

M E M O R A N D U M

DATE: January 11, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0121-A- Appeal Period Expired

The appeal period for the above-referenced case expired on January 8, 2016. 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 *
(4108 Harbrent Way)
2nd Election District *
4th Council District *
Leah H. Covington *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2016-0121-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, Leah Covington. The Petitioner is requesting Variance relief from § 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an open deck with a rear yard setback of 17 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. 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 November 22, 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

Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply

ORDER RECEIVED FOR FILING

Date 12-9-15

By ESW

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.

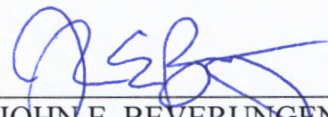
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 9th day of **December, 2015**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an open deck with a rear yard setback of 17 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 her appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said 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 12-9-15

By [Signature]



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

December 8, 2015

Leah H. Covington
4108 Harbrent Way
Randallstown, Maryland 21133

RE: Petition for Administrative Variance
Case No. 2016-0121-A
Property: 4108 Harbrent Way

Dear Ms. Covington:

Enclosed please find a copy of the Order rendered in the above-captioned matter

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>11-23</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>12-3</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>11-24</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 <u>15 days</u>	Date: <u>11-22-15</u>	by <u>Ogle</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 - 02 Account Number - 2500001413			
Owner Information					
Owner Name:		COVINGTON LEAH H		Use: RESIDENTIAL	
Mailing Address:		4108 HARBENT WAY RANDALLSTOWN MD 21133-		Principal Residence: YES	
				Deed Reference: /36844/ 00385	
Location & Structure Information					
Premises Address:		4108 HARBRENT WAY RANDALLSTOWN MD 21133-		Legal Description: 0.183 AC 4108 HARBRENT WAY WS OSTENDORF PROPERTY	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0077	0004	1223		0000	5
Assessment Year:				Plat No:	
2016				0078/0165	
Special Tax Areas:				Town: NONE	
				Ad Valorem:	
				Tax Class:	
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	
2015		2,786 SF		7,971 SF	
Property Land Area		County Use			
7,971 SF		04			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	SIDING	3 full/ 1 half	1 Attached
Last Major Renovation					
Value Information					
Base Value		Value As of 01/01/2013		Phase-in Assessments As of 07/01/2015	
				As of 07/01/2016	
Land:		60,400		60,400	
Improvements		345,900		345,900	
Total:		406,300		406,300	
Preferential Land:		0		406,300	
Transfer Information					
Seller: U S HOME CORPORATION		Date: 11/05/2015		Price: \$414,990	
Type: ARMS LENGTH IMPROVED		Deed1: /36844/ 00385		Deed2:	
Seller: FRANCE JACOB H,JR		Date: 02/05/2015		Price: \$130,000	
Type: ARMS LENGTH IMPROVED		Deed1: /35823/ 00354		Deed2:	
Seller: MANOR WAY ESTATES LLC		Date: 11/18/2011		Price: \$190,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /31410/ 00389		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	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					

Baltimore County

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

District: 02 Account Number: 2500001413



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>).

CERTIFICATE OF POSTING

CASE NO: 2016-0121-A

PETITIONER/DEVELOPER
LEAH COVINGTON

DATE OF HEARING/CLOSING:

12/7/15

**BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE**

ATTENTION:

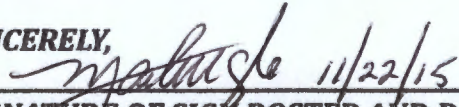
LADIES AND GENTLEMEN:

**THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE
PROPERTY AT**

4108 HARBRENT WAY

THIS SIGN(S) WERE POSTED ON November 22, 2015
(MONTH, DAY, YEAR)

SINCERELY,

 11/22/15
SIGNATURE OF SIGN POSTER AND DATE:

**MARTIN OGLE
(SIGN POSTER)
60 CHELMSFORD COURT
BALTIMORE, MD 21220
(ADDRESS)
PHONE NUMBER: 443-629-3411**



myerburg 11/22/15



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 4108 HARBKENT WAY RANDALLSTOWN, MD 21133 Currently zoned DR-3.5
Deed Reference 36844 / 00385 10 Digit Tax Account # 2500001413
Owner(s) Printed Name(s) LEAH HILDA COVINGTON

(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) 301.1 to permit an open deck with a rear yard setback of 17 ft. in lieu of the required 22.5 ft.

