

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(11309 Holter Road)		
11 th Election District	*	OFFICE OF ADMINISTRATIVE
6 th Council District		
Jon and Katie Fulkerson	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2015-0285-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, Jon and Katie Fulkerson. The Petitioners are requesting Variance relief from §§ 301.1.A and 259.9.B.4(e)(1) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an open deck addition to the rear of the dwelling with a rear yard setback of 24 ft. in lieu of the required 30 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on June 21, 2015, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by 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 7-8-15

By BW

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 Petitioners.

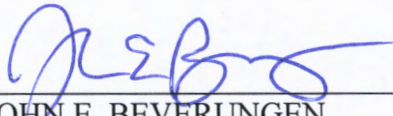
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 8th day of **July, 2015**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §§ 301.1.A and 259.9.B.4(e)(1) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an open deck addition to the rear of the dwelling with a rear yard setback of 24 ft. in lieu of the required 30 ft., be and are hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at 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, Petitioners would be required to return the subject property to its original condition.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 7-8-15 2

By [Signature]



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 11309 Halter Road Currently zoned DR2H
Deed Reference 3 8791 1 00217 10 Digit Tax Account # 250 0000093
Owner(s) Printed Name(s) Jon + Katie Fulkerson

(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) 301.1.A & 259.9.B.4(e)(1) of BCZR to permit an open deck addition to the rear of the dwelling with a rear yard setback of 24 feet in lieu of the required 30 feet.

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

2. ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

<u>JON FULKERSON</u> Name #1 - Type or Print	<u>KATIE FULKERSON</u> Name #2 - Type or Print
<u>[Signature]</u> Signature #1	<u>[Signature]</u> Signature #2
<u>11309 Halter Road</u> Mailing Address	<u>White Marsh MD</u> City State
<u>21162</u> Zip Code	<u>859-200-4039</u> Telephone #
<u>jon-fulkerson@live.com</u> 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:

JON FULKERSON
Name - Type or Print _____
[Signature]
Signature _____
(See Above)
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 2015-0285-A Filing Date 6/8/15 Estimated Posting Date 6/21/15 Reviewer AT

-7/6/15

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: 11309 HOLTER ROAD WHITEMARSH MD 21162
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)**

See Attachment.

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

[Signature]
Signature of Owner (Affiant)
JON FULKERSON
Name- Print or Type

[Signature]
Signature of Owner (Affiant)
KATIE FULKERSON
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 04 day of June, 2015, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Jon Andrew Fulkerson, Katie Anne Fulkerson

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
May 09, 2018
My Commission Expires



Attachment to Affidavit

FACTS UPON WHICH WE BASE THE REQUEST FOR AN ADMINISTRATIVE VARIANCE:

We propose to build a deck with a 24' setback from the rear property line. The proposed deck will not meet the required Baltimore Zoning requirement of a 30' minimum setback to the rear of the property. We contend that observing the strict 30' requirement represents a practical difficulty that unreasonably prevents the use of the property for a permitted purpose. The following facts are relevant:

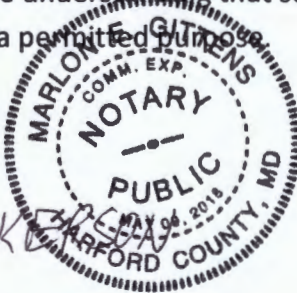
- 1) The house was originally built such that it just meets the 30' minimum setback. The builder irresponsibly put the home such that any practical deck would violate the minimum setback requirement.
- 2) Several homes on the same street have decks that are less than 30' from the property rear. (The accompanying photographs show one example.) All were built with variances secured by the builder, but our lot did not have a variance given at construction.
- 3) The rear of the property has a privacy fence. The property behind the house is a wooded lot with no homes and, speaking with the current owner, he has no intent to sell or build any time soon because the lot has failed multiple perc tests. These two facts suggest there is no reason to expect the proposed deck would unfairly affect the desirability of any nearby property.
- 4) The total required variance is only 6' and would still leave a 24' setback that is within the spirit of the zoning requirement.

Given the items stated above, we believe the proposed variance be granted under the criteria of practical difficulty and the understanding that strict compliance would unreasonably prevent the use of the property for a permitted purpose.

