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RECEIVED

MAR 10 2017

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

Wright, Constable & Skeen, L.L.P. | Attorneys at Law

102 W. Pennsylvania Avenue - Suite 406 - Towson - Maryland - 21204 - Phone: 443-991-5917

J. NEIL LANZI

Email: nlanzi@wcslaw.com

March 7, 2017

Arnold Jablon, Director
Department of Permits, Approvals and Inspections
111 West Chesapeake Avenue
Room 105
Towson, MD 21204

Re: Case No. 2017-0173-A
17111 Hunter Green Road

Dear Mr. Jablon:

As you may recall, on or about February 14, 2017, I wrote to you entering my appearance in this case on behalf of some interested neighbors and requested a postponement from the hearing scheduled for Thursday, March 2, 2017. The postponement was granted and it is my understanding no new date has been set as the Petitioners have withdrawn their request for a variance hearing indicating they have decided to revise the permit and lower the roof of the building to meet the 15 foot height requirement. The purpose of this letter is to place your office on notice that there are additional issues involving this property besides the 15 foot height requirement.

Specifically, our due diligence regarding the subject property and the already constructed pole barn on the property has revealed the following:

1. The alleged accessory structure claimed to be a pole barn is 1,200 square feet. It is not a minor storage shed building.
2. The already constructed pole barn appears to be located in the front/side of the principal dwelling. The permit application indicates the pole barn is located in the rear yard. No variance was requested for the location of the structure.
3. The current location of the building is totally in view of the existing neighbors, especially during the fall, winter and spring. Even if the Petitioners lower the height of the building, the location is still an issue.
4. The building permit application indicates the pole barn has a side yard setback of 129 feet and a rear yard setback of 66 feet.

March 7, 2017
Page Two

5. It appears the 66 foot setback listed may be for the side yard and under the RC 2 regulations, Section 1A01.3B(3), the setback needs to be 75 feet of the center line of any street.

6. The permit application reflects both a residential use for storage and nonresidential use as an industrial storage building. This is not an active farm and under Section 400.1 any accessory building has to be located in the rear yard and if on a corner lot, only in the third of the lot furthest removed from the street.

7. Under the allowable principal and accessory uses in the RC 2 zone, an industrial storage building is not permitted by right or special exception.

8. It is my client's understanding, the accessory structure is intended for Petitioner's skateboarding equipment distribution business as well as for an indoor skateboarding facility.

9. The area of disturbance may be greater than 5,000 square feet.

10. A driveway connection to the County road was installed without a permit. Such driveway is not shown on the development plan for the area.

11. The Petitioner's business is known as Speed Lab Wheels.

Hopefully, you will agree that simply withdrawing the Petition for Height Variance does not solve the myriad of issues affecting this illegal accessory structure intended for business use in a residential zone. At minimum, it appears a Special Hearing is necessary. Otherwise, my clients intend to appeal any issuance of a revised building permit.

Thank you for your consideration.

Very truly yours,



J. Neil Lanzi

cc: Lionel Van Dommelen, Chief of Code Enforcement
Mr. David Lord, 10617 Powell Road, Thurmont, MD 21788
Mr. and Mrs. Alan Keller, 17111 Hunter Green Road, Upperco, MD 21155
Robert Shaffer, 9 Hunter Lake Court, Upperco, MD 21155
Stephen Stanton, 5 Hunter Lake Court, Upperco, MD 21155
Bruce Doak, Surveyor, 3801 Baker Schoolhouse Road, Freeland, MD 21053
People's Counsel, Peter Max Zimmerman

Kristen L Lewis

From: Brit Keller <britkeller32@gmail.com>
Sent: Tuesday, February 28, 2017 12:30 PM
To: Kristen L Lewis
Cc: Dave Lord, Holler Contracting; Terry Holler; Alan Keller
Subject: Variance Request Withdrawal; Case Number: 2017-0173-A

Dear Ms. Lewis:

I am writing in reference to case number 2017-0173- A, an administrative variance petition for 17111 Hunter Green Rd, Upperco, MD 21155. We are officially withdrawing our request for the variance hearing. We have decided to revise the permit and lower the roof of the building to meet the 15' height per Baltimore County requirements.

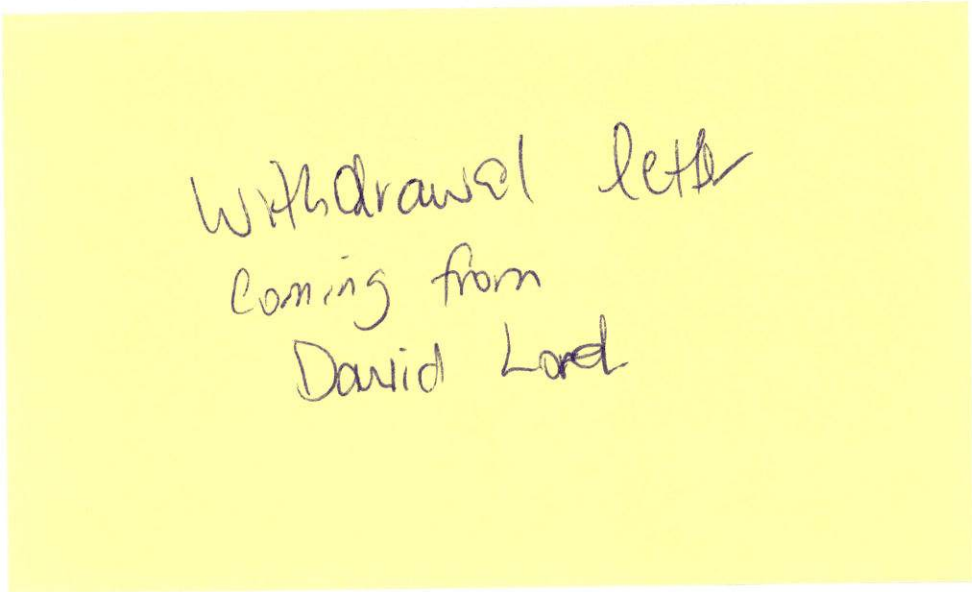
Dave Lord, our contractor, is heading to Towson to revise the permit and schedule a final inspection once the work is complete.

Please let me know if you need any additional information.

