

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(4223 Darnall Road)		
11 th Election District	*	OFFICE OF ADMINISTRATIVE
5 th Council District		
Sandra G. Small	*	HEARINGS FOR
Petitioner		
	*	BALTIMORE COUNTY
	*	CASE NO. 2017-0167-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, Sandra G. Small ("Petitioner"). The Petitioner is requesting Variance relief from §§ 1B02.3.C.1 and 301.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed patio (open projection) with a side yard setback of 6.7 ft. in lieu of the required 15 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

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 December 31, 2016, 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

ORDER RECEIVED FOR FILING

Date 1-23-17

By bw

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 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 23rd day of **January, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from §§ 1B02.3.C.1 and 301.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed patio (open projection) with a side yard setback of 6.7 ft. in lieu of the required 15 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

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Date 1-23-17

By [Signature]



KEVIN KAMENETZ
County Executive

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

January 23, 2017

Sandra G. Small
4223 Darnall Road
Baltimore, MD 21236

RE: Petition for Administrative Variance
Case No. 2017-0167-A
Property: 4223 Darnall Road

Dear Ms. Small:

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,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure



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 4223 Darnall Road Nottingham MD 21236 Currently zoned DB 3.5
Deed Reference 36002 / 132 10 Digit Tax Account # 1118036540
Owner(s) Printed Name(s) Sandra G. Small

(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)

SEE Attached

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.

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1-23-17
low

Owner(s)/Petitioner(s):

Sandra G. Small

Name #1 – Type or Print

Name #2 – Type or Print

[Signature]

Signature #1

Signature #2

4223 Darnall Rd Nottingham MD

Mailing Address

City

State

21236 / 443-759-0191

Zip Code

Telephone #

Satch05@comcast.net

Email Address

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

Sandra G. Small

Name/Type or Print

[Signature]

Signature

4223 Darnall Rd Nottingham MD

Mailing Address

City

State

21236 / 443-759-0191 / Satch05@comcast.net

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 _____ day of _____ 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 2017-0167-A

Filing Date 12/21/16

Estimated Posting Date 1/17/17

Reviewer gh

Rev 5/5/2016

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: 4223 Darnall Rd Nottingham MD 21236
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)

I am submitting a petition for an administrative variance of the setback requirements applicable to my property in order to install a larger patio. The backyard patio will replace the existing concrete pad that is just large enough to accommodate a dining table with little room to walk around the chairs. The placement of the patio in conjunction with my neighbor's lot (Lot #12) is in the furthest back corner of her lot. I am installing a french drain at the edge of the patio to prevent any water drainage on her property. I have discussed my plan with my neighbors who have no objection to my plan. This concrete patio will allow me and my family (including now grandchild) with the ability to enjoy outdoor dining comfortably, along with other recreational activity.

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

Sandra G. Small
Signature of Owner (Affiant)

Signature of Owner (Affiant)

Sandra G. Small
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 17th day of December, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Sandra G. Small

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

My Commission Expires 8-2-2017

2017-0167-A

Administrative Variance: Sections 1B02.3.C.1 & 301.1 of the BCZR

To permit a proposed patio (open projection) with a side yard setback of 6.7 feet in lieu of the required 15 feet

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

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Address: 4223 Darnell Rd Nottingham MD 21236
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)

I am submitting a petition for an administrative variance of the setback requirements applicable to my property in order to install a larger patio. The backyard patio will replace the existing concrete pad that is just large enough to accommodate a dining table with little room to walk around the chairs. The placement of the patio in conjunction with my neighbor's lot (Lot #12) is in the furthest back corner of her lot. I am installing a french drain at the edge of the patio to prevent any water drainage on her property. I have discussed my plan with my neighbors who have no objection to my plan. This concrete patio will allow me and my family (including new grandchild) with the ability to enjoy outdoor dining comfortably, along with other recreational activity.

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

Sandra G. Small
Signature of Owner (Affiant)

Sandra G. Small
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 19th day of December, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Sandra G. Small

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

8-2-17
My Commission Expires



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 4223 Darnall Road Nottingham MD 21236 Currently zoned DB 3.5
 Deed Reference 36002 / 132 10 Digit Tax Account # 1118036540
 Owner(s) Printed Name(s) Sandra G. Small

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

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

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

1. ☒ **ADMINISTRATIVE VARIANCE** from Section(s).

*SEE
Attached*

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.

