

MEMORANDUM

DATE: September 15, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0013-A – Appeal Period Expired

The appeal period for the above-referenced case expired on September 14, 2015. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE *

(64 Cedar Avenue)

9th Election District

5th Council District

Paula A. Heneberry

Petitioner

BEFORE THE

* OFFICE OF ADMINISTRATIVE

* HEARINGS FOR

* BALTIMORE COUNTY

* CASE NO. 2016-0013-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 by the legal owner of the property, Paula A. Heneberry ("Petitioner"). The Petitioner is requesting Variance relief pursuant to §§ 1B02.3.C.1 and 301.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed deck with a rear setback of 7.5 ft. in lieu of the required 22.5 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. A ZAC comment was received from the Bureau of Development Plans Review (DPR), dated August 6, 2015, and recommended Petitioner to provide a 6 ft. high privacy fence or evergreen to effectively screen the deck from 19 Hillside Avenue. In addition, it is to be noted that a letter of support was received from Troy Workman, who resides at 19 Hillside Avenue, indicating his full support without any objection to the Petitioner's request.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on July 26, 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 8-14-15

By [Signature]

The Petitioner has 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 Petitioner.

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 14th day of **August, 2015**, by the Administrative Law Judge for Baltimore County that the Petition for Administrative Variance seeking relief from §§ 1B02.3.C.1 and 301.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed deck with a rear setback of 7.5 ft. in lieu of the required 22.5 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

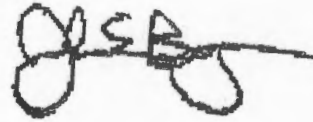
- Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at her own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
- Petitioner must comply with the ZAC comment, dated August 6, 2015, from DPR; a copy of which is attached hereto and made a part hereof.

ORDER RECEIVED FOR FILING

Date 8-14-15

By [Signature]

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 8-14-15

By SW



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 64 Cedar Ave Towson MD 21286 Currently zoned DR 5.5
Deed Reference 14847 / 00431 10 Digit Tax Account # 09 1 9 2 7 0 1 1 0
Owner(s) Printed Name(s) Paula Heneberry

(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. **X** **ADMINISTRATIVE VARIANCE** from Section(s) 1802.3-C.1 & 301.1 of the BCZR
To permit a proposed deck with a rear set back of
7 feet in lieu of the required 22.5 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):

Paula Heneberry /
Name #1 - Type or Print Name #2 - Type or Print

Paula Heneberry /
Signature #1 Signature #2

64 Cedar Ave Towson MD
Mailing Address City State

21286 / 410 934-9744 / phenebe1@jhmi.edu
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:

SAME
Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 8-14-15 day of August 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 2016-0013-A Filing Date 7/17/15 Estimated Posting Date 7/20/15 Reviewer G.H

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: 64 Cedar Ave Towson MD 21286
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)

My property is oddly shaped; the back yard becomes very narrow
closest to my house. The narrowing does not allow for compliance
with setback requirement for the deck I would like to build on back
of house with entrance from dining room. Adding a deck would improve my
property and enjoyment of my property. My neighbor closest to
requested reduced setback distance has no objections and fully
supports my request.

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

Paula Heneberry
Signature of Owner (Affiant)

Signature of Owner (Affiant)

Paula Heneberry
Name- Print or Type

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 12th day of July, 2015, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Paula Heneberry

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

AS WITNESS my hand and Notaries Seal

Susan Heneberry Poley
Notary Public

07/14/2015
My Commission Expires

Zoning Property Description for 64 Cedar Ave Towson, MD 21286

Beginning at a point on the northwest side of Cedar Avenue which is 28' R/W wide at the distance of 30' northeast of the centerline of the nearest improved intersecting street Hillside Avenue which is 35' R/W wide.