Thank you,

Brittany and Alan Keller

17111 Hunter Green Rd
Upperco, MD 21155
410-374-0007



Withdrawal letter
coming from
David Lord

Kristen L Lewis

From: Neil Lanzi <nlanzi@wclaw.com>
Sent: Friday, February 24, 2017 10:22 AM
To: Kristen L Lewis
Subject: RE: Postponement of Case No. 2017-0173-A

Kristen,

I have checked with my people and the last two weeks in April are best except for the 27th and 28th. If it needs to be in the first two weeks, all are good except for April 4th. No matter what date, the request is for the hearing to be on the morning docket as my expert has too many conflicts in the afternoons.

Thanks again,

Neil



Neil Lanzi
Partner
Wright, Constable & Skeen, LLP
102 W. Pennsylvania Avenue, Suite 406
Towson, Maryland 21204
Tele: 443-991-5917
E-mail: nlanzi@wclaw.com

From: Kristen L Lewis [mailto:klewis@baltimorecountymd.gov]
Sent: Thursday, February 23, 2017 2:39 PM
To: Neil Lanzi
Subject: RE: Postponement of Case No. 2017-0173-A

Your welcome. Feel better, the flu is horrible!

Kristen Lewis
PAL – Zoning Review
410-887-3591

From: Neil Lanzi [mailto:nlanzi@wclaw.com]
Sent: Thursday, February 23, 2017 2:37 PM
To: Kristen L Lewis <klewis@baltimorecountymd.gov>
Subject: Re: Postponement of Case No. 2017-0173-A

Thanks Kristen. I will check with you on new hearing dates. Home today with the flu but will call tomorrow.

Sent from my iPhone

On Feb 23, 2017, at 2:31 PM, Kristen L Lewis <klewis@baltimorecountymd.gov> wrote:

Neil,

Yes, he did bring me his approval. However, he did indicate that your client will be responsible for reposting the sign with the new hearing date has been provided. If you have any questions, feel free to contact me.

Kristen Lewis
PAI – Zoning Review
410-887-3391

From: Neil Lanzi [<mailto:nlanzi@wclaw.com>]
Sent: Thursday, February 23, 2017 10:16 AM
To: Kristen L Lewis <klewis@baltimorecountymd.gov>
Subject: Postponement of Case No. 2017-0173-A
Importance: High

Kristen,

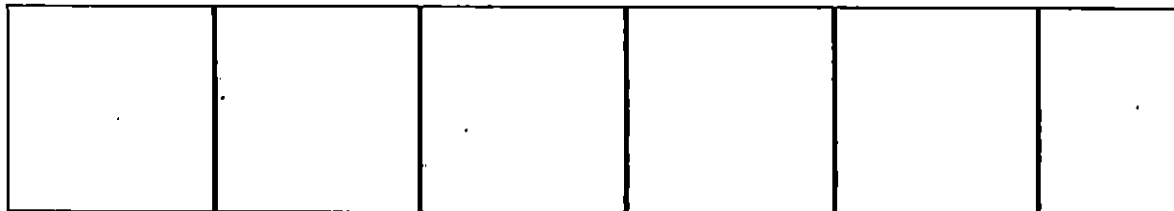
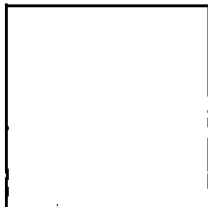
Did Arnold grant our postponement request now that he has the documentation of my other cases in the City? The client is quite anxious to have representation at the hearing.

Regards,

Neil

<image001.gif> <image002.png> **Neil Lanzi**
Partner
Wright, Constable & Skeen, LLP
102 W. Pennsylvania Avenue, Suite 406
Towson, Maryland 21204
Tele: 443-991-5917
E-mail: nlanzi@wclaw.com

CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov

2/21/17
TO KL
O/L

Kristen L Lewis

From: Neil Lanzi <nlanzi@wclaw.com>
Sent: Tuesday, February 21, 2017 2:00 PM
To: Kristen L Lewis
Cc: 'Bruce Doak'
Subject: postponement request Case No. 2017-0173-A
Attachments: 2017_02_21_13_53_29 city zoning hearing.pdf

Importance: High

Hi Kristen,

In accordance with Mr. Jablon's request, I am attaching the zoning notice for my two cases in Baltimore City on March 2 at 1:30 pm. Hopefully this will be sufficient to allow the granting of my postponement request.

Regards,

Neil



Neil Lanzi
Partner
Wright, Constable & Skeen, LLP
102 W. Pennsylvania Avenue, Suite 406
Towson, Maryland 21204
Tele: 443-991-5917
E-mail: nlanzi@wclaw.com



*HL
He needs to provide
copies of scheduling
for city cases, then
012*

Wright, Constable & Skeen, L.L.P. | Attorneys at Law

102 W. Pennsylvania Avenue - Suite 406 - Towson - Maryland - 21204 · Phone: 443-991-5917

J. NEIL LANZI

Writer's Direct Email:
nlanzi@wcslaw.com

February 14, 2017

Arnold Jablon, Director
Department of Permits, Approvals and Inspections
111 West Chesapeake Avenue
Room 105
Towson, MD 21204

Re: Case No. 2017-0173-A

Dear Mr. Jablon:

Along with this letter, I am enclosing my Entry of Appearance on behalf of Robert Shaffer and Stephen Stanton, interested persons to the above referenced case. The hearing for the variance request is presently scheduled for Thursday, March 2, 2017 at 1:30 p.m. On behalf of Mr. Shaffer and Mr. Stanton, I would respectfully request the case be postponed from the current date to the next available hearing date. The reason for the request is that I am counsel of record and Bruce Doak is the land use consultant of record in two zoning cases scheduled in Baltimore City for a subdivision on the same date and at the same time. Mr. Doak will be my witness in the above referenced case. In addition, I anticipate the hearing for the above referenced case may require at least two hours.

Thank you for your consideration.

Very truly yours,

J. Neil Lanzi

cc: Mr. David Lord, 10617 Powell Road, Thurmont, MD 21788
Mr. and Mrs. Alan Keller, 17111 Hunter Green Road, Upperco, MD 21155
Robert Shaffer, 9 Hunter Lake Court, Upperco, MD 21155
Stephen Stanton, 5 Hunter Lake Court, Upperco, MD 21155
Bruce Doak, Surveyor, 3801 Baker Schoolhouse Road, Freeland, MD 21053
People's Counsel, Peter Max Zimmerman
Kristen Lewis, Room 111



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 4763211

Sold To:

Alan & Brittany Keller - CU00583795
17111 Hunter Green Rd
Upperco, MD 21155-9402

Bill To:

Alan & Brittany Keller - CU00583795
17111 Hunter Green Rd
Upperco, MD 21155-9402

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Feb 09, 2017

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 2017-0173-A
17111 Hunter Green Road
S/s Hunter Green Road, corner of the SW/s of Hunter Lake Court
5th Election District - 3rd Councilmanic District
Legal Owner(s) Alan & Brittany Keller

Variance: to permit an existing accessory building (pole building) with a height of 18 feet in lieu of the maximum allowed 15 feet.

