

M E M O R A N D U M

DATE: July 6, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0270-A – Appeal Period Expired

The appeal period for the above-referenced case expired on July 5, 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	*	BEFORE THE
(321 Chattolane Hill Road)		
3rd Election District	*	OFFICE OF ADMINISTRATIVE
2 nd Council District		
Topher J. and Ashley M. Brewer	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2016-0270-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 filed by the legal owners of the property, Topher J. and Ashley M. Brewer ("Petitioners"). The Petitioners are requesting Variance relief pursuant to § 1A01.3.B.3 of the Baltimore County Zoning Regulations ("B.C.Z.R) to permit a proposed dwelling addition (connecting existing detached dwelling to existing detached accessory building/garage) with a lot line setback as close as 4 ft. in lieu of the minimum required 35 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

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

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on May 14, 2016, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by § 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

ORDER RECEIVED FOR FILING

Date 6-3-16

By [Signature]

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 Petitioners.

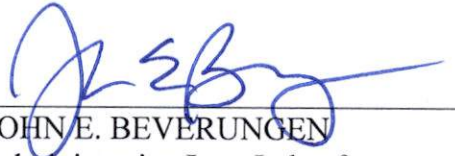
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 3rd day of **June, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1A01.3.B.3 of the Baltimore County Zoning Regulations ("B.C.Z.R") to permit a proposed dwelling addition (connecting existing detached dwelling to existing detached accessory building/garage) with a lot line setback as close as 4 ft. in lieu of the minimum required 35 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 6-3-16

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 321 Chattolane Hill Road

Currently zoned R2

Deed Reference 38869 / 00333

10 Digit Tax Account # 0 3 0 2 0 7 1 5 2 0

Owner(s) Printed Name(s) Topher J. & Ashley M. Brewer

(SELECT THE HEARING(S) BY MARKING ☒ 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) IA 01.3.B.3, BC2R, to permit a proposed dwelling addition (connecting existing detached dwelling to existing detached accessory building/garage) with a lot line setback as close as 4 feet, in lieu of the minimum required 35 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):

Topher J. Brewer

Ashley M Brewer

Name #1 – Type or Print

Name #2 – Type or Print

[Signature]
Signature #1

[Signature]
Signature #2

321 Chattolane Hill Road, Owings Mills, MD

Mailing Address

City

State

21117

/See below

/ See Below

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:

Peter W. Ratcliffe, AIA

Name – Type or Print

Signature

10404 Stevenson Rd.,

Stevenson,

MD

Mailing Address

City

State

21153

/ 410-484-7010 / dan@eatcliffearchitects.com

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 5/4/16 day of May, 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 2016-0270-A

Filing Date 5/4/16

Estimated Posting Date 5/5/16

Reviewer G.A

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:

321 Chattolane Hill Road Owings Mills MD 21117
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)

[Signature]
Signature of Owner (Affiant)

Topher J. Brewer
Name- Print or Type

[Signature]
Signature of Owner (Affiant)

Ashley M. Brewer
Name- Print or Type

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

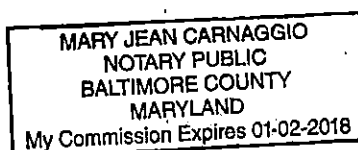
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12th day of April, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: TOPHER J. Brewer, Ashley M. Brewer

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

AS WITNESS my hand and Notaries Seal



[Signature]
Notary Public
January 2, 2018
My Commission Expires

ADMINISTRATIVE VARIANCE
STATEMENT OF HARDSHIP OR PRACTICAL DIFFICULTY
321 CHATTOLANNEE ROAD

The existing dwelling and garage were built and sited in 1926. The family is in need of a more intimate area for family living away from the large spaces located on the first floor of the house which are used for mainly for entertaining. Because of the growing family there was also a need for a larger kitchen located near the more intimate living space and the dining room.

A practical difficulty was caused by the present configuration of the house built in 1926 in regard to the location of the house and the garage, the location of the existing kitchen, stairway and dining room. All of these factors created the only choice of locating the addition between the house and the garage in the rear of the dwelling. This caused the garage to become attached to the house which then made the garage and the addition well within today's setback requirements. Moving the addition toward the center of the house would have destroyed the view from the dining room which is considered a necessary amenity.

