

KEVIN KAMENETZ County Executive LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

March 12, 2015

Susan E. Leslie 5404 First Avenue Uppercoe, Maryland 21155

RE:

Petition for Administrative Variance

Case No. 2015-0174-A Property: 5404 First Avenue

Dear Ms. Leslie:

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,

JOHN E. BEVERUNGEN Administrative Law Judge for Baltimore County

JEB:dlw Enclosure IN RE: PETITION FOR ADMIN. VARIANCE

(5404 First Avenue)

4th Election District 3rd Council District Susan E. Leslie

Petitioner

BEFORE THE

* OFFICE OF ADMINISTRATIVE

* HEARINGS FOR

* BALTIMORE COUNTY

CASE NO. 2015-0174-A

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owner of the property, Susan E. Leslie. The Petitioner is requesting Variance relief from § 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed addition (carport) to an existing detached accessory structure to be located partially on the side and front of dwelling in lieu of the required rear. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's 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 Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on February 21, 2015, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has 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 welfare of the public and should therefore be granted. In the opinion of the Administrative Law ORDER RECEIVED FOR FILING

2 12 15

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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 Petitioner.

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 12th day of March, 2015, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed addition (carport) to an existing detached accessory structure to be located partially on the side and front of dwelling in lieu of the required rear, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- 1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at her 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, Petitioner would be required to return the subject property to its original condition.
- 2. Building materials for the carport addition shall be consistent with those of the existing principal dwelling.
- 3. The carport shall remain open on the three exposed sides and shall not be enclosed at any time.

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

Administrative Law Judge

for Baltimore County

ORDER RECEIVED FOR FILING

JEB:dlw

ADMINISTRATIVE ZONING PETITION

FOR ADMINIS... IVE VARIANCE – OR – ADMINISTRA ... 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 5404 FIRST AVENUE, UPPERCO. MARYL	AND 21155 Currently zoned R.C. 2
Owner(s) Printed Name(s) SUSAN E. LESL	10 Digit Tax Account #0 4 / 8 0 / 0 8 2 5
(SELECT THE HEARING(S) BY MARKING X AT THE APPR	ROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)
For Administrative Variances, the Affidavit on the	e reverse of this Petition form must be completed and notarized.
The undersigned, who own and occupy the property situate attached hereto and made a part hereof, hereby petition fo	e in Baltimore County and which is described in the plan/plat
1. X ADMINISTRATIVE VARIANCE from Section(s)	The state of the s
Section 400.1 – to permit a proposed additio	n to an existing detached accessory structure to be
located partially on the side and front of dwe	elling in lieu of the required rear.
of the zoning regulations of Baltimore County, to the zoning	law of Baltimore County.
of the Baltimore County Code, to the development law of B Property is to be posted and advertised as prescribed by the zoning regulative agree to pay expenses of above petition(s), advertising, posting, etc.	Baltimore County. ations. and further agree to be bound by the zoning regulations and restrictions of
Baltimore County adopted pursuant to the zoning law for Baltimore Count	y. approved adversaria (ORC) and an
	Owner(s)/Petitioner(s):
business to the country of the property of the country of the coun	SUSAN LESLIE,
	Name #1 # Type or Print Name #2 – Type or Print
	He Lish,
	Signature #1 Signature #2
	5404 1St HUE, UPPERCO, Md 2/155
	Mailing Address City State
	2 (155 410 - 429 - 495H Zip Code Telephone # Email Address
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Attorney for Owner(s)/Petitioner(s): Name- Type or Print Signature ORDER RECEIVED Signature	Representative to be contacted:
CORFIL	ENCHALLACE SYMMODE SMAJENAM HOS LES
Name- Type or Print	Name - Type or Print
Signed up	Signature
ORDER	Sign lattice
Mailing Address City State	Mailing Address City State
Zip Code Telephone # Email Address	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 transfer of this petition be set for a public hearing, advertised, and re-posted as
required by the Loring regulations of sentimers well by.	State States
Adminis	strative Law Judge for Baltimore County Of the YAATO,
. 100 100	Sold definition of the Community of the Community
CASE NUMBER 2015-0174-A Filing Date 2,13,	Estimated Posting Date 2 / 27 Reviewer

