

IN RE: PETITION FOR ADMIN. VARIANCE *
(13011 Gent Road)
8th Election District
2nd Council District
Charles C. and Lynn H. Freitag
Petitioners

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2015-0269-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Charles C. and Lynn H. Freitag ("Petitioners"). The Petitioners are requesting Variance relief pursuant to § 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.) to permit a proposed detached accessory structure (garage) to be located in the side yard of the principal building in lieu of the required rear yard. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies. However, it is to be noted that a letter of support was received from the Shawan Valley Association, Inc., dated May 9, 2015.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on June 7, 2015, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 6-23-15

By lw

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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

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

THEREFORE, IT IS ORDERED, this 23rd day of **June, 2015** by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R) to permit a proposed detached accessory structure (garage) to be located in the side yard of the principal building in lieu of the required rear yard, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their 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,

ORDER RECEIVED FOR FILING

Date 6-23-15

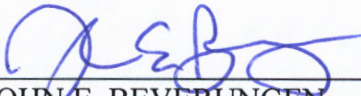
2

By GW

Petitioners would be required to return the subject property to its original condition.

2. The Petitioners or subsequent owners shall not convert the garage into a dwelling unit or apartment. The garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
3. The garage shall not be used for commercial purposes.

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 6-23-15

By POJ



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 13011 Gent Rd Reisterstown, MD 21136 Currently zoned BC4 BC5
 Deed Reference 06400 1 00549 10 Digit Tax Account # 16 00013618
 Owner(s) Printed Name(s) Charles C. Freitag Jr. & Lynn Nafey Freitag

(SELECT THE HEARING(S) BY MARKING ☒ 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 detached accessory structure (garage) to be located in the side yard of the principal building in lieu of the required rear yard 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):

Charles C. Freitag Jr. Lynn Nafey Freitag
 Name #1 - Type or Print Name #2 - Type or Print
[Signature] [Signature]
 Signature #1 Signature #2
13011 Gent Rd Reisterstown MD
 Mailing Address City State
21136 410-637-7643
 Zip Code Telephone # Email Address

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

Name- Type or Print
 Signature
 Mailing Address City State
 Zip Code Telephone # Email Address

Representative to be contacted:

Bert Truie
 Name - Type or Print
[Signature]
 Signature
3920 London Bridge Rd Sykesville, MD
 Mailing Address City State
21784 443-398-0955 BertTruie213@gmail.com
 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 5 day of June, 2015, 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 2015-0269-A Filing Date 5/26/15 Estimated Posting Date 6/7/15 Reviewer [Signature]

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: 13011 Gent Rd Reisterstown MD 21134
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 Build a Detached Garage to left side of our existing property and driveway. Due to the
- layout of our home and septic location there is no other area on the property to place the garage. The
- garage would be used for the much needed storage space. Our home has mostly front yard and the
- garage would add beauty to the neighborhood. We have received approval from the Shawan Valley
- Architectural Review Committee for Shawan Valley Association, Inc. Attached is a letter of approval from
- the committee and association.

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

Charles C. Freitag
Signature of Owner (Affiant)

Charles C. Freitag
Name- Print or Type

Lynn H. Freitag
Signature of Owner (Affiant)

Lynn H. Freitag
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 19 day of May, 2015, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: _____

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

AS WITNESS my hand and Notaries Seal

Dale A. Little
Notary Public

My Commission Expires

My Commission Expires

5/14/2016

Item # 0269

REV. 5/8/2014



May 9, 2015

Mr. and Mrs. Chuck Freitag

13011 Gent Road

Reisterstown, Maryland

Dear Chuck and Lynn

In response to your recent request of April 21, 2015 and the modifications of your request dated April 27, 2015, and May 4, 2015, the Shawan Valley Architectural Review Committee (ARC) has reviewed and discussed your request. The Committee has approved your request with the modification to have the doors to the new detached structure face the existing garage door . The Committee is also approving the request with the requirement that the new "structure" be well screened by the use of shrubs and/or trees.

Best wishes for a successful project.

A handwritten signature in dark ink, reading "Martha Lessner", is positioned above the printed name.

