

M E M O R A N D U M

DATE: May 4, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0198-A – Appeal Period Expired

The appeal period for the above-referenced case expired on May 1, 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

IN RE: PETITION FOR ADMIN. VARIANCE *
(3510 Old Court Road)
3rd Election District *
2nd Council District *
Shimon Y. Messing *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2015-0198-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, Shimon Y. Messing ("Petitioner"). The Petitioner is requesting Variance relief from § 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed replacement detached accessory structure (swimming pool) to be located in the side yard 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 submitted from any of the County reviewing agencies.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on March 14, 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

Date 4-1-15

By PW

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 B.C.C. and the B.C.Z.R., and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 1st day of **April, 2015**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from § 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed replacement detached accessory structure (swimming pool) to be located in the side yard in lieu of the required rear, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for his appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 4-1-15

By SW



KEVIN KAMENETZ
County Executive

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

April 1, 2015

Shimon Y. Messing
3510 Old Court Road
Baltimore, Maryland 21208

RE: Petition for Administrative Variance
Case No. 2015-0198-A
Property: 3519 Old Court Road

Dear Petitioner:

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

c: Stephen Clancy, P.O. Box 190, Lisbon, MD 21765



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 3510 OLD COURT RD, BALTIMORE MD Currently zoned DR-2
 Deed Reference 28814 / 00408 10 Digit Tax Account # 0308056940
 Owner(s) Printed Name(s) SHIMON MESSING

(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. ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 400.1 - to PERMIT A PROPOSED replacement DETACHED ACCESSORY STRUCTURE (SWIMMING POOL) to be located in the SIDE YARD in lieu of the required rear
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):

SHIMON MESSING

Name #1 - Type or Print

Name #2 - Type or Print

[Signature]

Signature #1

Signature #2

3510 OLD COURT RD BALTIMORE MD

Mailing Address

City

State

21208-323, 443-864-8864 / SHIMMESS@GMAIL

Zip Code

Telephone #

Email Address

com

Representative to be contacted:

STEPHEN CLANCY

Name - Type or Print

[Signature]

Signature

P.O. BOX 190 LISBOW MD

Mailing Address

City

State

21765 301-252-4863 / SCLANCY@TOWNCLANDSCAPING.COM

Zip Code

Telephone #

Email Address

LANDSCAPING.COM

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

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 2015-0198-4 Filing Date 3/10/15 Estimated Posting Date 3/15/15 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: 3510 OLD COURT RD BALTIMORE MD 21208
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 would like to replace a 45+ year old pool (20'x40') with a new pool (22'x44') in the same location. The new pool will meet or exceed all National Pool Codes.

The grades in the rear yard are very steep making it impossible to locate a pool there.

The (2) adjoining property owners, Howard Perlow @ 3512 Old Court Rd and Steve Rosenbaum @ 3508 Old Court Rd have approved the pool renovation @ the Messing Res. The grades and drainage patterns surrounding the project will remain the same.

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

Shimon Messing
Signature of Owner (Affiant)
SHIMON MESSING
Name- Print or Type

Signature of Owner (Affiant)

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 9th day of March, 2015, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Shimon Messing

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

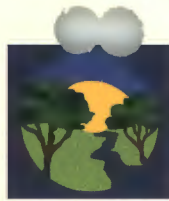
AS WITNESS my hand and Notaries Seal

Paul K. Smith
Notary Public

My Commission Expires

ANDREA K. SMITH
NOTARY PUBLIC
MONTGOMERY COUNTY
MARYLAND
MY COMMISSION EXPIRES JULY 24, 2018

REV. 5/8/2014



TOWN CREEK
LANDSCAPING, POOLS & CONSTRUCTION

January 27, 2015

Part A

1. ZONING PROPERTY DESCRIPTION FOR 3510 Old Court Rd.

*Beginning at a point on the south side of Old Court Rd, which is 50 feet wide of right of way, at the distance of 265 feet (+/-) east of the centerline of the nearest improved intersecting street, Stevenson Rd, which is 60 feet wide right of way.