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):

LEAH COVINGTON
Name #1 - Type or Print Name #2 - Type or Print
[Signature]
Signature #1 Signature #2
4108 HARBKENT WAY RANDALLSTOWN MD
Mailing Address City State
21133 410-701-7520 leahcovington@comcast.net
Zip Code Telephone # Email Address

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

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

Representative to be contacted:

N/A
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 12-9-15 day of Dec 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 2016-0121-A Filing Date 11/9/15 Estimated Posting Date 11/21/15 Reviewer BK

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: 4108 HARBRENT WAY RANDALSTOWN MD 21133
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 ATTACHED

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

Leah Covington
Signature of Owner (Affiant)

LEAH COVINGTON
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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22nd day of Nov, 2015, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Leah H. Covington

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

AS WITNESS my hand and Notaries Seal

M. M. Rhse
Notary Public
2/8/2019
My Commission Expires

Affidavit in Support of Administrative Variance

Address: 4108 HARBRENT WAY RANDALLSTOWN MD 21133

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)

4108 is located at the end of Harbrent Way in the McDonogh Green community. Located directly behind the house is a storm drain which limits backyard space significantly relative to other homes. The length of the backyard is a total 31'. Other homes in the development have greater square footage behind their homes, which increase their outdoor living space significantly. There are no homes behind my house and no one else in the community has a backyard negatively impacted by the storm drain, except for my home.

When we purchased our home the purchase contract included a 12' X 20' deck. The builder was unable to obtain a permit for the agreed deck size and therefore built the deck as 7.5' X 23'. I did finalize purchase of the home however; this has created a practical difficulty for me and my family.

There are three children in my family and we would like to expand our outdoor living space to its maximum potential. At this time the very limited deck size does not allow us to sit on the deck and eat outside as a family. With a deck having only 7.5' of depth it makes it impossible to have a table and chairs for 6 people with the ability to sit together.

Allowing a variance would give us the ability to extend the deck 5.1', with a remaining distance of 18'4" from the property line. The final deck would be 12.6' X 23', which would create a substantial relief for our family. It would allow us to fully utilize our outdoor space, including a table and chairs and the ability to eat together outside. This adjustment would not disadvantage the public's safety and welfare; instead, it would allow the homes in the community to look more similar.

ZONING PROPERTY DESCRIPTION FOR 4108 Harbrent Way Randallstown, MD 21133.

Beginning at a point on the west side of Harbrent which is 50' of right-of-way width wide at the distance of 30' south of the centerline of the nearest improved intersecting street Windmill Road which is 60' of right-of-way width wide.

Being Lot#5, Block (n/a), Section # (n/a) in the subdivision of Ostendorf Property as recorded in Baltimore County Plat Book #78, Folio #165, containing 7971 square feet. Located in the 2nd Election District and 4th Council District.

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0121 -A Address 4108 Harbreant Way
Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 11/9/15 Posting Date: 11/22/15 Closing Date: 12/07/15

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- 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.
- 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.
- 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.
- 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- 0121 -A Address 4108 Harbreant Way
Petitioner's Name Leah Covington Telephone 410-781-7520
Posting Date: 11/22/15 Closing Date: 12/07/15
Wording for Sign: To Permit an open projection (deck) with a rear yard setback of 17 ft. in lieu of the required 22 1/2 ft.

