

MEMORANDUM

DATE: November 27, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0081-A – Appeal Period Expired

The appeal period for the above-referenced case expired on November 25, 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
(8914 Grove Road)
11th Election District
5th Council District
Linda J. and Albert E. Heinbaugh
Petitioners

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2016-0081-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, Linda J. and Albert E. Heinbaugh ("Petitioners"). The Petitioners are requesting variance relief from §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a replacement detached accessory structure (garage) to be located on the third of a lot closest to a street and have a height of 21 ft. in lieu of the required farthest removed and maximum allowed height of 15 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 submitted by any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on October 4, 2015, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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 and

ORDER RECEIVED FOR FILING

Date 10-26-15

By 10W

photographs 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.

Although the Department of Planning did not make any recommendations related to the replacement detached accessory structure (garage) 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 26th day of **October, 2015**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a replacement detached accessory structure (garage) to be located on the third of a lot closest to a street and have a height of 21 ft. in lieu of the required farthest removed and maximum allowed height of 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners or subsequent owners shall not convert the replacement detached accessory structure (garage) into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The replacement detached accessory structure (garage) shall not be used for commercial purposes.

ORDER RECEIVED FOR FILING

Date 10-26-15

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 10-26-15

By aw



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 8914 Grove Road, Parkville, MD 21234 Currently zoned DR 5.5
Deed Reference 05158 100211 10 Digit Tax Account # 1119009850
Owner(s) Printed Name(s) Linda J. and Albert E. Heinbaugh

(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) Sections 400.1 and 400.3 – to permit a replacement detached accessory structure (garage) to be located on the third of a lot closest to a street and have a height of 21 feet in lieu of the required farthest removed and maximum allowed height of 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.

If 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):

Linda J. Heinbaugh Albert E. Heinbaugh
Name #1 – Type or Print Name #2 – Type or Print

Linda J. Heinbaugh Albert E. Heinbaugh
Signature #1 Signature #2

8914 Grove Rd, Parkville, MD
Mailing Address City State

21234 410.665.7669 gramme.heinbaugh
Zip Code Telephone # Email Address

@erizon.net

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

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

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 21 day of October, 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 2016-0081-A Filing Date 9/25/15 Estimated Posting Date 10/4/15 Reviewer RDD

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: 8914 Grove Rd., Parkville, MD 21234
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)

Need to house a motor home in a pole building garage with a 21' peak because of the need for a 14' high door and a 6' 5" peak above the door. Storage to keep the motorhome safe from the elements will keep it ready to use. Parking it on the street is a violation to the neighbors being able to safely navigate the road. We are elderly owners who are not able to protect the motorhome from elemental damage, such as wind, rain, and hail damage. Parking on the street is also a warrant from the police department, ticketing violations.

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

Linda J. Heinbaugh
Signature of Owner (Affiant)
Linda J. Heinbaugh
Name- Print or Type

Albert E. Heinbaugh
Signature of Owner (Affiant)
Albert E. Heinbaugh
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 18th day of September, 2015, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Linda J. Heinbaugh and Albert E. Heinbaugh

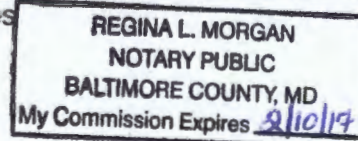
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal

Regina L. Morgan
Notary Public
2-10-2017

My Commission Expires

Item #0081



REV. 5/8/2014

ZONING PROPERTY DESCRIPTION FOR 8914 GROVE ROAD, PARKVILLE, MD 21234

Beginning at a point on the ^{west} north side of Grove Road which said property fronts, which is 30 feet wide with a distance of ~~60~~ feet ^{south} west of the centerline of the nearest improved intersecting street, Orbital Road, which is 30 feet wide.

Thence the following courses and distances: (1st Point of Call-"POC") s/ 69degrees-04'-18" E -191.82'; (2nd POC) S-11 degrees-43'-50" W-12.78'; (3rd POC) S-0 degrees-33'-50" W-202.07'; (4th POC) N-46 degrees-32'-53' W-445.86' back to the point of beginning as recorded in Deed Liber G.L.B. 2061, Folio 381, containing .86 +/- acres. Located in the 11th Election District and 5th Council District.