Option 2

Being parts of lots #3, 4, 24, & 25, Section#1, in the subdivision of Dumbarton, as recorded in Baltimore County Plat Book, #7, Folio# 151, containing 1.75 acres, total. Located in the 3rd Election District and the 2nd Council District.

2015-0198-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0198 -A

Address 3510 OLD COURT RD

Contact Person: JASON SEIDELMAN

Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 3/10/15

Posting Date: 3/15/15

Closing Date: 3/30/15

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

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- 0198 -A

Address 3510 OLD COURT RD

Petitioner's Name MESSING

Telephone 443-864-8864

Posting Date: 3-15-15

Closing Date: 3-30-15

Wording for Sign: TO PERMIT AN EXISTING POOL IN THE SIDE YARD TO BE REPLACED
WITH A NEW POOL IN THE SAME LOCATION, IN LIEU OF THE REQUIRED REAR
YARD PLACEMENT.

Revised 7/18/14

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighborhood 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 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: 2015-0198-1

Petitioner: SHIMON MESSING

Address or Location: 3510 OLD COURT RD, BALTIMORE, MD

21208-3123

PLEASE FORWARD ADVERTISING BILL TO:

Name: SHIMON MESSING

Address: 3510 OLD COURT RD, BALTIMORE, MD

21208-3123

Telephone Number: 443-864-8864

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

No. **121526**

Date: **3/10/15**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 3/10/2015 3/10/2015 14:01:47 5

REG 0605 WALKIN RROS LRP
 > RECEIPT # 786587 3/10/2015 CFL

Dept 5 328 ZONING VERIFICATION
 CH NO. 121526

Recpt Tot 175.00
 175.00 DK 1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	506	XXX		6150				\$ 75.00

Total: **\$ 75.00**

Rec From: **MESSING**

For: **2015-0198-A**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 3/14/2015

Case Number: 2015-0198-A

Petitioner / Developer: MESSING ~ STEVE CLANCEY of TOWN CREEK
LANDSCAPING, POOLS & CONSTRUCTION

Date of Hearing (Closing): MARCH 30, 2015

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:
3510 OLD COURT ROAD

The sign(s) were posted on: MARCH 14, 2015



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)



KEVIN KAMENETZ
County Executive

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

March 31, 2015

Shimon Messing
3510 Old Court Road
Baltimore MD 21208

RE: Case Number: 2015-0198 A, Address: 3510 Old Court Road

Dear Mr. Messing:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 10, 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, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Stephen Clancy, P O Box 190, Lisbon MD 21765

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

3/22/15
WCP
MAR 24 2015

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

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

DATE: March 18, 2015

SUBJECT: Zoning Advisory Committee Meeting
For March 23, 2015
Item No. 2015-0197, 0198, 0199 and 0201

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\ZAC03232015.doc

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



Maryland Department of Transportation

Pete K. Rahn, Secretary
Melinda Peters, Administrator

Date: 3/16/15

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals & Inspections
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 2015-0198-A
Administrative Variance
Shimon Messing

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 3/16/15. A field inspection and internal review reveals that an entrance onto MD133 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2015-0198-A.

Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may email him at (rzeller@sha.state.md.us). Thank you for your attention.

Sincerely,

A handwritten signature in dark ink, appearing to read "Steven D. Foster".

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

SDF/raz

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>3-18</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>3-16</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>3-14-15</u> by: <u>O'Keefe</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