Revised 7/21/15

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: 2016-0121-A

Petitioner: Leah Covington

Address or Location: 4108 HARBRENT WAY RANDALLSTOWN, MD 21133

PLEASE FORWARD ADVERTISING BILL TO:

Name: LEAH COVINGTON

Address: 4108 HARBRENT WAY

RANDALLSTOWN MD 21133

Telephone Number: 410-704-7520 / 410-905-3555

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

No. **128784**

Date: 11/9/15

PAID RECEIPT

BUSINESS ACTUAL TIME ERW
 11/09/2015 11/09/2015 11:09:38 2

RECEIVED WALKER JENA JEE
 BALTIMORE COUNTY 11/09/2015
 \$ 528 ZOWING VERIFICATION
 0000.00000

Receipt Tot \$75.00
 \$75.00 CR \$9.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
0001	0000	0000	0000	1100				11.75.00

Total: 11.75.00

Rec From: _____

For: _____

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*

December 1, 2015

Leah Covington
4108 Harbrent Way
Randallstown MD 21133

RE: Case Number: 2016-0121 A, Address: 4108 Harbrent Way

Dear Ms. Covington:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 9, 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, flowing style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

RECEIVED

BALTIMORE COUNTY, MARYLAND

DEC 03 2015

Inter-Office Correspondence

OFFICE OF ADMINISTRATIVE HEARINGS



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: December 3, 2015

SUBJECT: DEPS Comment for Zoning Item # 2016-0121-A
Address 4108 Harbrent Way
(Covington Property)

Zoning Advisory Committee Meeting of November 30, 2015.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Jeff Livingston – Development Coordination

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor



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

Date: 11/24/15

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

RE: Baltimore County
Item No. 2016-0121-A
Administrative Variance
Leah Covington
4108 Harbourn Way

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. 2016-0121-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 black ink, appearing to read 'David W. Peake', is written over a horizontal line.

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

DWP/RAZ

My telephone number/toll-free number is _____

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

DATE: November 23, 2015

SUBJECT: Zoning Advisory Committee Meeting
For November 30, 2015
Item No. 2016-0121, 0124, 0125 and 0128