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 1-23-17
 Date 1-23-17
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Owner(s)/Petitioner(s):

Sandra G. Small

Name #1 – Type or Print

Name #2 – Type or Print

Sandra G. Small

[Signature]

Signature #1

Signature #2

4223 Darnall Rd Nottingham MD

Mailing Address

City, State, Zip

21236 / 443-759-0191

Zip Code

Telephone #

Satch05@comcast.net

Email Address

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address

City, State, Zip

Zip Code

Telephone #

Email Address

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

Sandra G. Small

Name, Type or Print

[Signature]

Signature

4223 Darnall Rd Nottingham MD

Mailing Address

City

State

21236 / 443-759-0191 / Satch05@comcast.net

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 _____ day of _____ 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 2017-0167-A

Filing Date 2/10/16

Estimated Posting Date 1/11/17

Reviewer gh

PART A:

ZONING DESCRIPTION FOR 4223 DARNALL ROAD, NOTTINGHAM, MD 21236

Beginning at a point of the south side of Darnall Road which is 50 feet wide at a distance of 165 feet east of the centerline of the nearest improved intersecting street, Penn Avenue which is 50 feet wide.

PART B:

Being Lot #7, Section #A in the subdivision of Sharondale as recorded in Baltimore County Plat Book 24, Folio #34, containing 10,720 of square feet or .2639 acres of lot. Located in the 11th Election District and 5th Council District.

2017-0167-A

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

No. 142834

Date: 12/21/16

PAID RECEIPT

BUSINESS : ACTUAL TIME DRN
12/22/2016 12/21/2016 09:43:58 2

NO 4502 WALKIN JEE
RECEIPT # 994466 12/21/2016 OFLN

Dept 5 523 ZONING VERIFICATION
CA 10. 142834

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

Fund	Dept	Unit	Sub Unit	Rev	Sub	Obj	Sub Obj	Dept	Obj	BS Acct	Amount
				Source/	Rev/						
001	506	0000		(015)							75.00

Total: 75.00

Rec From: Sandra Small

For: ~~Administrative~~ Administrative

2011-0110-A 4223 DASHILL RD

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

CERTIFICATE OF POSTING

CERTIFICATE OF POSTING

CASE NO: 2017-0167-A

PETITIONER/DEVELOPER

SANDRA G. SMALL

DATE OF HEARING/CLOSING:

1/16/17

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

4223 DARNALL RD

THIS SIGN(S) WERE POSTED ON December 31, 2016
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 12/31/16
SIGNATURE OF SIGN POSTER AND DATE:

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



mgc/ln gl 12/31/16

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0167 -A Address 4223 Darnall Rd 21236
Contact Person: Gary Huik Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 12/21/16 Posting Date: 1/1/17 Closing Date: 1/16/17

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 2017- 0167 -A Address 4223 Darnall Rd 21236
Petitioner's Name Sandra G Small Telephone 443-759-0191
Posting Date: 1/1/17 Closing Date: 1/16/17
Wording for Sign: To Permit a proposed patio (accessory structure)
with a side setback of 6.7 feet in lieu of the required 15
feet and a sum of 19.1 feet in lieu of the required
25 feet.

Revised 7/6/16



KEVIN KAMENETZ
County Executive

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

January 18, 2017

Sandra G Small
4223 Darnall Road
Nottingham MD 21236

RE: Case Number: 2017-0167 A, Address: 4223 Darnall Road

Dear Ms. Small:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on December 22, 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

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



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

Date: 1/3/17

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. 2017-0167-A

*Administrative Variance
Sandra G. Small
4223 Darnall Road.*

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, appearing to read "Richard Zeller".

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

WW/RAZ

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

RECEIVED

JAN 12 2017

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

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 January 2, 2017
Item No. 2017-0148, 0165, 0166 and 0167

DATE: January 6, 2017

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

DAK:CEN
cc:file
G:\DevPlanRev\ZAC -No Comments\ZAC01022017.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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 28, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0167-A
Address 4223 Darnall Road
(Small Property)

Zoning Advisory Committee Meeting of **January 2, 2017**.

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

Reviewer: Steve Ford

Date: 12-28-2016

M E M O R A N D U M

DATE: February 23, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0167- A – Appeal Period Expired

The appeal period for the above-referenced case expired on February 22, 2017. 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