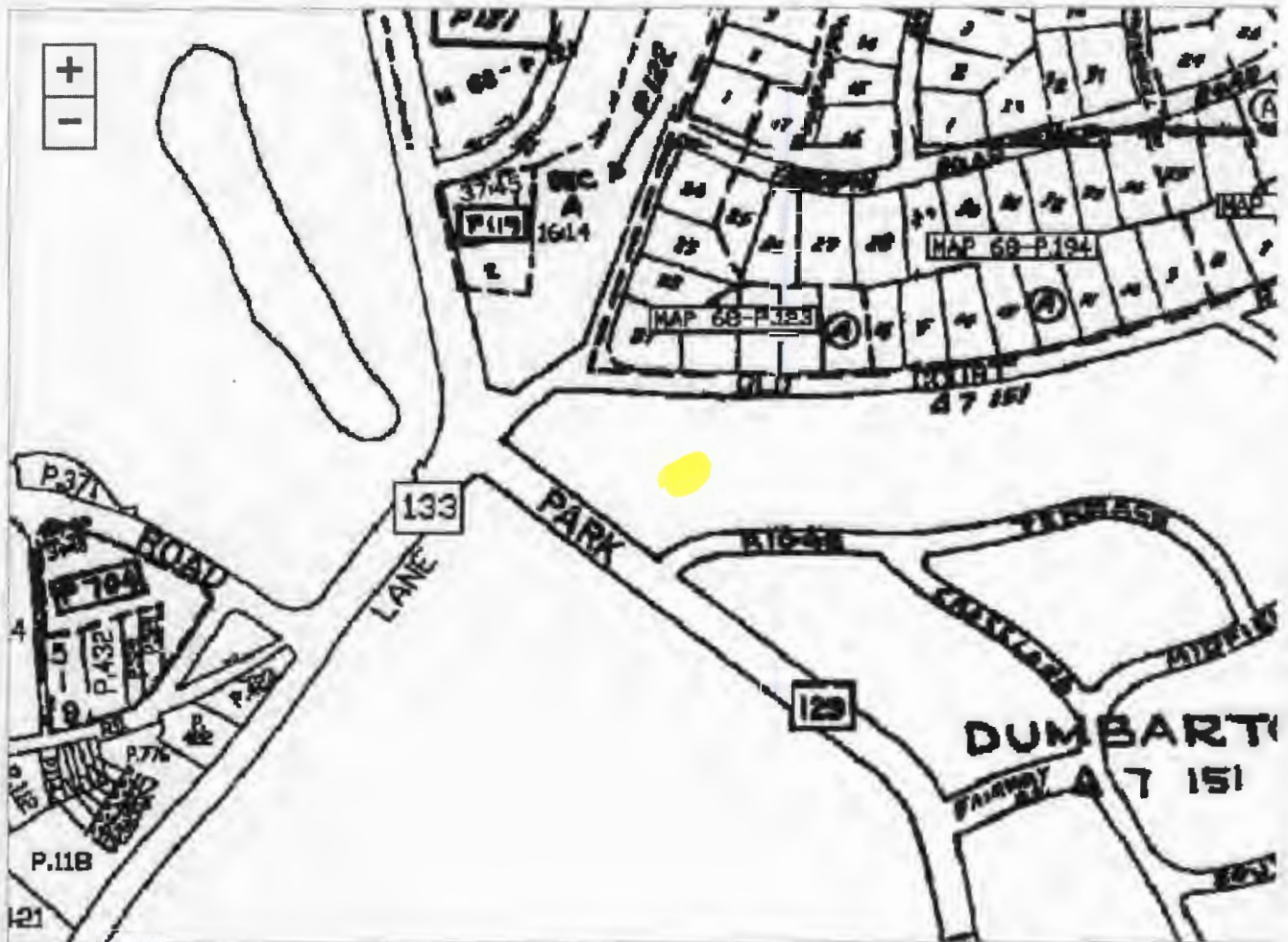
Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 03 Account Number - 0308056940 2			
Owner Information					
Owner Name:	MESSING SHIMON YONAH LIBERMAN-MESSING LAUREN RACHEL		Use:	RESIDENTIAL Principal Residence: YES	
Mailing Address:	3510 OLD COURT RD BALTIMORE MD 21208-3123		Deed Reference:	/28814/ 00408	
Location & Structure Information					
Premises Address:		3510 OLD COURT RD 0-0000		Legal Description:	PT LTS 24,25 3510 OLD COURT RD NS DUMBARTON
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0078	0004	0510		0000	1 24 2014 0007/0151
Special Tax Areas:			Town: NONE Ad Valorem: Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1931	5,676 SF		40,188 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	STUCCO	5 full/ 2 half	1 Attached
Value Information					
	Base Value	Value As of 01/01/2014	Phase-In Assessments As of 07/01/2014 As of 07/01/2015		
Land:	247,500	212,700			
Improvements	366,100	373,100			
Total:	613,600	585,800	585,800	585,800	
Preferential Land:	0			0	
Transfer Information					
Seller: THE DAVID AND BARBARA B		Date: 10/30/2009	Price: \$700,000		
Type: ARMS LENGTH MULTIPLE		Deed1: /28814/ 00408	Deed2:		
Seller: HIRSCHHORN DAVID		Date: 10/17/2008	Price: \$0		
Type: NON-ARMS LENGTH OTHER		Deed1: /27398/ 00064	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 02/02/2010					