Hearing: Thursday, March 2, 2017 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing Contact the Zoning Review Office at (410) 887-3391.

2/075 Feb. 9

The Baltimore Sun Media Group

By *S. Wilkinson*
Legal Advertising

TO: PATUXENT PUBLISHING COMPANY
Thursday, February 9, 2017 Issue - Jeffersonian

Please forward billing to:
Alan & Brittany Keller
17111 Hunter Green Road
Upperco, MD 21155

410-374-0007

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2017-0173-A

17111 Hunter Green Road

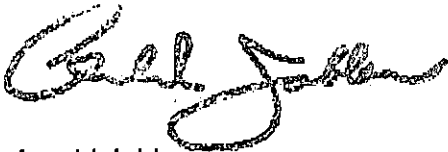
S/s Hunter Green Road, corner of the SW/s of Hunter Lake Court

5th Election District – 3rd Councilmanic District

Legal Owners: Alan & Brittany Keller

Variance to permit an existing accessory building (pole building) with a height of 18 feet in lieu of the maximum allowed 15 feet.

Hearing: Thursday, March 2, 2017 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 2/10/2017

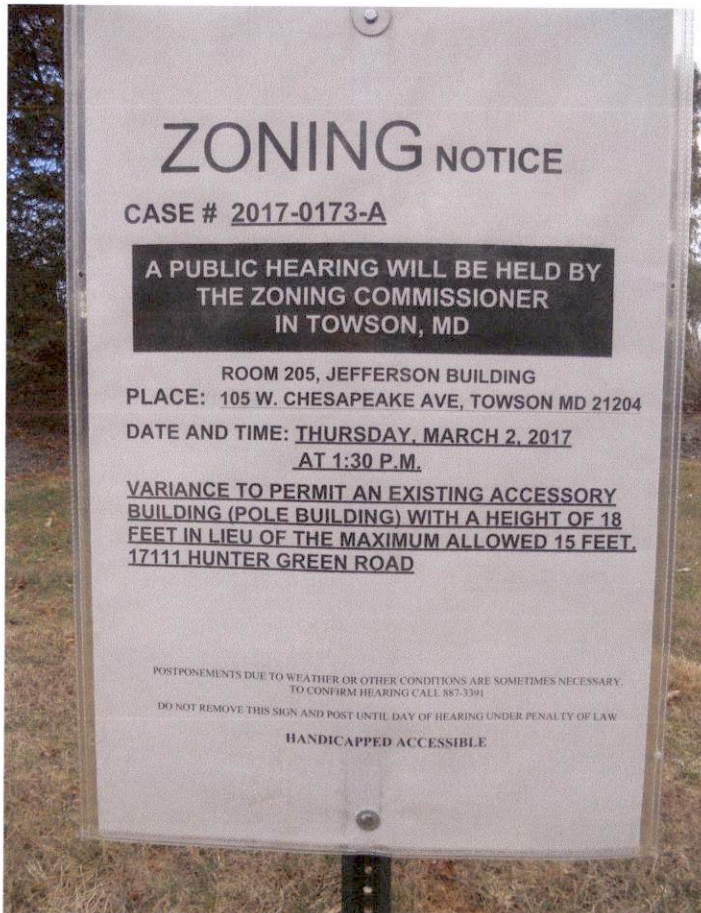
Case Number: 2017-0173-A

Petitioner / Developer: MR. & MRS. KELLER ~ DAVID LORD

Date of Hearing (Closing): MARCH 2, 2017

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:
17111 HUNTER GREEN ROAD

The sign(s) were posted on: FEBRUARY 8, 2017



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)



KEVIN KAMENETZ
County Executive

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

January 31, 2017

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2017-0173-A

17111 Hunter Green Road

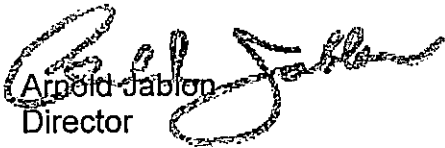
S/s Hunter Green Road, corner of the SW/s of Hunter Lake Court

5th Election District – 3rd Councilmanic District

Legal Owners: Alan & Brittany Keller

Variance to permit an existing accessory building (pole building) with a height of 18 feet in lieu of the maximum allowed 15 feet.

Hearing: Thursday, March 2, 2017 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204


Arnold Jablon
Director

AJ:kl

C: David Lord, 10617 Powell Road, Thurmont 21788
Mr. & Mrs. Keller, 17111 Hunter Green Road, Upperco 21155
Stephen Stanton, 5 Hunter Lake Ct., Upperco 21155
Robert Shaffer, 9 Hunter Lake Ct., Upperco 21155

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, FEBRUARY 10, 2017.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



FORMAL DEMAND FOR HEARING

CASE NUMBER: 2017-0173-A

Address: 17111 HUNTER GREEN RD.

Petitioner(s): Alan D & Brittany M Keller

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/We Stephen Stanton - Robert Shaffer et al
Name - Type or Print

☒ Legal Owner OR ☐ Resident of

5 Hunter Lake CT & 9 Hunter Lake CT
Address

Upperco MD 21155
City State Zip Code

410-239-3694 410-374-9222
Telephone Number

which is located approximately 200' & 400' feet from the property, which is the subject of the above petition, **do hereby formally demand that a public hearing be set in this matter.**

ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS DEMAND.

