

IN RE: PETITION FOR VARIANCE
(2532 Farringdon Road)
3rd Election District
2nd Council District
Nora Zadbeh & Eliyahu Nourmand
Petitioners

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2015-0257-A

* * * * *
OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Variance filed by the legal owners, Nora Zadbeh & Eliyahu Nourmand, for property located at 2532 Farringdon Road. The Petitioners are requesting variance relief from Sections 1B02.3.C and 504 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed projection (deck) with a rear yard setback of 15 ft. in lieu of the permitted 22.5 ft.

This matter was originally filed as an Administrative Variance, with a closing date of 15, 2015. On June 8, 2015, Martin and Margie Koretzky (neighbors) requested a formal hearing. A hearing was held on Thursday October 22, 2015 at 1:30 PM in Room 205 of the Jefferson Building, 105 West Chesapeake Avenue, Towson. Eliyahu Nourmand attended in support of the request and the neighbors attended the hearing and opposed the request. The hearing was advertised and posted as required by the Baltimore County Zoning Regulations. The Petitioners' substantive Zoning Advisory Committee (ZAC) comments received.

Testimony and evidence revealed that the subject property is approximately 100 feet and is zoned DR 5.5. The property is improved with a single family dwelling which was built in the last year renovated and expanded the home. Petitioners would like to have a play area in the rear yard to provide a place for their children to play. Their neighbor

ORDER RECEIVED FC
Date 10/27/15
By Sen

and stated that the proposed deck would be too close to their home and would constitute an invasion of their privacy.

A variance request involves a two-step process, summarized as follows:

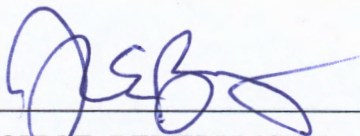
- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

Petitioners have not met this test. Although I believe the Petitioners have a genuine need for the deck to provide an outdoor recreation space for their children, there was no testimony or evidence presented to establish that the property is unique. This is an indispensable element under Maryland law, and the Petition must therefore be denied.

THEREFORE, IT IS ORDERED, this 27th day of October, 2015 by the Administrative Law Judge for Baltimore County, that the Petition for Variance from Sections 1B02.3.C.2 and 504 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed open projection (deck) with a rear yard setback of 15 ft. in lieu of the permitted 22.5 ft., be and is hereby DENIED.

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:sln

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Date 10/27/15
By sln



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE - OR - ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

(vested R6)

To the Office of Administrative Hearings for Baltimore County for the property located at

Address 2532 Farrington Road Baltimore MD 21209 Currently zoned DR 5.5
Deed Reference _____ 10 Digit Tax Account # 0303053070
Owner(s) Printed Name(s) Nora Zadbah

(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:

- ADMINISTRATIVE VARIANCE** from Section(s) 1B02.3.C.2 & 504 of BCZR (Section 211.4 and 3.1.1.1, 1963 Regs - vested R6) to permit a proposed open projection (deck) with a rear yard setback of 15 feet in lieu of the permitted 22-1/2 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

- 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):

Nora Zadbah , Elysha Normand
Name #1 - Type or Print Name #2 - Type or Print
Nora Zadbah , Elysha Normand
Signature #1 Signature #2
2546 Quarry Lake Drive Baltimore MD
Mailing Address City State
21207 , 410-419-1845 , eli644@gmail
Zip Code Telephone # Email Address .com

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

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING
10/27/15
DEN

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 2015-0257-A Filing Date 5/18/15 Estimated Posting Date 5/31/15 Reviewer AT
6/15/15

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: 2532 Farrington Road Baltimore MD 21209
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

I would like to build a decent size deck in the back of my house, that would be comfortable and safe for my large family. My next door neighbor's deck is 16 feet wide, as well as many other decks in my neighborhood. I would like to be able to build a deck the same size. Furthermore, we use our deck for religious reasons to build a hut for the holiday of Tabernacles (Sukkot holiday). This hut needs to be a comfortable size to fit my large family.

Also, I get a lot of rain that accumulates in my lot at the back of my house and causes major flooding on continuous basis as it rains due to a slope/hill. In order to be able to make use of this area I need to build a deck.

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

Nora Zadbah
Signature of Owner (Affiant)

Nora Zadbah
Signature of Owner (Affiant)

Nora Zadbah
Name- Print or Type

Nora Zadbah
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 29th day of June, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Norah Zadbah

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
1-6-18
My Commission Expires

2532 FARRINGDON RD

BALTIMORE MD 21209

Beginning at a point on the West side of Farringdon RD, which is 50 feet Right-of-way Property fronts, Wide at the distance of 250 feet south of centerline of the Farringdon CT which is 50 feet right-of-way.

The property is being Lot #23 Block C in the subdivision of Pickwick as recorded in Baltimore county Plat book # 29 Folio # 32 containing 7524sq ft. located in the 3rd Election District and 2nd Council District.

2015-0257-A

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

No. 123677
 Date: 5/18/15

PAID RECEIPT

BUSINESS ACTUAL TIME
 5/18/2015 5/18/2015 09:23:52
 REC W001 WALKIN LEAS LOR
 RECEIPT # 582285 5/18/2015 OFLN
 Dept 5 528 ZONING VERIFICATION
 NO. 123677
 Recpt Tot 175.00
 175.00 CA 1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct.	Amount
001	X06	0000		6150					\$75
									\$75

Total: \$75

Rec From: NOUZHAND ELIYAHU
 For: 2532 FARRINGTON RD
2015-0257-A

**CASHIER'S
 VALIDATION**

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



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order

Sold To:

Eliyahu Nourmand - CU00455025
2546 Quarry Lake Dr
Baltimore, MD 21209-3759

Bill To:

Eliyahu Nourmand - CU00455025
2546 Quarry Lake Dr
Baltimore, MD 21209-3759

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Oct 01, 2015

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 2015-0257-A
2532 Farringdon Road
W/s Farringdon Road, 250 ft. S/of centerline of Farringdon Court
3rd Election District - 2nd Councilmanic District
Legal Owner(s) Nora Zadbah & Eliyahu Nourmand

Variance: to permit a proposed open projection (deck) with a rear yard setback of 15 feet in lieu of the required 22 1/2 feet.

Hearing: Thursday, October 22, 2015 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

10/003 Oct. 1 3612626

The Baltimore Sun Media Group

By S. Wilkinson

Legal Advertising



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 3406323

Sold To:

Eliyahu Nourmand - CU00455025
2546 Quarry Lake Dr
Baltimore, MD 21209-3759

Bill To:

Eliyahu Nourmand - CU00455025
2546 Quarry Lake Dr
Baltimore, MD 21209-3759

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Jul 07, 2015

The Baltimore Sun Media Group

By S. Wilkins

Legal Advertising

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 2015-0257-A
2532 Farringdon Road
W/s Farringdon Road, 250 ft. S/of centerline of Farringdon Court
3rd Election District - 2nd Councilmanic District
Legal Owner(s) Nora Zadbek & Eliyahu Nourmand

Variance: to permit a proposed open projection (deck) with a rear yard setback of 15 feet in lieu of the required 22 1/2 feet.

