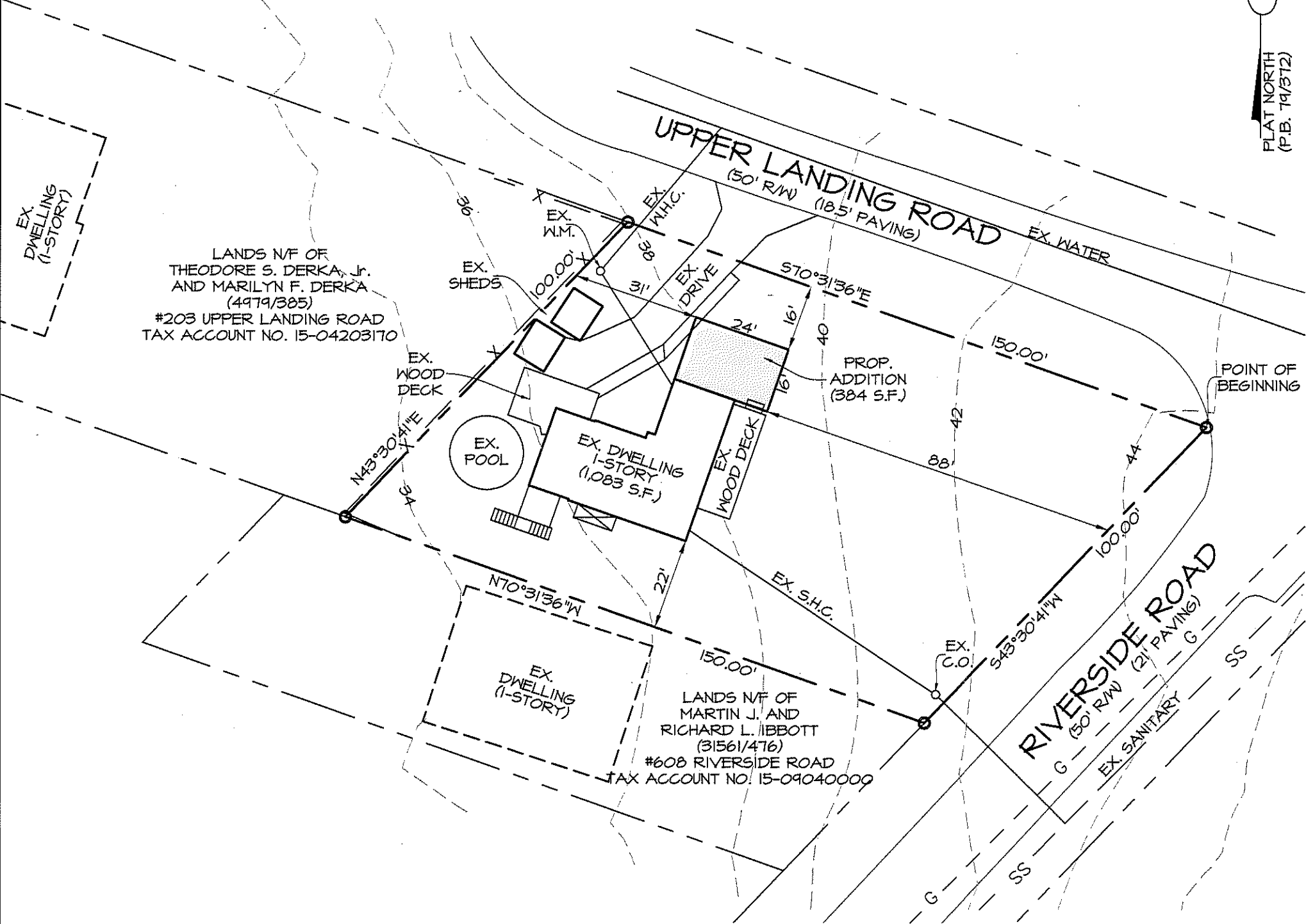
CASE #
2015-0160-A

TAX MAP 90 BLOCK 19 PARCEL 976
PROPERTY USE: EXISTING USE: SINGLE FAMILY RESIDENTIAL LOT
PROPOSED USE: SINGLE FAMILY RESIDENTIAL LOT
PROP. IMPERVIOUS AREA - 3,350 S.F. OR 32.5%
THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS, CRITICAL AREAS, STREAMS OR OTHER BODIES OF WATER, ENDANGERED SPECIES HABITATS, OR HAZARDOUS WASTE, ARCHEOLOGICAL OR HISTORIC SITES ON THIS PROPERTY. THIS SITE IS NOT LOCATED IN ANY DEFICIENT AREAS ON THE COUNTY'S BASIC SERVICES MAPS.