ADMINISTRATIVE VARIANCE
PROPERTY DESCRIPTION
321 CHATTOLANNEE HILL ROAD

Beginning at a point on the east of Chattolannee Hill Road which is 20 feet wide at the distance of 15 feet (+/-) east of the centerline of the nearest improved intersecting street Hopkins Lane which is 20 feet wide. Thence the following courses and distances:

1st Point of Call (POC) S.51°53' E. 289.24 ft.;

2nd POC S. 32°52' W. 241.10 ft.;

3rd POC S. 89°41' W. 59.83

4rd POC N.52°50' W. 53.83 ft.;

5th POC N.28°11' W. 79.51 ft.;

6th POC N.02°49' W. 128.50 ft.;

7th POC N.14°25' E. 37.93 ft.;

8th POC N.30°37' E. 37.93 ft.;

9th POC N.45°54' E. 61.13 ft.

back to the point of beginning as recorded in Deed 34869/00333 containing 68,389 S.F. in area. Located in the 3th Election District and 2nd Council District.

2016-0277-1A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 5/14/2016

Case Number: 2016-0270-A

Petitioner / Developer: RATCLIFFE ARCHITECTS ~ TOPHER J. BREWER
& ASHLEY M. BREWER

Date of Hearing (Closing): MAY 30, 2016

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:
321 CHATTOLANEE ROAD

The sign(s) were posted on: MAY 14, 2016



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 270 -A Address 321 Chattolane Rd
Contact Person: Gary Hucik Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 5/4/16 Posting Date: 5/15/16 Closing Date: 5/30/16

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- 270 -A Address 321 Chattolane Rd 21117
Petitioner's Name Topher J. Brewer & Ashley M Brewer Telephone _____
Posting Date: 5/15/16 Closing Date: 5/30/16

Wording for Sign: To Permit a proposed dwelling addition (connecting existing detached dwelling to existing detached accessory building and/or garage) with a lot line setback of 4 feet, in lieu of the minimum required 35 feet.

Revised 7/21/15

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

No. 139238

Date: 5/4/16

PAID RECEIPT

BUSINESS ACTUAL TIME DAY
5/04/2016 5/04/2016 09:14:20 3

NO. 139238
WALKIN CHET CAN
RECEIPT # 676322 5/04/2016 CFLH

Dept 5 528 EDWING VERIFICATION
NO. 139238

Recpt Tot \$75.00
\$75.00 CK \$1.00 CA
Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	106	0000		6150				75.00

Total: 75.00

Rec From: Topher & Ashley Brewer

For: Administrative Services
2017-0270-A
321 Chattahoochee Rd

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

June 1, 2016

Topher J & Ashley M Brewer
321 Chattolancee Hill Road
Owings Mills, MD 21117

RE: Case Number: 2016-0270 A, Address: 321 Chattolancee Hill Road

Dear Mr. & Ms. Brewer:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 4, 2016. 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
Peter W Ratcliffe, AIA, 10404 Stevenson Road, Stevenson MD 21153

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



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

Date: 5/9/16

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2016-0270-A

*Administrative Variance
Topher J. & Ashley M. Brewer
321 Chattanooga Hill Rd.*

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 blue ink that reads 'Richard A. Zeller'.

for Wendy Wolcott, PLA
Acting Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

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 May 16, 2016
Item No. 2016-0270 and 0272.