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)District: **03** Account Number: **0308056940**

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.

3510 OLD COURT RD - BACKYARD



3510 OLD COURT RD - BACKYARD



3510 OLD COURT RD EXISTING POOL



3510 OLD COURT RD - EXISTING POOL

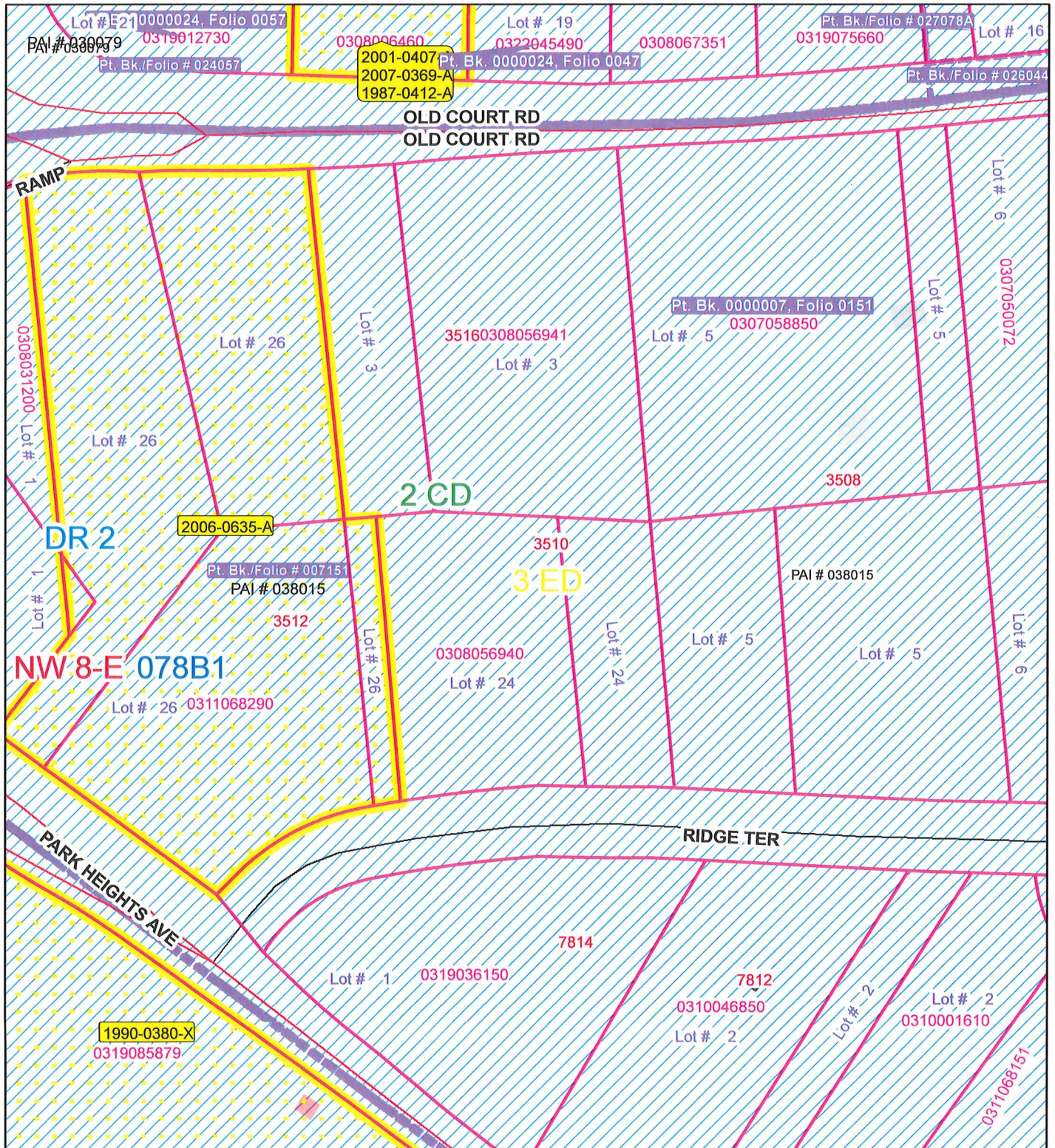


3512 OLD COURT RD

Harold Perlow
cell # 410-440-5395
IN FAVOR of
project.