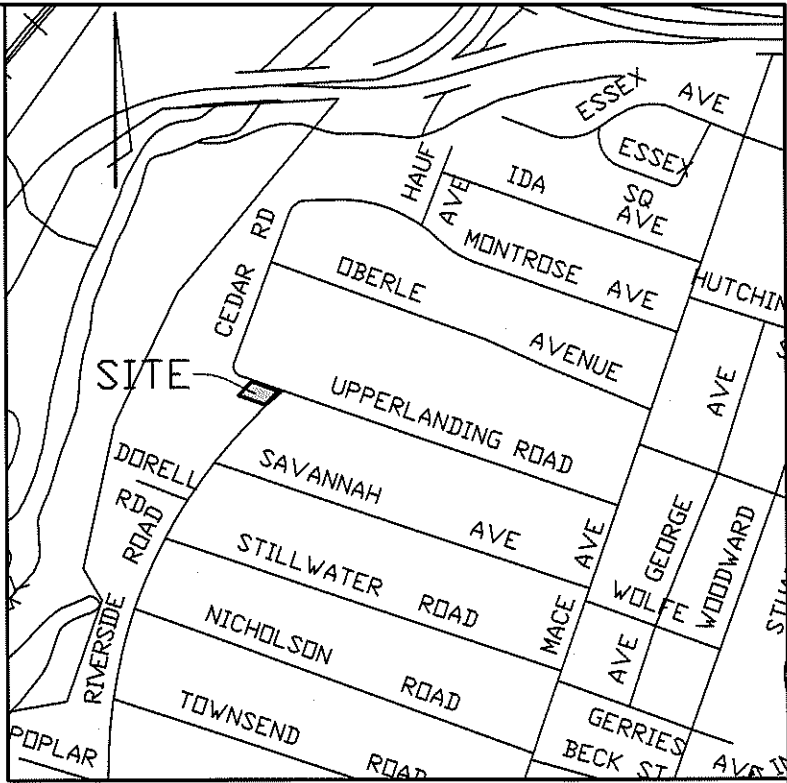
PRIOR HEARING ? NO
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

Pat.
Exh.
1



ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
ADDRESS: 610 RIVERSIDE ROAD OWNER NAME: RICHARD T. AND IRIS F. HARDINGHAM
SUBDIVISION NAME: NA LOT #: NA BLOCK #: NA SECTION #: NA
PLAT BOOK #: NA FOLIO #: NA 10 DIGIT TAX #: 15-23503340 DEED REF.: 1858/331



VICINITY MAP
SCALE: 1" = 1000'

ZONING MAP # 0090 A3
SITE ZONED DR 55
ELECTION DISTRICT 15TH
COUNCIL DISTRICT 7
CENSUS TRACT 450200
WATERSHED BACK RIVER
LOT AREA ACREAGE 0.31 AC.
OR SQUARE FEET 13,699 S.F.
HISTORIC ? NO
IN CBCA ? NO
IN FLOOD PLAIN ? NO
GIS MAP # 090A3
UTILITIES ? MARK WITH X

CASE #
2015-0160-A

WATER IS:
PUBLIC X PRIVATE
SEWER IS:
PUBLIC X PRIVATE

TAX MAP 90 BLOCK 19 PARCEL 976
PROPERTY USE: EXISTING USE: SINGLE FAMILY RESIDENTIAL LOT
PROPOSED USE: SINGLE FAMILY RESIDENTIAL LOT
PROP. IMPERVIOUS AREA - 3,350 S.F. OR 32.5%

THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS, CRITICAL AREAS, STREAMS OR OTHER BODIES OF WATER, ENDANGERED SPECIES HABITATS, OR HAZARDOUS WASTE, ARCHEOLOGICAL OR HISTORIC SITES ON THIS PROPERTY. THIS SITE IS NOT LOCATED IN ANY DEFICIENT AREAS ON THE COUNTY'S BASIC SERVICES MAPS.

PRIOR HEARING ? NO
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