DATE: May 19, 2016

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

DAK:CEN
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC05162016.doc

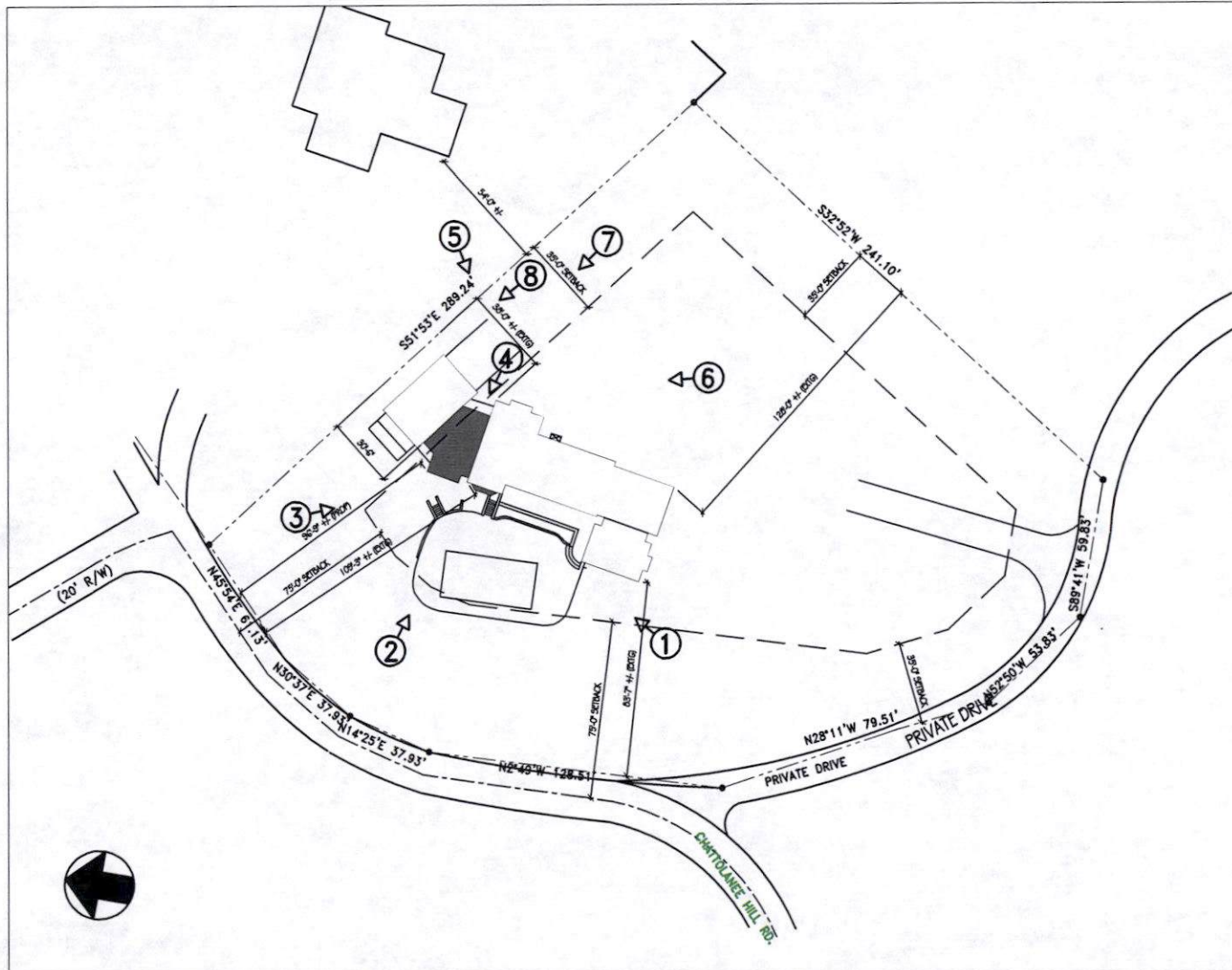
C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>5-19</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>OK</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>5-9</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>5-14-16</u> by <u>O'Keefe</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: _____		