Hearing: Monday, July 27, 2015 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 7/602 July 7 3406323

CERTIFICATE OF POSTING

Date: 10-2-15

RE: Case Number: 2015-0257-A

Petitioner/Developer: Nora Zadbek + Eli Hourmand

Date of Hearing/Closing: 10-22-15 1:30 PM

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 2532 Fawcington Rd

The signs(s) were posted on 10-2-15
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

ZONING NOTICE

CASE # 2015-0251-A

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

JEFFERSON BUILDING, ROOM 205
PLACE: 105 W. CHESAPEAKE AVE. TOWSON, MD 21284

DATE AND TIME: TURS. OCT. 22, 2015 1:30PM

REQUEST: VARIANCE TO PERMIT A PRO-

POSED OPEN PROJECTION (DECK) WITH A

REAR YARD SETBACK OF 15 FEET (IN LIEU

OF THE REQUIRED 22 1/2 FEET)

POSTPONENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 410-339-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

October 10, 2015

To Whom It May Concern:

This letter is in support of the request for a zoning variance for a deck in back of 2532 Farringdon Rd. As next door neighbors to this property, we understand and fully support this request. The Nourmands, who own the property, have been good neighbors since they moved in. During their construction they were always careful to let us know what they were doing. Indeed, they offered to compensate us for any construction related damage done to our property, such as re-seeding the lawn where necessary.

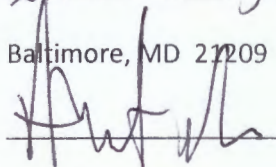
We fully expected that the Nourmands would want to build a deck as did all the other homeowners on our block. Unfortunately, because of poor drainage in the back yards of our homes, due in part to the removal of bushes by the backyard neighbors on Gardenwick Court, most of the yard at 2532 Farringdon is unusable after it rains. A deck is necessary in order to use the back of the house for recreation and also to experience proper air flow. The proposed deck is not excessive by any means. As a matter of fact, in square footage, it is smaller than many of the decks on our block. A set back of 7 feet will not impact the neighbors. The houses that run behind Farringdon Road are all approximately 10 feet higher than those on Farringdon Road. Given the hill dividing the properties, the shorter set back will hardly be noticed.

We are happy to support the Nourmands' application for a setback and can be reached as noted below.

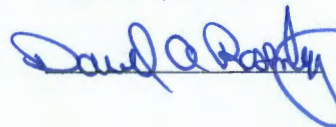
Abe & Leah Margolis
2534 Farringdon Rd.
Baltimore, MD 21209



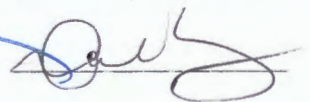
Albert Neman
2536 Farringdon Rd
Baltimore, MD 21209



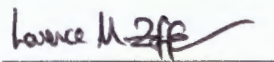
David A Rosenberg
2531 Farringdon Rd
Baltimore, MD 21209



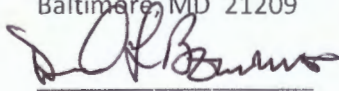
Nechama Luxenbourg
2533 Farringdon Rd
Baltimore, MD 21209



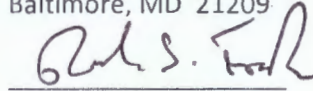
Lawrence M. Ziffer
2530 Farringdon Road
Baltimore, MD 21209



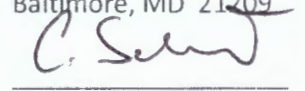
David Bernman
6508 Gardenwick Rd
Baltimore, MD 21209



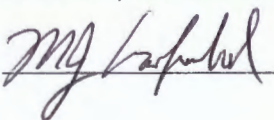
Reuben Frank
6519 Gardenwick
Baltimore, MD 21209



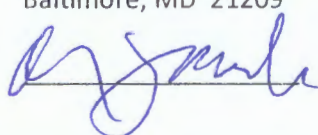
C. Schuster
6517 Gardenwick
Baltimore, MD 21209



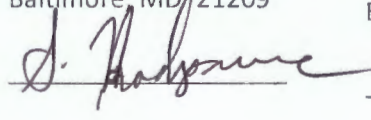
Michael J. Garfunkel
2538 Farringdon Rd.
Baltimore, MD 21209



Abraham Zuckerman
2529 Farringdon Rd
Baltimore, MD 21209



Saman Adparvar
6521 Gardenwick
Baltimore, MD 21209



Baltimore, MD 21209

Ari Moskowitz
6511 Gardenwick Rd.
Baltimore, MD 21209

July 19, 2015

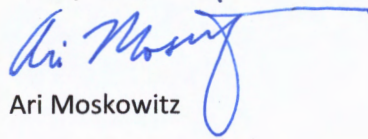
To Whom It May Concern:

I would like to voice my opposition to the request for a variance by my backyard neighbor located at 2532 Farringdon Rd., to allow him to build a deck closer to the backyard property line that extends beyond the currently allowed distance.

I am voicing my opposition because I feel that they have already extended their home to, or beyond, the allowed limit towards their backyard property line and now they want to extend a deck further than what the law allows. This will create a further eyesore from our home and will further limit privacy between our homes (please see photos from my home's perspective below – it shows the back corner of Dr. Koretzky's home on the left side of the photo and the back of 2532 Farringdon Rd. as the white house on the right side of the photo). I also feel that as much as it negatively affects my home, my neighbor – Dr. Marty Koretzky located at 6513 Gardenwick Rd. – has virtually no existing privacy between their homes and a deck extending beyond the currently allowed distance will only worsen that.

Thank you for taking our wishes into consideration during your decision making process.

All My Best,



Ari Moskowitz

















From: Lawrence Ziffer
Sent: Thursday, July 9, 2015 11:12 PM
To: drmartyk@yahoo.com
Subject: 2532 Farringdon Road

Dear Margie and Marty,

I must tell you that I was sad and even disheartened to receive your letter yesterday. Ever since the Nourmands purchased the house next door to us, we have had a wonderful neighborly and friendly relationship with them. They are a charming couple with a lovely family. Throughout their construction process, which naturally created

some additional inconvenience for us, we maintained open communications and we found them to be responsive to any concerns they had.

As you know, we have seen a fair amount of construction on our street over the past several years, and some of it has resulted in families enlarging their homes. When we first moved into the neighborhood twenty-one years ago, there were people who said that the area would not last this long, anticipating the kinds of changes that Jewish neighborhoods have seen throughout Baltimore history. Instead, today we are living in one of the most desirable religious neighborhoods in Baltimore, and the younger families who move in enliven our streets and raise our property values.

Of course no one likes change that creates any sort of inconvenience. NIMBY is one of the most frequent neighbor complaints heard by any zoning board. To the best of our knowledge, the Nourmands have complied with every rule, zoning regulation and guideline governing this neighborhood. They did not, in fact, add a third floor, as you indicated in your letter, but they did raise the roof in order to have higher ceilings, which is clearly legal and within their prerogative.