Mar 11 6-4-15

JON FULKERSON

[Signature]
6/4/15



KATIE FULKERSON

[Signature]

6/4/15

2015-0285-A

ZONING PROPERTY DESCRIPTION FOR 11309 HOLTER ROAD, WHITE MARSH, MD 21162

Beginning at a point on the south side of Holter Road which is 40 feet wide at a distance of 254.2 feet south of the centerline of Overlook Circle which is 50 feet wide.

Being Lot #(3) in the subdivision of Honeygo Springs, as recorded in Baltimore County Plat Book #0000078, Folio #0395, containing 12,924 square feet (0.297 acres). Located in the 11th Election District and 6th Council District.

2015-0285-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0285 -A Address 11309 HOLTER ROAD

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

Filing Date: 6/8/15 Posting Date: 6/21/15 Closing Date: 7/6/15

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- 0285 -A Address 11309 HOLTER ROAD
Petitioner's Name JON FULKERSON Telephone 859-200-4039
Posting Date: 6/21/15 Closing Date: 7/6/15
Wording for Sign: To Permit AN OPEN DECK IN THE REAR OF THE
DWELLING WITH A REAR YARD SETBACK OF 24 FEET
IN LIEU OF THE REQUIRED 30 FEET.

Revised 7/18/14

CERTIFICATE OF POSTING

Date: 6-21-15

RE: Case Number: 2015-0285-A

Petitioner/Developer: Jon Fulkerson

Date of Hearing/Closing: 7-6-15

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 11309 Holter Rd

The signs(s) were posted on 6-21-15
(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 # 2015-0285-A

TO PERMIT AN OPEN DECK IN THE
REAR OF THE DWELLING WITH A REAR
YARD SETBACK OF 24 FEET IN LIEU OF
THE REQUIRED 30 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 7/6/15

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE

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 - 11 Account Number - 2500000093			
Owner Information					
Owner Name:		FULKERSON JON FULKERSON KATIE		Use: Principal Residence: RESIDENTIAL YES	
Mailing Address:		11309 HOLTER RD WHITE MARSH MD 21162-3403		Deed Reference: /32791/ 00217	
Location & Structure Information					
Premises Address:		11309 HOLTER RD WHITE MARSH MD 21162-3403		Legal Description: .2967 AC 11309 HOLTER RD SS HONEYGO SPRINGS	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0073	0007	0045		0000	3 2015 0078/0395
Special Tax Areas:			Town: Ad Valorem: NONE Tax Class:		
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	
2008		2,384 SF		500 SF	
Property Land Area		County Use			
12,924 SF		04			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	SIDING	2 full/ 1 half	1 Attached
Last Major Renovation					
Value Information					
Base Value		Value As of 01/01/2015		Phase-in Assessments As of 07/01/2014 As of 07/01/2015	
Land: 146,700		146,700			
Improvements: 235,200		290,000			
Total: 381,900		436,700		381,900 400,167	
Preferential Land: 0				0	
Transfer Information					
Seller: WEICHERT RELOCATION RESOURCES INC		Date: 11/15/2012		Price: \$396,000	
Type: ARMS LENGTH IMPROVED		Deed1: /32791/ 00217		Deed2:	
Seller: JIN SONG		Date: 11/15/2012		Price: \$396,000	
Type: ARMS LENGTH IMPROVED		Deed1: /32791/ 00212		Deed2:	
Seller: NVR INC		Date: 11/07/2008		Price: \$443,243	
Type: ARMS LENGTH IMPROVED		Deed1: /27437/ 00271		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: No Application					

Beqn Run
Su

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.