3510 Old Court Road



Publication Date: 1/14/2015



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



0 25 50 100 150 200 Feet

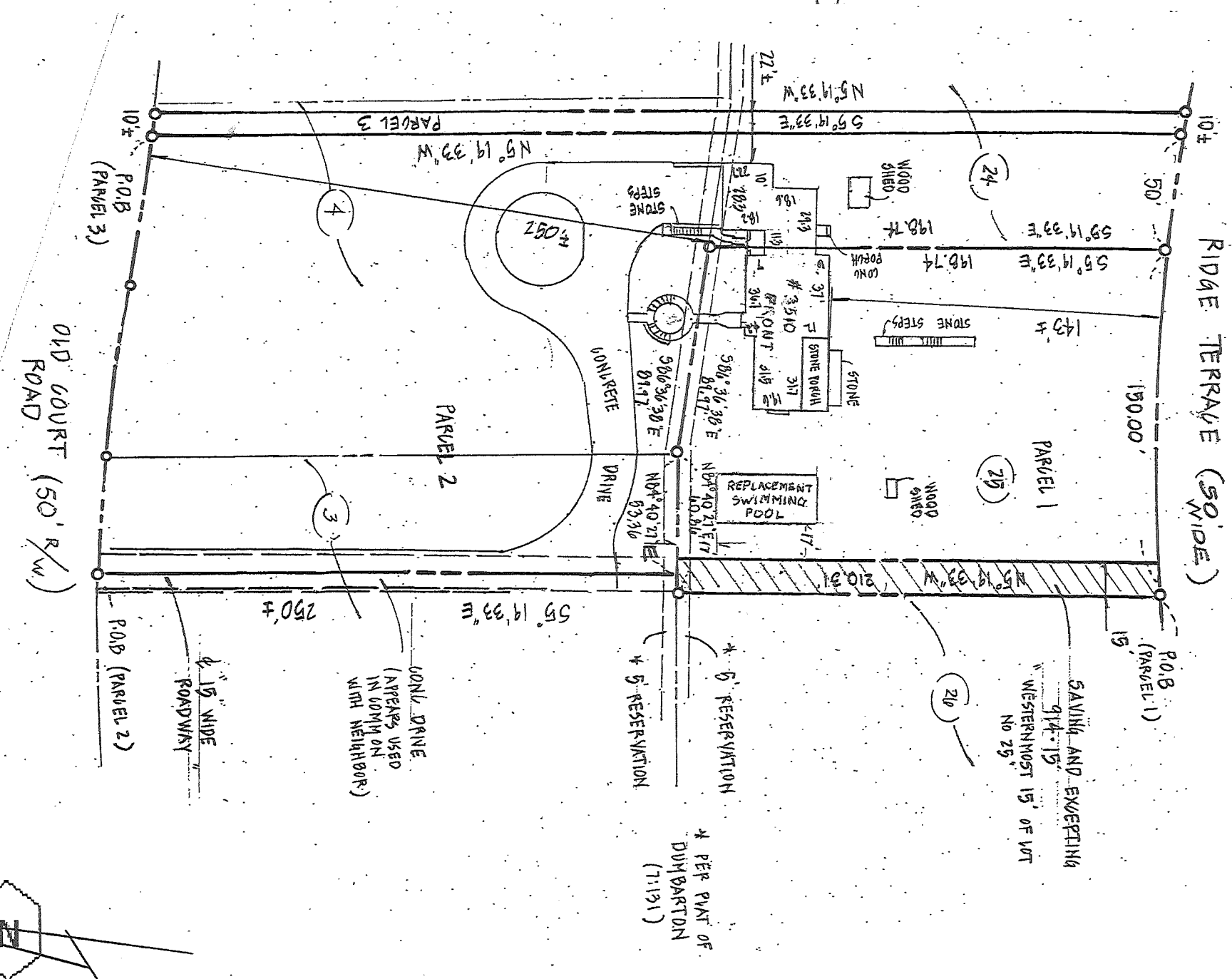
1 inch = 100 feet

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

SS 3510 OLD COURT RD OWNER(S) NAME(S) SHIMON MESSING

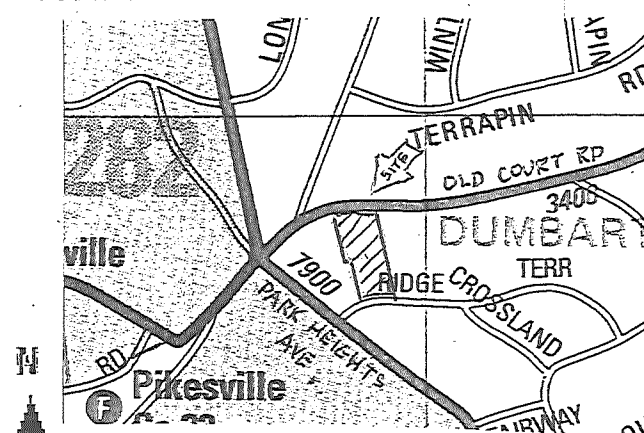
VISION NAME DUMBARTON LOT # 24+25 BLOCK # — SECTION # 1

BOOK # 7 FOLIO # 151 10 DIGIT TAX # 0308056940 DEED REF. # 28814/00408



DRAWN BY _____ DATE _____ SCALE: 1 INCH = 60 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 078B1

