

IN RE: PETITION FOR ADMIN. VARIANCE *

(2932 St. Lukes Lane)

2nd Election District *

4th Council District *

Guy Lester Barnes *

Petitioner *

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2015-0297-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owner of the property, Guy Lester Barnes. The Petitioner is requesting Variance relief from § 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed two-story accessory building (detached garage with storage) in the rear yard of the dwelling with a height of 24 ft. in lieu of the maximum allowed 15 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

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

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on July 5, 2015, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law

ORDER RECEIVED FOR FILING

Date 7-22-15

By [Signature]

Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Although the Department of Planning did not make any recommendations related to the two-story accessory building (garage) height and usage, I will impose conditions that the garage not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

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 22nd day of **July, 2015**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed 2-story accessory building (detached garage with storage) in the rear yard of the dwelling with a height of 24 ft. in lieu of the maximum allowed 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

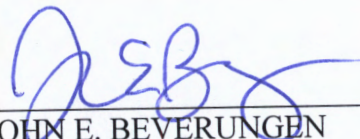
1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at his own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. The Petitioner or subsequent owners shall not convert the subject garage into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The garage shall not be used for commercial purposes.

ORDER RECEIVED FOR FILING

Date 7-22-15

By DW

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 7-22-15

By DLW



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 2932 ST. LUKES LN Currently zoned DR S.S
Deed Reference 10711 / 17 10 Digit Tax Account # 2209750000
Owner(s) Printed Name(s) GUY LBARNES

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 400.3 of BCZR to permit a proposed 2-story accessory building (detached garage with storage) in the rear yard of the dwelling with a height of 24 feet in lieu of the maximum allowed 15 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):

GUY L. BARNES

Name #1 - Type or Print

Name #2 - Type or Print

Guy L. Barnes

Signature #1

Signature #2

2932 ST. LUKES LN BALD. MD

Mailing Address

City

State

21207 / 410-805-6238 / GBREDBARRON.4

Zip Code

Telephone #

Email Address

@GMAIL.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

SAME

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 7-22-15 day of July 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 2015-0297-A

Filing Date 6/23/15

Estimated Posting Date 7/5/15

Reviewer AT

~ 7/20/15

Rev 5/8/2014

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: 2932 ST. LUKES LN BALTO MD 21207
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)

Requesting permit for 2 STORY GARAGE, EISED FOR STORAGE
24 Ft. in height

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

Guy L. Barnes

Signature of Owner (Affiant)

GUY L. BARNES

Name- Print or Type

Signature of Owner (Affiant)

Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

CITY
STATE OF MARYLAND, ~~COUNTY~~ OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4th day of September, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Guy L. Barnes

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

AS WITNESS my hand and Notaries Seal

Marilyn R. Carr
Notary Public
Marilyn R. Carr

My Commission Expires 2/14/2016

Zoning Property Description For 2932 St. Lukes Lane:

Beginning at a point on the west side of St. Lukes Lane, which is 30ft wide at the distance of 105ft North of centerline of the nearest improved intersecting street, Charleswood ct, which is 50ft wide.

Being Lot #8, block C in the subdivision of Ridgely Heights as recorded In Baltimore County Plat Book #23, Folio #80, containing 7029sqft. Located in the 2 Election District and 4th Council District.

2015-0297-A

CERTIFICATE OF POSTING

Date: 7-5-15

RE: Case Number: 2015-0297-A

Petitioner/Developer: Guy Barnes

Date of Hearing/Closing: 7-20-15

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 2932 St. Lukes Lane

The signs(s) were posted on 7-5-15
(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 # 2015-0299-A

TO PERMIT A PROPOSED 2-STORY ACCESSORY BUILDING (DETACHED GARAGE) IN THE REAR YARD OF THE DWELLING WITH A HEIGHT OF 24 FEET IN LIEU OF THE MAXIMUM ALLOWED 5 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 IT IS DONE IN THE ZONING OFFICE BEFORE

IS DONE IN THE ZONING OFFICE BEFORE 4:30 p.m. ON 7/26/15

ADDITIONAL INFORMATION IS AVAILABLE AT ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

TEL. 887-3391

131 W. CHESAPEAKE AVE
TOWSON, MD. 21204

FOR MORE INFORMATION, VISIT OUR WEBSITE AT www.baltimorecountymd.gov

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0297 -A Address 2932 St. Lukes Lane

Contact Person: Aaron Tsui Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6/23/2015 Posting Date: 7/5/15 Closing Date: 7/20/15

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- 0297 -A Address 2932 St. Lukes Lane

Petitioner's Name Guy Barnes Telephone 410-944-3525

Posting Date: 7/5/15 Closing Date: 7/20/15

Wording for Sign: To Permit a proposed 2-story accessory building (detached garage) in the rear yard of the dwelling with a height of 24 feet in lieu of the maximum allowed 15 feet.