Beginning for the same at a stone heretofore set at the beginning of the third line of a parcel of land which by a Deed dated November 15, 1951 and recorded among the Land Records of Baltimore County in Liber GLB No. 2041, folio 264, was conveyed by the Towson Nurseries, incorporated to J Todd Merritt; and running thence with and binding on a part of said third line South fifteen degrees fifty-six minutes West eighty-three feet to the Northeast side of Hillside Avenue as widened and to the end of the fifth line of a parcel of land which by Deed date December 21, 1951 and recorded among the Land Records of Baltimore County in Liber GLB No 2075, folio 555, was conveyed by Todd Merritt to the County Commissioners of Baltimore County; thence binding reversely on the fifth and fourth lines of said last mentioned parcel of land and binding on the Northeast side of Hillside avenue, as widened the two following lines, viz: South fifty-one degrees forty-two minutes thirty seconds East thirty-nine and twenty-seven and one hundredths feet and Easterly by a line curving toward the left having a radius of thirty-seven and fifty one-hundredths feet a distance of forty-seven and thirty-eight one hundredths feet (the chord of said arc bearing South eighty-seven degrees fifty-four minutes fifteen seconds East forty-four and twenty-nine one-hundredths feet) to a point on the Northwest side of Cedar Avenue, as widened; thence binding reversely on a part of the third line of said parcel of land conveyed by Merritt, et al., to the County Commissioners and binding on the Northwest side of Cedar Ave, as widened, North fifty-five degrees fifty-four minutes East fifteen and ninety-nine one hundredths feet; thence leaving said Avenue and running for a line of division north thirty-four degrees six minutes West one hundred sixteen and ninety-one one hundredths feet to the place of beginning.

The improvements thereon being known as No. 64 Cedar Avenue

2016-0013

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For August 3, 2015
Item No. 2016-0013

DATE: August 6, 2015

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment.

Provide a 6' high privacy fence or evergreen screen to effectively screen the deck from 19 Hillside Avenue.

* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 16-0013-08032015.doc

ORDER RECEIVED FOR FILING

Date 8-14-15

By DW

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>8-6</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>C</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>7-29</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
<u>7-11</u>	ADJACENT PROPERTY OWNERS <u>Randa Hernandez, 64 Cedar Ave.</u>	<u>Troy Workman</u> <u>Troy Workman</u> <u>Supports</u>
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>7-26-15</u> by <u>Black</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

CERTIFICATE OF POSTING

2016-0013-A

RE: Case No.: _____

Petitioner/Developer: _____

Paula Heneberry

August 10, 2015

Date of Hearing/Closing: _____

**Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204**

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

64 Cedar Ave

July 26, 2015

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

~~July 26, 2015~~

(Signature of Sign Poster) _____ (Date) _____

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0013 -A Address 604 Cedar Ave 21286

Contact Person: Gary Huck Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7/17/15 Posting Date: 7/26/15 Closing Date: 8/10/15

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 2016- 0013 -A Address 604 Cedar Ave 21286

Petitioner's Name Paula Heneberry Telephone 410-934-9744

Posting Date: 7/26/15 Closing Date: 8/10/15

Wording for Sign: To Permit a proposed deck with a rear yard set back of 7 1/2 feet in lieu of the required 30 feet.

Revised 7/18/14

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

No. **128641**
 Date: **7/17/15**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 7/17/2015 7/17/2015 10:06:03 2

REC NS02 WALKIN JEVA JEE

>> RECEIPT # 928575 7/17/2015 BFLN

Dept 5 530 ZONING VERIFICATION

NO. 128641

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

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	800	0000		(015)					75.00

Total: **75.00**

Rec From: **Paula Heneberry**

For: **Administrative Variance**
2016-0013-A

64 Cedar Avenue

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**



KEVIN KAMENETZ
County Executive

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

August 12, 2015

Paula Heneberry
64 Cedar Avenue
Towson MD 21286

RE: Case Number: 2016-0013 A, Address: 519 Grovethorn Road

Dear Mr. Armstrong:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 14, 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
Douglas H. Simmons, Acting Administrator

Date: 7/29/15

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

RE: Baltimore County
Item No 2016-0013-A
Administrative Variance
Paula Heneberry
64 Cedar Avenue.

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. 2016-0013-A.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in dark ink, appearing to read 'Richard Zeller', is written over a horizontal line.

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 August 3, 2015
Item No. 2016-0013

DATE: August 6, 2015

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment.

Provide a 6' high privacy fence or evergreen screen to effectively screen the deck from 19 Hillside Avenue.

* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 16-0013-08032015.doc

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 - 09 Account Number - 0919270110			
Owner Information					
Owner Name:		HENEBERRY PAULA A		Use:	RESIDENTIAL
Mailing Address:		64 CEDAR AV BALTIMORE MD 21286-7847		Principal Residence:	YES
				Deed Reference:	/14847/ 00431
Location & Structure Information					
Premises Address:		64 CEDAR AVE 0-0000		Legal Description:	LT NS CEDAR AV 64 CEDAR AVE NW COR HILLSIDE AV
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0070	0014	0418		0000	
				Assessment Year:	Plat No: Plat Ref:
				2014	
Special Tax Areas:			Town: Ad Valorem: Tax Class:		
			NONE		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1953	1,606 SF	364 SF	5,429 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	BRICK	1 full/ 1 half	
Value Information					
		Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		107,500	91,500		
Improvements		222,600	210,300		
Total:		330,100	301,800	301,800	301,800
Preferential Land:		0			0
Transfer Information					
Seller: GEORGE JAMES W		Date: 12/06/2000		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /14847/ 00431		Deed2:	
Seller: DAVISSON TIMOTHY JEROME		Date: 04/21/1999		Price: \$165,000	
Type: ARMS LENGTH IMPROVED		Deed1: /13688/ 00113		Deed2:	
Seller: SEHLHORST JOSEPH F		Date: 06/14/1989		Price: \$145,000	
Type: ARMS LENGTH IMPROVED		Deed1: /08198/ 00622		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 10/05/2013					

July 11, 2015

From: Troy Workman, owner 19 Hillside Ave. Towson MD 21286

To: Baltimore County Zoning Dept

Re: Support for Variance Request by Paula Heneberry of
64 Cedar Ave Towson MD
21286

This letter is to verify that we, Troy and Marguerite Workman, property owners of 19 Hillside Ave which is adjacent to 64 Cedar Ave, fully support without any objection, the variance request of Paula Heneberry to construct a deck that will have a setback of ~~10~~⁷ feet at its narrowest point. ~~and 17.5 feet at its farthest point.~~ This improvement to MS. Heneberry's property will not negatively impact our use or enjoyment of our property.