ADMINISTRATIVE VARIANCE

321 CHATTOLANEE HILL ROAD

PHOTO MAP



2016-0270-A

ADMINISTRATIVE VARIANCE - 321 CHATTOLANEE HILL RD. - PHOTOS P1

1



2



3



4



2016-0270-A

ADMINISTRATIVE VARIANCE - 321 CHATTOLANEE HILL RD. - PHOTOS P2

7



5



8



9



2016-0370-A

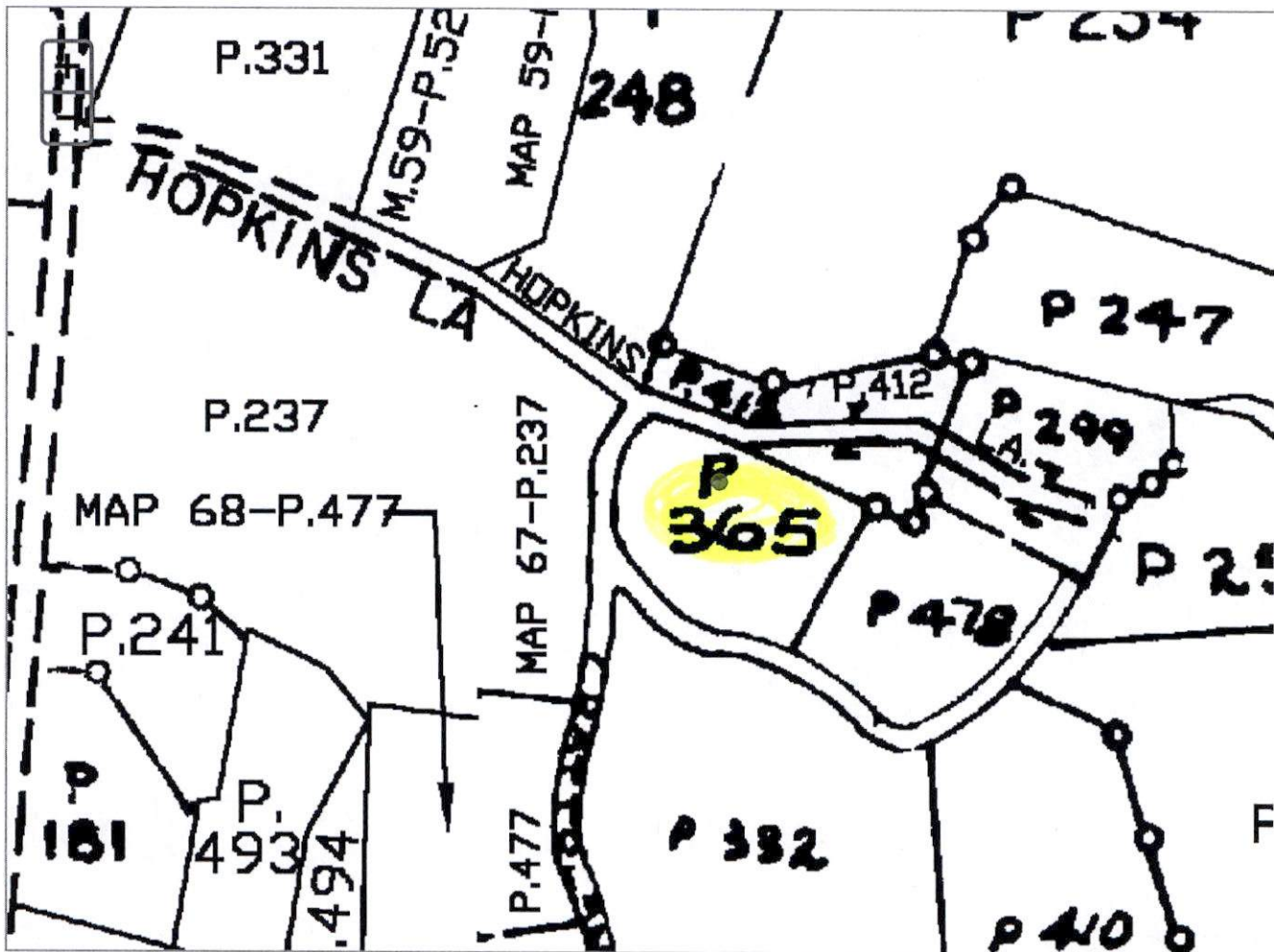
Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier: District - 03 Account Number - 0302071520					
Owner Information					
Owner Name:		BREWER TOPHER J BREWER ASHLEY M		Use: Principal Residence:	RESIDENTIAL YES
Mailing Address:		321 CHATTOLANEE HILL RD OWINGS MILLS MD 21117-		Deed Reference:	/34869/ 00333
Location & Structure Information					
Premises Address:		321 CHATTOLANEE HILL RD OWINGS MILLS 21117-4316		Legal Description:	1.57 AC ES 321 CHATTOLANEE HILL RD 2640 N GREENSPRING VA RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0068	0001	0365		0000	2014
Special Tax Areas:				Town: Ad Valorem: Tax Class:	NONE
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	Property Land Area
1926		5,114 SF			1.5700 AC
County Use					
04					
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	NO	STANDARD UNIT	FRAME	5 full	1 Detached
Last Major Renovation					
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2014		07/01/2015	
				As of	
				07/01/2016	
Land:	634,200	507,300			
Improvements	662,700	919,000			
Total:	1,296,900	1,426,300		1,383,167	1,426,300
Preferential Land:	0				0
Transfer Information					
Seller: SAMPLE FRANK T		Date: 04/16/2014		Price: \$1,700,000	
Type: ARMS LENGTH IMPROVED		Deed1: /34869/ 00333		Deed2:	
Seller: BREWSTER CAROL L		Date: 04/16/2002		Price: \$1,050,000	
Type: ARMS LENGTH IMPROVED		Deed1: /16320/ 00328		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 07/09/2014					

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)District: **03** Account Number: **0302071520**

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>).