Revised 7/18/14

MEMORANDUM

DATE: August 25, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0297-A – Appeal Period Expired

The appeal period for the above-referenced case expired on August 21, 2015. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>6-28</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION (Case No. _____)		
PRIOR ZONING (Case No. _____)		
NEWSPAPER ADVERTISEMENT Date: _____		
SIGN POSTING Date: <u>7-5-15</u> by <u>Pilson</u>		
PEOPLE'S COUNSEL APPEARANCE	Yes ☐	No ☐
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐	No ☐

Comments, if any: _____

Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 02 Account Number - 0209750000			
Owner Information					
Owner Name:	BARNES GUY LESTER		Use:	RESIDENTIAL	
Mailing Address:	2932 ST LUKES LN BALTIMORE MD 21207		Principal Residence:	YES	
			Deed Reference:	/10711/ 00017	
Location & Structure Information					
Premises Address:	2932 ST LUKES LN BALTIMORE MD 21207-		Legal Description:	2932 ST LUKES LN RIDGELY HGTS	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0088	0007	0384		0000	C
					8
					Assessment Year: 2013
					Plat No: 0023/0080
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1958	1,835 SF		7,029 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	NO	SPLIT LEVEL	SIDING	1 full/ 1 half	Last Major Renovation
Value Information					
	Base Value	Value As of 01/01/2013	Phase-in Assessments As of 07/01/2014		
Land:	76,000	57,200	As of 07/01/2015		
Improvements	89,900	84,100			
Total:	165,900	141,300	141,300	141,300	
Preferential Land:	0			0	
Transfer Information					
Seller: ISAACSON HENRY		Date: 08/18/1994	Price: \$65,000		
Type: NON-ARMS LENGTH OTHER		Deed1: /10711/ 00017	Deed2:		
Seller: ISAACSON HENRY		Date: 12/29/1992	Price: \$0		
Type: NON-ARMS LENGTH OTHER		Deed1: /09527/ 00672	Deed2:		
Seller: CHERLAN REALTY C CORPORATION		Date: 11/16/1969	Price: \$13,500		
Type:		Deed1: /05979/ 00754	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 06/21/2013					

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

Order the **TAX MAP** [click here...](#)

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

✖ Loading... Please Loading... Please Wait.

→



KEVIN KAMENETZ
County Executive

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

July 21, 2015

Guy L Barnes
2932 St. Lukes Lane
Baltimore MD 21207

RE: Case Number: 2015-0297 A, Address: 2932 St. Lukes Lane

Dear Mr. Barnes:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 23, 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

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Douglas H. Simmons, Acting Administrator

Date: 6/26/15

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

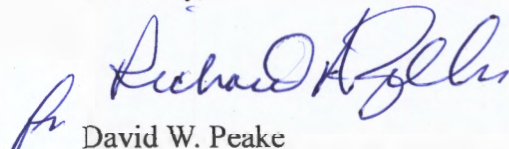
RE: Baltimore County
Item No. 2015-0297-A
Administrative Variance
Guy Lester Barnes
2932 St. Lukes Lane.

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. 2015-0297-A.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2398 or 1-866-998-0367 (in Maryland only) extension 2398, or by email at (rzeller@sha.state.md.us).