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

DAK
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC11232015.doc









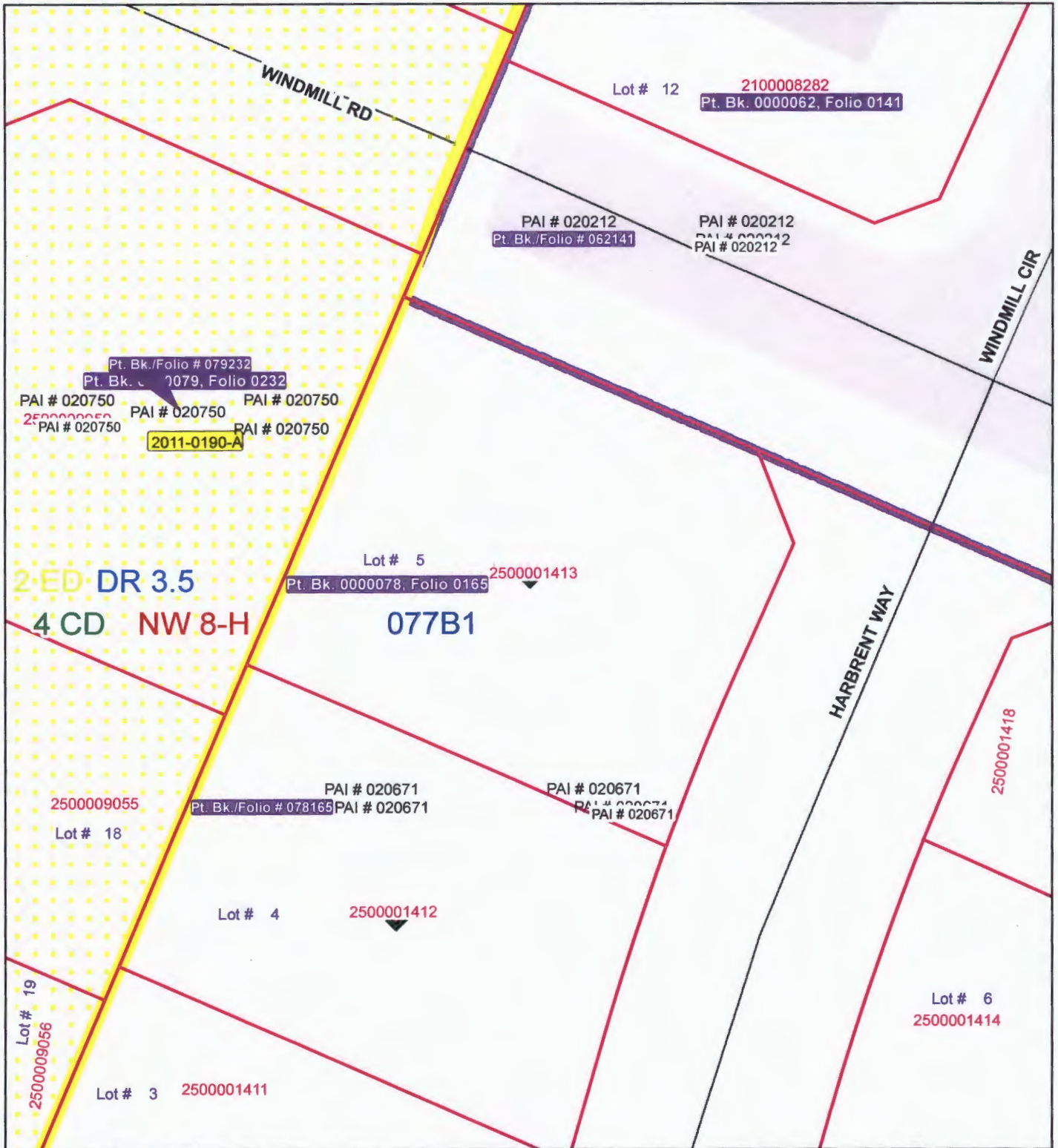








4108 Harbrent Way



Publication Date: 10/6/2015



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

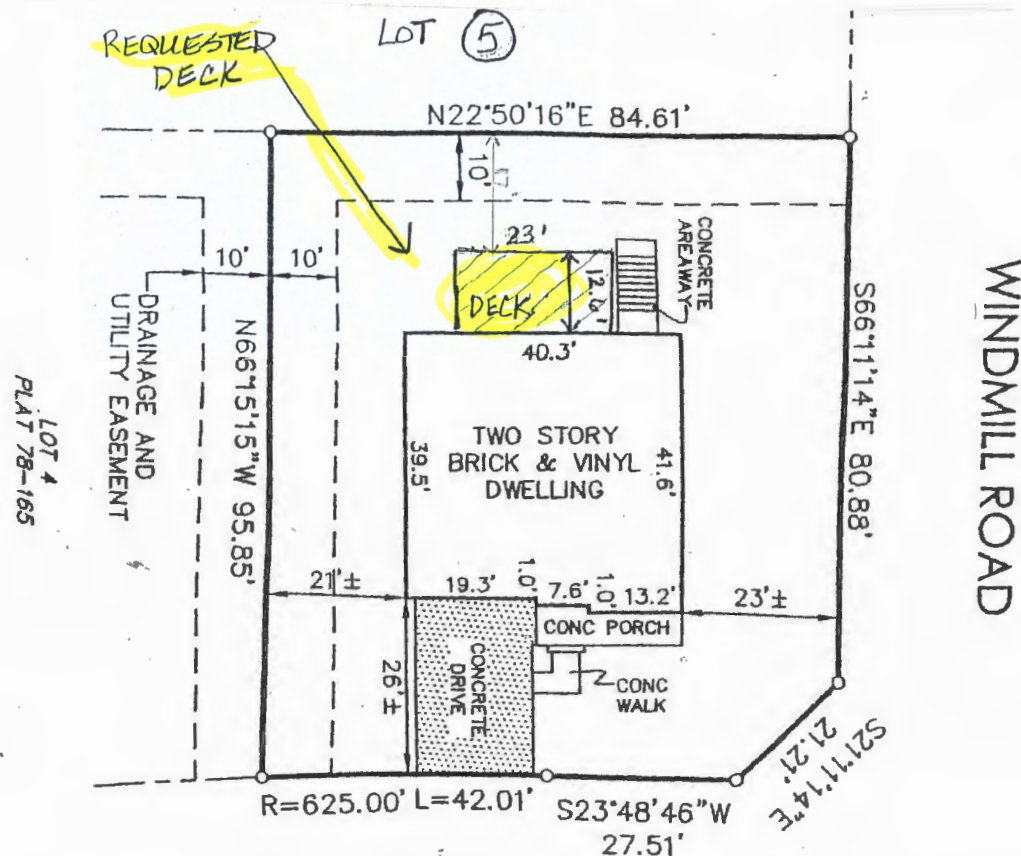


0 5 10 20 30 40 Feet

1 inch = 30 feet

#0121

PLAT BOOK # 78 FOLIO # 165 10 DIGIT TAX # 2500001413 DEED REF. # 36844100385



(50' R/W)