ADMINISTRATIVE ZONING PETITION

FOR ADMINIS	VE VARIANCE - OR - ADMINISTRA	PECIAL HEARING
To be filed with t	he Department of Permits Approvals an	d Inenactions

	CE – OR – ADMINISTRA , PECIAL HEARING nt of Permits, Approvals and Inspections
	gs for Baltimore County for the property located at:
Address 5404 FIRST AVENUE, UPPERCO, MAR	YLAND 21155 Currently zoned R.C. 2
Deed Reference 2277 1 Folio 508	10 Digit Tax Account # 0 4 1 8 0 1 0 8 2 5
Owner(s) Printed Name(s) SUSAN E. LES	LIE Phone#410 429-4954
(SELECT THE HEARING(S) BY MARKING X AT THE AP	PROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)
For Administrative Variances, the Affidavit on the	he reverse of this Petition form must be completed and notarized.
The undersigned, who own and occupy the property situattached hereto and made a part hereof, hereby petition	ate in Baltimore County and which is described in the plan/plat for an:
1. ADMINISTRATIVE VARIANCE from Section(s)	and the same of th
Section 400.1 – to permit a proposed ad-	dition to an existing detached accessory structure to be
located partially on the side and front of	dwelling in lieu of the required rear.
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variable and the second	A second part of tables, Alexandria and Oracles
	oprove a waiver pursuant to Section 32-4-107(b) of the Baltimon
County Code: (indicate type of work in this space: i.e., to	raze, after 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 reg	gulations. etc. and further agree to be bound by the zoning regulations and restrictions of
Baltimore County adopted pursuant to the zoning law for Baltimore Cou	
	The state of the s
	Owner(s)/Petitioner(s):
	SUSAN LESLIE
	Name #1 – Type or Print Name #2 – Type or Print
	12 Tech
Park Control	Signature #1 Signature #2
	5404 1st Ave UPFRCO, Md.
	Mailing Address City State
	2)155,40-429-4954
	Zip Code Telephone # Email Address
Attorney for Owner(s)/Petitioner(s):	Representative to be contacted:
FILING	
Name Time or Brief	Name – Type or Print
Attorney for Owner(s)/Petitioner(s): Name- Type or Print Signature ORDER RECEIVED Signature ORDER RECEIVED	Name - Type of Prink
Signature - DEA	Signature
ORU	Total Control of the
Mailing Address City State	Mailing Address City State
Zip Code By Telephone # Email Address	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 Baltimon
County, thisday of,that the subj	ect matter of this petition be set for a public hearing, advertised, and re-posted as
required by the zoning regulations of Baltimore County.	
	TESS CORES
* * *	Colotantian Laure Landon For Dellinson Parantes

CASE NUMBER 2015-0174-A Filing Date 2113,15

ZONING PROPERTY DESCRIPTION FOR 5404 FIRST AVENUE

Beginning at a point on the north side of First Avenue, which is 40 feet wide, at the distance of 220 feet east of the centerline of the nearest improved intersecting street Eastview Drive, which is 40 feet wide. Being lots #13, #14, #15, and part of lot #16, Block A, in the subdivision of Henry Rohrbaugh, as recorded in Baltimore County Plat Book #8, Folio #4, containing 17,984 square feet. Located in the 4th Election District and 3rd Council District.

Ifem #0174

OFFICE	OF BUD	GET AND	ARYLANI D FINANC RECEIPT	E		No.		21501/	PAID RECEIPT SUSTAINESS ACTIVAL TIME OF 2/17/2015 2/13/2015 12/04:20
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MEMORANDUM

DATE:

April 14, 2015

TO:

Zoning Review Office

FROM:

Office of Administrative Hearings

RE:

Case No. 2015-0174-A - Appeal Period Expired

The appeal period for the above-referenced case expired on April 13, 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