Sincerely,


David W. Peake
Metropolitan District Engineer
Baltimore & Harford Counties

DWP/RAZ

3107

Lot # 11 0219640610

Lot # 5 0209980000

Lot # 10

0203473020 2936
Pt. Bk. 0000023, Folio 0080

3105
0212200780

Lot # 6

PAI # 020078

PAI # 020078

Pt. Bk./Folio # 023080A

Lot # 9

2934
0208550480

3103
0201970020

Lot # 7

4 CD

Lot # 8

2932
0209750000

088A2 DR 5.5
2 ED NW 4-F

SAINT LUKES LN

0219950040

0203473740

0214100220 2124

2122

0214100230

0214100330

2120

PAI # 020260

PAI # 020260

Pt. Bk./Folio # 045029

1800011786 Pt. Bk. 0000045, Folio 0029

Pt. Bk. 0000038, Folio 0018

1600011770
1974-0290-A

Lot # 1

PAI # 028036

Pt. Bk./Folio # 038018

PAI # 028036

2015-0297-A

CHARLES WOODS CT

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 - 02 Account Number - 0209750000			
Owner Information					
Owner Name:		BARNES GUY LESTER		Use:	RESIDENTIAL
Mailing Address:		2932 ST LUKES LN BALTIMORE MD 21207		Principal Residence:	YES
				Deed Reference:	/10711/ 00017
Location & Structure Information					
Premises Address:		2932 ST LUKES LN BALTIMORE 21207-		Legal Description:	2932 ST LUKES LN RIDGELY HGTS
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0088	0007	0384		0000	C 8 2013 0023/0080
Special Tax Areas:			Town: NONE		
			Ad Valorem: Tax Class:		
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	Property Land Area
1958		1,835 SF			7,029 SF
County Use		04			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	NO	SPLIT LEVEL	SIDING	1 full/ 1 half	
Value Information					
		Base Value	Value As of 01/01/2013	Phase-in Assessments As of 07/01/2014 As of 07/01/2015	
Land:		76,000	57,200		
Improvements		89,900	84,100		
Total:		165,900	141,300	141,300	141,300
Preferential Land:		0			0
Transfer Information					
Seller: ISAACSON HENRY		Date: 08/18/1994		Price: \$65,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /10711/ 00017		Deed2:	
Seller: ISAACSON HENRY		Date: 12/29/1992		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /09527/ 00672		Deed2:	
Seller: CHERLAN REALTY C CORPORATION		Date: 11/16/1959		Price: \$13,500	
Type:		Deed1: /05979/ 00754		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 06/21/2013					

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.

2015-0297-A

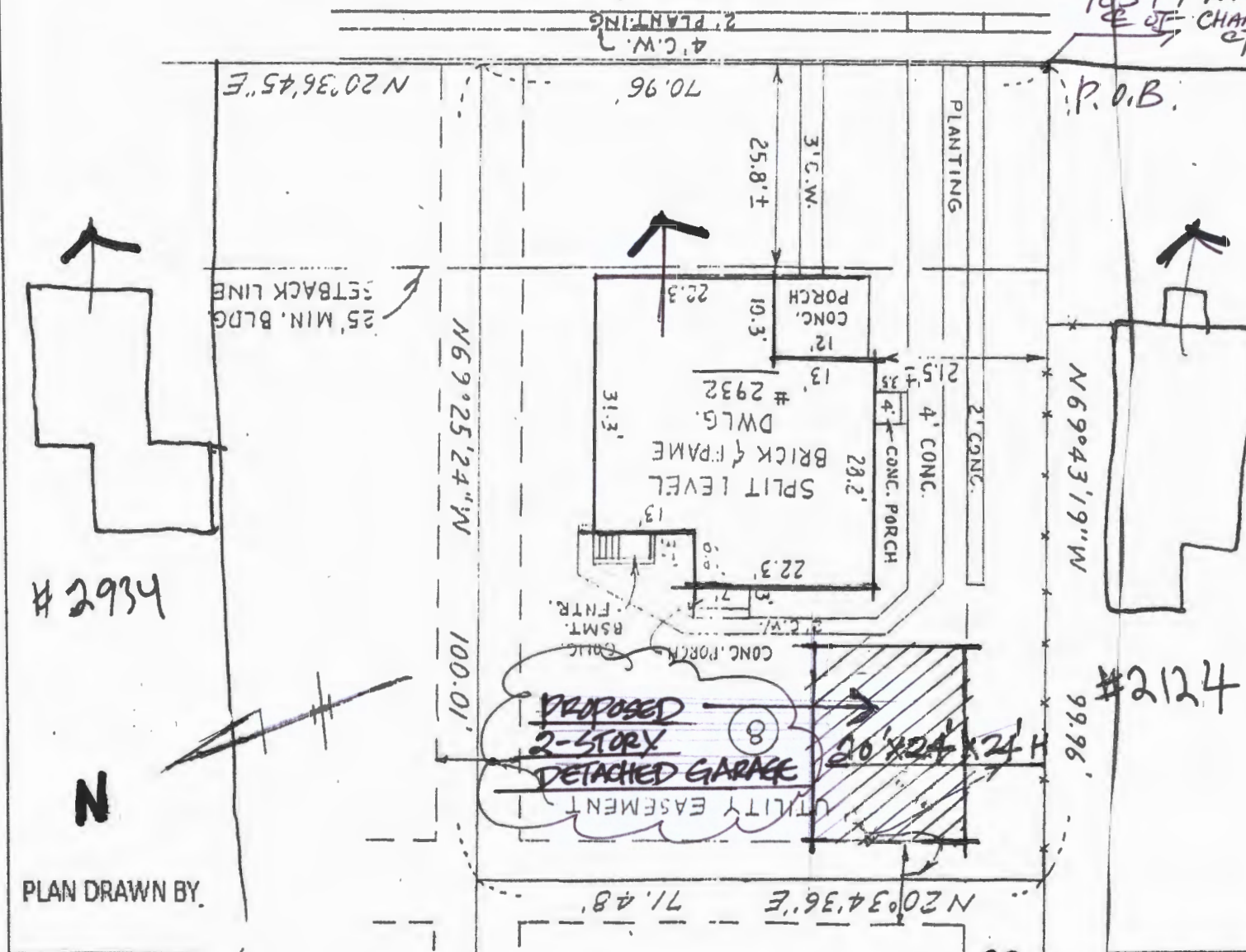
ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 2932 St. Lukes Lane OWNER(S) NAME(S) Guy Barnes