Margie and Marty, I know that this has distressed you. I do not presume to minimize the concern that you have expressed. My brother lives on the upper west side in Manhattan, and there are constantly buildings that go up and change the view for neighboring buildings. The Nourmands have enlarged their houses. They did not build a high-rise. They have not encroached unduly on land owned by the Margolises, Ziffers or Koretzkys. Now they want to build a deck so that they can enjoy the same outdoor beauty that you enjoy. Must we deprive them because of your disappointment in the size of their home? Does another seven feet make so much difference. Your home is raised considerably higher than our side of the block, and their deck will still be a reasonable distance from your deck. We have all had such wonderful experiences and relationships cooperating with each other as needed throughout the years. Must the zoning board hear how one Jewish family wants to deprive another family from a reasonable variance that will

really not change anyone's lifestyle? Will this extension really "negatively impact your privacy and aesthetics?" Wouldn't it be better to find ways to discuss this and see if neighbors can work out accommodations without resorting to zoning objections, leaving the courts to deal with more serious offences?

I am sorry if we are disappointing you by not joining you in your objection. Flo and I subscribe to a "live and let live" approach to life whenever possible, and we value the friendly relationships that we have on our street. The Nourmands have added to those relationships bringing youth, vitality, diversity and friendship to our block. I would humbly ask you to reconsider your decision to challenge their request, in the spirit of good neighborliness and derech erez. If there are serious concerns remaining, why not try to work them out with the Nourmands first, and see if you can't find mutually acceptable solutions without resorting to legal challenges?

Best regards and best wishes for a lovely Shabbos. Yours sincerely,

Larry Ziffer

Lawrence M. Ziffer

Chief Executive Officer

Louise D. and Morton J. Macks Center for Jewish Education

5708 Park Heights Avenue

Baltimore, MD 21209

[410.735.5005](tel:410.735.5005)

Lziffer@cjeb.org

www.cjebaltimore.org

















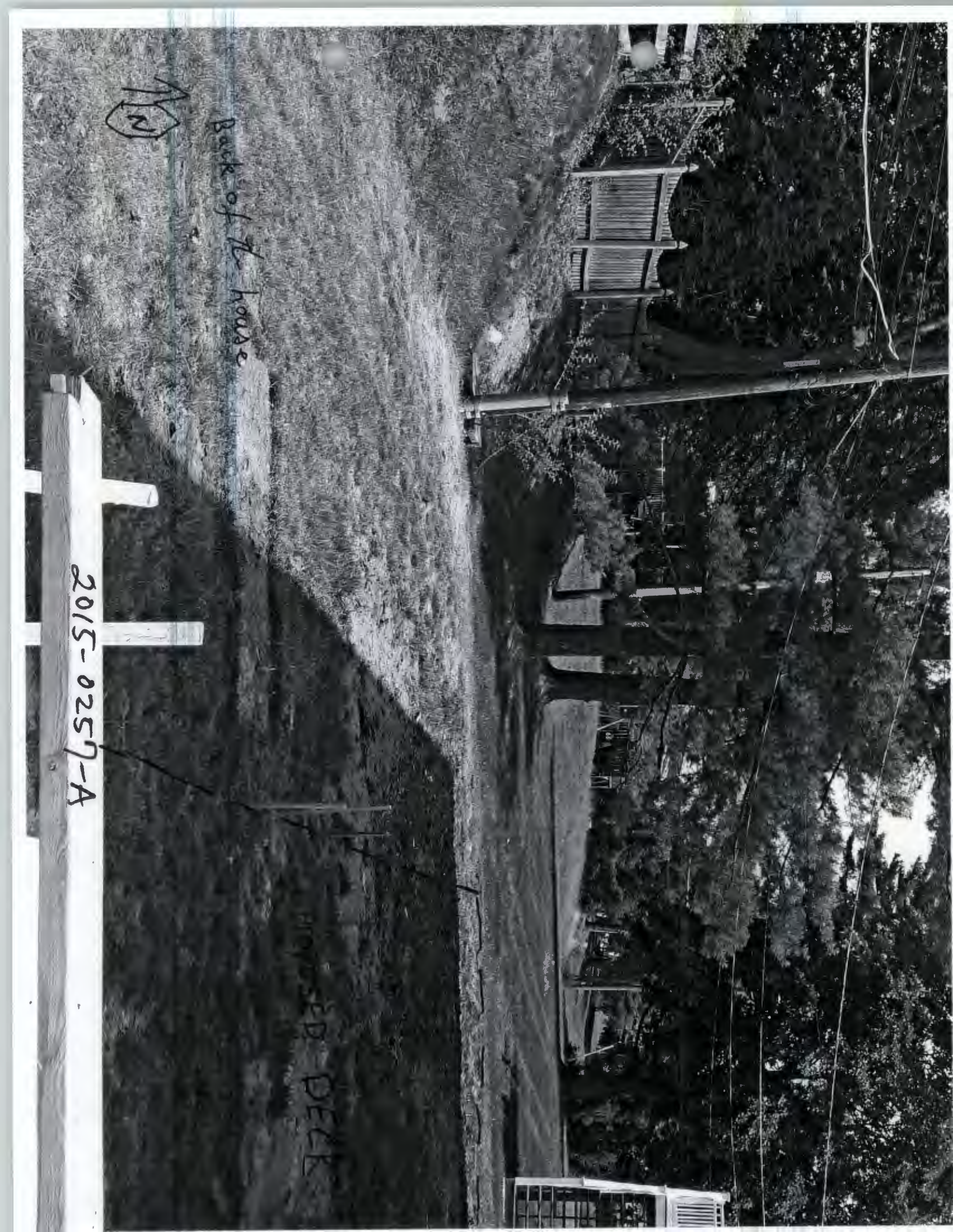
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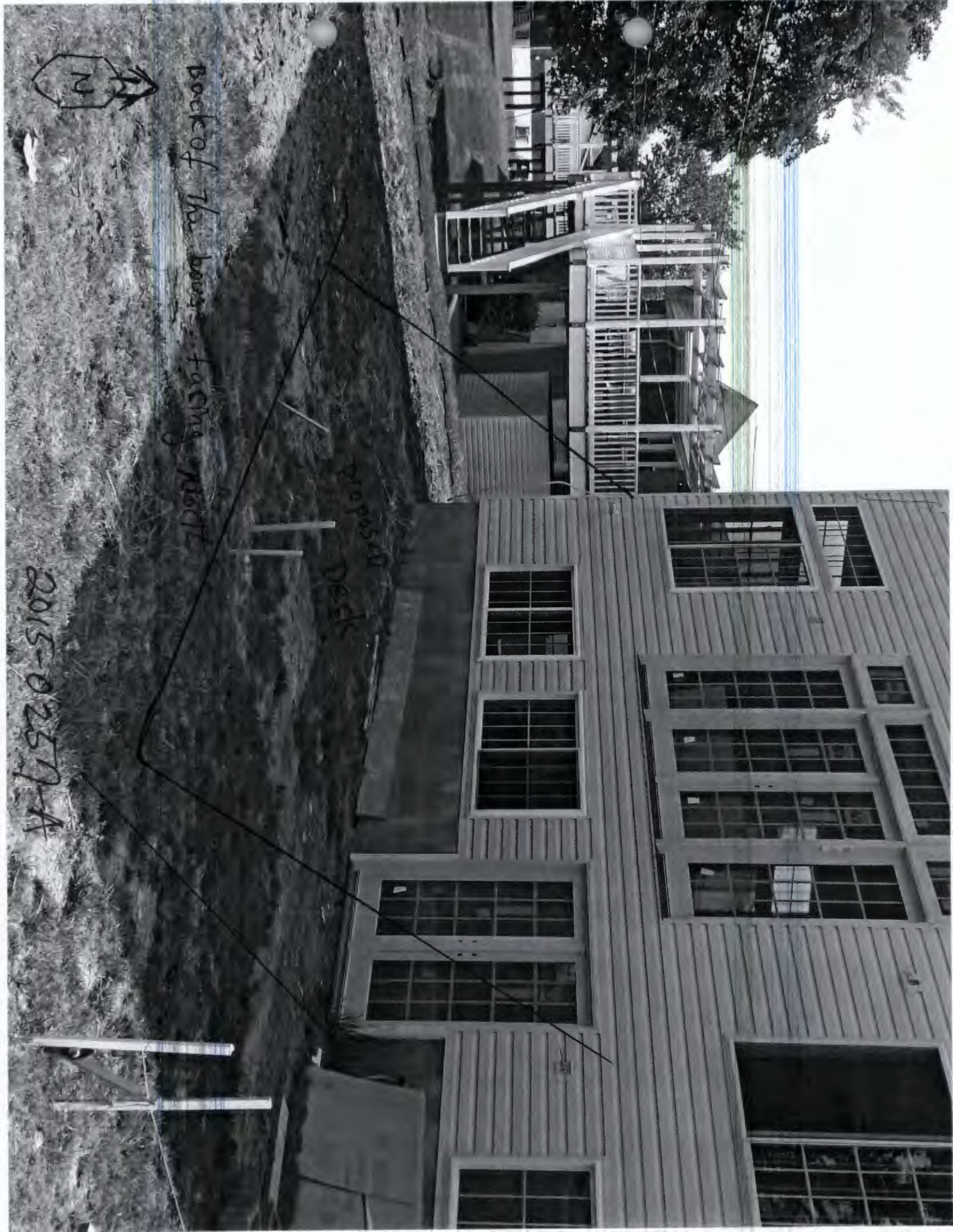
N