P. Doat Shaffer 1-27-2017
Signature Date

P. Doat Shaffer for Stephen Stanton 1-27-2017
Signature Date

Revised 9/18/98 - wcr/scj

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

№ 148636

Date: 1/27/17

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$ 60.00

Total: _____

Rec
From: _____

For: _____

FORMAL DEMAND FOR HEARING

2017-0173-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS ACTUAL TIME
1/30/2017 1/27/2017 13:08:21 1

REG WSD1 WALKIN LJR

>>RECEIPT # 705048 1/27/2017 OFLH

Dept 5 528 ZONING VERIFICATION

CR NO. 148636

Recpt Tot \$60.00

\$1.00 CK \$60.00 CA

Baltimore County, Maryland

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 1/11/2017

Case Number: 2017-0173-A

Petitioner / Developer: ALAN & BRITTANY KELLER ~ DAVE LORD of
HOLLER CONTRACTING, LLC

Date of Hearing (Closing): JANUARY 30, 2017

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:
17111 HUNTER GREEN ROAD

The sign(s) were posted on: JANUARY 11, 2017



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)



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 17111 Hunter Green Rd, Upperco MD 21155 Currently zoned Residential RC2
 Deed Reference 30313 1 00166 10 Digit Tax Account # 1700005871
 Owner(s) Printed Name(s) Alan D. Keller and Brittany M. Keller

(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:

- X** **ADMINISTRATIVE VARIANCE** from Section(s) 400.3, BC2R, to permit an existing accessory building (pole building) with a height of 18 feet in lieu of the maximum allowed 15 feet

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

- 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):

Alan D. Keller , Brittany M. Keller
 Name #1 – Type or Print Name #2 – Type or Print

X Alan D. Keller Brittany M. Keller
 Signature #1 Signature #2

17111 Hunter Green Rd, Upperco MD
 Mailing Address City State

21155 , 410 374 0007
 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:

DAVID LORD

Name – Type or Print

David Lord

Signature

10617 POWELL Rd, Thurmont MD
 Mailing Address City State

21788 , 301-667-4404 , hollercontracting@aol.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 _____ 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 2017-0173-A Filing Date 1/3, 2017 Estimated Posting Date 1/15, 2017 Reviewer JMP

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: 17111 Hunter Green Rd, Upperco MD 21155
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)

Please see attached

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

X Alan D. Keller
Signature of Owner (Affiant)
Alan D. Keller
Name- Print or Type

X Brittany M. Keller
Signature of Owner (Affiant)
Brittany M. Keller
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:

X I HEREBY CERTIFY, this 16th day of December 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Alan - D. Keller and Brittany. M. Keller

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

AS WITNESS my hand and Notaries Seal

REEMA BHATIA
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND

My Commission Expires 05-21-2020

Notary Public

Reema Bhatia
05-21-2020
My Commission Expires

REV. 5/5/2016

Being Lot #16 in the subdivision of Hunter Green as recorded in Baltimore County Plat Book #39, Folio #25, containing 3.272 acres. Located in Election District 5 and Council District 3.

The pole barn at 17111 Hunter Green Rd., Upperco, MD 21155 was built taller than allowed in Baltimore County completely by accident. This was the first building in Baltimore County by Holler Contracting. Nowhere else has the height of a building ever come into play, and it was overlooked in this situation.

Usually, when describing pole building size, the height is always expressed as the height of the ceiling and eave walls, not in terms of overall height. Most pole buildings are in an agricultural setting and can be significantly higher than the 15 feet Baltimore County limits structures to, so the height was never questioned.

The plans submitted for the permit showed the actual dimensions of the gable end, but since the plan review was waived, the discrepancy was not picked up until the inspector compared the 12' ceiling height on the permit with the actual building height of approximately 17 feet, so the inspection did not pass. At this point, the entire building is complete except for internal electrical and insulation. For the overage in height to be rectified, basically the entire building would need to be deconstructed, shortened by two feet, all materials resized, and re-erected. This would be very expensive in terms of labor, equipment time, possible replacement material cost if components are damaged during deconstruction, as well as lost opportunity for other work during the deconstruction and rebuilding process. Our estimate as to cost for this process is over \$12,000.00 for labor alone.

It is respectfully requested that the following will be taken into consideration:

- 1) the location of the building is largely hidden by trees from view of neighbors
- 2) behind the building is forest and wetlands at the bottom of unbuildable slope on the same property
- 3) the building is approximately 6 feet lower than the road nearest it's location due to topography
- 4) the building is approximately 150 feet from the center of the road, 66 feet from the side property line
- 5) the financial hardship to make the building meet the height restriction

Zoning Property Description for S.E. side of Hunter Green at 17111

Address: 17111 Hunter Green Rd, Upperco, MD 21155

Currently zoned: Residential

Deed reference: 30313 / 00166

10 digit tax account #: 1700005871

Beginning at a point on the south side of Hunter Green Road, which is ~~(number of feet of right of way width)~~ 15 feet wide at the distance of ~~(number of feet)~~ 43 feet West of the centerline of the nearest improved intersecting street, Hunter Lake Court, which is ~~(number of feet of right of way)~~ 15 feet wide.

Being Lot #16 in the subdivision of Hunter Green as recorded in Baltimore County Plat Book #39, Folio #25, containing 3.272 acres. Located in Election District 5 and Council District 3.

2017-0173-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0173 -A Address 17111 Hunter Green Road

Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 1/3/2017 Posting Date: 1/15/2017 Closing Date: 1/30/2017

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 2017- 0173 -A Address 17111 Hunter Green Road

Petitioner's Name Alan & Brittany Keller Telephone 410-374-0007

Posting Date: 1/15/2017 Closing Date: 1/30/2017

Wording for Sign: To Permit an existing accessory building (pole building) with a height of 18 feet in lieu of the maximum allowed 15 feet.

Revised 7/6/16

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

No.

142840

Date:

1/3/2017

PAID RECEIPT

BUSINESS ACTUAL TIME DAY
 1/03/2017 1/03/2017 09:34:42 1

RES WSO1 WALKIN LTR
 >> RECEIPT # 701023 1/03/2017 OFLN

Dept 5 528 ZONING VERIFICATION

CR NO. 142840

Receipt Tot \$75.00

\$75.00 CK \$0.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Obj	Sub-Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					75.00

Total: **75.00**

Rec From: **Holler Contracting, LLC**

For: **Adm. Var. - 17111 Hunters Green Road**
2017-0173-A (Keller)

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

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



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

Date: 1/11/17

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. 2017-0173-A

*Administrative Variance
Alan D. & Brittany M. Keller
17111 Hunter Green 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 that reads "Richard A. Zeller".

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

WW/RAZ

005

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: January 19, 2017

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

SUBJECT: Zoning Advisory Committee Meeting
For January 16, 2017
Item No. 2017-0170, 0171, 0172, 0173, 0174, 0175 and 0178

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

DAK:GEN
cc:file
G:\DevPlanRev\ZAC -No Comments\ZAC01162017.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: January 11, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0173-A
Address 17111 Hunter Green Road
(Keller Property)

Zoning Advisory Committee Meeting of **January 16, 2017**.