2015-0285-A



KEVIN KAMENETZ
County Executive

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

July 7, 2015

Jon & Katie Fulkerson
11309 Holter Road
White Marsh MD 21162

RE: Case Number: 2015-0285 A, Address: 11309 Holter Road

Dear Mr. & Ms. Fulkerson:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 8, 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

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



Pete K. Rahn, Secretary

Date: June 15, 2015

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

RE: Baltimore County

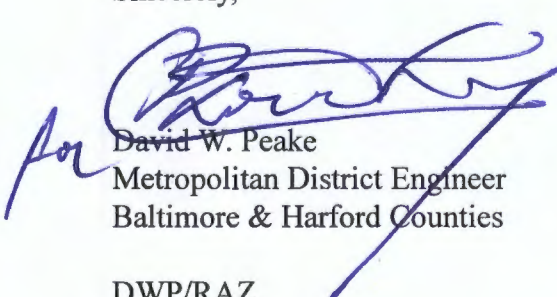
Item No 2015-0285-A
ADMINISTRATIVE VARIANCE
JON & KATIE FOWERSON
11309 HOLTER RD

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. 2015-0285-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 blue ink, appearing to read "David W. Peake".
David W. Peake
Metropolitan District Engineer
Baltimore & Harford Counties

DWP/RAZ

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For June 22, 2015
Item No. 2015-0285, 0287 and 0289

DATE: June 17, 2015

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\ZAC06222015.doc

M E M O R A N D U M

DATE: August 10, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0285-A – Appeal Period Expired

The appeal period for the above-referenced case expired on August 7, 2015. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