Martha Lessner, Chairperson

Shawan Valley ARC

Item #0269

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

No. **125476**

Date: **5/26/15**

PAID RECEIPT

BUSINESS ACTUAL TIME
 5/27/2015 5/26/2015 10:10:41

REG NO:05 HALLKIN RDOS LRB
 RECEIPT # 796838 5/26/2015 OFLN

5 528 ZONING VERIFICATION
 CR NO. 125476

Recpt Tot \$75.00
 \$75.00 CR \$0.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	306	0000		6150					\$75.00

Total: **\$75.00**

Rec From:

For:

Zoning hearing - case # 2015-0267-A

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

M E M O R A N D U M

DATE: July 24, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0269-A – Appeal Period Expired

The appeal period for the above-referenced case expired on July 23, 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

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/neighbor 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: 2015-0269-A

Petitioner: Charles Freitag

Address or Location: 13011 Gent Rd Reisterstown MD 21136

PLEASE FORWARD ADVERTISING BILL TO:

Name: Charles Freitag

Address: 13011 Gent Rd

Reisterstown MD 21136

Telephone Number: 410-637-7642

CERTIFICATE OF POSTING

Date: 6-7-15

RE: Case Number: 2015-0269-A

Petitioner/Developer: Charles Freitag

Date of Hearing/Closing: 6-22-15

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 13011 Gent Rd

The signs(s) were posted on 6-7-15
(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

ADMINISTRATIVE

VARIANCE

CASE # 2015-0269-A

TO PERMIT A PROPOSED DETACHED

ACCESSORY STRUCTURE (Garage) TO BE

LOCATED IN THE SIDE YARD OF THE PRINCIPAL

BUILDING N.E.D. OF THE REQUIRED REAR

YARD

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

RECEIVED IN THE ZONING REVIEW BUREAU CONCERNING

5:00 P.M. ON 12/15/15

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF

PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,

701 WEST CHESTPEAKE AVE., TOWNSON, MD 21204, (410) 887-3391

OR NOT REVIEW THE ZONING AND POST UNDER AFTER ABOVE DATE, UNDER PENALTY OF

HANDICAPPED ACCESSIBLE

1

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0269 -A Address 13011 Gent Rd

Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5/26/15 Posting Date: 6/7/15 Closing Date: 6/22/15

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- 0269 -A Address 13011 Gent Rd

Petitioner's Name Charles Freitag Telephone 410-627-7642

Posting Date: 6/7/15 Closing Date: 6/22/15

Wording for Sign: To Permit a proposed detached accessory structure
(garage) to be located in the side yard of the principal building
in lieu of the required rear yard

Revised 7/18/14

CASE NO. 2015- 0269-A

CHECKLIST

Support/Oppose/
Conditions/
Comments/
No Comment

Comment
Received

Department

6-7

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

pc

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

FIRE DEPARTMENT

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

6-10

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

No objection
Approved w/ modif.

5-9

COMMUNITY ASSOCIATION

Shawhan Valley Arch. Rev. Comm.

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING Date: 6-7-15 by: P. Olson

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: June 17, 2015

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

SUBJECT: Zoning Advisory Committee Meeting
For June 15, 2015
Item No. 2015-0269, 0270, 0271, 0275, 0276, 0277, 0278, 0279, 0280,
0281, 0282 and 0283

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\ZAC06152015.doc

Real Property Data Search (w2)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 08 Account Number - 1600013618		
Owner Information		
Owner Name:	FREITAG CHARLES CORDEN JR FREITAG LYNN HAFEY	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	13011 GENT RD REISTERSTOWN MD 21136-6721	Deed Reference: /06400/ 00549
Location & Structure Information		
Premises Address:	13011 GENT RD 0-0000	Legal Description: PLUS STRIP 614 N SHAWAN VALLEY LA SHAWAN VALLEY
Map:	Grid:	Parcel:
0041	0021	0106
Sub District:	Subdivision:	Section:
	0000	1
Block:	Lot:	Assessment Year:
	47	2014
Plat No:	Plat Ref:	1
	0037/0065	
Special Tax Areas:	Town:	NONE
	Ad Valorem:	
	Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1983	2,532 SF	800 SF
Property Land Area	County Use	
2.7700 AC	04	
Stories	Basement	Type
2	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
SIDING	2 full/ 1 half	1 Attached
Last Major Renovation		
Value Information		
	Base Value	Value As of
		01/01/2014
Land:	235,400	235,400
Improvements	283,900	290,900
Total:	519,300	526,300
Preferential Land:	0	521,633
		523,967
		0
Transfer Information		
Seller: MARSIGLIA CONSTR UCTION CO INC	Date: 06/03/1982	Price: \$37,750
Type: ARMS LENGTH IMPROVED	Deed1: /06400/ 00549	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2014
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: Approved 08/14/2014		

Baltimore County

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

District: **08** Account Number: **1600013618**



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/>)

x Loading... Please

Loading... Please Wait.