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

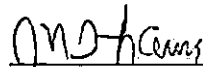
Reviewer: Steve Ford Date: 1-11-2017

IN THE MATTER OF	*	BEFORE THE ADMINISTRATIVE
17111 Hunter Green Road	*	LAW JUDGE
S/s Hunter Green Road,	*	FOR
corner of the SW/s of Hunter Lake Court	*	
5 th Election District	*	BALTIMORE COUNTY
3 rd Councilmanic District	*	
Legal Owners: Alan and Brittany Keller	*	Case No. 2017-0173-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of Wright, Constable & Skeen, LLP and J. Neil Lanzi,
Esquire on behalf of Robert Shaffer and Stephen Stanton in the above captioned matter.



J. Neil Lanzi
Wright, Constable & Skeen, LLP
102 W. Pennsylvania Avenue
Suite 406
Towson, Maryland 21204
(443) 991-5917

CERTIFICATE OF SERVICE

I HEREBY CERTIFY, that on this 14th day of February, 2017, a copy of the foregoing Entry of Appearance was mailed, postage prepaid, to David Lord, 10617 Powell Road, Thurmont, Maryland 21788; Alan and Brittany Keller, 17111 Hunter Green Road, Upperco, Maryland 21155, and Peter Max Zimmerman, People's Counsel for Baltimore County, Old Courthouse, Room 47, 400 Washington Avenue, Towson, Maryland 21204.



J. Neil Lanzi

APPLICATION FOR PERMIT
BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS
TOWSON, MARYLAND 21204

Permit # B3914960
Control # N/A
XRef # _____
Receipt # A734287
Fee 115.10
Total Paid 115.10
Paid By APD
Inspector _____

Date 5/23/16
OEA AB/PA
Historic District/Building
☐ Yes ☐ No
District / Precinct
05 01

Property Address 17111 Hunter Green Rd
Suite/Space/Floor _____
Subdivision HUNTER GREEN
Tax Account # 05-1700005871
Will this building have sprinklers? ☐ Yes ☒ No
Is this property located in a floodplain? ☐ Yes ☒ No

OWNER'S INFORMATION

First & Last Name (Individual) Alan & Brittany Keller
Corporation Name _____
Address 17111 Hunter Green Rd
City, State, Zip Upperco MD 21155-9402
Seller _____

I HAVE CAREFULLY READ THIS APPLICATION AND KNOW THE SAME IS CORRECT AND TRUE, AND THAT IN DOING THIS WORK ALL PROVISIONS OF THE BALTIMORE COUNTY CODE AND APPROPRIATE STATE REGULATIONS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT, AND WILL REQUEST ALL REQUIRED INSPECTIONS.

APPLICANT INFORMATION

Name DAVID LORDB Phone Number 301-667-4404
Company (if applicable) Holler Contracting LLC
Address 10617 Powell Rd
City, State, Zip Thurmont MD 21788
Applicant Signature David Lord E-Mail _____
Business/Tenant Name _____
Contractor Holler Contracting LLC MHIC # 92418 MHBR # _____
Engineer _____
PLANS: CONST 2 PLOT 4 FLAT 0 DATA 0 EL 1 FL 2 DRC # _____

DESCRIBE PROPOSED WORK:

CONSTRUCT POLE BARN
IN REAR PROPERTY OF SFD 30'x40'x12' =
1200SF. ACCESSORY STRUCTURE LETTER
ATTACHED

TYPE OF IMPROVEMENT

1. ☒ New Bldg Construction
2. ☐ Addition
3. ☐ Alteration
4. ☐ Repair
5. ☐ Wrecking
6. ☐ Moving
7. ☐ Other _____

TYPE OF USE

RESIDENTIAL

01. ☐ One Family
02. ☐ Two Family
03. ☐ Three and Four Family
04. ☐ Five or More Family
(enter no. units) _____
05. ☐ Swimming Pool
06. ☐ Garage
07. ☒ Other Storage

NON-RESIDENTIAL

08. ☐ Amusement, Recreation, Place of Assembly
09. ☐ Church, Other Religious Building
10. ☐ Deleted
11. ☒ Industrial, Storage Building
12. ☐ Parking Garage
13. ☐ Service Station, Repair Garage
14. ☐ Hospital, Institutional, Nursing Home
15. ☐ Office, Bank, Professional
16. ☐ Public Utility
17. ☐ School, College, Other Educational
18. ☐ Deleted
19. ☐ Store ☐ Mercantile ☐ Restaurant (specify type) _____
20. ☐ Swimming Pool (specify type) _____
21. ☐ Tank, Tower
22. ☐ Transient Hotel, Motel (no. units _____)
23. ☐ Other _____

OK To waive Plans

PA

Foundation Type

1. ☒ Slab 1. ☐ Full
2. ☐ Block 2. ☐ Partial
3. ☐ Concrete 3. ☐ None

Type of Construction

1. ☐ Masonry
2. ☒ Wood Frame
3. ☐ Structure Steel
4. ☐ Reinforced Concrete

Type of Heating Fuel

1. ☐ Gas 3. ☐ Electricity
2. ☐ Oil 4. ☐ Coal

Central Air: 1. ☐ 2. ☐

Type of Sewage Disposal

1. ☐ Public Sewer ☐ Exists ☐ Proposed
2. ☒ Private System ☐ Exists ☐ Proposed
☒ Septic ☐ Exists ☐ Proposed
☐ Privy ☐ Exists ☐ Proposed

Type of Water Supply

1. ☐ Public System ☐ Exists ☐ Proposed
2. ☒ Private System ☐ Exists ☐ Proposed

Estimated Cost of Materials and Labor \$ 32,200.00

Proposed Use Storage SFD + POLE BARN
Existing Use SFD + SHED

Ownership: 1. ☒ Privately Owned 2. ☐ Publicly Owned 3. ☐ Sale 4. ☐ Rental

Residential Category: 1. ☐ Detached 2. ☐ Semi-Detached 3. ☐ Group 4. ☐ Townhouse 5. ☐ Mid-Rise 6. ☐ High-Rise

Efficiency # _____ 1-Bedroom # _____ 2-Bedroom # _____ 3-Bedroom # _____ Total Bedrooms _____ Total Apts/Condos _____

One Family Bedroom # _____ Bathroom # _____ Kitchen # _____ Powder Room # _____ Garbage Disposal: 1. ☐ Yes 2. ☐ No

Class 04 Liber 34 Folio 25 Map _____

Building Size

Floor 30'x40'
Width 30
Depth 40
Height 12
Stories one
Lot #s 16

Lot Size and Setbacks

Size 3.27 AC
Front Street Hunter Green Rd
Side Street Hunter Green Rd
Front Setback NC
Side Setback 179' / 300'
Side Street Setback 16'
Rear Setback 16'