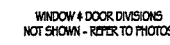
Property maps provided courtesy of the Maryland Department of Planning.

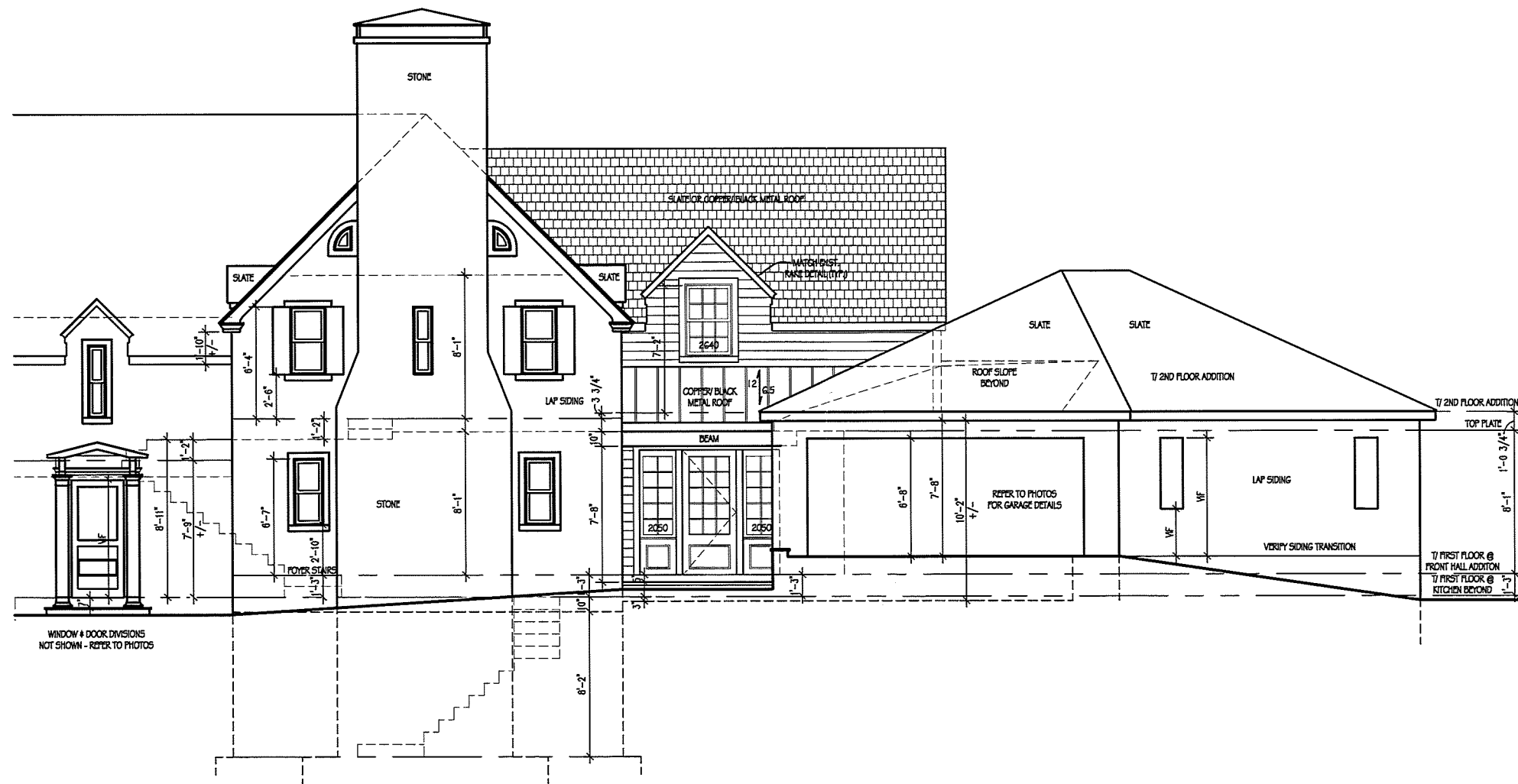
For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).