 $\rightarrow$



KEVIN KAMENETZ
County Executive

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

June 23, 2015

Charles C & Lynn H Freitag
13011 Gent Road
Reisterstown MD 21136

RE: Case Number: 2015-0269 A, Address: 13011 Gent Road

Dear Mr. & Ms. Freitag:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 26, 2015. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Bev True, 3920 London Bridge Road, Sykesville MD 21784

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



Pete K. Rahn, Secretary

Date: 6/10/15

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

RE: Baltimore County
Item No 2015-0069-A

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above 2015-0069-A 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.

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).

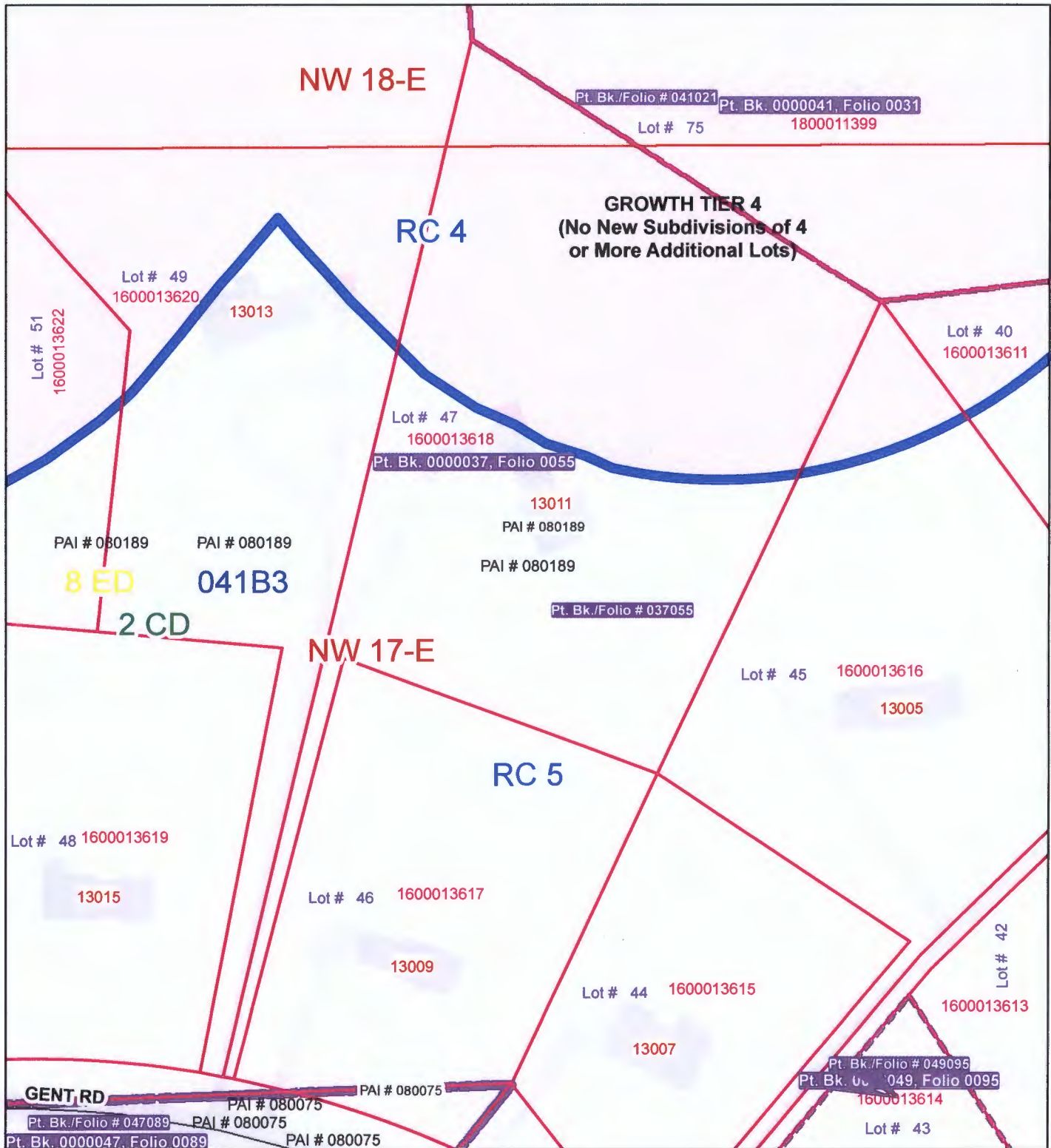
Sincerely,

A handwritten signature in black ink, appearing to read "David W. Peake".