Corner Lot: 1. ☒ Yes 2. ☐ No

Zoning RC2

APPROVAL SIGNATURES	DATE
BLD INSP	
BLD PLAN	<u>5/23/16</u>
FIRE	
SEDI CTL	
ZONING	<u>5/23/16</u>
PUB SERV	
ENVIRONMENT	<u>5/23/16</u>
PLANNING	
PERMITS	



Permits, Approvals & Inspections

111W. Chesapeake Avenue
Towson, MD 21204

Report Generated On:
2/25/2016

Permit Processing Residential Permit Report

Page 1 of 1

Property Information

Tax Account Number: 1700005871

Plat Ref: 039:025

Election District: 5

Owner Name(s): KELLER ALAN D and KELLER BRITTANY M

PDM #:

Address: 17111 HUNTER GREEN RD
UPPERCO, MD 21155

Zoning District(s): RC 2

Premise Address: 17111 HUNTER GREEN RD

Elevation Range: 642ft - 672ft

Affected Overlays	Instructions: Begin review process with Zoning Review, Room 411.	New Homes	Internal Alts.	Add / Ext. Alts.	Access Structures	Open Decks	Piers/Pilings	Grading/SW	Tanks	Ret. Walls/Bulk	Razing	Elec. & Plumb	Agency Acknowledgment
Contact Agency	Potential Overlay Issues												Initial & Date
PAI-Public Services County Office Building Room 119 Phone: 410-887-3751	InFill Lot Review	X											OK To File
Dev. Management County Office Building Room 123 Phone: 410-887-3321	Growth Tier 4 - (No New Subdivisions of 4 or More Additional Lots)	X											



Baltimore County
Department of Permits, Approvals & Inspections

**SHEDS AND ACCESSORY STORAGE STRUCTURES:
FOUNDATION REQUIREMENTS**

Accessory storage buildings of *light frame construction* * up to 400 sf in area:

No permanent foundation is required, but the building must be anchored. Eave height must not exceed 10 feet.

**Accessory storage buildings greater than 400 sf in area that
are not of *light frame construction* *:**

A permanent foundation supported at least 30" below finished grade is required.

**light frame construction:* structural elements are primarily formed from a system of repetitive wood or cold-formed steel framing members.

NOTE: Permits are required for all accessory structures over 120 square feet

Explanatory Notice to Applicants: When soil freezes, entrapped moisture expands, lifting anything built on top of it. This movement, known as frost heave, can severely damage a building whose foundation is not deep enough. Damage from frost heave is directly proportional to the size and complexity of the structure. The smaller the shed, the more likely it will rise and fall as a unit without differential movement. The addition of windows and doors decreases the likelihood of unity of movement, causing portions of the structure to move out of balance with other portions and thus decrease building function.

For further information, contact Building Inspection at 410-887-3953.

Applicant Haller Contracting, David Date 5/23/14
DAVID C LORD

Permit Processing Residential Permit Report

Page 1 of 1

Property Information

Tax Account Number: 1700005871

Plat Ref: 0000039:002

Election District:5

Owner Name(s): KELLER ALAN D and KELLER BRITTANY M

PDM # :

Address: 17111 HUNTER GREEN RD

Zoning District(s): RC 2

UPPERCO,MD 21155

Premise Address: 17111 HUNTER GREEN RD

Elevation Range: 642ft - 672ft

Affected Overlays

Instructions: Begin review process with Zoning Review, Room 111.

Contact Agency

Potential Overlay Issues

DPW-Public Services

County Office Building
Room 307
Phone: 410-887-3984

InFill Lot Review

New Homes

Internal Ailts.

Add / Ext. Alts.

Access, Struct.

Open Decks

Piers/Pilings

Grading/SW

Tanks

Ret. Walls/Bulk

Razing

Agency Acknowledgment

Initial & Date

OK To File

Baltimore County
Department of Permits, Approvals & Inspections

**SHEDS AND ACCESSORY STORAGE STRUCTURES:
FOUNDATION REQUIREMENTS**

Accessory storage buildings of *light frame construction up to 600 sf in area:**

No permanent foundation is required, but the building must be anchored. Eave height must not exceed 10 feet.

**Accessory storage buildings greater than 400 sf in area that
are not of *light frame construction**:**

A permanent foundation supported at least 30" below finished grade is required.

**light frame construction:* structural elements are primarily formed from a system of repetitive wood or cold-formed steel framing members.

NOTE: Permits are required for all accessory structures over 120 square feet

Explanatory Notice to Applicants: When soil freezes, entrapped moisture expands, lifting anything built on top of it. This movement, known as frost heave, can severely damage a building whose foundation is not deep enough. Damage from frost heave is directly proportional to the size and complexity of the structure. The smaller the shed, the more likely it will rise and fall as a unit without differential movement. The addition of windows and doors decreases the likelihood of unity of movement, causing portions of the structure to move out of balance with other portions and thus decrease building function.

For further information, contact Building Inspection at 410-887-3953

Applicant



MAJOR SUBDIVISION FINAL PLANS / 1000 SOUTH ELLWOOD AVENUE

CITY COUNCIL BILL #17-0007 / ZONING – CONDITIONAL USE PARKING, OFF-STREET GARAGE – 1000 SOUTH ELLWOOD AVENUE (TO BE KNOWN AS 3033 DILLION STREET)

The date/time group is as follows:

March 2, 2017 at 1:30pm

Once the property is posted, please take a couple of digital photos of the posting, one up close showing the text of the sign, and one from farther back showing its placement on the property, and e-mail them to me.

Also attached is the meeting agenda. If you need anything further for the County, let me know.

Regards,

Matthew DeSantis, AICP

City Planner I

Land Use & Urban Design

Baltimore City Department of Planning

417 E. Fayette Street, 8th Floor

Baltimore, MD 21202

(T) 410.396.5622 (F) 410.244.7358

matthew.desantis@baltimorecity.gov

Our Mission: To build Baltimore as a diverse, sustainable and thriving city of neighborhoods and as the economic and cultural driver for the region.