1/17/2017



Pt. Bk./Folio # 016032D

Lot # 16
1119028030

Pt. Bk. 0000016, Folio 0032
1112001676

Lot # 10

Lot # 4 1116075830
Pt. Bk. 0000024, Folio 0034

Lot # 5
4334
1102048460

1104075200
2006-0575-A

Lot # 15

1104075640
Lot # 14

Lot # 13
13
1118010875
4222

Lot # 1
1
1119027905

Lot # 3
1110047120
3 4330

1111017080
Lot # 2
2

Pt. Bk./Folio # 014098

Lot # 12
1123000500
12

DR 3.5
PAI # 110001

11 ED

Lot # 11
1102020900
11

Lot # 7
7

1104051410
Lot # 6
6

PAI # 118076
Pt. Bk./Folio # 024034

1118036540

1123053990
Lot # 5
5 4322

Pt. Bk. 0000014, Folio 0098

1103049550
Lot # 10
10

Lot # 4 1115025040
4 4320

Pt. Bk. 0000014, Folio 0083

9305
1113077180
Lot # 5
5

Pt. Bk./Folio # 014083F
Pt. Bk. 00014, Folio 0100

9305
1123035325
Lot # 6
6

Lot # 3 1118011900
3 4318

DR 5.5

1113077260
Lot # 7
7

Lot # 1
1112003270
1 4302

1102003505
Lot # 2
2

1125045430
Lot # 8
8

1102003930
Lot # 9