C H E C K L I S TSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment6-17

DEVELOPMENT PLANS REVIEW

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

NC

DEPS

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

FIRE DEPARTMENT

PLANNING

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

6-15

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING

Date: 6-21-15by Pilson

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

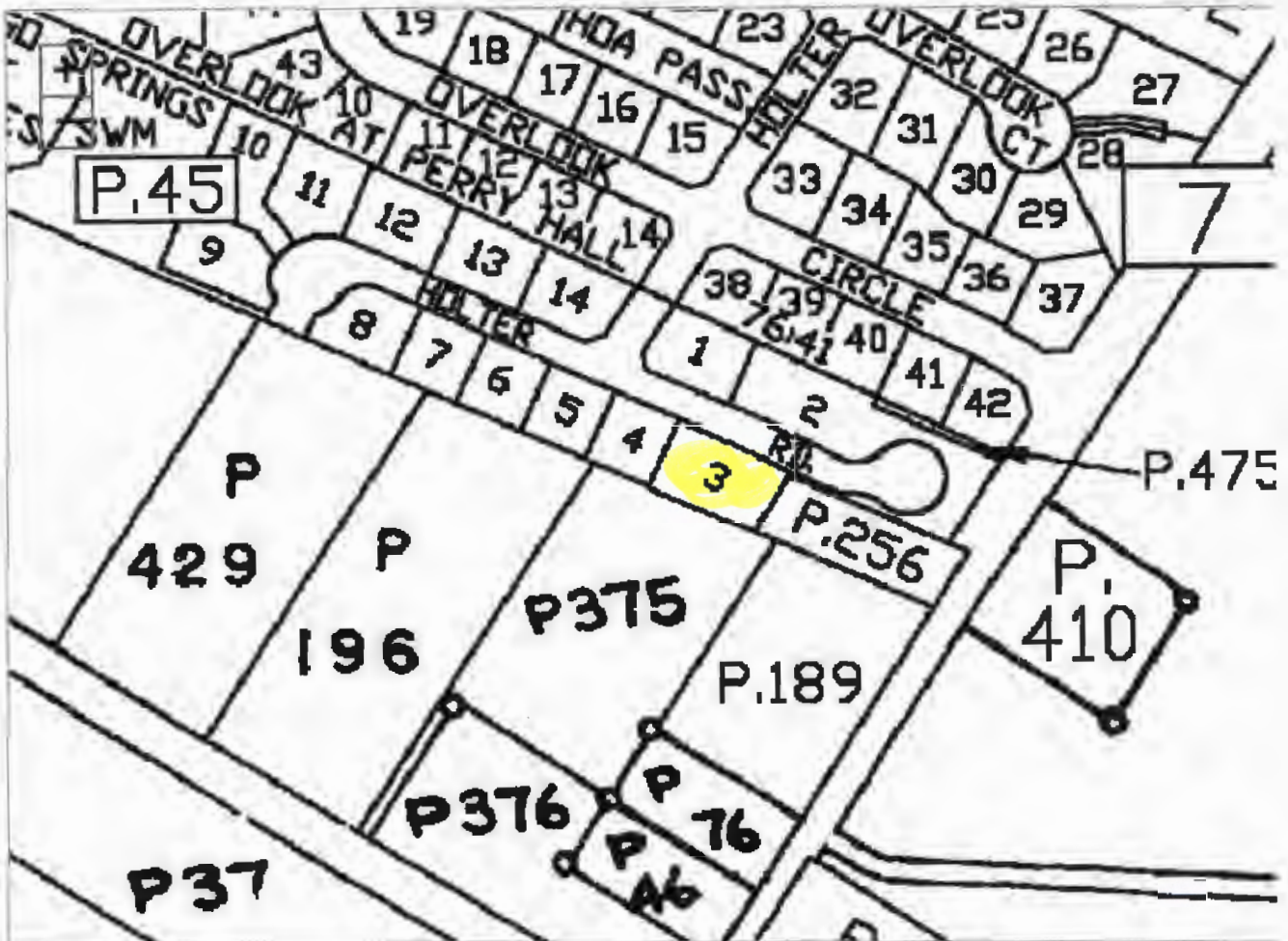
Real Property Data Search (w3)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 11 Account Number - 2500000093			
Owner Information					
Owner Name:		FULKERSON JON FULKERSON KATIE		Use:	RESIDENTIAL
Mailing Address:		11309 HOLTER RD WHITE MARSH MD 21162-3403		Principal Residence:	YES
				Deed Reference:	/32791/ 00217
Location & Structure Information					
Premises Address:		11309 HOLTER RD WHITE MARSH MD 21162-3403		Legal Description:	.2967 AC 11309 HOLTER RD SS HONEYGO SPRINGS
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0073	0007	0045		0000	3 2015 0078/0395
Special Tax Areas:			Town: NONE		
			Ad Valorem: NONE		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
2008	2,384 SF	500 SF	12,924 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	SIDING	2 full/ 1 half	1 Attached
Last Major Renovation					
Value Information					
Base Value		Value		Phase-in Assessments	
		As of 01/01/2015		As of 07/01/2014 As of 07/01/2015	
Land:	146,700	146,700			
Improvements	235,200	290,000			
Total:	381,900	436,700		381,900	400,167
Preferential Land:	0				0
Transfer Information					
Seller: WEICHERT RELOCATION RESOURCES INC		Date: 11/15/2012		Price: \$396,000	
Type: ARMS LENGTH IMPROVED		Deed1: /32791/ 00217		Deed2:	
Seller: JIN SONG		Date: 11/15/2012		Price: \$396,000	
Type: ARMS LENGTH IMPROVED		Deed1: /32791/ 00212		Deed2:	
Seller: NVR INC		Date: 11/07/2008		Price: \$443,243	
Type: ARMS LENGTH IMPROVED		Deed1: /27437/ 00271		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: No Application					

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)District: **11** Account Number: **2500000093**

The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning ©2011.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



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

☒ Loading... Please

Loading... Please Wait.

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Existing conditions

Front of house, facing south.



2015-0285-A

Existing conditions

Front of house, facing south.



2015-0285-A

Area of proposed changes and existing conditions.

Rear of house, facing east. Red lines indicate rough location of deck.



2015-0285-A

Area of proposed changes and existing conditions.

Rear of house, facing northeast. Red lines indicate rough location of deck.



2015-0285-A

Area of proposed changes and existing conditions.

Rear of house, facing east. Red lines indicate rough location of deck.



2015-0285-A

Area of proposed changes and existing conditions.

Rear of house, facing northeast. Red lines indicate rough location of deck.



2015-0285-A

Existing conditions

Front of house, facing south.



2015-0285-A

Area of proposed changes and existing conditions.

Rear of house, facing east. Red lines indicate rough location of deck.