PLANNING COMMISSION
Wilbur E. "Bill" Cunningham, Chairman



Thomas J. Stosur
Director

AGENDA
March 2, 2017 – #1924

Catherine E. Pugh
Mayor

Working Session 12:00 pm – 1:30 pm
→ **Regular Session – 1:30 pm**

Live Streaming: The Planning Department has begun Live Webstreaming of all Commission Hearings. To begin live streaming from any enabled device during a scheduled hearing, log on to: <http://livestream.com/accounts/17371294>

Hearing Notice: Anyone interested in receiving future Planning Commission agendas directly may subscribe using this link: <https://public.govdelivery.com/accounts/MDBALT/subscriber/new>

1:30 PM

1. ROLL CALL
2. APPROVAL OF MINUTES

CONSENT AGENDA

3. CIP TRANSFERS
4. MINOR SUBDIVISION FINAL PLANS / 640 BERRY STREET (Fourteenth District)
5. REVISED FINAL DESIGN APPROVAL & MINOR AMENDMENT (SECONDARY EXIT DRIVE) / PORT COVINGTON PUD #71 – 301 EAST CROMWELL STREET (Eleventh District)

REGULAR AGENDA

6. FY 2018-2023 CAPITAL IMPROVEMENT PROGRAM – VOTE (Citywide)
7. CITY COUNCIL BILL #17-0016/ ZONING – CONDITIONAL USE CONVERSION OF 1 DWELLING UNIT TO 1 DWELLING UNIT AND 1 EFFICIENCY DWELLING UNIT IN THE R-8 ZONING DISTRICT – 2823 HUNTINGDON AVENUE
(Councilmembers Mary Pat Clarke, Ryan Dorsey, Zeke Cohen, and Robert Stokes, Sr.)
For the purpose of permitting, subject to certain conditions, the conversion of 1 dwelling unit to 1 dwelling unit and 1 efficiency dwelling unit in the R-8 Zoning District on the property known as 2823 Huntingdon Avenue, as outlined in red on the accompanying plat.
(Fourteenth District)

→ 8. **MAJOR SUBDIVISION FINAL PLANS / 1000 SOUTH ELLWOOD AVENUE (First District)**

CITY COUNCIL BILL #17-0007 / ZONING – CONDITIONAL USE PARKING, OFF-STREET GARAGE – 1000 SOUTH ELLWOOD AVENUE (TO BE KNOWN AS 3033 DILLION STREET) (Councilmember Zeke Cohen)

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, off-street garage on the property known as 1000 South Ellwood Avenue (to be known as 3033 Dillon Street), as outlined in red on the accompanying plat. (First District)

1700000499

Lot # 14

17201

Lot # 24

1700000509

Lot # 15
1700000500

NW 28-F

Pt. Bk./Folio # 038010

Pt. Bk. 0000038, Folio 0010

NW 28-G

3

Lot # 23

1700000508

HUNTER GREEN RD

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

PAI # 050047

PAI # 050047

3 CD
RC 2
5 ED

020C2

17111

16

Lot # 16

2016-0221-A

1700005871

HUNTER LAKE CT

1700000507

NW 27-H

0514065042

NW 27-G

Pt. Bk./Folio # 039025A

6

020B2

Lot # 17

1700012425

Pt. Bk. 0000039, Folio 0025

17

Lot # 18 1700000503

2017-0173-A



From yard to left side



view from about 40 feet to Hunter Lake Ct.



RIGHT SIDE LOOKING TO REAR WOODS (4 wetlands)

2017-0173-A



from left side look to woods behind (wetlands)

2017-0173-A



Looking left towards neighbor

2017-0173-A



view from left property line

2017-0173-A



view from SIDE OF Hunter Lake Ct.