9

1113023260
Lot # 10
10

1107016640
Lot # 11
11

1112002980
Lot # 12
12

Lot # 13
1107049450

1108056110
1102059180

DARNALL RD

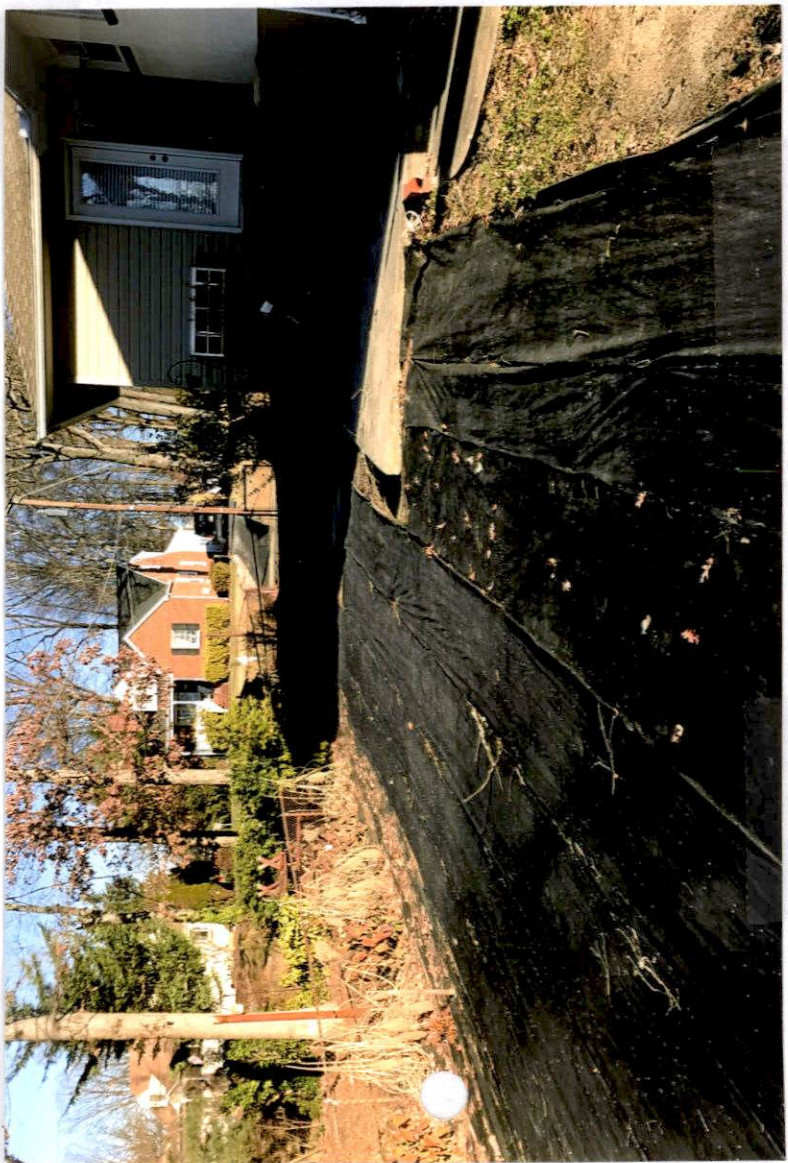
NE 10-G

PENN AVE

CARLISLE AVE

2017-0167-A



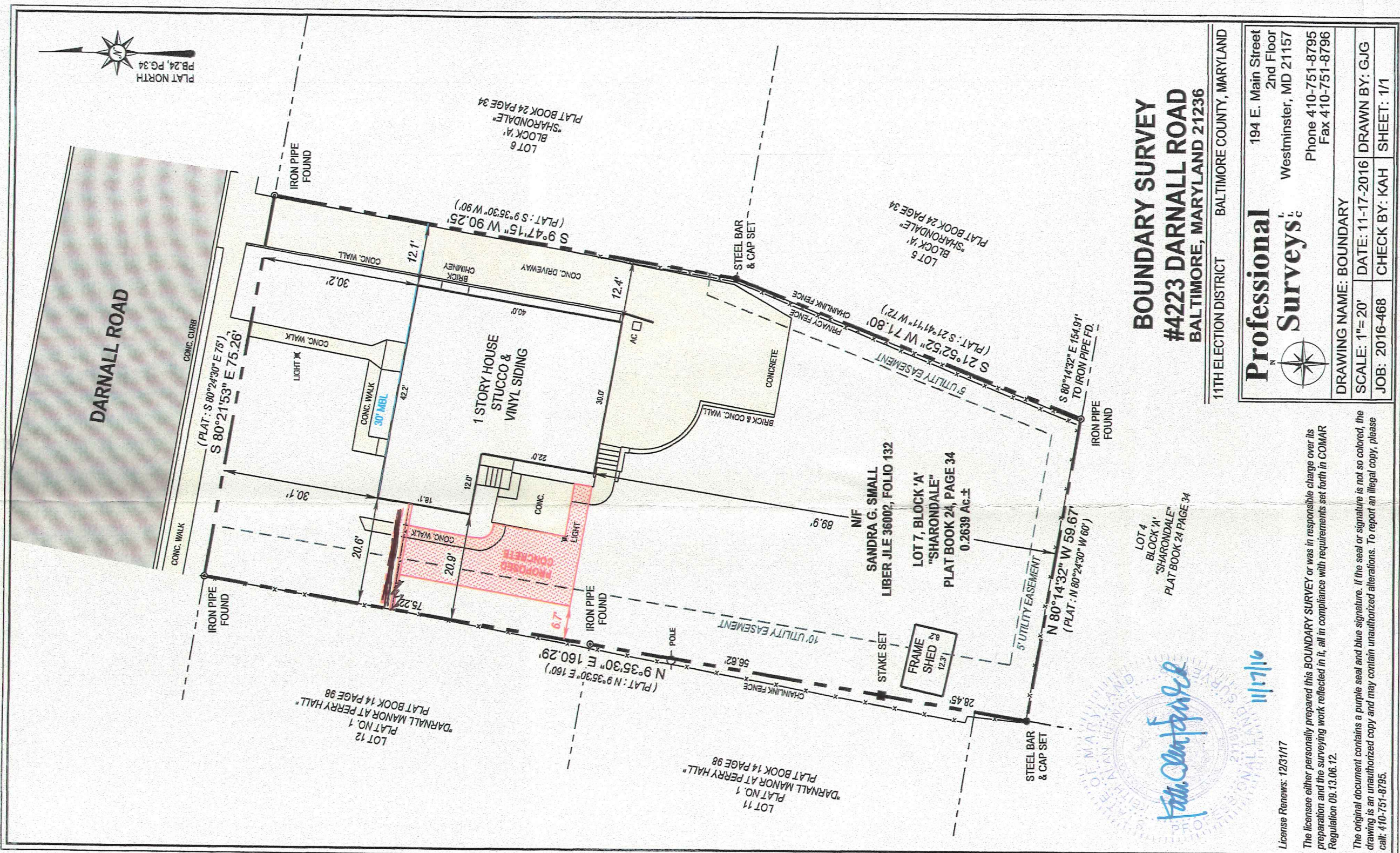


ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)

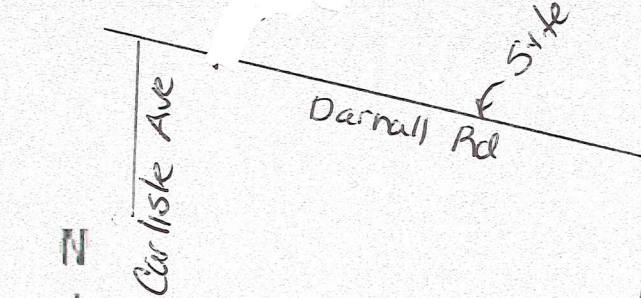
ADDRESS 4223 Darnall Road, Nottingham OWNER(S) NAME(S) Sandra G. Small

SUBDIVISION NAME Sharondale LOT # 7 BLOCK # SECTION # A

PLAT BOOK # 24 FOLIO # 34 10 DIGIT TAX # 1118036540 DEED REF. # 360021-132



SITE VICINITY MAP



MAP IS NOT TO SCALE
ZONING MAP# 072A1
SITE ZONED DR 3.5
ELECTION DISTRICT 11th
COUNCIL DISTRICT 5th
LOT AREA ACREAGE .2639
OR SQUARE FEET 10,720
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

PLAN DRAWN BY Keith A. Heindel DATE 11/17/16 SCALE: 1 INCH = 20' FEET
2017-0167-A

VIOLATION CASE INFO:

Pet. Ex. 1