CHECKLIST

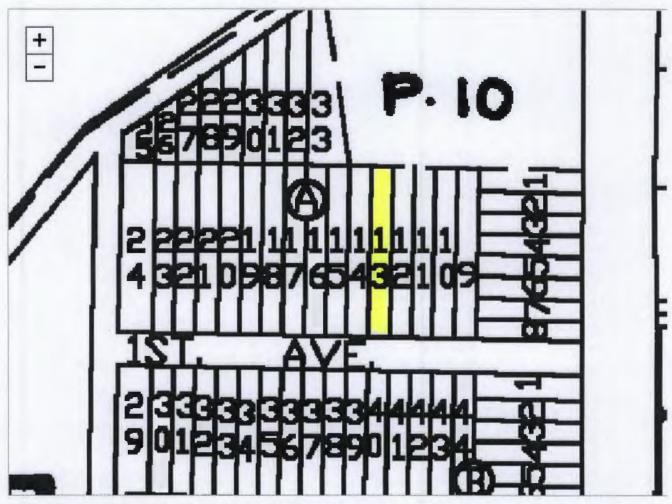
Comment Received	<u>Department</u>		Support/Oppose/ Conditions/ Comments/ No Comment
	DEVELOPMENT PLANS REVII (if not received, date e-mail sent _		
	DEPS (if not received, date e-mail sent _		
	FIRE DEPARTMENT		
	PLANNING (if not received, date e-mail sent _		
2-25	STATE HIGHWAY ADMINISTR	ATION	(D) elzection
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	COMMUNITY ASSOCIATION		
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PRIOR ZONING	(Case No.		
NEWSPAPER AI	OVERTISEMENT Date:		
SIGN POSTING	Date:	2-21-15	by. altneyer?
PEOPLE'S COUN	NSEL APPEARANCE Yes	□ No □	
PEOPLE'S COUN	SEL COMMENT LETTER Yes	□ No □	
Comments, if any:			

eal Property Data Search (w2)			Guide to search	ing the database
earch Result for BALTIMOR	RE COUNTY	-		verall on v	**
View Map Vie	ew GroundRent Red	emption	View	GroundRent Reg	gistration
Account Identifier:	District - 04 A	ccount Number - (And the second s		
		Owner Information	on		
Owner Name:	LESLIE SUSA	NE Use:	pal Residence:	RESIDENTI	AL
Mailing Address:	5404 1ST AVE		Reference:	1064761 007	16
	Locati	on & Structure Inf	formation		5)
Premises Address:	5404 1ST AVE UPPERCO 211		Description:	LT 13,14,15	HRBAUGH PLAT
Map: Grid: Parcel:	Sub Subdivision		Block: Lot:	Assessment Year:	Plat No:
0031 0003 0133	0000	`A	13	2013	Plat 0008/ Ref: 0004
Special Tax Areas:		Town: Ad Valore Tax Class		NO	
Built	Above Grade Enclose Area ,596 SF	ed Finished I Area	Basement	Property Land Area 14,984 SF	County Use 04
	Type STANDARD UNIT	Exterior Full/I SIDING 1 full		rage Last Maj	or Renovation
		Value Informatio	en		
	Base Value	Value		e-in Assessment	
		As of 01/01/2013	As of	/2014 A	s of 7/01/2015
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Improvements	82,100	76,800			
Total:	175,000	147,200	147,2		47,200
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Seller: Type:		Date: Deed1:		Pric	e: ed2:
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Tax Exempt: Exempt Class:		Special Tax Reca	pture:		
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Baltimore County

New Search (http://sdat.resiusa.org/RealProperty)

District: 04 Account Number: 0418010825



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/QurProducts/OurProducts.shtml). https://www.mdp.state.md.us/QurProducts/OurProducts.shtml).



(http://imsweb05.mdp.state.md.us/website/mosp/)

× Loading... Please

Loading... Please Wait.

5404 FIRST DENUE Shed



View from 1st Avenue looking toward 5404.
The proposed Carport will be built
Adjacent to the shed (be hind the Car).
(South)



Item#0174

Viewfrom 1st Avenue looking toward 5404 on the right and 5417 Emory Rd (Route 91) on the left.

5404 FIRST AVENUE



View from proposed Carport Site looking toward adjacent property



(Neighbou's)

Item Ho174

View from NW corner of proposed carport fooking back toward adjacent property house.



KEVIN KAMENETZ County Executive ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

March 10, 2015

Susan Leslie 5404 1St Avenue Upperco MD 21155

RE: Case Number: 2015-0173 A, Address: 5404 1st Avenue

Dear Ms. Leslie:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on February 13, 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,

U. Cal Richal &

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: jaw

Enclosures

e: People's Counsel

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



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

Date: 2/25/15

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

RE: **Baltimore County** Item No 2015-0174-A
Administrative Variouse
Susan Leslie
5404 First Avenue.