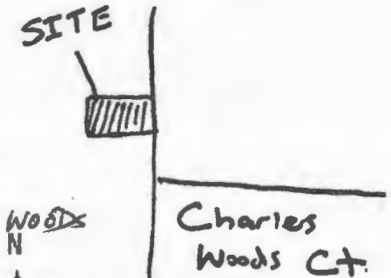
SUBDIVISION NAME Ridgely Heights LOT # 8 BLOCK # C SECTION # _____

PLAT BOOK # 23 FOLIO # 80 10 DIGIT TAX # 0209750000 DEED REF. # 10711/00017

ST. LUKES LANE



SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 0088

SITE ZONED DR S.S

ELECTION DISTRICT 2

COUNCIL DISTRICT 4

LOT AREA ACREAGE _____

OR SQUARE FEET 7029.84

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? _____

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO: N/A

PLAN DRAWN BY

Plan Drawn by: Puyllis Rosewell

DATE: 6/21/15 SCALE: 1 inch = 20 Ft

2015-0297-A

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

ADDRESS 2932 St. Lukes Lane OWNER(S) NAME(S) Guy Barnes

SUBDIVISION NAME Ridgely Heights LOT # 8 BLOCK # C SECTION # _____

PLAT BOOK # 23 FOLIO # 80 10 DIGIT TAX # 0209750000 DEED REF. # 10711/00017

ST. LUKES LANE

2' PLANTING
4' C.W.

105 FT N. OF
E. OF CHARLES WOODS
CT.

Charles
Woods Ct.

MAP IS NOT TO SCALE

ZONING MAP# 0088

SITE ZONED DR S.S

ELECTION DISTRICT 2

COUNCIL DISTRICT 4

LOT AREA ACREAGE _____

OR SQUARE FEET 7029.8 ft

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

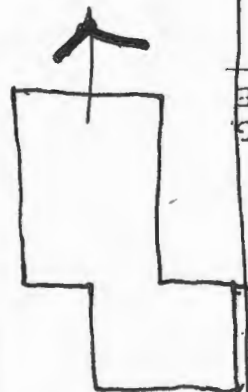
PRIOR HEARING? _____

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO: N/A



#2934

N

PLAN DRAWN BY:

N 20° 36' 45" E

25' MIN. BLDG
SETBACK LINE

N 69° 25' 24" W

100.01'

70.96'

25.8' ±

3' C.W.

PLANTING

10.3'

CONC. PORCH

13'

DWLG.

BRICK & FRAME

SPLIT LEVEL

22.3'

CONC. PORCH

ENTR.

CONC. PORCH

CONC. PORCH

CONC. PORCH

CONC. PORCH

21.5' ±

4' CONC.

2' CONC.

3.5' ±

4' CONC. PORCH

20.2'

22.3'

2' C.W.

CONC. PORCH

CONC. PORCH

CONC. PORCH

CONC. PORCH

CONC. PORCH

N 69° 43' 19" W

99.96'

P.O.B.

#2124

PROPOSED
2-STORY
DETACHED GARAGE

8

20' x 24' x 24' H

UTILITY EASEMENT

71.48'

N 20° 34' 36" E

Plan Drawn By: Phyllis Rosevelt

DATE: 6/21/15 SCALE: 1 inch = 20

2015-0297-A

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

ADDRESS 2932 St. Lukes Lane OWNER(S) NAME(S) Guy Barnes

SUBDIVISION NAME Ridgely Heights LOT # 8 BLOCK # C SECTION # _____

PLAT BOOK # 23 FOLIO # 80 10 DIGIT TAX # 02097500000 DEED REF. # 10711/00017

ST. LUKES LANE

2' PLANTING
4' C.W.

105 FT N. OF
E. OF CHARLES WOODS
CT.

Charles
Woods Ct.