PLAN DRAWN BY LEAH COVINGTON DATE 11/2/15 SCALE: 1 INCH = 30 FEET

44

AND ORDER RESULT BELOW

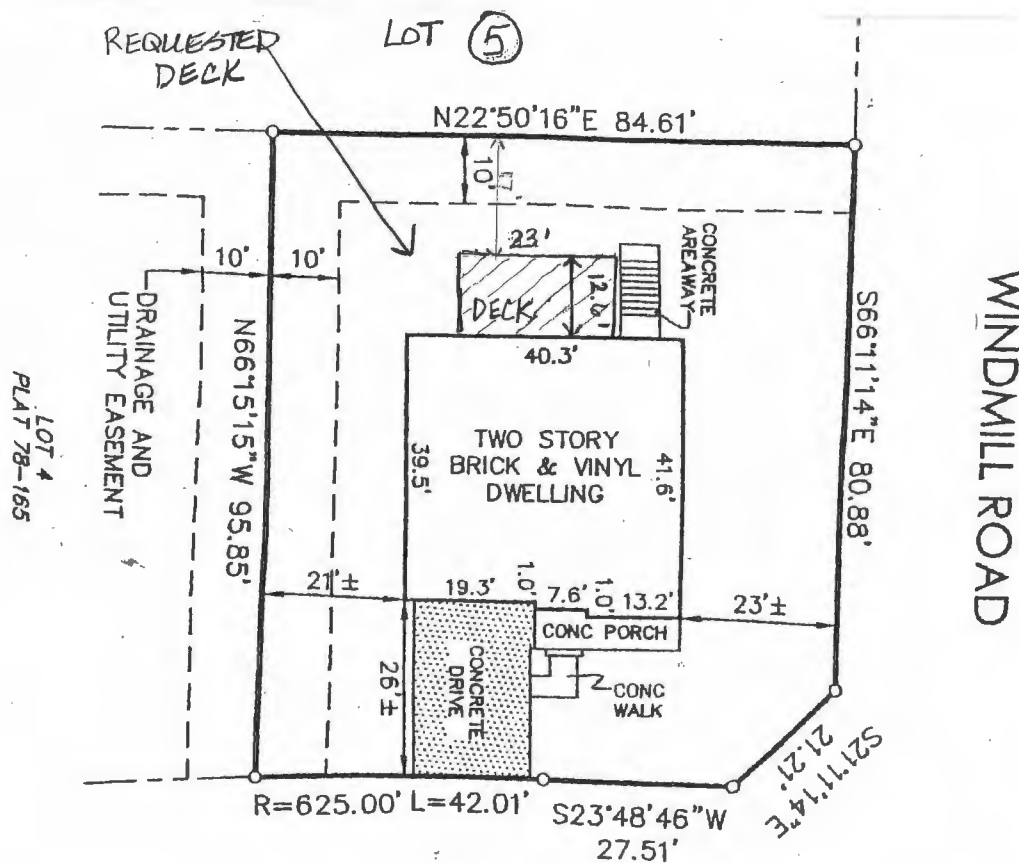
VIOLATION CASE INFO:

Pet. Exh. 1

Case # 2016-0121-1

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 4108 HARBRENT WAY OWNER(S) NAME(S) LEAH HILDA COVINGTON

SUBDIVISION NAME OSTENDORF PROPERTY LOT # 5 BLOCK # - SECTION # -
PLAT BOOK # 78 FOLIO # 165 10 DIGIT TAX # 2500001413 DEED REF. # 36844100385