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2015-01741-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).

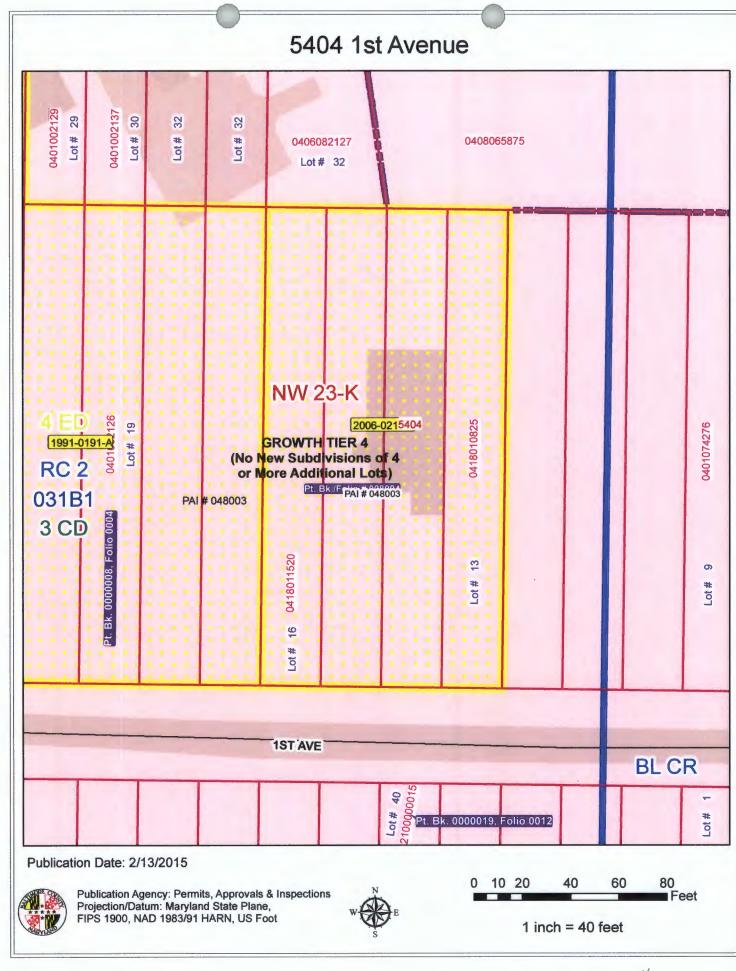
Sincerely,

Steven D. Foster, Chief/

Development Manager

Access Management Division

SDF/raz



Item #0174

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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. <u>For those petitions which require a public hearing</u>, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:
Item Number or Case Number: 2015 - 0174 - A
Petitioner SUSAN LESLIE
Address or Location: 5404 1st Ave, upperco, mel. 21/55
PLEASE FORWARD ADVERTISING BILL TO:
Name: SUSAN LESLIE
Address: 5404 1st Ave Upperco Md 21155
Telephone Number: 410 429 - 4954

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

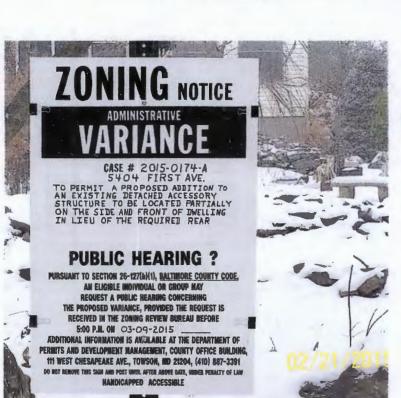
Case Number 2015- 0174 -A Address 5404 First Ave					
Contact Person: David Daval Planner, Please Print Your Name Phone Number: 410-887-3391					
Filing Date: $\frac{2/(3/(5))}{2}$ Posting Date: $\frac{2/22/(5)}{2}$ Closing Date: $\frac{3/9/(5)}{2}$					
Any contact made with this office regarding the 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.					
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- 0174 -A Address 5404 First Ave					
Petitioner's Name Susan Les lie Telephone 410-429-4954					
Posting Date: 2/22/15 Closing Date: 3/9/15					
Wording for Sign: To Permit a proposed addition to an existing detached					
accessory structure to be located partially on the side					
and front of dwelling in lieu of the required rear					