MAP IS NOT TO SCALE

ZONING MAP# 0089

SITE ZONED DR S.S

ELECTION DISTRICT 2

COUNCIL DISTRICT 4

LOT AREA ACREAGE _____

OR SQUARE FEET 7029 sq ft

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

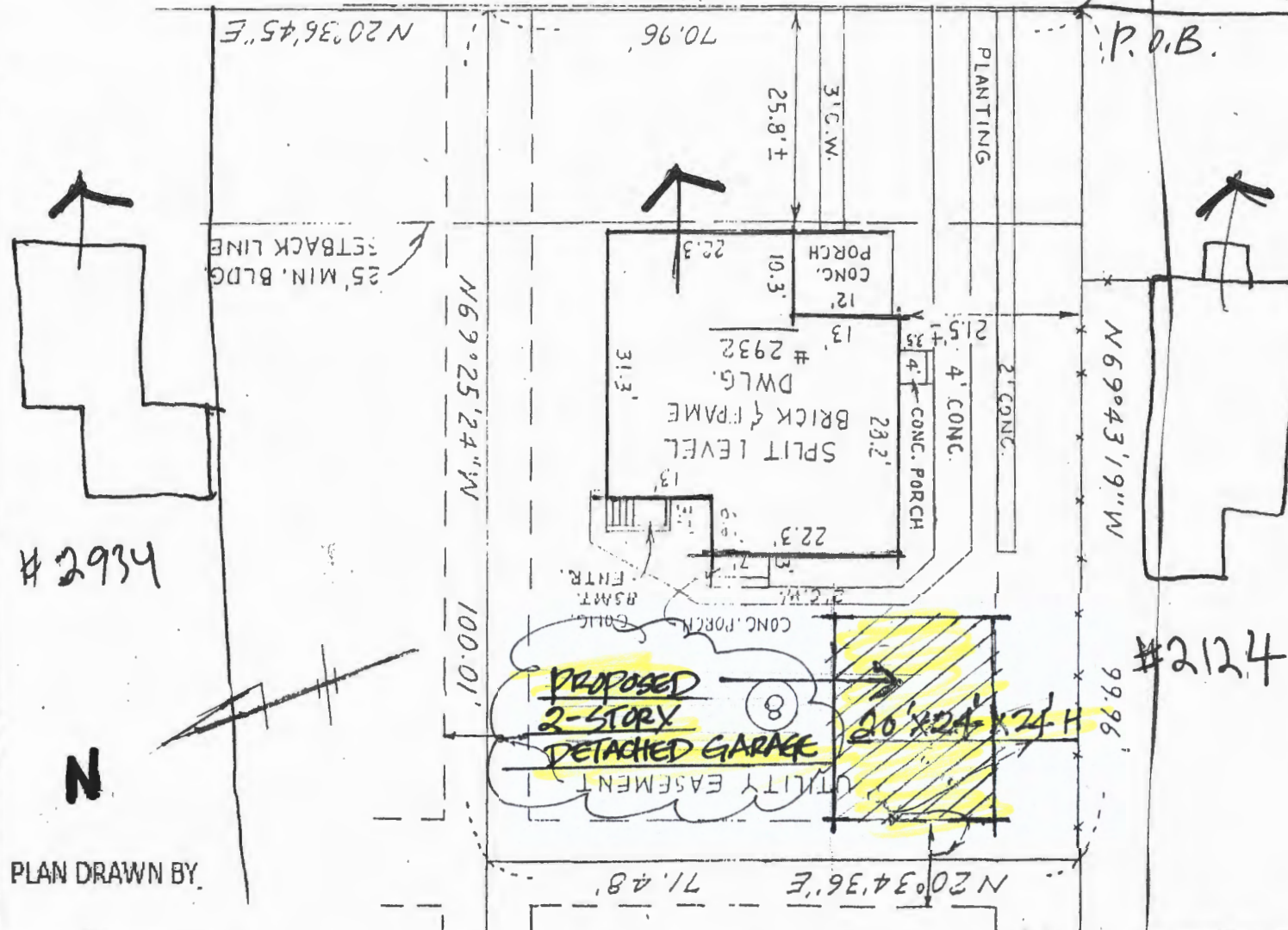
PRIOR HEARING? _____

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

N/A

Pet. Exh. 1

VIOLATION CASE INFO: N/A



PLAN DRAWN BY

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#2932

2002
2002

proposed

2-STY DETACHED
GRADING LOCATION

#2932

REAR
YARD

#2104

PROPOSED
2-STY DETACHED
GARAGE





2015-0297-A