Item #0081

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Item #0081

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

No. **128766**

Date: **9/25/15**

PAID RECEIPT

BUSINESS ACTUAL TIME
 9/29/2015 9/25/2015 09:52:15

RES NO.1 WALKIN LRG LTR

RECEIPT # 414049 9/25/2015

5 520 ZONING VERIFICATION

NO. 128766

Recpt Tot. \$75.00

\$75.00 CL \$1.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	6000		6150				075

Total: **075**

Rec

From:

For:

zoning hearing - case #2016-0031-A

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0081 -A Address 8914 Grove Rd

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

Filing Date: 9/25/15 Posting Date: 10/4/15 Closing Date: 10/19/15

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- 0081 -A Address 8914 Grove Rd

Petitioner's Name L + A Heinbaugh Telephone 410 665 7669

Posting Date: 10/4/15 Closing Date: 10/19/15

Wording for Sign: To Permit a replacement detached accessory structure
(garage) to be located on the third of a lot closest to a street
and have a height of 21 feet in lieu of the required farthest
removed and maximum allowed height of 15 feet

Revised 7/18/14

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/neighboring 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: 2016-0081-A
Petitioner: Albert E. Heinbaugh and Linda J. Heinbaugh
Address or Location: 8914 Grove Road Parkville, MD 21234

PLEASE FORWARD ADVERTISING BILL TO:

Name: Albert E Heinbaugh
Address: 8914 Grove Rd
Parkville, MD 21234

Telephone Number: 410.665.7669 / C 410.925.4220

CERTIFICATE OF POSTING

2016-0081-A

RE: Case No.: _____

Petitioner/Developer: _____

Linda & Albert Heinbaugh

October 19, 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:

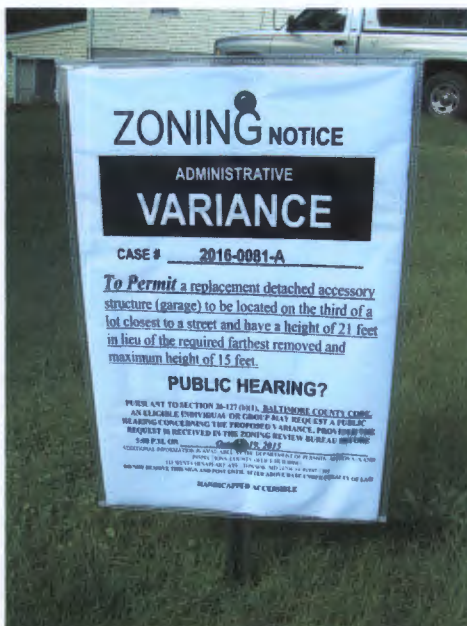
Ladies and Gentlemen:

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: _____

8914 Grove Road

October 4, 2015

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



Sincerely,

 **October 4, 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)



KEVIN KAMENETZ
County Executive

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

October 20, 2015

Linda J & Albert E Heinbaugh
8914 Grove Road
Parkville MD 21234

RE: Case Number: 2016-0081 A, Address: 8914 Grove Road

Dear Mr. & Ms. Heinbaugh:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 25, 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 K. Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 10/5/15

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

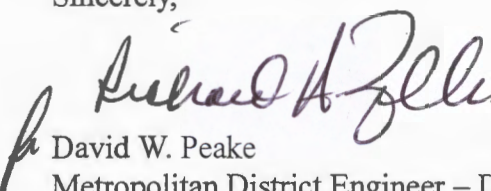
RE: Baltimore County
Item No. 2016-0081-A
Administrative Variance
Linda J. & Albert E. Heinbaugh
8914 Grove Road

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2016-0081-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,


