

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
(3105 Hunting Tweed Drive)
4th Election District * OFFICE OF ADMINISTRATIVE
2nd Council District
Anne I. & Christopher K. Steuart * HEARINGS FOR
Petitioners * BALTIMORE COUNTY
* CASE NO. 2017-0189-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, Anne I. and Christopher K. Steuart ("Petitioners"). The Petitioners are requesting Variance relief pursuant to §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), as follows: (1) To approve a proposed accessory structure (detached garage for cars and farm equipment storage) to be located onto the side and front yard of the existing dwelling in lieu of the required to be located in the rear yard, and (2) To approve the proposed accessory structure with a height of 25 ft. in lieu of the maximum allowed 15 ft., respectively. 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. A ZAC comment was received from the Department of Environmental Protection and Sustainability (DEPS), dated January 24, 2017, and indicated the following:

"Ground Water Management must review any future proposed building permits(s) for a detached garage, especially since the plan shows the building less than 30 feet from the existing well, which also requires a variance from us to allow that."

ORDER RECEIVED FOR FILING

Date 2-21-17

By RW

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on January 27, 2017, 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 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.

Although the Department of Planning did not make any recommendations related to the proposed detached garage height and usage, I will impose conditions that the garage shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

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

THEREFORE, IT IS ORDERED, this 21st day of **February, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), as follows: (1) To approve a proposed accessory structure (detached garage for cars and farm equipment storage) to be located onto the side and front yard of the existing dwelling in lieu of the required to be located

ORDER RECEIVED FOR FILING

Date 2-21-17

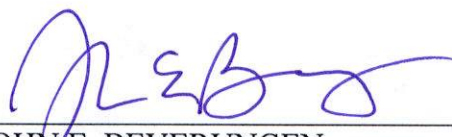
By [Signature]

in the rear yard, and (2) To approve the proposed accessory structure with a height of 25 ft. in lieu of the maximum allowed 15 ft., respectively, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. 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.
2. Petitioners or subsequent owners shall not convert the garage into a dwelling unit or apartment. The garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
3. The garage shall not be used for commercial purposes.
4. The Petitioners must comply with the ZAC comments submitted by DEPS, dated January 24, 2017; a copy of which is attached hereto and made a part hereof.

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

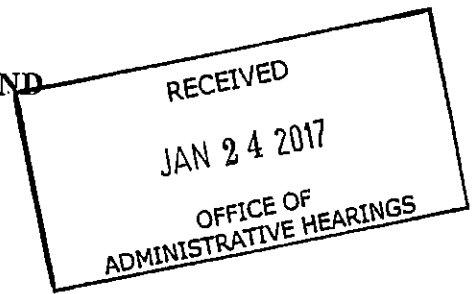
Date 2-21-17

By [Signature]

2-13-11

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 24, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0189-A
Address 3105 Hunting Tweed Drive
(Insley & Steuart Property)

Zoning Advisory Committee Meeting of **January 30, 2017**.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. Ground Water Management must review any future proposed building permit(s) for a detached garage, especially since the plan shows the building less than 30 feet from the existing well, which also requires a variance from us to allow that.

Reviewer: Dan Esser

Date: 1/23/17

ORDER RECEIVED FOR FILING

Date 2-21-17

By DW



KEVIN KAMENETZ
County Executive

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

February 21, 2017

Anne I. and Christopher K. Steuart
3105 Hunting Tweed Drive
Owings Mills, MD 21117

RE: Petition for Administrative Variance
Case No. 2017-0189-A
Property: 3105 Hunting Tweed Drive

Dear Mr. and Mrs. Steuart:

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

c: Henry Warfield, Warfield Architects, P.O. Box 76, Butler, MD 21023



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 3105 HUNTING TWEED DRIVE Currently zoned RC-2
 Deed Reference 30106 / 00165 10 Digit Tax Account # 1 9 0 0 0 1 0 5 9 6
 Owner(s) Printed Name(s) ANNE INSLEY STEUART and CHRISTOPHER KENDRICK STEUART

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

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

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

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

SEE ATTACHMENT

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):

Anne Insley Steuart / Christopher Kendrick Steuart
 Name #1 – Type or Print Name #2 – Type or Print
Anne Insley Steuart / *C.K. Steuart*
 Signature #1 Signature #2
3105 Hunting Tweed Drive Owings Mills Maryland
 Mailing Address City State
21117-1532 / 410-207-7945 / csteuart3@gmail.com
 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:

Henry Warfield at Warfield Architects
 Name – Type or Print
H.M. Warfield
 Signature
P.O. Box 76 Butler Maryland
 Mailing Address City State
21023-0076 / 410-472-4048 / henry@warfieldarch.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 18 day of 11, 2017, 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 2017-0189-A Filing Date 1/18/17 Estimated Posting Date 01/29/17 Reviewer AT

Rev 5/5/2016

ORDER RECEIVED FOR FILING

Date 2-21-17

By *[Signature]*

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: 3105 HUNTING TWEED DRIVE OWINGS MILLS MARYLAND 21117-1532
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)

Request permission to locate a detached accessory building in the side yard and 8 feet into the front yard to be used as a garage for cars/farm equipment with storage in an upper level under the roof. Request permission for this building to be 25 feet high in lieu of the required 15' height limit to allow for storage and to have the roof pitch better relate to the existing house. The one and a half story building footprint will be 28' x 56' and will use the existing driveway for access. The building will be located facing the existing garage of the house of which 2/3rds will become a mudroom, laundry room and pool house for a future pool in the rear yard. The grade rises away from the existing garage and the proposed new building will be set into the hillside to correct a persistent drainage issue where runoff floods the existing garage. In addition the location of the building helps to screen the owner's view of a BG&E tower located in a 66' wide BG&E right-of-way that runs along the north side of the property. There is also a 65" gas transmission right-of-way which runs through the northwest side of the property and bisects the BG&E right-of-way. These right-of-ways reduce the buildable area of the property, especially in the rear yard. At the proposed location the building will be 82 feet from the side property line at its closest point.

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

Anne Insley Stewart
Signature of Owner (Affiant)

ANNE INSLEY STEUART
Name- Print or Type

C.K. Steuart
Signature of Owner (Affiant)

CHRISTOPHER KENDRICK STEUART
Name- Print or Type

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

Florida Martin
STATE OF ~~MARYLAND~~, COUNTY OF ~~BALTIMORE~~, to wit:

I HEREBY CERTIFY, this 10th day of January 2017, before me a Notary of Florida, in and for the County aforesaid, personally appeared:

Print name(s) here: Anne Insley Stewart and Christopher K. Steuart

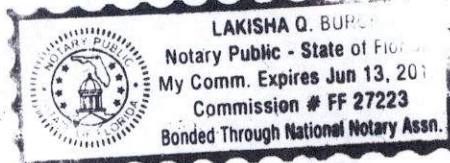
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal

Lakisha Q. Burdick
Notary Public

June 13, 2017
My Commission Expires

REV. 5/5/2016



100

Administrative Petition

Zoning Case# 2017-189-A

From Section 400.1 of BCZR to approve a proposed accessory structure (detached garage for cars and farm equipment storage) to be located onto the side and front yard of the existing dwelling in lieu of the required to be located in the rear yard, and from Section 400.3 of BCZR to approve the proposed accessory structure with a height of 25 feet in lieu of the maximum allowed 15 feet, respectively.

ZONING PROPERTY DESCRIPTION FOR

3105 HUNTING TWEED DRIVE
OWINGS MILLS, MD 21117

Beginning at a point on the south side of Hunting Tweed Drive which is 50 feet wide at a distance of 520 feet west of the centerline of the nearest improved intersecting street Park Heights Avenue which is 80 feet wide.

Being Lot #31, in the subdivision of Huntington as recorded in Baltimore County Plat book 50 Folio 66 containing 4.505 acres (196,238 square feet). Located in the 4th Election District, 2nd Councilmanic District.