2015-0285-A

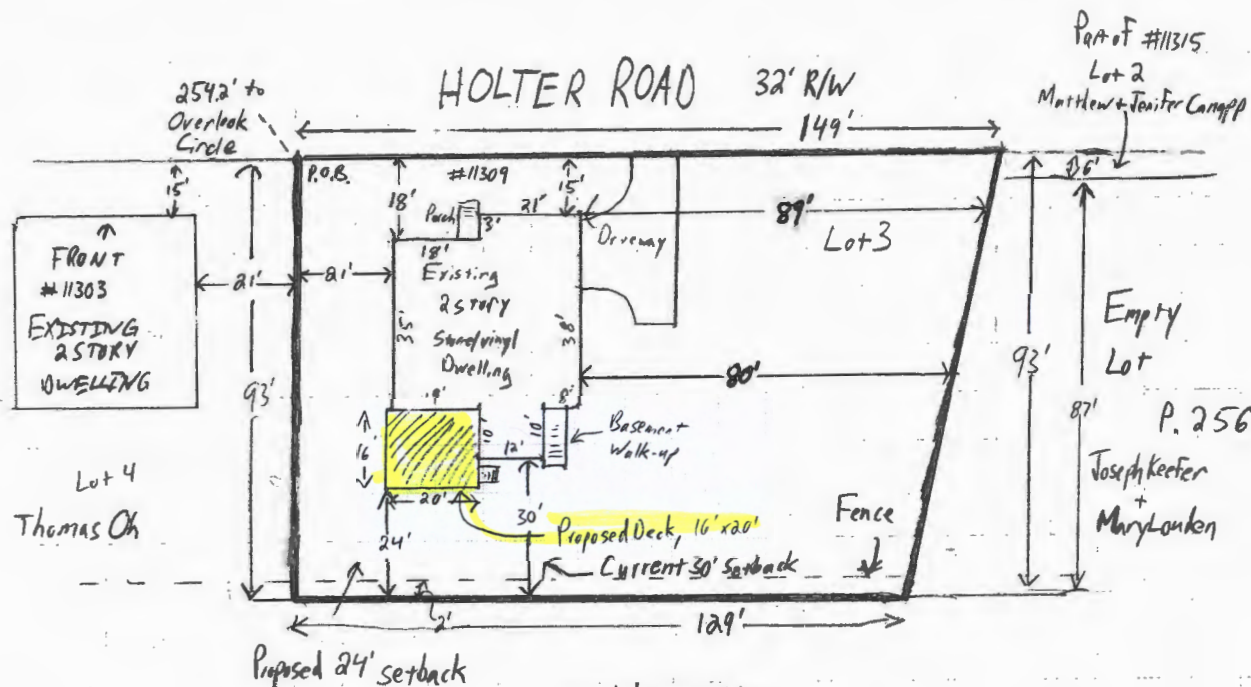
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Rear of house, facing northeast. Red lines indicate rough location of deck.

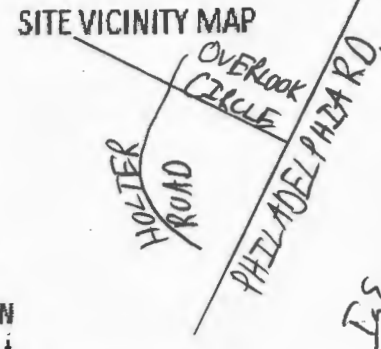


2015-0285-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 11309 HOLTER ROAD OWNER(S) NAME(S) JON + KATIE FULKERSON
 SUBDIVISION NAME HONEYGO SPRINGS LOT # 3 BLOCK # MA SECTION # N/A
 PLAT BOOK # 78 FOLIO # 395 10 DIGIT TAX # 0500000093 DEED REF. # 32791100217