David W. Peake
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

DWP/RAZ

C H E C K L I S T

<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>10-5</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>10-4-15</u> by <u>Beck</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 11 Account Number - 1119009850			
Owner Information					
Owner Name:	HEINBAUGH ALBERT E HEINBAUGH LINDA J		Use:	RESIDENTIAL	
Mailing Address:	8914 GROVE RD BALTIMORE MD 21234-4256		Principal Residence:	YES	
			Deed Reference:	/05158/ 00211	
Location & Structure Information					
Premises Address:		8914 GROVE RD 0-0000		Legal Description:	WS GROVE RD .882 AC 2570 N ORBITAN RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0071	0022	0408		0000	2015
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1952	1,902 SF		38,419 SF	04	
Stories	Basement	Type	Exterior SIDING	Full/Half Bath	Garage Last Major Renovation
1 1/2	YES	STANDARD UNIT		1 full	
Value Information					
		Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		84,800	84,800		
Improvements		116,300	132,400		
Total:		201,100	217,200	206,467	211,833
Preferential Land:		0			0
Transfer Information					
Seller: SCHRENKER LOUIS J		Date: 01/13/1971		Price: \$18,000	
Type: ARMS LENGTH IMPROVED		Deed1: /05158/ 00211		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class			07/01/2015	07/01/2016
County:	000			0.00	
State:	000			0.00	
Municipal:	000			0.00 0.00	0.00 0.00
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 12/31/2012					

Baltimore County

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

District: 11 Account Number: 1119009850



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

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

Property maps provided courtesy of the Maryland Department of Planning.

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



Front View of 8914 Grove Road

Image capture: Aug 2013 © 2015 Google

Carney, Maryland

Street View - Aug 2013



Item #0081

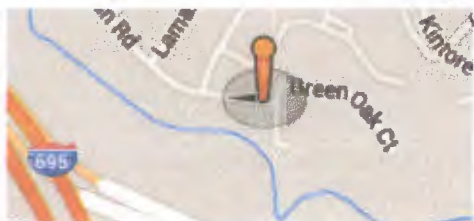


Carney, Maryland

Street View - Aug 2013

Side View of Property next
to lot owned by the county and
neighbors across the street on
Orbitan Rd.

Image capture: Aug 2013 © 2015 Google



Item #0081

Side facing Neighbors on Orbitan Rd.



Item #0081

Removal of building that fell down. Neighbors across the street

Side facing Neighbors on Orbitan Rd.



Removal of building that fell down. Neighbors across the street

Item #0081



Item #0081

Rear of Property showing house, driveway & distance to "garage"



Item #0081

Rear of Property showing house, driveway & distance to "garage"



Item #0081

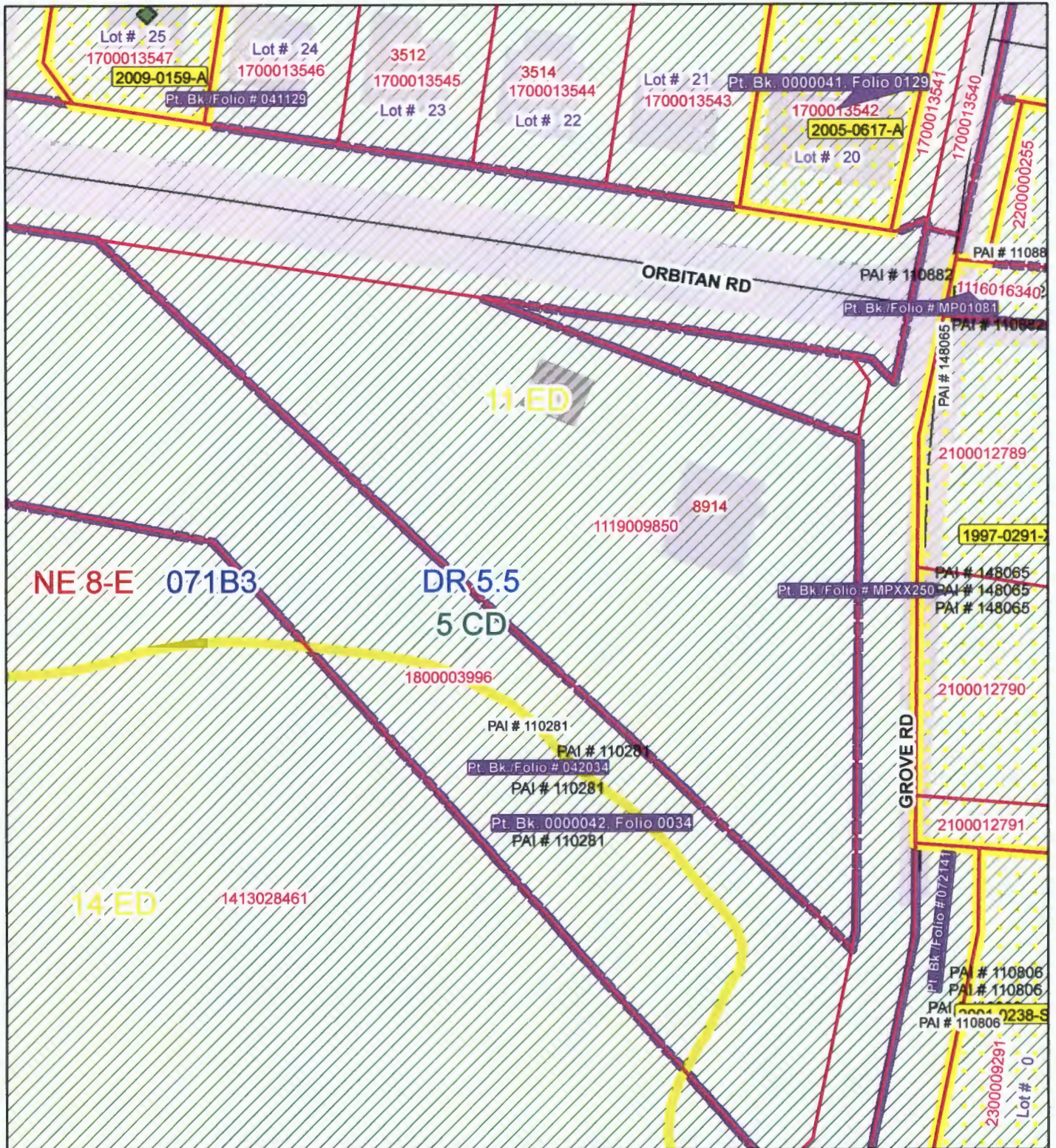
: Garage that fell down. Placement of new garage.