2017-0189-A

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 1/29/2017

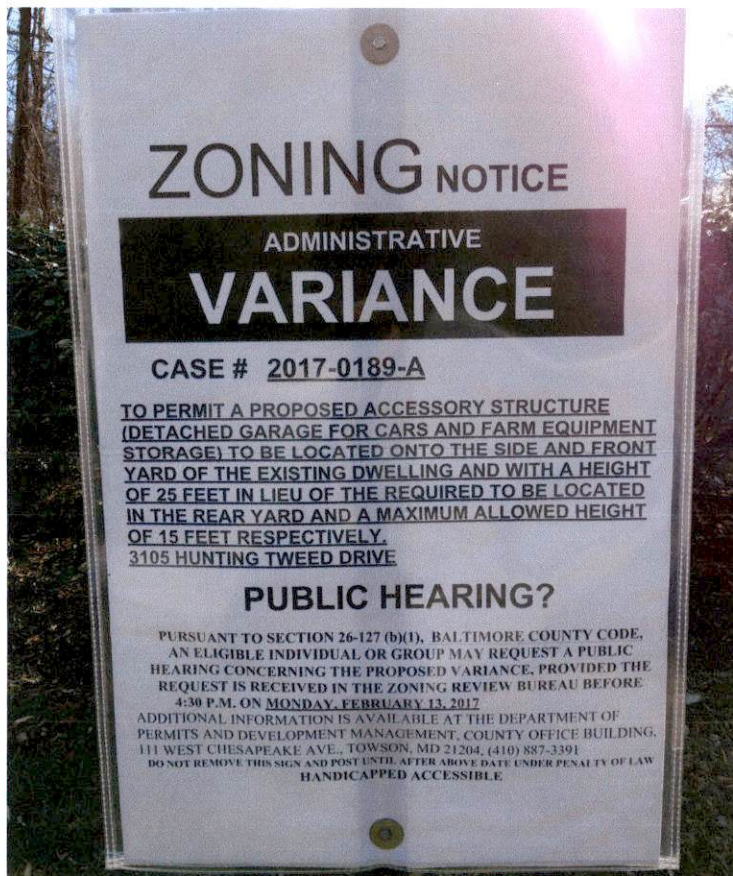
Case Number: 2017-0189-A

Petitioner / Developer: ANNE STEUART ~ HENRY WARFIELD, AIA

Date of Hearing (Closing): FEBRUARY 13, 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:
3105 HUNTING TWEED DRIVE

The sign(s) were posted on: JANUARY 27, 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)

7-13-1941

10

10-13-1941

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0189 -A Address 3105 Hunting Tweed Drive

Contact Person: Aaron Tsui Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 01/18/17 Posting Date: 01/29/17 Closing Date: 02/13/17

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- 0189 -A Address 3105 Hunting Tweed Drive

Petitioner's Name: Anne Steuart Telephone 410-207-7945

Posting Date: 01/29/17 Closing Date: 02/13/2017

Wording for Sign: To permit a proposed accessory structure (detached garage for cars and farm equipment storage) to be located onto the side and front yard of the existing dwelling and with a height of 25 feet, in lieu of the required to be located in the rear yard and a maximum allowed height of 15 feet, respectively.

Revised 8/9/16



KEVIN KAMENETZ
County Executive

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

February 14, 2017

Anne Insley & Christopher Kendrick Steuart
3105 Hunting Tweed Drive
Owings Mills MD 21117-1532

RE: Case Number: 2017-0189 A, Address: 3105 Hunting Tweed Drive

Dear Mr. & Ms. Steuart:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 18, 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
Henry Warfield, Warfield Architects, P O Box 76, Butler MD 21023-0076

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



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

Date: 1/30/17

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. 2017-0189-A

Administrative Variance
Anne Insley & Christopher Kentrick Stewart
3105 Hunting Tweed Drive

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

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 January 30, 2017
Item No. 2017-0189 and 0190

DATE: January 31, 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\ZAC01302017.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 24, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0189-A
Address 3105 Hunting Tweed Drive
(Insley & Steuart Property)

Zoning Advisory Committee Meeting of **January 30, 2017.**

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. Ground Water Management must review any future proposed building permit(s) for a detached garage, especially since the plan shows the building less than 30 feet from the existing well, which also requires a variance from us to allow that.

Reviewer: Dan Esser

Date: 1/23/17

M E M O R A N D U M

DATE: March 24, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0189- A – Appeal Period Expired

The appeal period for the above-referenced case expired on March 23, 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