GIS MAP COPY - 321 CHATTOLONEE HILL ROAD



2016-0270-A





ZONING HEARING PLAN FOR ADMINISTRATIVE VARIANCE

ADDRESS: 321 CHATTOLANEE HILL ROAD

OWNER: TOPHER J. & ASHLEY M. BREWER

SUBDIVISION: NOT RECORDED LOT # - NA PLAT: NA FOLIO: NA

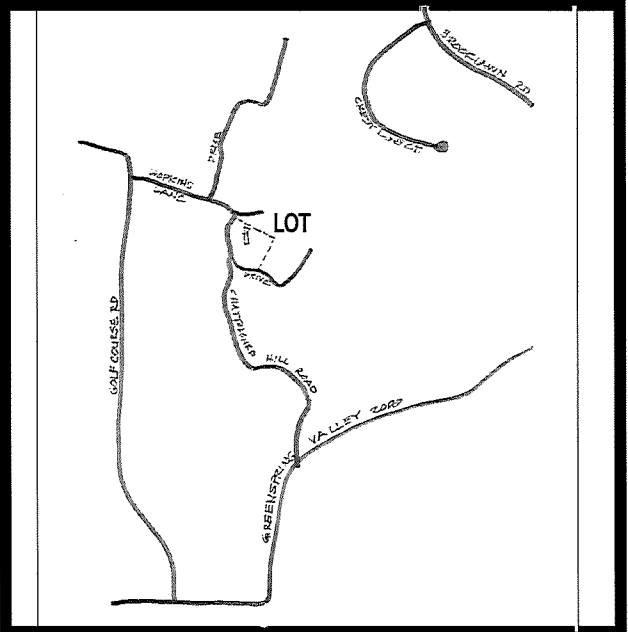
DEED REF: 34869/00333

TAX NUMBER - 0302071520

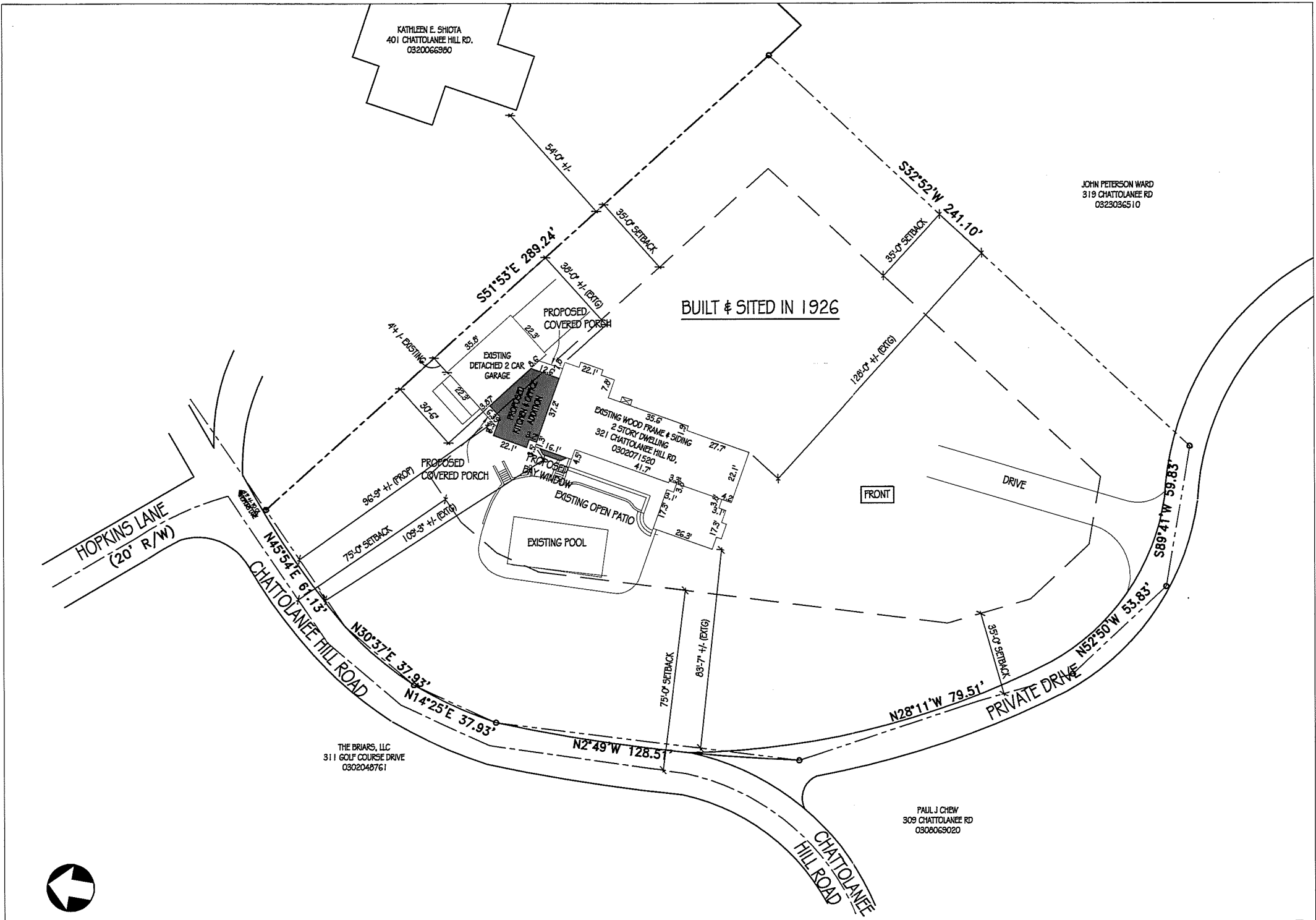
MAP - 0068

GRID - 0016

PARCEL - 0365



MAP IS NOT TO SCALE



PLAN DRAWN BY - RYAN WHITE DATE - 4.28.2016

SCALE: 1" = 50'-0"

ZONING MAPS - GIS 068A1
SITE ZONED - RC2
ELECTION DISTRICT - 3
COUNCIL DISTRICT - 2
LOT AREA SQ. FT - 68,389
HISTORIC - NO
IN CBCA - NO
IN FLOOD PLAIN - NO
UTILITIES
WATER IS PUBLIC
SEWER IS PRIVATE
PRIOR HEARING - NO
VIOLATION CASE INFO - NONE