for David W. Peake
Metropolitan District Engineer
Baltimore & Harford Counties

DWP/RAZ

13011 Gent Road



Publication Date: 5/26/2015



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

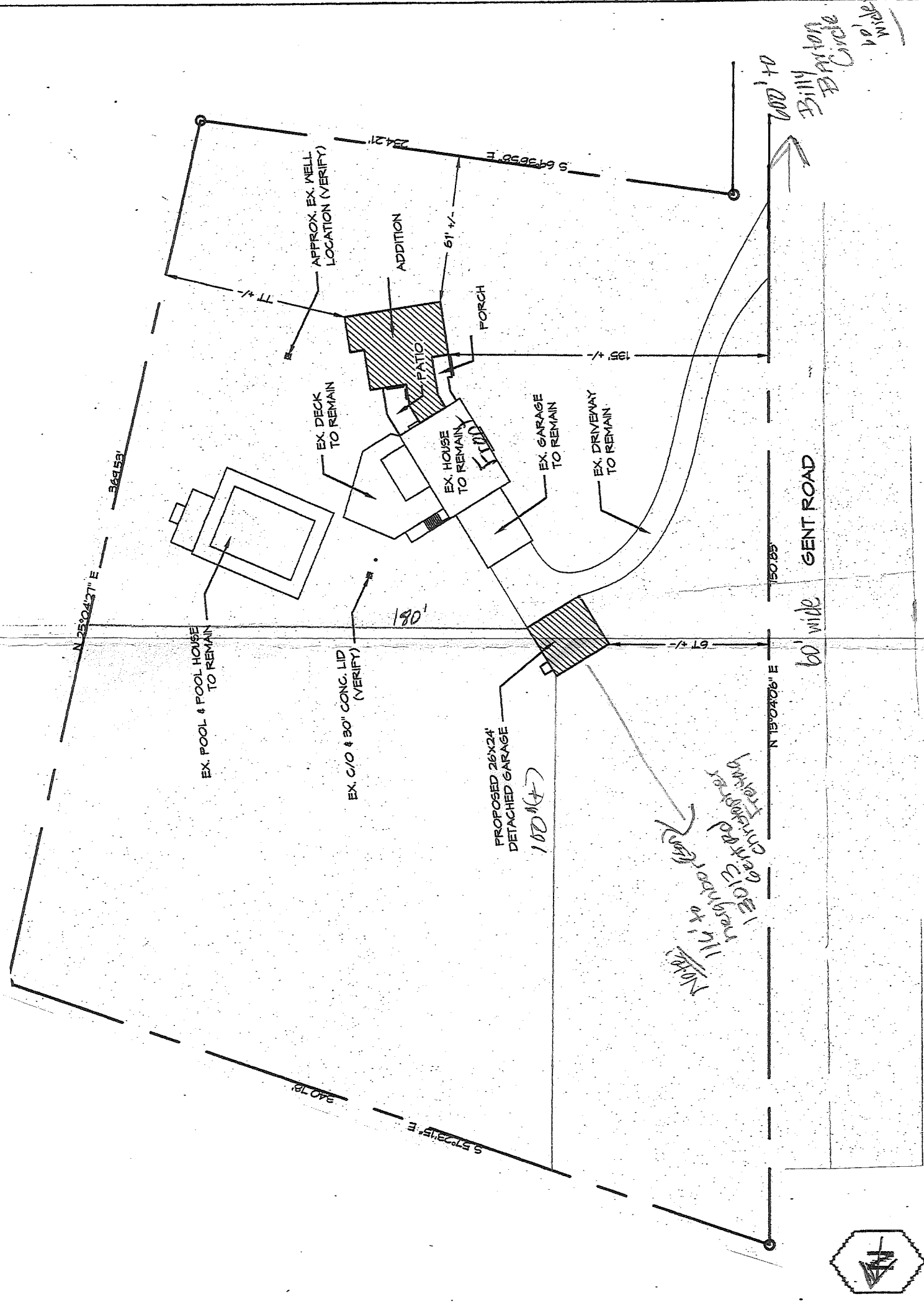
1 inch = 100 feet

Item # 0269

The map depicts the Graceville area, showing a complex road network and several large estates. Key features include:

- Roads:** Graceville Rd runs horizontally across the top. Main St runs vertically on the left. Other roads include Taussam Rd, Billy Rd, Captain Kettle Rd, and various local streets like Taussam Rd, Billy Rd, and Captain Kettle Rd.
- Farms and Estates:** Graceville Farm, Taussam Farm, and several 'Halls' (Barton Hall, Captain Kettle Hall, Taussam Hall, and Billy Hall) are labeled.
- Geographical Features:** A river or stream flows through the area, and a small building is marked with an arrow.
- Orientation:** The map is oriented with North at the top.

This is a detailed street map of the Graceville area in Brisbane, Queensland. The map shows a network of roads including Graceville Rd, Captain Kettle Rd, Barton Rd, Rylance Rd, Tansman Rd, Pitts Rd, Owen Farm Rd, and Parrett Rd. It also shows the location of Yarrak Farms and the intersection with the Oxley Highway. The map is oriented with North at the top.



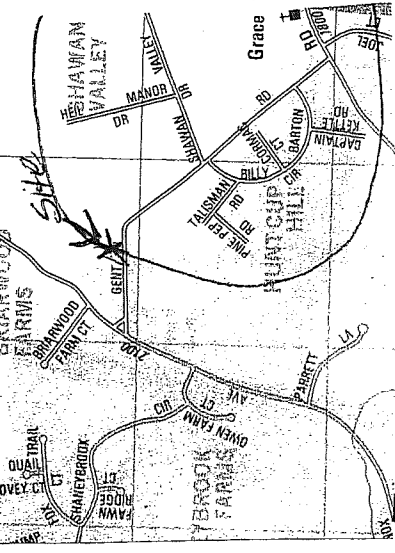
PLAN DRAWN BY Boy True DATE 5/2/15 SCALE: 1 INCH = 50 FEET

Pet. Eyr.
 1

ZONING MAP# 041B3
SITE ZONED BC4/RCS
ELECTION DISTRICT 8
COUNCIL DISTRICT 2nd
LOT AREA ACREAGE 2.77 AC
OR SQUARE FEET _____
HISTORIC? No
IN CBCA? No
IN FLOOD PLAIN? No
UTILITIES? MARK WITH X
WATER IS: _____
PUBLIC _____ PRIVATE X
SEWER IS: _____
PUBLIC _____ PRIVATE X
PRIOR HEARING? No
IF SO GIVE CASE NUMBER _____
AND ORDER RESULT BELOW _____