SITE ZONED DR 2

ELECTION DISTRICT 3rd

COUNCIL DISTRICT 2nd

LOT AREA ACREAGE 1.75 total

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? No

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2015-0198-A

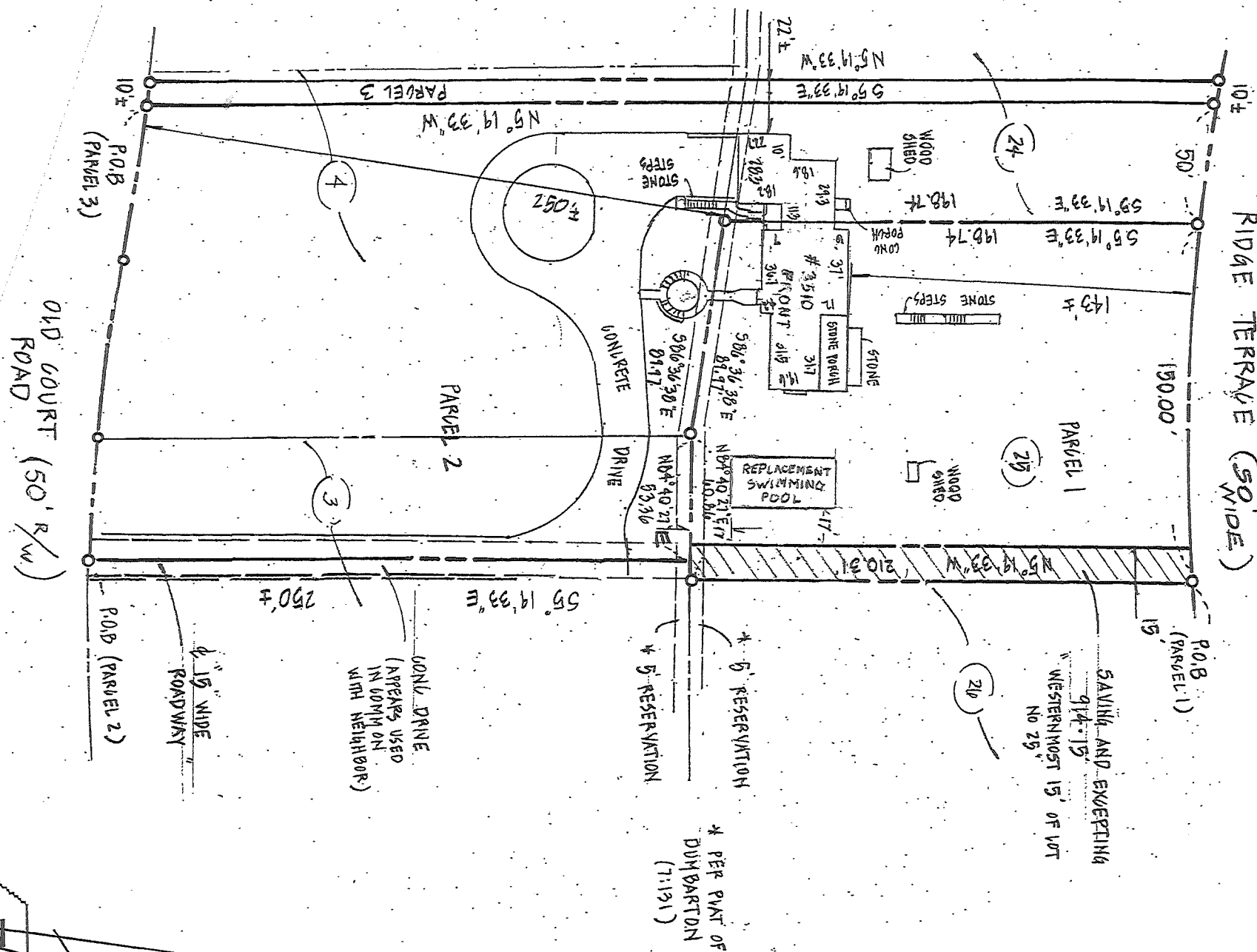
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 3510 OLD COURT RD OWNER(S) NAME(S) SHIMON MESSING

SUBDIVISION NAME DUMBARTON

LOT ^{S 3+4} # 24+25 BLOCK # — SECTION # 1