Back of the house

2015-0257-A

PROPOSED DECK






Back of the house facing north



2015-0257-A

Deck

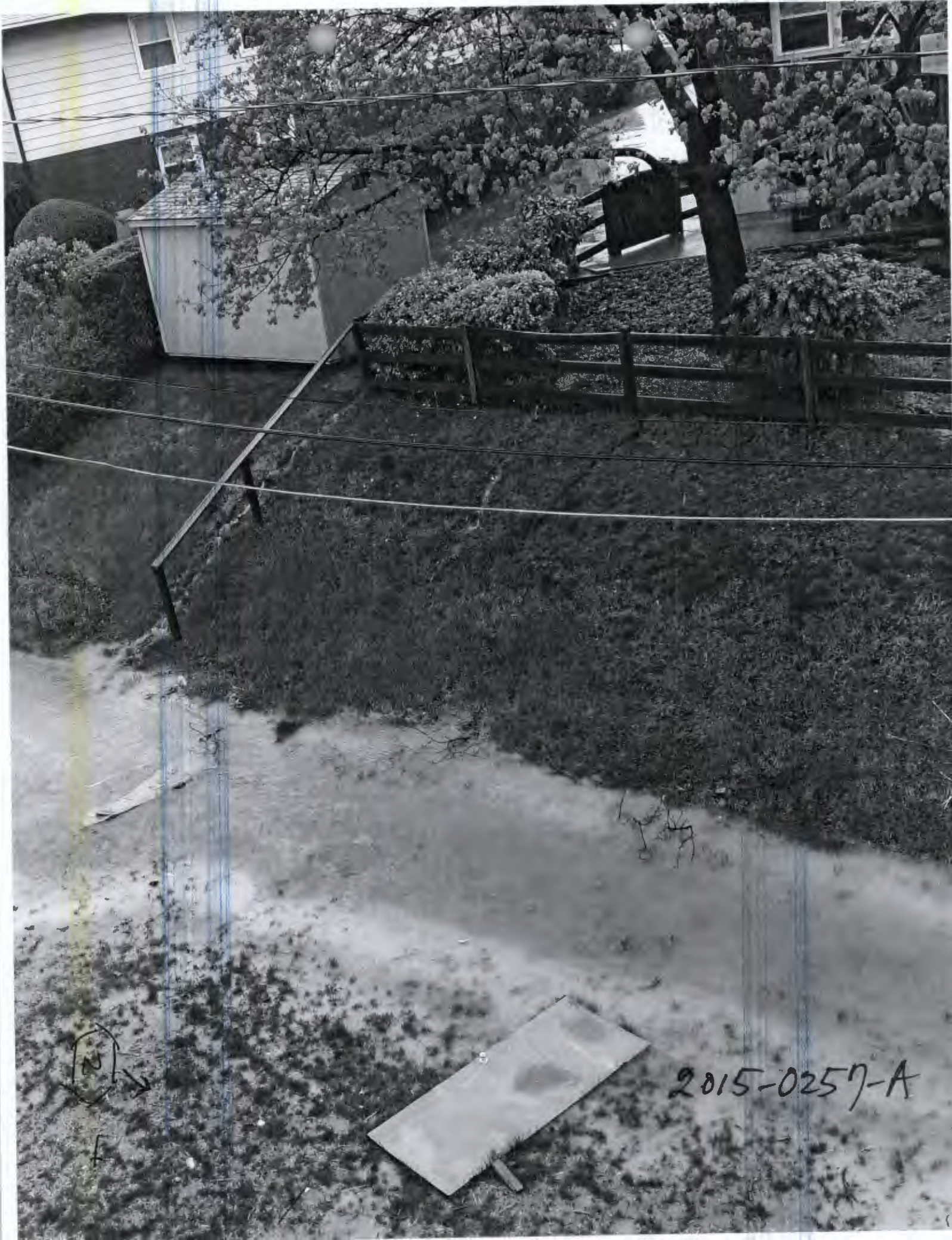
2015-0257-A



Back to back of the property
showing flooding & water accumulation