AAA

CHAMBERLAIN
CARTER & LYN FRETTON



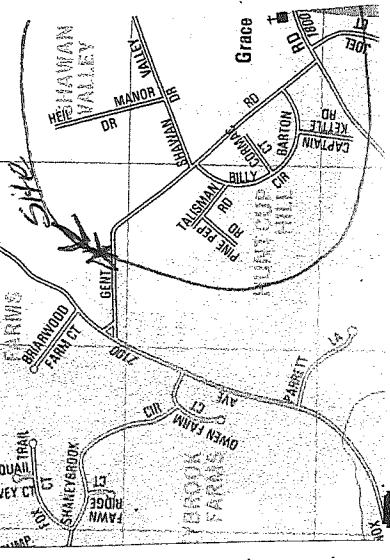
AND COFFEE TALK

PLAN DRAWN BY Boy True DATE 5/2/15 SCALE: 1 INCH = 50 FEET

#2015-0269-A

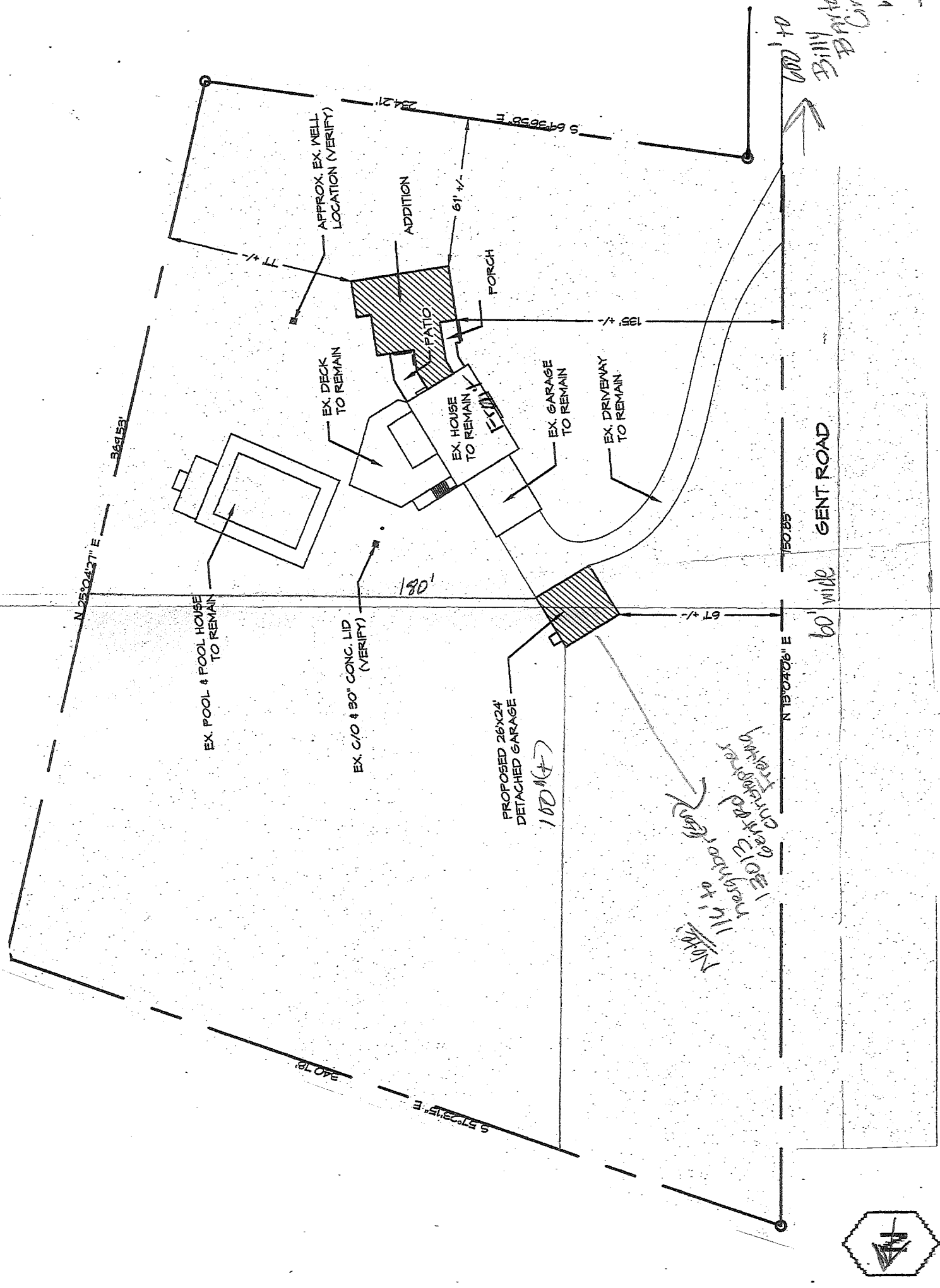
R.A.

SUBDIVISION NAME Shawhan Valley LOT # 417 BLOCK # SECTION #
PLAT BOOK # 317 FOLIO # 55 10 DIGIT TAX # 1400013618 DEED REF. # 06400120549



MAP IS NOT TO SCALE

ZONING MAP# 041B3
SITE ZONED BC4/BC5
ELECTION DISTRICT 3
COUNCIL DISTRICT 2nd
LOT AREA ACREAGE 2.77 AC
OR SQUARE FEET _____
HISTORIC? No
IN CBCA? No
IN FLOOD PLAIN? No
UTILITIES? MARK WITH X
WATER IS: _____
PUBLIC PRIVATE X
SEWER IS: _____
PUBLIC PRIVATE X
PRIOR HEARING? No
IF SO GIVE CASE NUMBER _____
AND ORDER RESULT BELOW _____



PLAN DRAWN BY Dev True DATE 5/2/15 SCALE: 1 INCH = 50 FEET

116' to neighbor's property line
130' to neighbor's property line
100' to Billy Barton Circle