PLAN DRAWN BY LEAH COVINGTON DATE 11/2/15 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



N

MAP IS NOT TO SCALE

ZONING MAP# 077B1

SITE ZONED OR-3.5

ELECTION DISTRICT 2nd

COUNCIL DISTRICT 4th

LOT AREA ACREAGE _____

OR SQUARE FEET 7,971

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

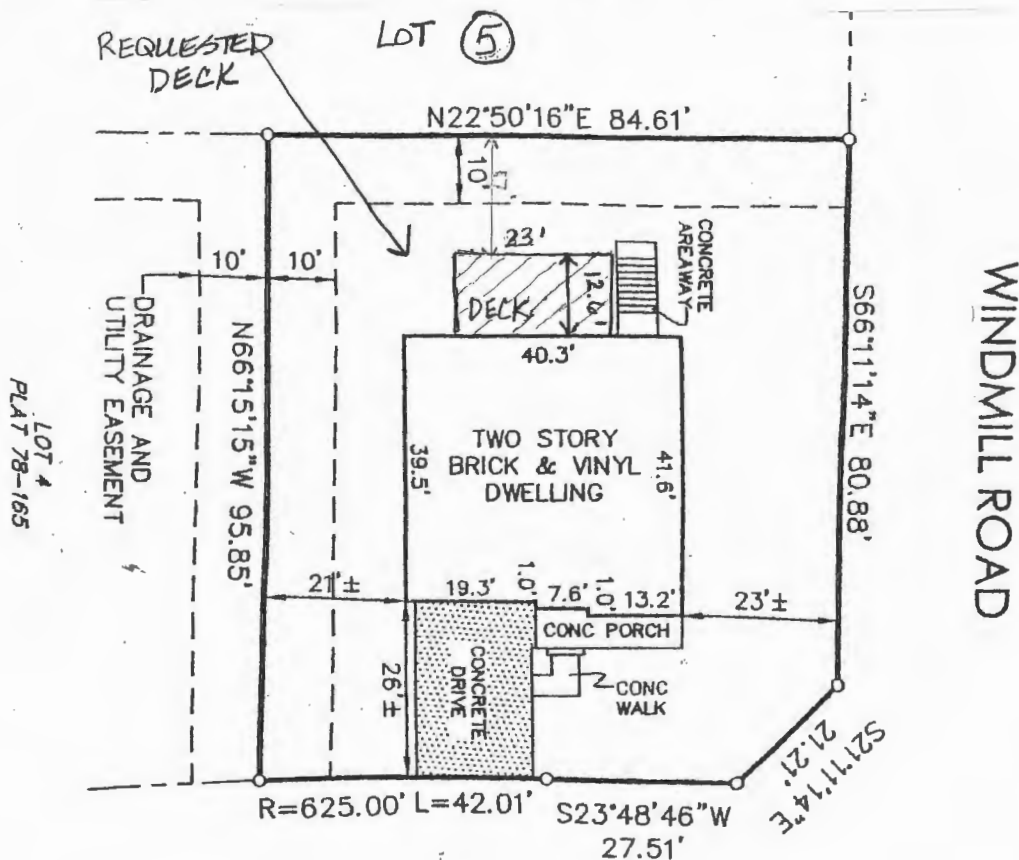
VIOLATION CASE INFO:

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

ADDRESS 4108 HARBRENT WAY OWNER(S) NAME(S) LEAH HILDA COVINGTON

SUBDIVISION NAME OSTENDORF PROPERTY LOT # 5 BLOCK # - SECTION # -

PLAT BOOK # 78 FOLIO # 165 10 DIGIT TAX # 2500001413 DEED REF. # 36844/00385



HARBRENT WAY

(50' R/W)

PLAN DRAWN BY LEAH COVINGTON DATE 11/2/15 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



N

MAP IS NOT TO SCALE

ZONING MAP# 077B1

SITE ZONED DR-3.5

ELECTION DISTRICT 2nd

COUNCIL DISTRICT 4th

LOT AREA ACREAGE _____

OR SQUARE FEET 7,971

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

VIOLATION CASE INFO:

Case # 2016-0121-A