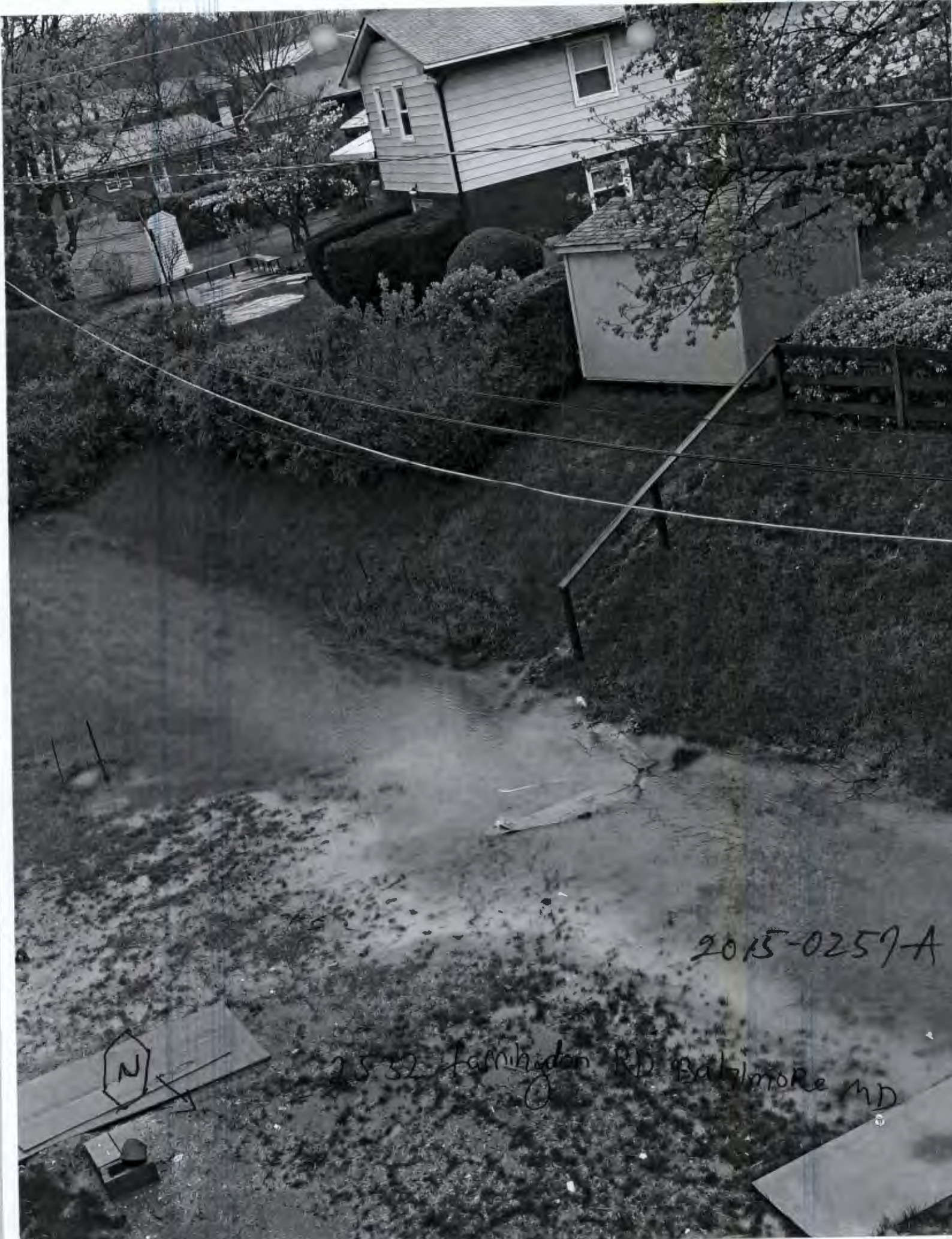
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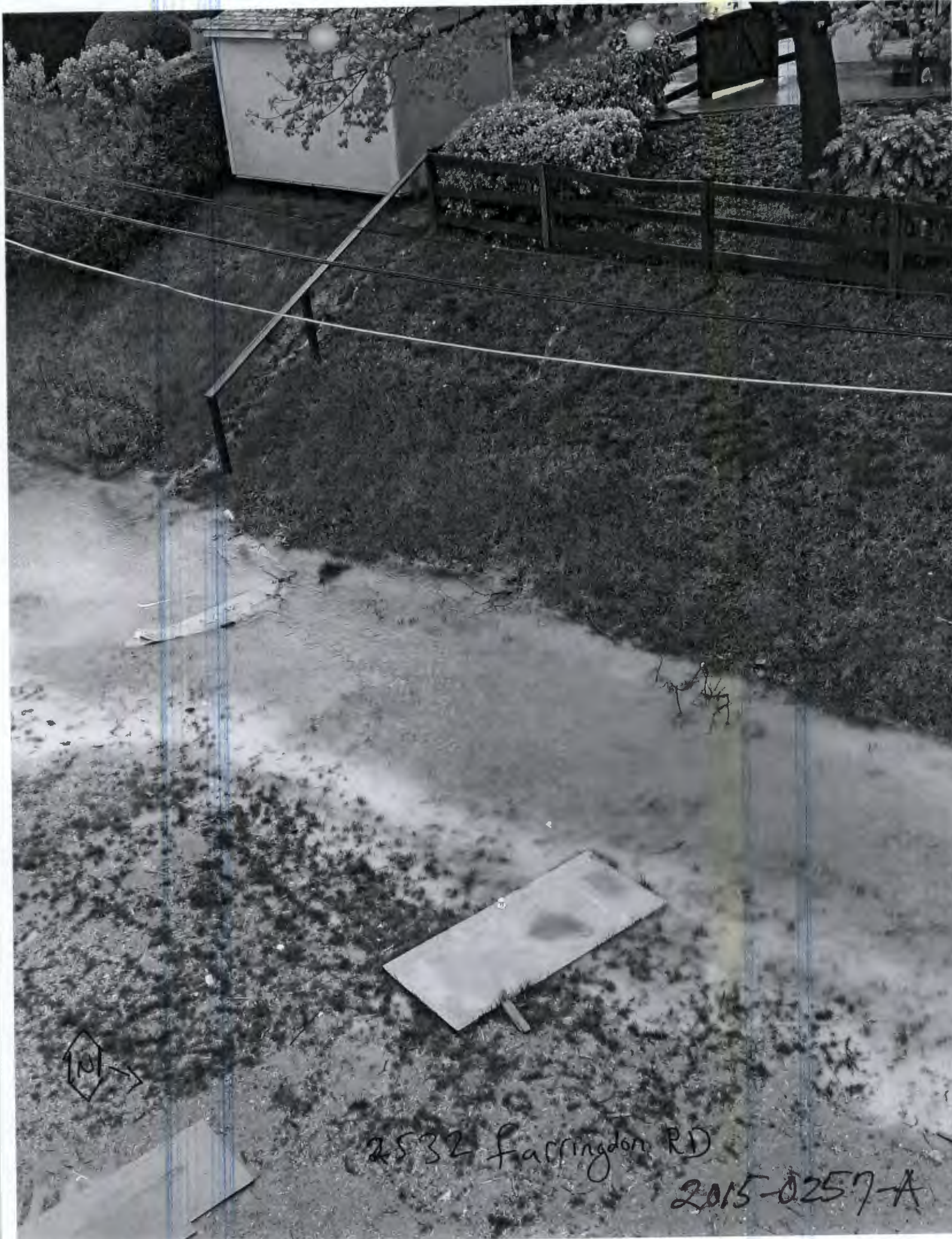
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2015-0259-A