Revised 7/18/14

CERTIFICATE OF POSTING

Date: 02/21/2015

RE:	Project Name:	Administrative Variance					
	Case Number /PAI Nur	nber: 2015-0174-A					
were	Petitioner/Developer: Susan Leslie						
	Date of Hearing/Closing	Date of Hearing/Closing: 03/09/2015					
	This is to certify under the penalties of perjury that the necessary sign(s) reposted conspicuously on the property located at 5404 First Ave.						
Upp	erco, MD.21155-9708						
	The sign(s) were posted	d on 02/21/2015					
		(Month, Day, Year)					



John M. Attmus (Signature of Sign Poster)

John M. Altmeyer

(Printed Name of Sign Poster)

21722 Orwig Rd.

(Street Address of Sign Poster)

Freeland, MD. 21053

(City, State, Zip Code of Sign Poster)

(410) 382-6580

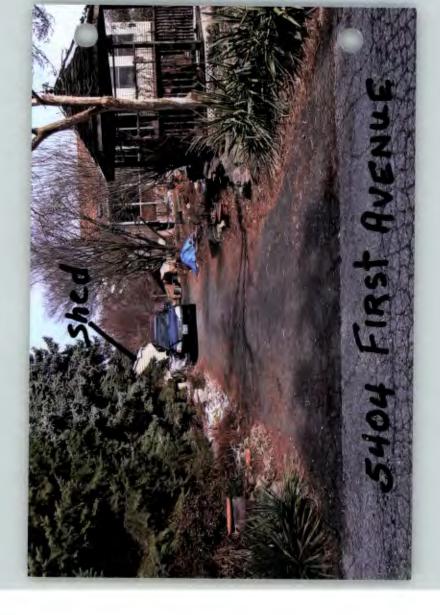
(Telephone Number of Sign Poster)