Troy Workman
Troy Workman

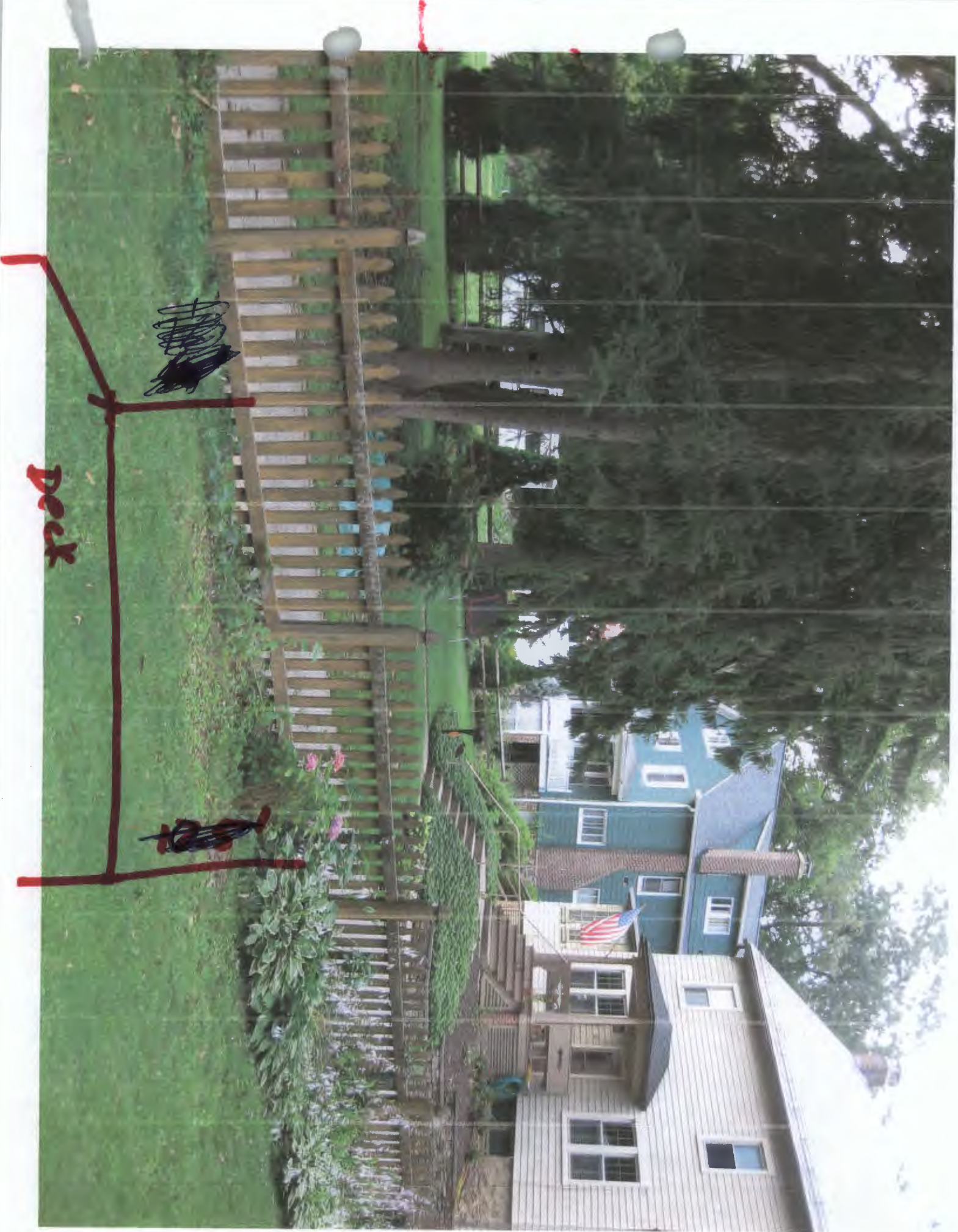
7/11/15
Date

STATE OF MARYLAND
COUNTY OF BALTIMORE

I hereby certify, this 11th day of July 2015, before me a Notary Public of Maryland, in and for Baltimore County, personally appeared Troy Workman and acknowledged the foregoing to be ~~their~~ his free act and deed.

Susan Heneberry Paley
SUSAN HENEERRY PALEY
NOTARY PUBLIC
MY COMMISSION EXPIRES: 7/14/15