2532 Jamikiden RD Baltimore MD

2

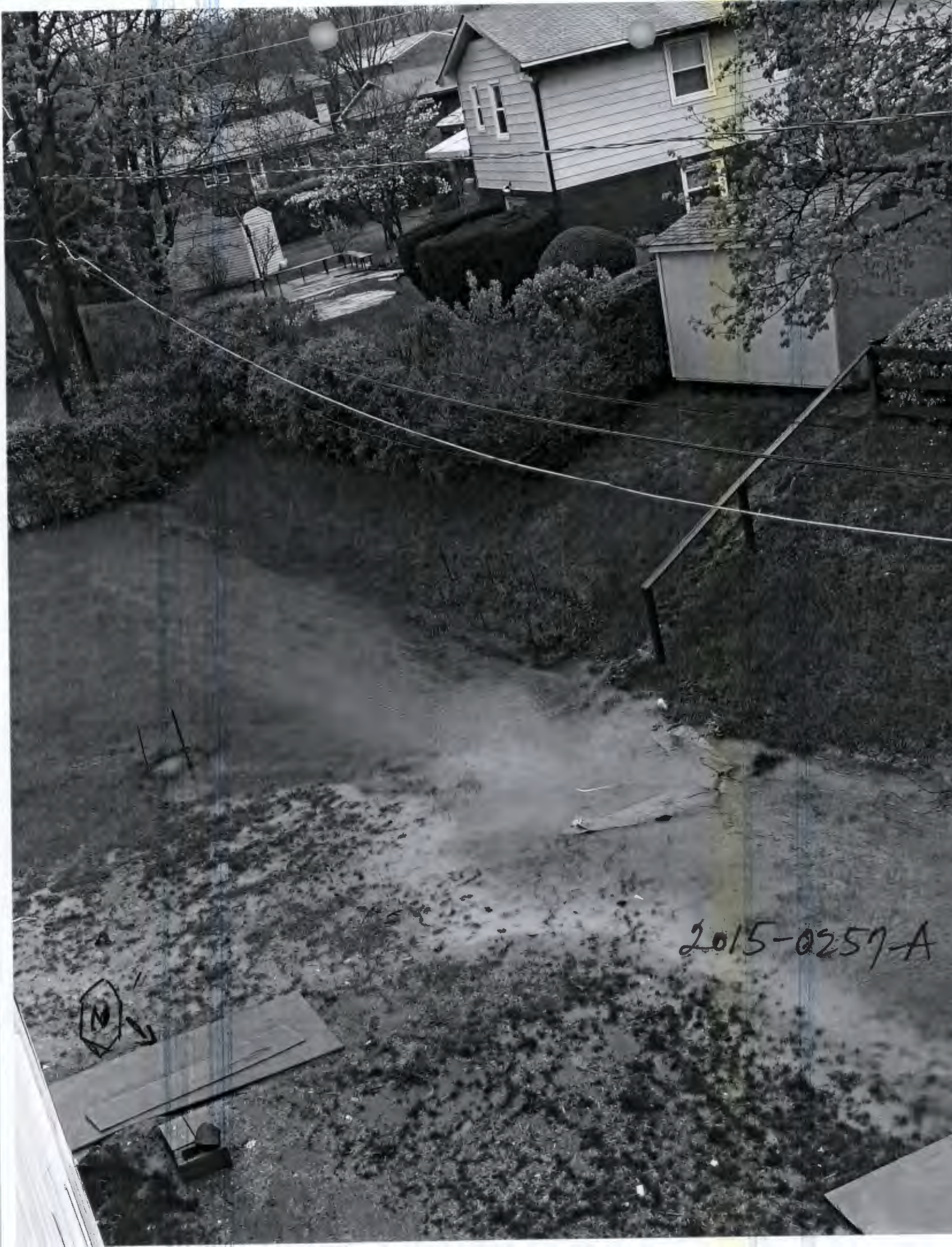


2532 Farrington RD

2015-0257-A



2015-0257-A



2015-0257-A

2



2015-0257-A









Kordzsky

live there 26 yrs.

his house + Ps - are closer than
any other 2 houses.

M E M O R A N D U M

DATE: December 1, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0257-A – Appeal Period Expired

The appeal period for the above-referenced case expired on November 27, 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



FORMAL DEMAND FOR HEARING

CASE NUMBER: 2015-0257-A

Address: 2532 Farrington Road

Petitioner(s): Nora Zadbek & Elijah Nourmand

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/We Martin & Margie Koretzky
Name - Type or Print

(Legal Owner OR () Resident) of
6513 Gardenwick Road
Address

Baltimore MD 21209
City State Zip Code

410 961 0174
Telephone Number

which is located approximately less than 30 feet from the property, which is the subject of the above petition, **do hereby formally demand that a public hearing be set in this matter.**

ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS DEMAND.

Margie Koretzky 6-8-15
Signature Date

Signature Date
Revised 9/18/98 - wcr/scj

CERTIFICATE OF POSTING

Date: 5-31-15

RE: Case Number: 2015-0257-A

Petitioner/Developer: Howehead, Eli

Date of Hearing/Closing: 6-15-15

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 2532 Farrington Rd

The signs(s) were posted on 5-31-15
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

ADMINISTRATIVE VARIANCE

CASE # 2015-0257-A

TO PERMIT A PROPOSED OPEN PROTECTION

DECK WITH A REAR YARD SETBACK OF 15

FEET IN LIEU OF THE PERM TIED 22 1/2 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 THE REQUEST IS

RECEIVED IN THE ZONING REVIEW BUREAU BEFORE

5:00 P.M. ON 6/17/15

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF

PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,

771 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0257 -A Address 2532 FARRINGTON ROAD

Contact Person: AARON TSUI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5/18/15 Posting Date: 5/31/15 Closing Date: 6/15/15

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- 0257 -A Address 2532 FARRINGTON ROAD

Petitioner's Name NOURMAND Telephone 410-419-1845

Posting Date: 5/31/15 Closing Date: 6/15/15

Wording for Sign: To Permit A PROPOSED OPEN PROJECTION (DECK)
WITH A REAR YARD SETBACK OF 15 FEET IN
LIEU OF THE PERMITTED 22 1/2 FEET.

TO: PATUXENT PUBLISHING COMPANY
Thursday, October 2, 2015 Issue - Jeffersonian

Please forward billing to:
Eliyahu Nourmand
2546 Quarry Lake Drive
Baltimore, MD 21209

410-419-1845

NOTICE OF ZONING HEARING

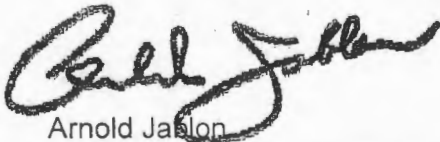
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2015-0257-A

2532 Farringdon Road
W/s Farringdon Road, 250 ft. S/of centerline of Farringdon Court
3rd Election District – 2nd Councilmanic District
Legal Owners: Nora Zadbeh & Eliyahu Nourmand

Variance to permit a proposed open projection (deck) with a rear yard setback of 15 feet in lieu of the required 22 ½ feet.

Hearing: Thursday, October 22, 2015 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jaslon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, August 25, 2015 Issue - Jeffersonian

Please forward billing to:
Eliyahu Nourmand
2546 Quarry Lake Drive
Baltimore, MD 21209

410-419-1845

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2015-0257-A

2532 Farringdon Road

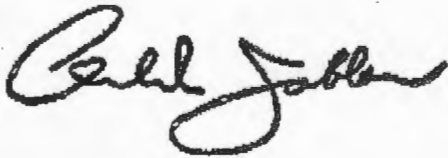
W/s Farringdon Road, 250 ft. S/of centerline of Farringdon Court

3rd Election District – 2nd Councilmanic District

Legal Owners: Nora Zadbeh & Eliyahu Nourmand

Variance to permit a proposed open projection (deck) with a rear yard setback of 15 feet in lieu of the required 22 ½ feet.