PLAT BOOK # 7 FOLIO # 151 10 DIGIT TAX # 0308056940 DEED REF. # 28814/00408
41

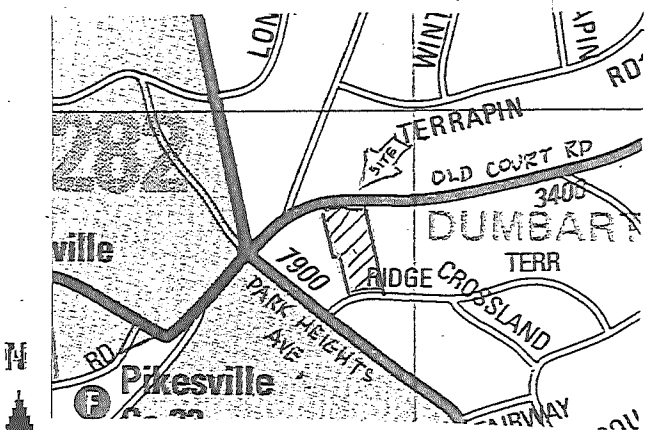


PLAN DRAWN BY _____

DATE _____

SCALE: 1 INCH = 60 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 078B1

SITE ZONED DR 2

ELECTION DISTRICT 3rd

COUNCIL DISTRICT 2nd

LOT AREA ACREAGE 1.75 total

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? No

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

Pet.
Ear.
1

2015-0198-A.