2016-0270-A
Pet. Ech. 1



ZONING HEARING PLAN FOR ADMINISTRATIVE VARIANCE

ADDRESS: 321 CHATTOLANEE HILL ROAD

OWNER: TOPHER J. & ASHLEY M. BREWER

SUBDIVISION: NOT RECORDED LOT # - NA

PLAT: NA FOLIO: NA

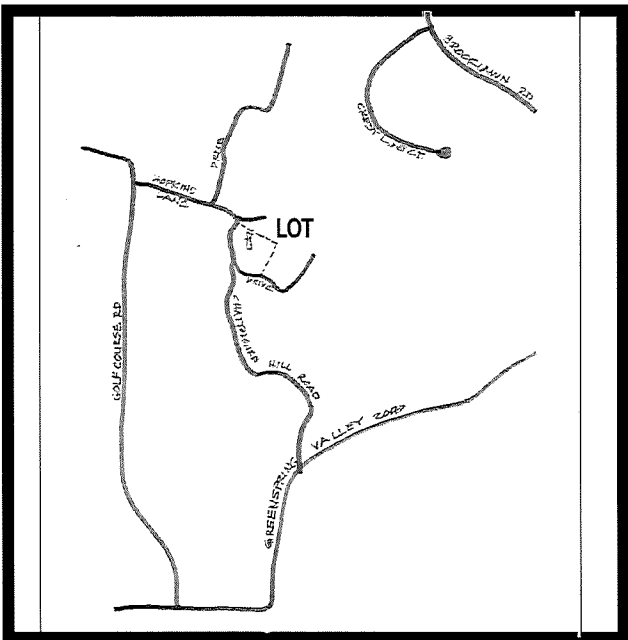
DEED REF: 34869/00333

TAX NUMBER - 0302071520

MAP - 0068

GRID - 0016

PARCEL - 0365



MAP IS NOT TO SCALE



ZONING MAPS - G15 068A1

SITE ZONED - RC2

ELECTION DISTRICT - 3

COUNCIL DISTRICT - 2

LOT AREA SQ. FT - 68,389

HISTORIC - NO

IN CBCA - NO

IN FLOOD PLAIN - NO

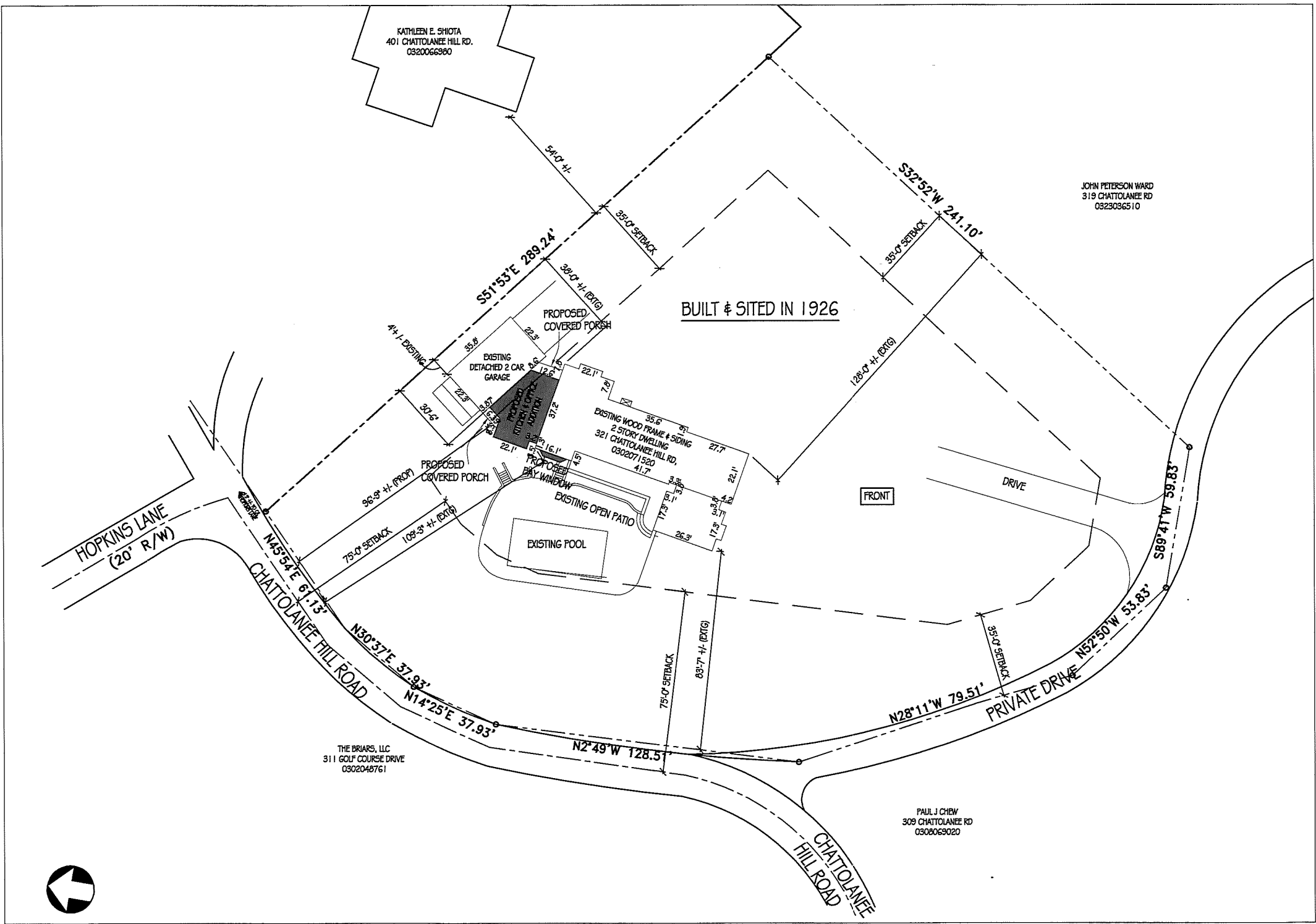
UTILITIES

WATER IS PUBLIC

SEWER IS PRIVATE

PRIOR HEARING - NO

VIOLATION CASE INFO - NONE



PLAN DRAWN BY - RYAN WHITE DATE - 4.28.2016

SCALE: 1" = 50'-0"

2016-0270-A