Item #0081

. Garage that fell down. Placement of new garage.

8914 Grove Road



Publication Date: 9/25/2015



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



0 15 30 60 90 120 Feet

1 inch = 60 feet

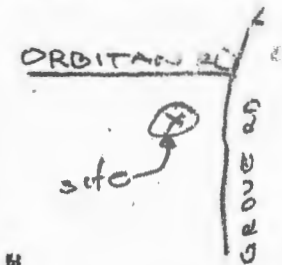
Item #0081

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 8914 GROVE RD OWNER(S) NAME(S) ALBERT E. HEINBAUGH & WIFE
 SUBDIVISION NAME N/A LOT # N/A BLOCK # N/A SECTION # N/A
 PLAT BOOK # N/A FOLIO # N/A 10 DIGIT TAX # LL 900 9850 DEED REF. # 05158/00211



PLAN DRAWN BY Linda Heinbaugh DATE 9/22/15 SCALE: 1 INCH = 100 FEET

SITE VICINITY MAP



N
 ↑
 MAP IS NOT TO SCALE

ZONING MAP# 07/B3
 SITE ZONED DR 5.5
 ELECTION DISTRICT 11
 COUNCIL DISTRICT 5
 LOT AREA ACREAGE .86±
 OR SQUARE FEET _____
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC ☒ PRIVATE _____
 SEWER IS:
 PUBLIC ☒ PRIVATE _____
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

#2016-0081-A

R.D.