2016-00371

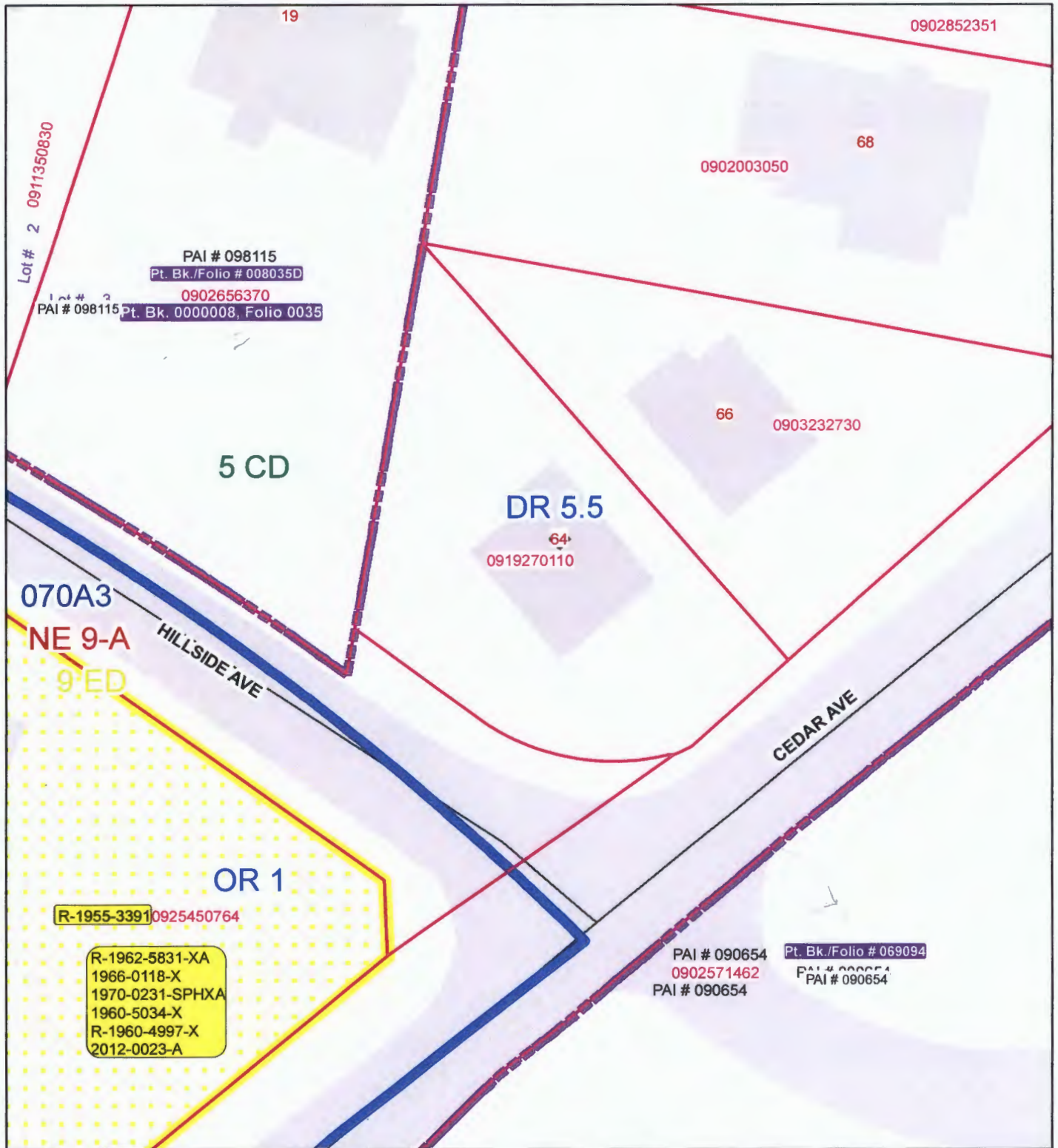


2016-0013-A



2016-0613-A

64 Cedar Avenue



Publication Date: 6/30/2015



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



0 5 10 20 30 40
Feet

1 inch = 30 feet

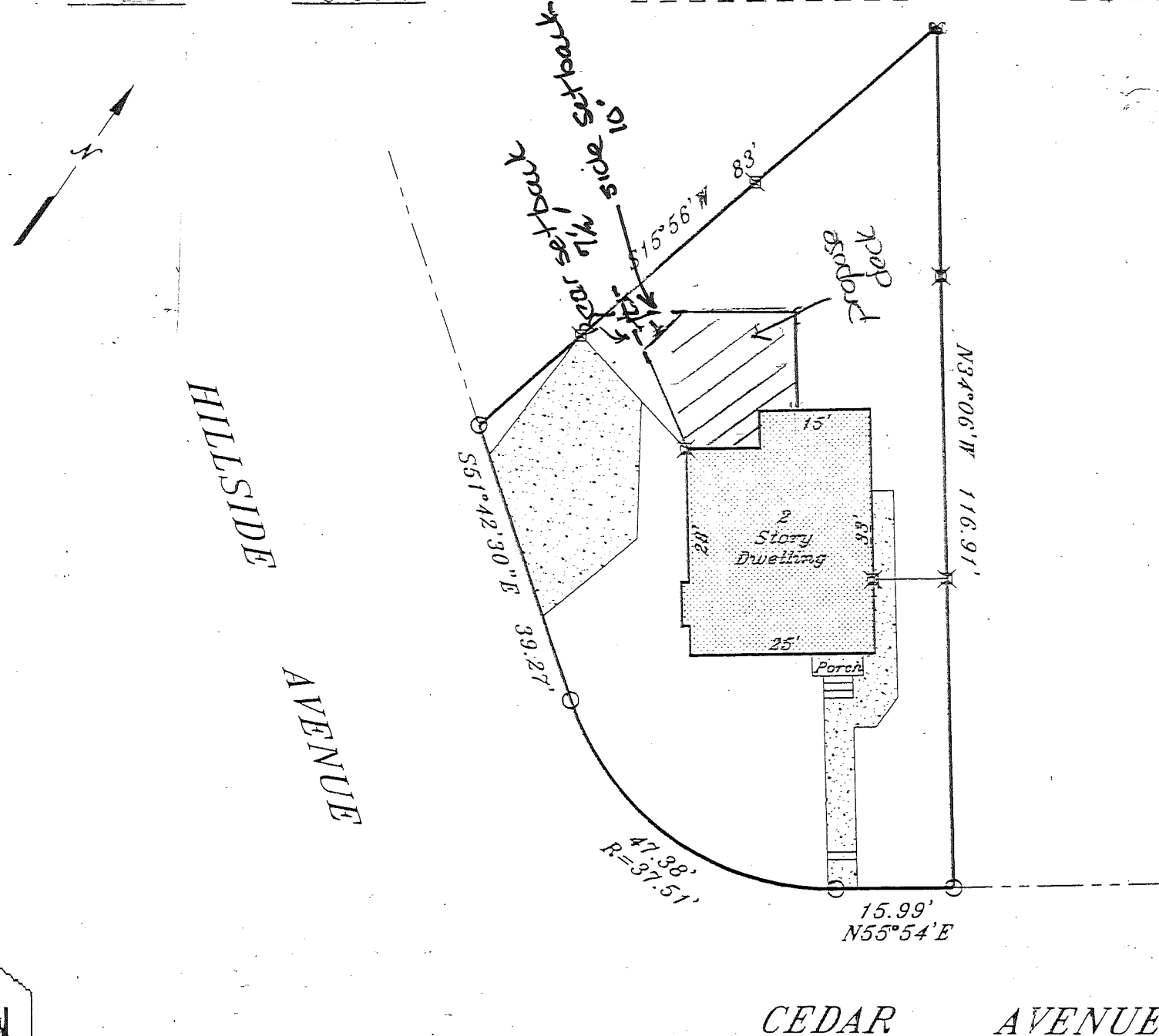
2016-0013-A

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

ADDRESS 64 CEDAR AVE 21286 OWNER(S) NAME(S) PAULA HENEGERDY

SUBDIVISION NAME _____ LOT# N/A BLOCK# N/A SECTION# N/A

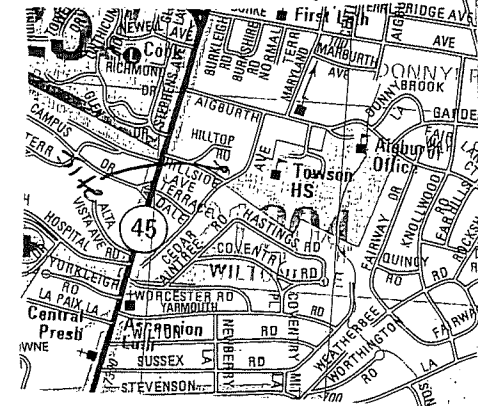
PLAT BOOK # _____ FOLIO # 2 10 DIGIT TAX # 0919270110 DEED REF. # 14847/00431



PLAN DRAWN BY PAULA HENEGERDY DATE 7/17/15 SCALE: 1 INCH = 20 FEET

2016-0013-A

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 070A3

SITE ZONED DR 5.5

ELECTION DISTRICT 9

COUNCIL DISTRICT 5CD

LOT AREA ACREAGE .12

OR SQUARE FEET 5,429

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

N/A

VIOLATION CASE INFO:

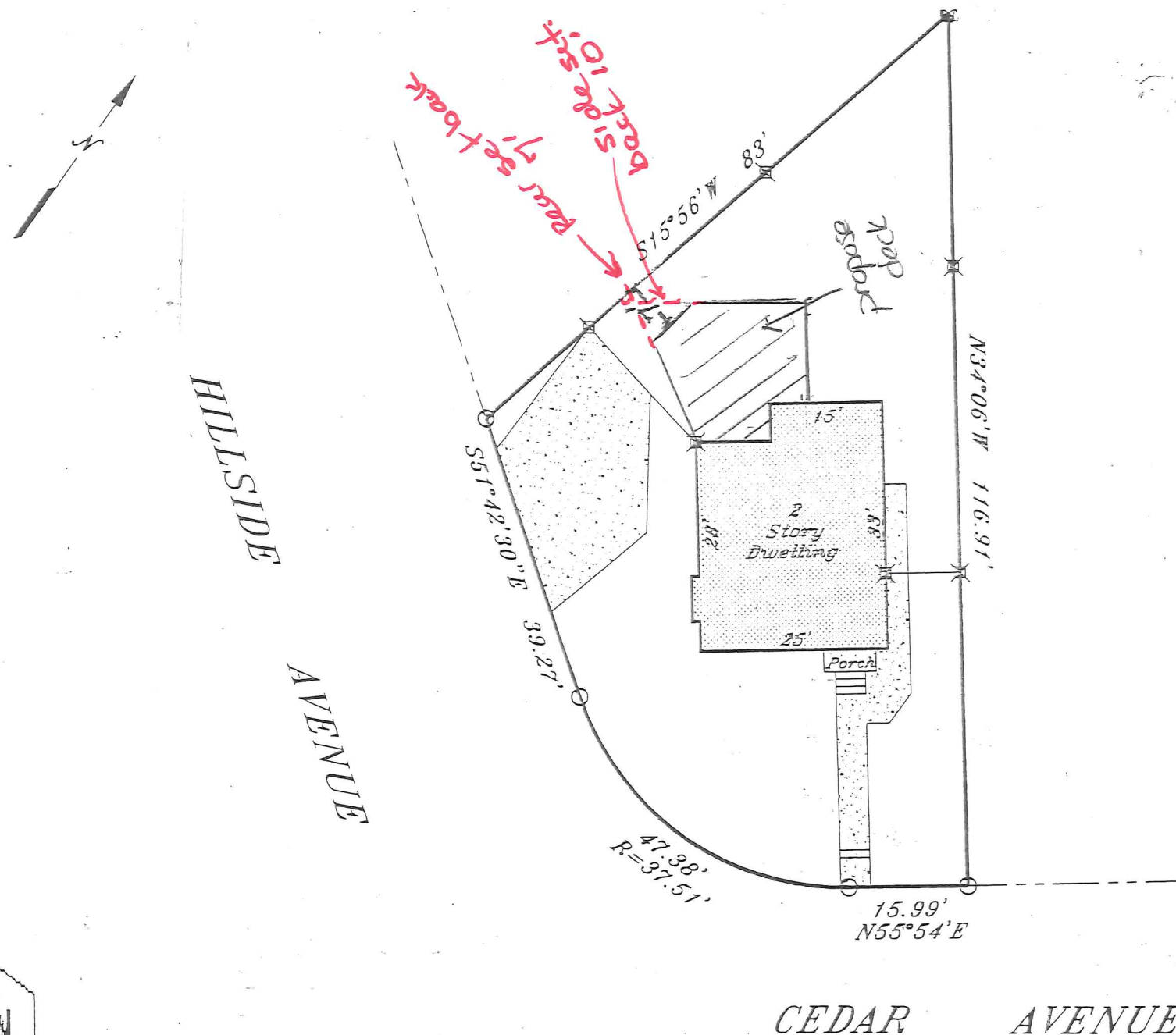
NO

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

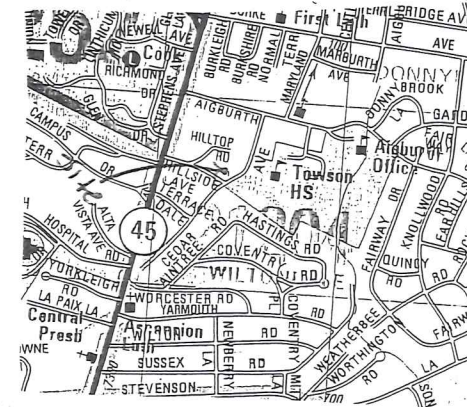
ADDRESS 64 CEDAR AVE 21286 OWNER(S) NAME(S) PAULA HENEGERBY

SUBDIVISION NAME _____ LOT# N/A BLOCK# N/A SECTION# N/A

PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 0919270110 DEED REF. # 14842/0043



SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 070A3

SITE ZONED DR 5.5

ELECTION DISTRICT 9

COUNCIL DISTRICT 5 CD

LOT AREA ACREAGE .12

OR SQUARE FEET 5,429

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

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO:

NO

Pet. Exm 1