Wooded Lot, 2.64 Acres
 P375
 Broadleaf Properties



MAP IS NOT TO SCALE

ZONING MAP# 0073

SITE ZONED DR2H

ELECTION DISTRICT 11th

COUNCIL DISTRICT 6th

LOT AREA ACREAGE 0.297

OR SQUARE FEET 12,924

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? NO YES

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

2006-0052-A

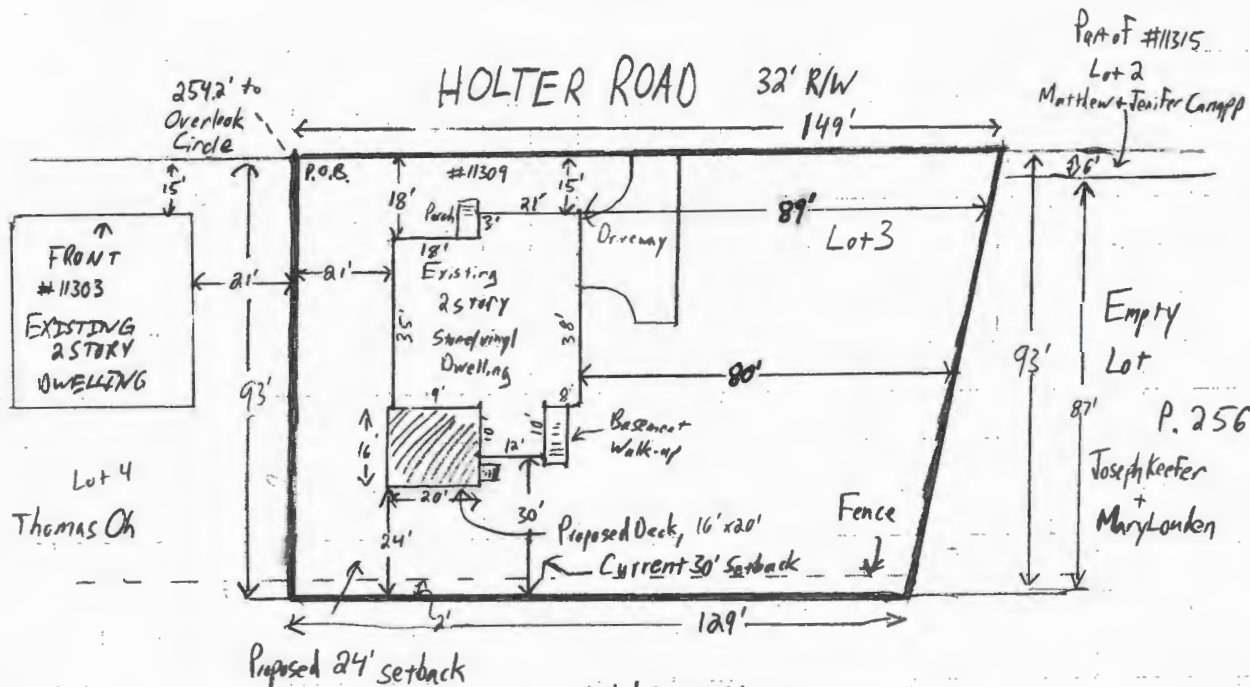
VIOLATION CASE INFO:

PLAN DRAWN BY JON FULKERSON DATE 6/3/15 SCALE: 1 INCH = 40 FEET

2015-0285-A

Part. Exh. 1

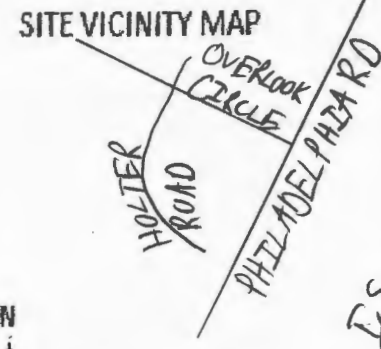
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING: (MARK TYPE REQUESTED WITH X)
 ADDRESS 11309 HOLTER ROAD OWNER(S) NAME(S) JON + KATIE FULKERSON
 SUBDIVISION NAME HONEYGO SPRINGS LOT # 3 BLOCK # N/A SECTION # N/A
 PLAT BOOK # 78 FOLIO # 395 10 DIGIT TAX # 2500000093 DEED REF. # 32791100217