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

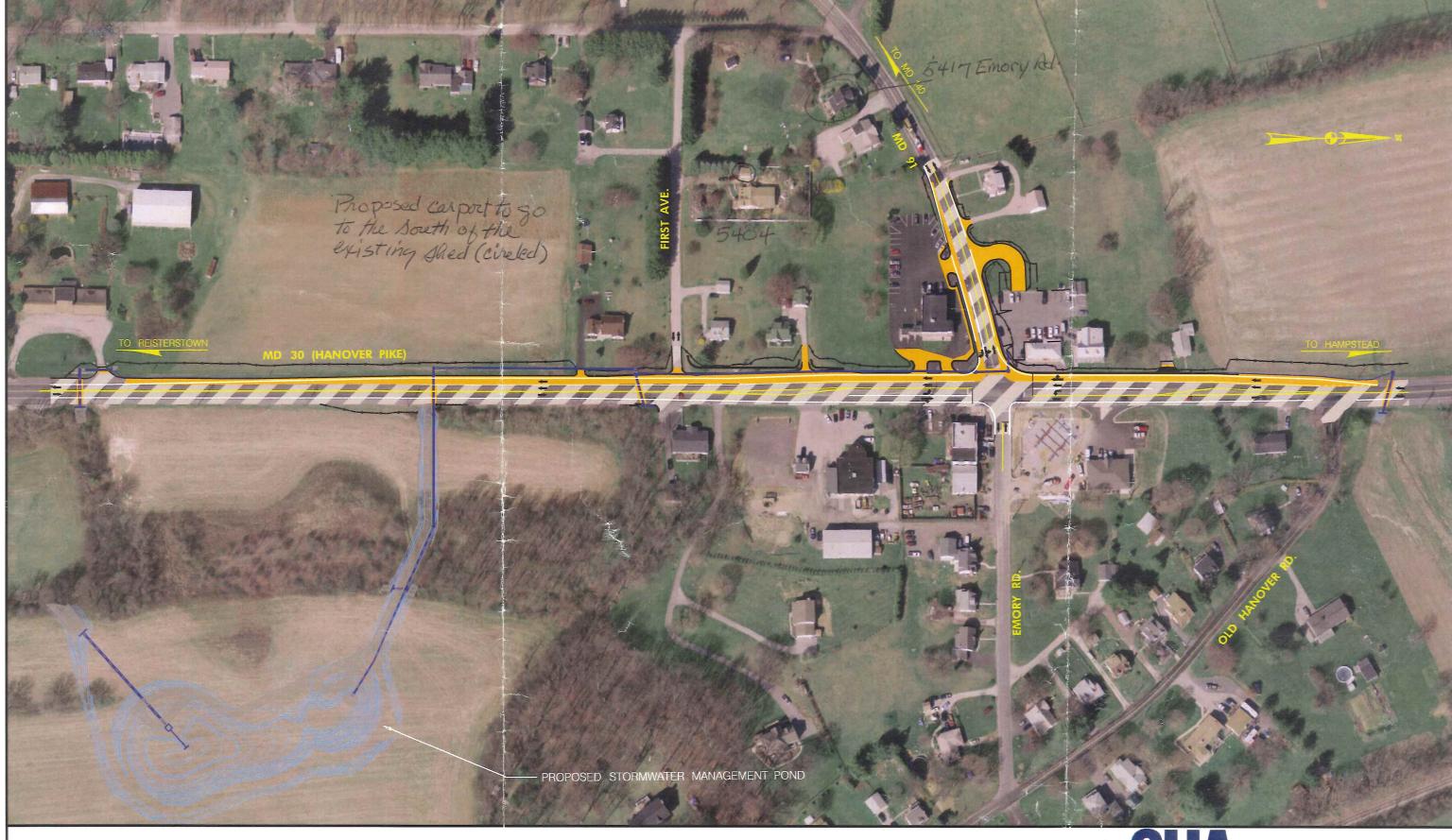
ADMINISTRATIVE VARIANCE IN CRIMATION OFFICE AND DATED
Case Number 2015- 0174 -A Address 5404 First Ave
Contact Person: David Dava Phone Number: 410-887-3391 Planner, Please Print Your Name
Filling Date: $\frac{2}{3}/(5)$ Posting Date: $\frac{2}{22}/(5)$ Closing Date: $\frac{3}{9}/(5)$
Any contact made 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.
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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- 0174 -A Address 5404 First 114
Petitioner's Name Susan Les lie Telephone 410-429-4954
Posting Date: 2/22/15 Closing Date: 3/9/15
Wording for Sign: To Permit a proposed addition to an existing detached
accessory structure to be located partially on the side
and front of dwelling in lieu of the required rear











LEGEND

FULL DEPTH PAVEMENT
GRINDING AND RESURFACING

DISTRICT 4 - PROJECT DEVELOPMENT

MD 30 (HANOVER PIKE) AT MD 91 (EMORY ROAD) INTERSECTION IMPROVEMENTS





708IING HEADING	DEAM FOR VARIABLE V EAR SPECIAL MEADING (MARKETON DOS	SITE VICINITY MAP
ADDRESS 5404	PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARKTYPE REQU First Ave OWNER(S) NAME(S) Susan E Les	15 445
	13 14 15	SITE SITE
SUBDIVISION NAME		SECTION # SECTION #
PLAT BOOK # <u>8</u>	_FOLIO#4	176100746
		EASTVIEW PLAN PARTY PART
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220' Eas		MAP IS NOTTO SCALE
EASTVIEW	04 01 002 126	ZONING MAP# 031B1
DR DR	N 00° 45' E 200'	SITE ZONED RC 2
	10' PT LOT 16	council district 3rd
·	PROPOSED EXISTING APPLITION SHED	LOT AREA ACREAGE 0.41
RZ	V(10)201-201-2	OR SQUARE FEET 18 000
2.1	LOT 15	HISTORIC? No
AVE AVE		IN CBCA? No
1	F804 #5404 LOT 14	IN FLOOD PLAIN? No
(40',		CHIEFITIES: MALLOW AND LET V
, z	LOT 13	WATER IS:
£ _		PUBLICPRIVATE_Yes
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	04 01 074 276	PUBLICPRIVATE_YES PRIOR HEARING ?_ 2006-0211-A
		IF SO GIVE CASE NUMBER
		AND ORDER RESULT BELOW
		AND ORDER RESULT BELOW
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		VIOLATION CASE INFO:
	#2015-01711 A	•

Pet. Eoh. 1