2017-0173-A

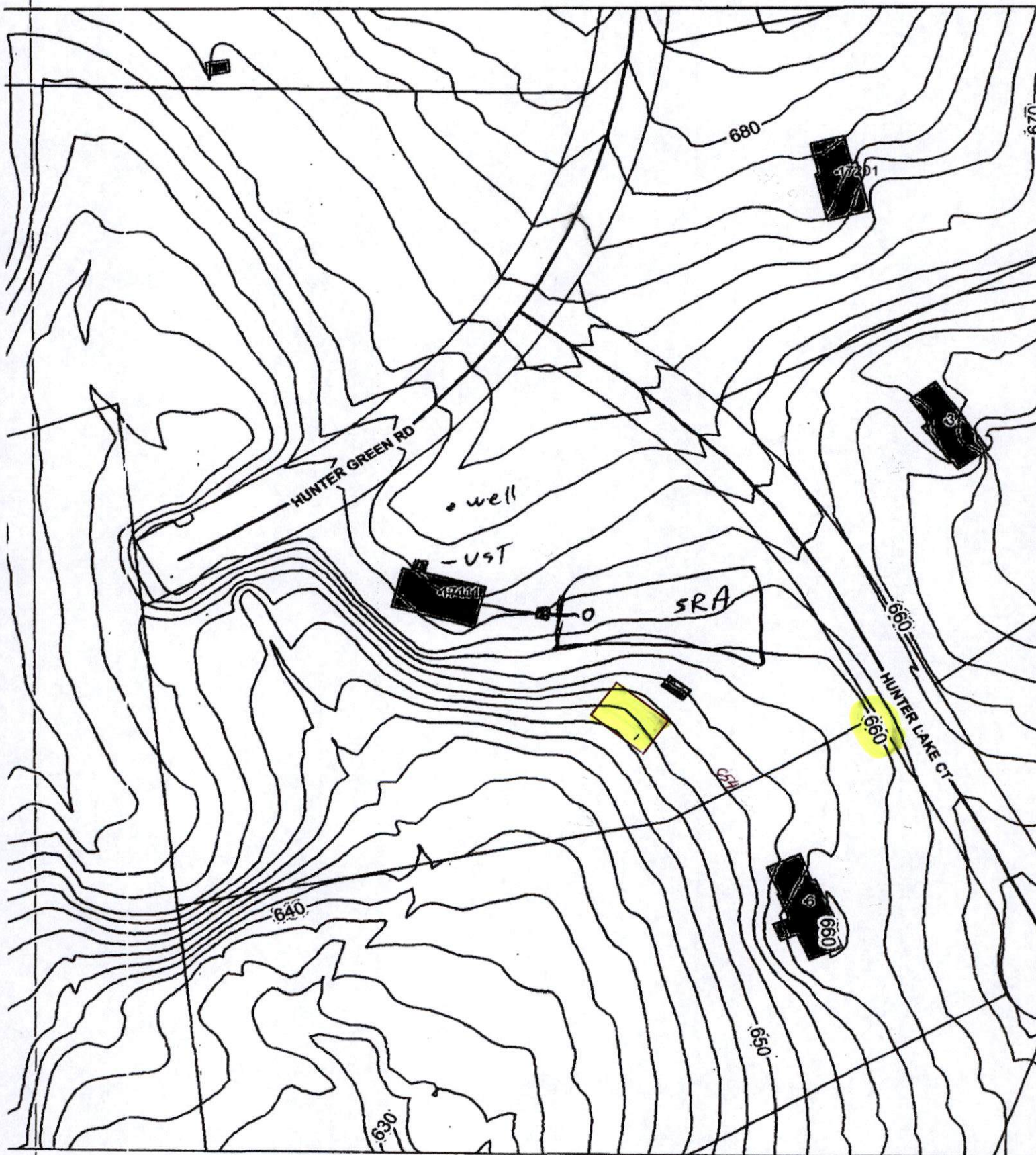


view from Hunter Lake Ct. across from pole building

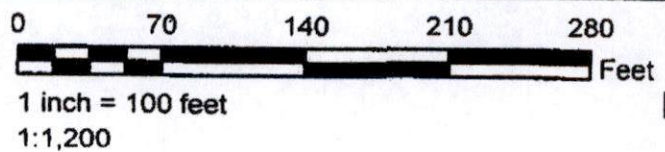
2017-0173-4

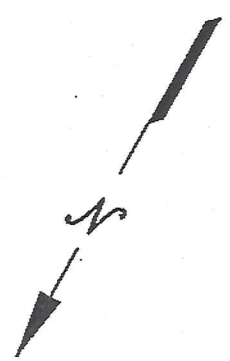


From yard to left side-

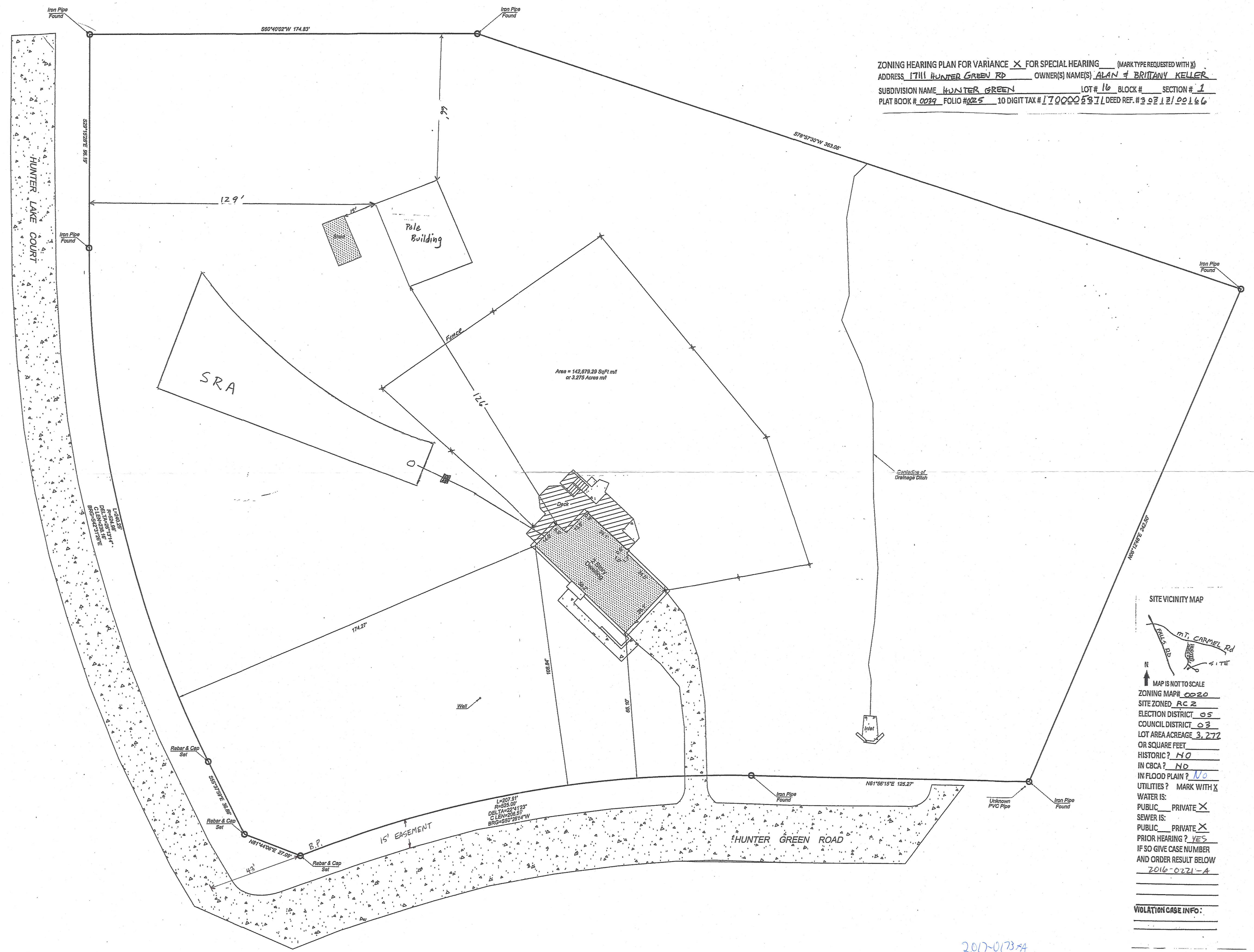


17111 HUNTER GREEN RD





ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
ADDRESS 17111 HUNTER GREEN RD OWNER(S) NAME(S) ALAN & BRITANY KELLER
SUBDIVISION NAME HUNTER GREEN LOT # 16 BLOCK # 1 SECTION # 1
PLAT BOOK # 0039 FOLIO # 0025 10 DIGIT TAX # 1700005371 DEED REF. # 3 03 13/00166



1. Rebars set are 5/8" x 18" with a yellow cap marked C-250.
2. All bearings shown hereon are based off GPS Nad83.
3. This survey and plat were prepared without benefit of a title report.

Nelson & Matthews

Boundary Survey & Site Plan
17111 Hunter Green Road
Date: 10/5/12
Scale: 1" = 20'
Ruxton Design Corporation
8422 Bellona Lane
Suite 300
Towson, Maryland 21204
410-823-5000
410-823-0115fax
www.ruxtondesign.com

SITE VICINITY MAP

MAP IS NOT TO SCALE
ZONING MAP# 0020
SITE ZONED RC 2
ELECTION DISTRICT 05
COUNCIL DISTRICT 03
LOT AREA ACREAGE 3.272
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? YES
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW
2016-0221-A

VIOLATION CASE INFO:

2017-0173-4