Hearing: Tuesday, September 15, 2015 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



KEVIN KAMENETZ
County Executive

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

August 12, 2015

NEW NOTICE OF ZONING HEARING

The Administrative Law Judges of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2015-0257-A

2532 Farringdon Road

W/s Farringdon Road, 250 ft. S/of centerline of Farringdon Court

3rd Election District – 2nd Councilmanic District

Legal Owners: Nora Zadbeh & Eliyahu Nourmand

Variance to permit a proposed open projection (deck) with a rear yard setback of 15 feet in lieu of the required 22 ½ feet.

Hearing: Thursday, October 22, 2015 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon", is written over the typed name and title.

Arnold Jablon
Director

AJ:kl

C: Nora Zadbeh, Eliyahu Nourmand, 2546 Quarry Lake Drive, Baltimore 21209
Martin & Marjie Koretzky, 6513 Gardenwick Road, Baltimore 21209

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, OCTOBER 2, 2015.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



KEVIN KAMENETZ
County Executive

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

July 30, 2015

NEW NOTICE OF ZONING HEARING

The Administrative Law Judges of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2015-0257-A

2532 Farringdon Road

W/s Farringdon Road, 250 ft. S/of centerline of Farringdon Court

3rd Election District – 2nd Councilmanic District

Legal Owners: Nora Zadbeh & Eliyahu Nourmand

Variance to permit a proposed open projection (deck) with a rear yard setback of 15 feet in lieu of the required 22 ½ feet.

Hearing: Tuesday, September 15, 2015 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Arnold Jablon
Director

AJ:kl

C: Nora Zadbeh, Eliyahu Nourmand, 2546 Quarry Lake Drive, Baltimore 21209
Martin & Marjie Koretzky, 6513 Gardenwick Road, Baltimore 21209

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, AUGUST 26, 2015.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, July 7, 2015 Issue - Jeffersonian

Please forward billing to:
Eliyahu Nourmand
2546 Quarry Lake Drive
Baltimore, MD 21209

410-419-1845

NOTICE OF ZONING HEARING

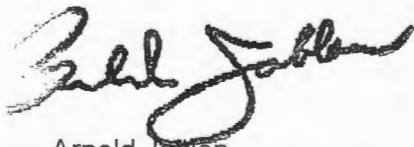
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2015-0257-A

2532 Farringdon Road
W/s Farringdon Road, 250 ft. S/of centerline of Farringdon Court
3rd Election District – 2nd Councilmanic District
Legal Owners: Nora Zadbeh & Eliyahu Nourmand

Variance to permit a proposed open projection (deck) with a rear yard setback of 15 feet in lieu of the required 22 ½ feet.

Hearing: Monday, July 27, 2015 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



KEVIN KAMENETZ
County Executive

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

June 16, 2015

NOTICE OF ZONING HEARING

The Administrative Law Judges of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2015-0257-A

2532 Farringdon Road

W/s Farringdon Road, 250 ft. S/of centerline of Farringdon Court

3rd Election District – 2nd Councilmanic District

Legal Owners: Nora Zadbeh & Eliyahu Nourmand

Variance to permit a proposed open projection (deck) with a rear yard setback of 15 feet in lieu of the required 22 ½ feet.

Hearing: Monday, July 27, 2015 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Arnold Jablon
Director

AJ:kl

C: Nora Zadbeh, Eliyahu Nourmand, 2546 Quarry Lake Drive, Baltimore 21209
Martin & Marjie Koretzky, 6513 Gardenwick Road, Baltimore 21209

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JULY 7, 2015.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

C H E C K L I S T

Comment Received

Department

Support/Oppose/ Conditions/ Comments/ No Comment

5/29

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

N/C

DEPS
(if not received, date e-mail sent _____)

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)

5/27

STATE HIGHWAY ADMINISTRATION

no obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 10/1/15

SIGN POSTING Date: 10/2/15 by Pulson

PEOPLE'S COUNSEL APPEARANCE Yes No

PEOPLE'S COUNSEL COMMENT LETTER Yes No

Comments, if any: _____

Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration				
Account Identifier:		District - 03 Account Number - 0303053070								
Owner Information										
Owner Name:		ZADBEH NORA NOURMAND ELIYAHU A				Use:		RESIDENTIAL		
Mailing Address:		2532 FARRINGDON RD BALTIMORE MD 21209-2543				Principal Residence:		YES		
						Deed Reference:		/35838/ 00109		
Location & Structure Information										
Premises Address:		2532 FARRINGDON RD BALTIMORE 21209-2543				Legal Description:				
						PICKWICK				
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	1
0078	0006	0456		0000		C	23	2014	Plat Ref:	0029/ 0030
Special Tax Areas:					Town:		NONE			
					Ad Valorem:					
					Tax Class:					
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use		
1963		3,616 SF		758 SF		7,524 SF		04		
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation			
2	YES	STANDARD UNIT		BRICK	2 full/ 1 half		2015			
Value Information										
			Base Value		Value As of		Phase-in Assessments			
					01/01/2014		As of		As of	
							07/01/2015		07/01/2016	
Land:			91,500		91,500					
Improvements			433,800		409,100					
Total:			525,300		500,600		500,600		500,600	
Preferential Land:			0						0	
Transfer Information										
Seller: ZADBEH NORA				Date: 02/10/2015			Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /35838/ 00109			Deed2:			
Seller:				Date: 07/17/2012			Price: \$340,000			
Type: ARMS LENGTH IMPROVED				Deed1: /32312/ 00473			Deed2:			
Seller:				Date:			Price: \$0			
Type:				Deed1: /04287/ 00292			Deed2:			
Exemption Information										
Partial Exempt Assessments:		Class		07/01/2015		07/01/2016				
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 12/31/2012										

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)

District: 03 Account Number: 0303053070



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.

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>).



KEVIN KAMENETZ
County Executive

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

October 15, 2015

Nora Zadbek & Eliyahu Nourmand
2546 Quarry Lake Drive
Baltimore MD 21207

RE: Case Number: 2015-0257 A, Address: 2532 Farringdon Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 18, 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel



Larry Hogan, Governor
Boyd Rutherford, Lt. Governor

Pete K. Rahn, Secretary

Date: 5/27/15

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

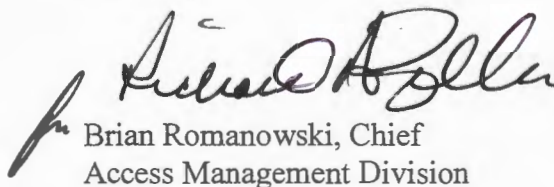
RE: Baltimore County
Item No 2015-0257-A
Administrative Variance
Nora Zadbek and Eliyahu Naor mudd
2532 Farrington Road

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. 2015-0257-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,

A handwritten signature in black ink, appearing to read "Brian Romanowski".
Brian Romanowski, Chief
Access Management Division

BR/raz

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: May 29, 2015

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

SUBJECT: Zoning Advisory Committee Meeting
For June 1, 2015
Item No. 2015-0250, 0257, 0258, 0260, 0261 and 0262

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\ZAC06012015.doc

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

ADDRESS 2532 FARRINGTON RD 21209 OWNER(S) NAME(S) Nora Zadbelt

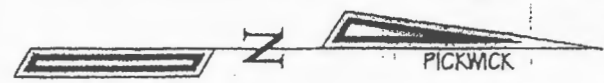
SUBDIVISION NAME Pickwick LOT # 23 BLOCK # C SECTION # —