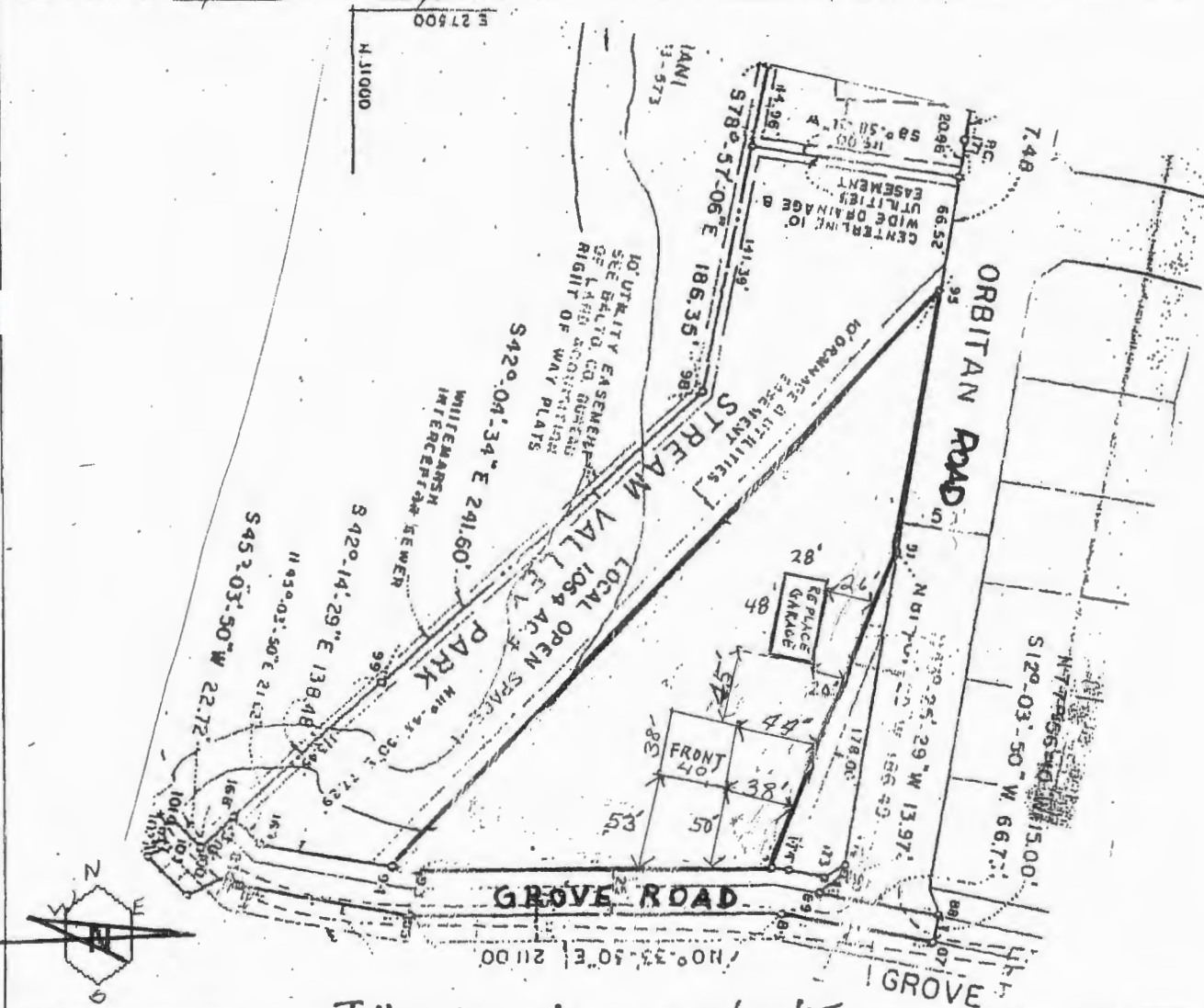
Pet ER 1

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

ADDRESS 8914 GROVE RD OWNER(S) NAME(S) ALBERT E. HEINBAUGH & WIFE

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

PLAT BOOK # N/A FOLIO # N/A 10 DIGIT TAX # LL 1900 2850 DEED REF. # 05158/00211



PLAN DRAWN BY Linda J. Heinbaugh DATE 9/22/15 SCALE: 1 INCH = 100 FEET

SITE VICINITY MAP



N
↑
MAP IS NOT TO SCALE

ZONING MAP# 071B3

SITE ZONED DR 5.5

ELECTION DISTRICT 11

COUNCIL DISTRICT 5

LOT AREA ACREAGE .86±

OR SQUARE FEET _____

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

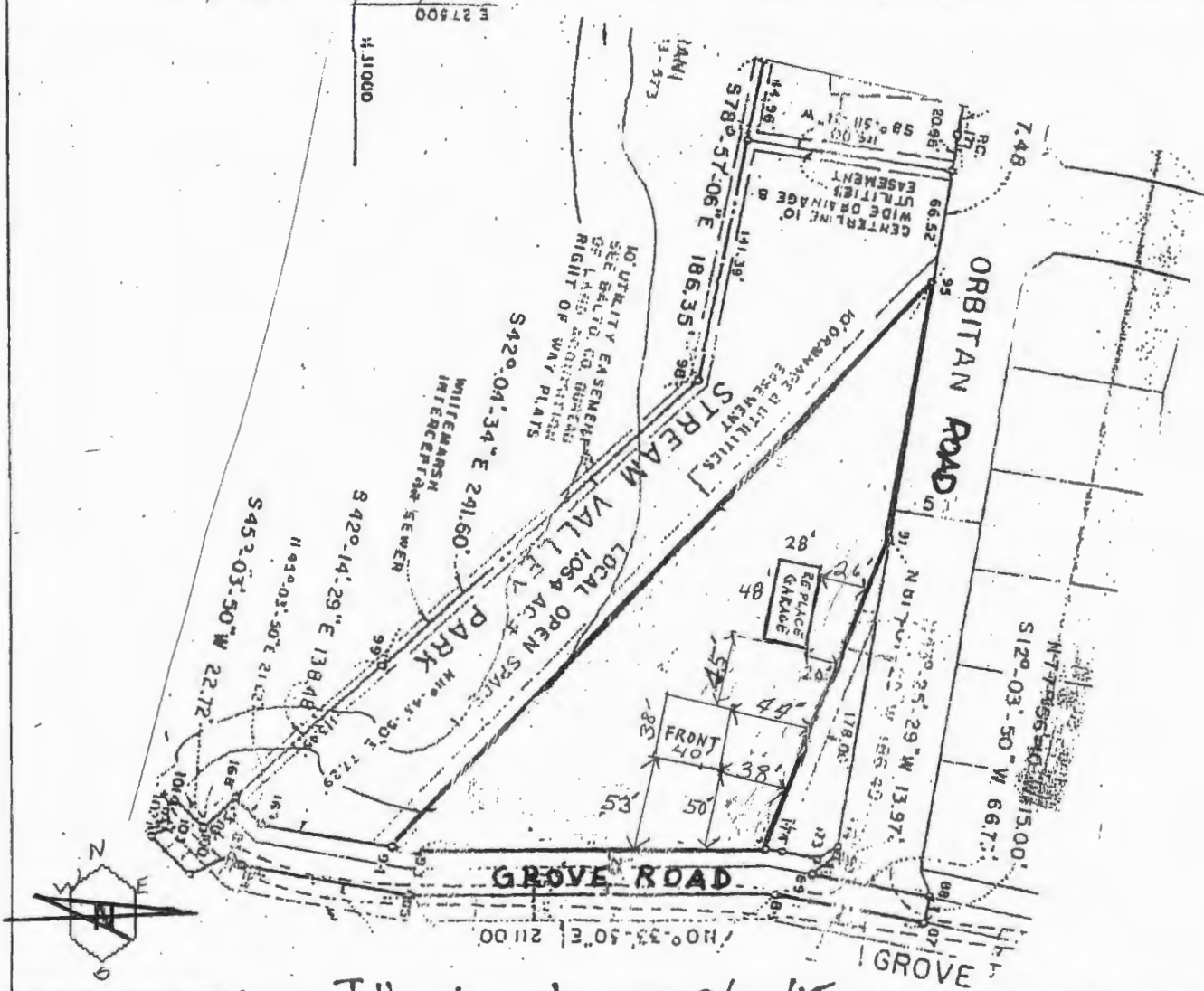
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

#2016-0081-A

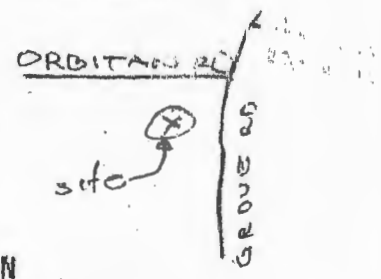
RJD

ZONING HEARING PLAN FOR VARIANCE ✓ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 8914 GROVE RD OWNER(S) NAME(S) ALBERT F. HEINBAUGH & WIFE
 SUBDIVISION NAME N/A LOT # N/A BLOCK # N/A SECTION # N/A
 PLAT BOOK # N/A FOLIO # N/A 10 DIGIT TAX # LL19009850 DEED REF. # 05158/00211



PLAN DRAWN BY Linda I. Heinbaugh DATE 9/22/15 SCALE: 1 INCH = 100 FEET

SITE VICINITY MAP



N
 MAP IS NOT TO SCALE

ZONING MAP# 071B3
 SITE ZONED DR 5.5
 ELECTION DISTRICT 11
 COUNCIL DISTRICT 5
 LOT AREA ACREAGE .86±
 OR SQUARE FEET _____
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC ☒ PRIVATE _____
 SEWER IS:
 PUBLIC ☒ PRIVATE _____
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

 VIOLATION CASE INFO:

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R.D.D