Wooded Lot, 2.04 Acres
 P375
 Broadleaf Properties



PLAN DRAWN BY JON FULKERSON DATE 6/3/15 SCALE: 1 INCH = 40 FEET

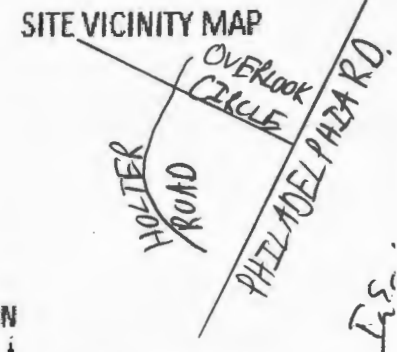


N
 MAP IS NOT TO SCALE
 ZONING MAP # 0073
 SITE ZONED DR2H
 ELECTION DISTRICT 11th
 COUNCIL DISTRICT 6th
 LOT AREA ACREAGE 0.297
 OR SQUARE FEET 12,924
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC X PRIVATE _____
 SEWER IS:
 PUBLIC X PRIVATE _____
 PRIOR HEARING? NO YES
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW
2006-0052-A

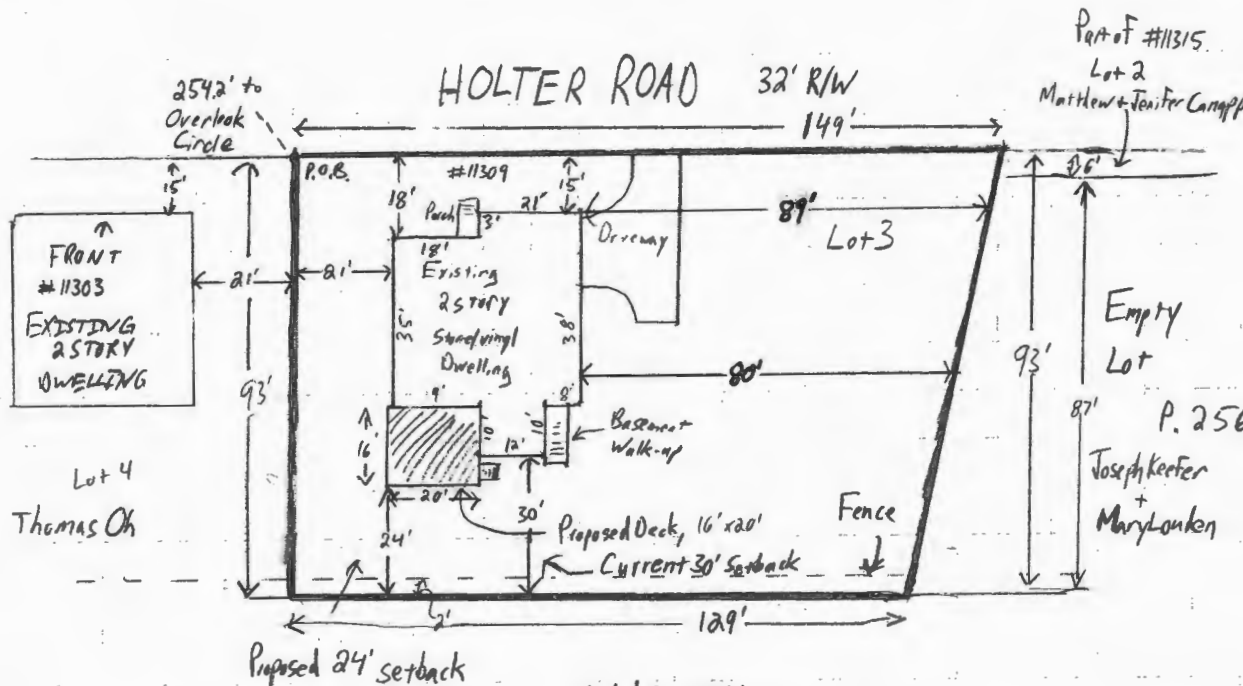
VIOLATION CASE INFO:

2015-0285-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 11309 HOLTER ROAD OWNER(S) NAME(S) JON + KATIE FULKERSON
 SUBDIVISION NAME HONEYGO SPRINGS LOT # 3 BLOCK # N/A SECTION # N/A
 PLAT BOOK # 78 FOLIO # 395 10 DIGIT TAX # 0500000093 DEED REF. # 32791100317



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Wooded Lot, 2.04 Acres
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PLAN DRAWN BY JON FULKERSON DATE 6/3/15 SCALE: 1 INCH = 40 FEET

VIOLATION CASE INFO:

2015-0285-A