PLAT BOOK # 029 FOLIO # 32 10 DIGIT TAX # 0303053070 DEED REF. # 35838100109



ZONING MAP# 0784
 SITE ZONED DR 5.5 (Vested)
 ELECTION DISTRICT 3
 COUNCIL DISTRICT 2
 LOT AREA ACREAGE 7524
 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:



PLAN DRAWN BY aton

$R=317.50'$ $L=55.64'$
 $Chd=S05^{\circ}57'26''W 55.56'$
Farrington RD (50 FT ROW)

PLAN DRAWN BY Elijah Abu Norman DATE 5/16/15 SCALE: 1 INCH = 30 FEET

2015-0257-A

Real Property Data Search (w3)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption			View GroundRent Registration					
Account Identifier:		District - 03 Account Number - 0303063070								
Owner Information										
Owner Name:		ZADBEH NORA NOURMAND ELIYAHU A		Use: Principal Residence:		RESIDENTIAL YES				
Mailing Address:		2632 FARRINGDON RD BALTIMORE MD 21209-2643		Deed Reference:		/35838/ 00109				
Location & Structure Information										
Premises Address:		2632 FARRINGDON RD BALTIMORE 21209-2643			Legal Description:					
					PICKWICK					
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	1
0078	0006	0456		0000		C	23	2014		0029/ 0030
Special Tax Areas:				Town:		NONE				
				Ad Valorem:						
				Tax Class:						
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use		
1963		3,616 SF		758 SF		7,524 SF		04		
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation			
2	YES	STANDARD UNIT		BRICK	2 full/ 1 half		2015			
Value Information										
		Base Value		Value As of 01/01/2014		Phase-in Assessments As of 07/01/2014		As of 07/01/2015		
Land:		91,500		91,500						
Improvements		433,800		409,100						
Total:		525,300		500,600		322,100		500,600		
Preferential Land:		0						0		
Transfer Information										
Seller: ZADBEH NORA				Date: 02/10/2015				Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /35838/ 00109				Deed2:		
Seller:				Date: 07/17/2012				Price: \$340,000		
Type: ARMS LENGTH IMPROVED				Deed1: /32312/ 00473				Deed2:		
Seller:				Date:				Price: \$0		
Type:				Deed1: /04287/ 00292				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 12/31/2012										

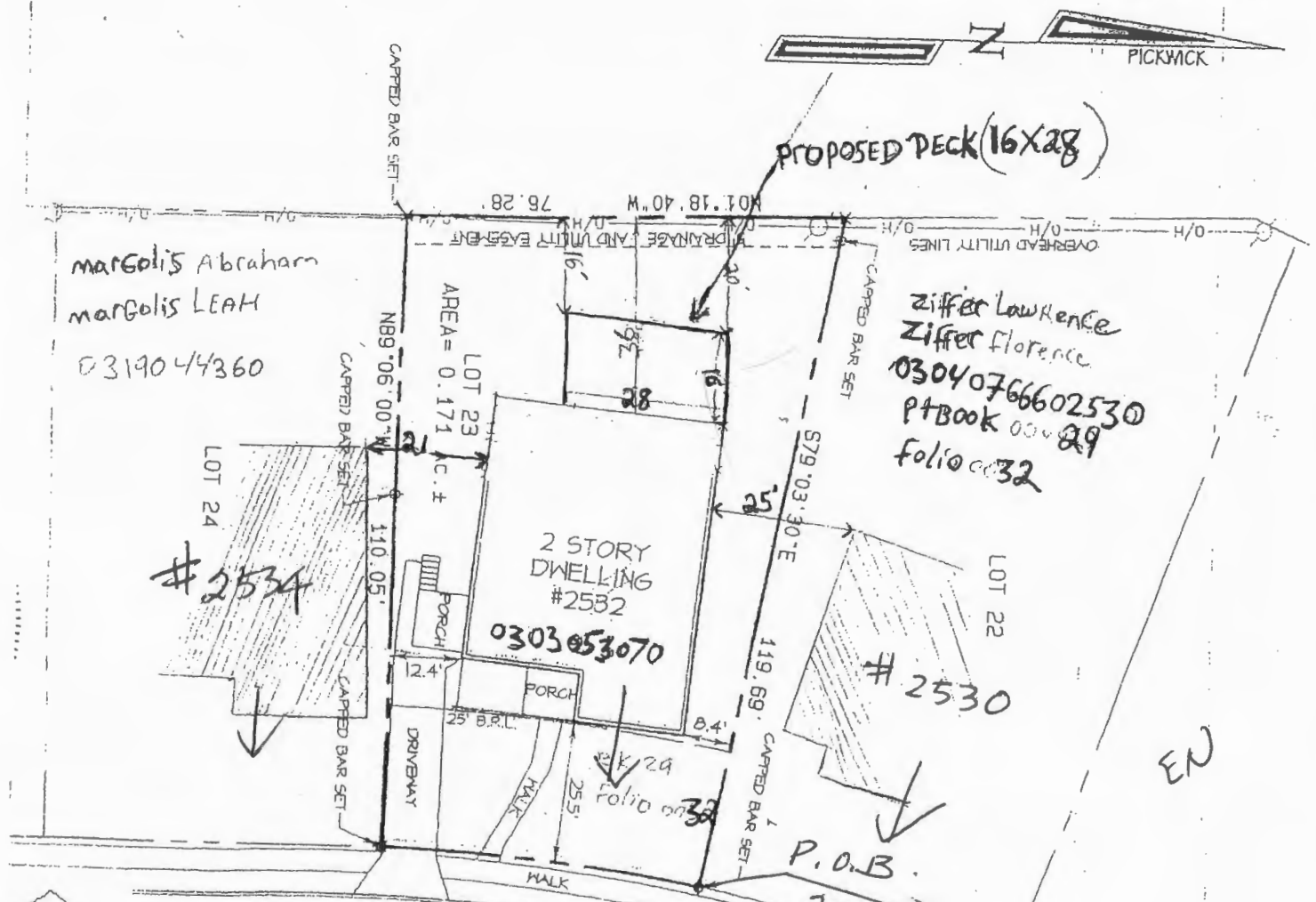
1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

2015-0257-A

ZONING HEARING PLAN FOR VARIANCE FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH)
 ADDRESS 2532 FARRINGTON RD 21209 OWNER(S) NAME(S) NORA ZADBEH
 SUBDIVISION NAME PICKWICK LOT # 23 BLOCK # C SECTION # —
 PLAT BOOK # 029 FOLIO # 32 10 DIGIT TAX # 0303053070 DEED REF. # 35838100109



MAP IS NOT TO SCALE
 ZONING MAP # 0784
 SITE ZONED DR5.5 (V)
 ELECTION DISTRICT 3
 COUNCIL DISTRICT 2
 LOT AREA ACREAGE 7524
 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



PLAN DRAWN BY aton Farrington RD (50 FT ROW) DATE 5/16/15 SCALE: 1 INCH = 30 FEET
Eliy Abu Nouman

VIOLATION CASE INFO:

2015-0257-A