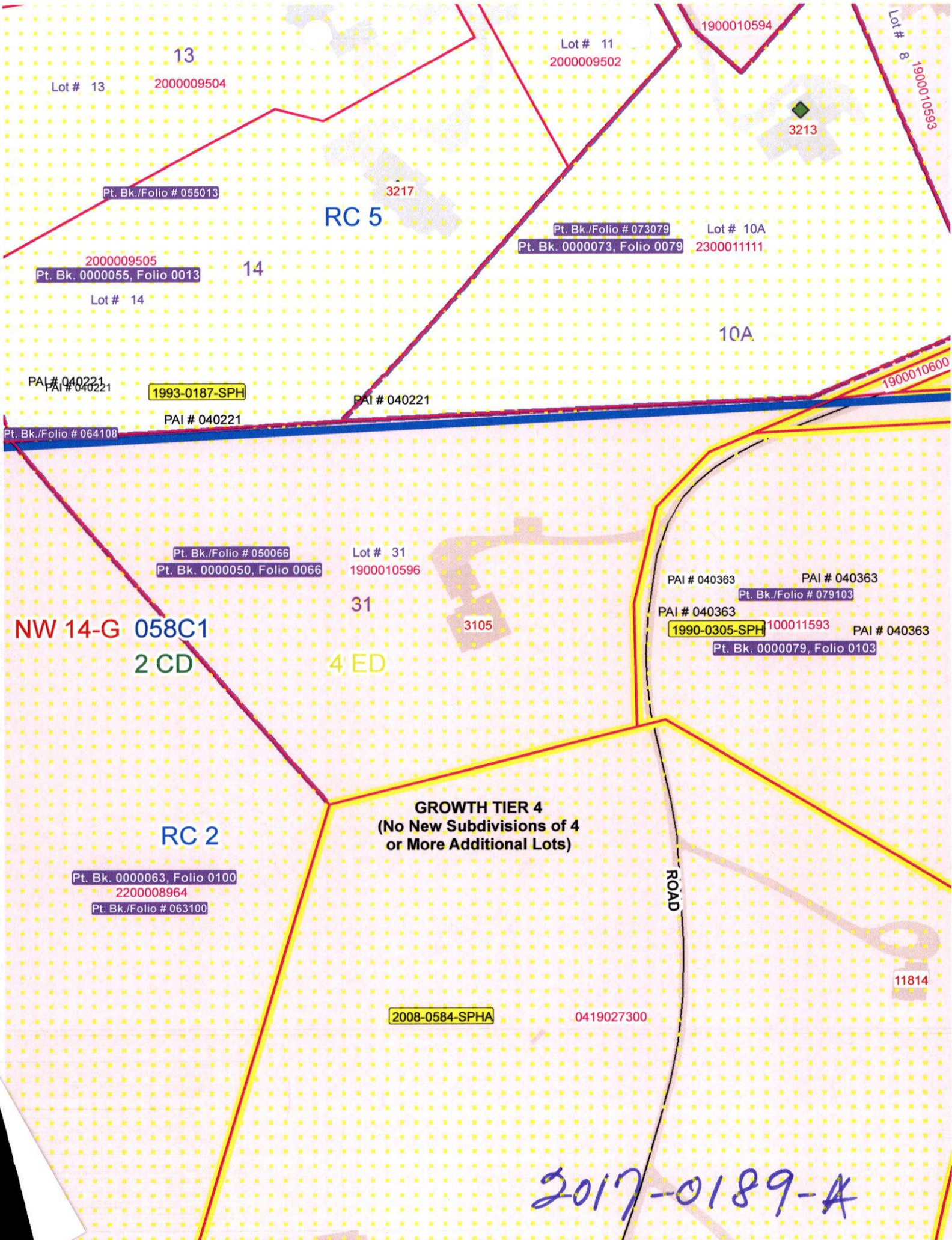
Real Property Data Search (w2) Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 04 Account Number - 1900010596			
Owner Information					
Owner Name:		STEUART ANNE INSLEY STEUART CHRISTOPHER KENDRICK		Use: Principal Residence: RESIDENTIAL YES	
Mailing Address:		3105 HUNTING TWEED DR OWINGS MILLS MD 21117-1532		Deed Reference: /32630/ 00497	
Location & Structure Information					
Premises Address:		3105 HUNTING TWEED DR 0-0000		Legal Description: 4.505 AC 3105 HUNTING TWEED DR HUNTINGTON	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref: 0050/ 0066
0058	0006	0715		0000	31 2016
Special Tax Areas:			Town: NONE Ad Valorem: Tax Class:		
Primary Structure Built 1986		Above Grade Enclosed Area 3,208 SF		Finished Basement Area 4.5000 AC	
Stories 2	Basement YES	Type STANDARD UNIT	Exterior BRICK	Full/Half Bath 2 full/ 1 half	Garage 1 Attached
Last Major Renovation					
Value Information					
Base Value		Value As of 01/01/2016		Phase-in Assessments As of 07/01/2016	
Land:		283,500		283,500	
Improvements		280,600		330,900	
Total:		564,100		614,400	
Preferential Land:		0		580,867	
				597,633	
				0	
Transfer Information					
Seller: CLEMSON ANNE INSLEY		Date: 10/05/2012		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /32630/ 00497		Deed2:	
Seller: GEORGE B DELAHUNTY, JR		Date: 11/09/2010		Price: \$605,000	
Type: ARMS LENGTH IMPROVED		Deed1: /30106/ 00165		Deed2:	
Seller: HENNEBERGER E KATHERINE		Date: 07/27/2007		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /25968/ 00045		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class		07/01/2016 07/01/2017	
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: Denied					

3. The information on this page is for informational purposes only. It is not intended to be used as a legal document. While we have confidence in the accuracy of the information, it is not guaranteed. Please consult a legal professional for more information.

2017-0189-A



2017-0189-A



Photograph #1- View looking southwest towards front of house and BG&E right-of-way at right.

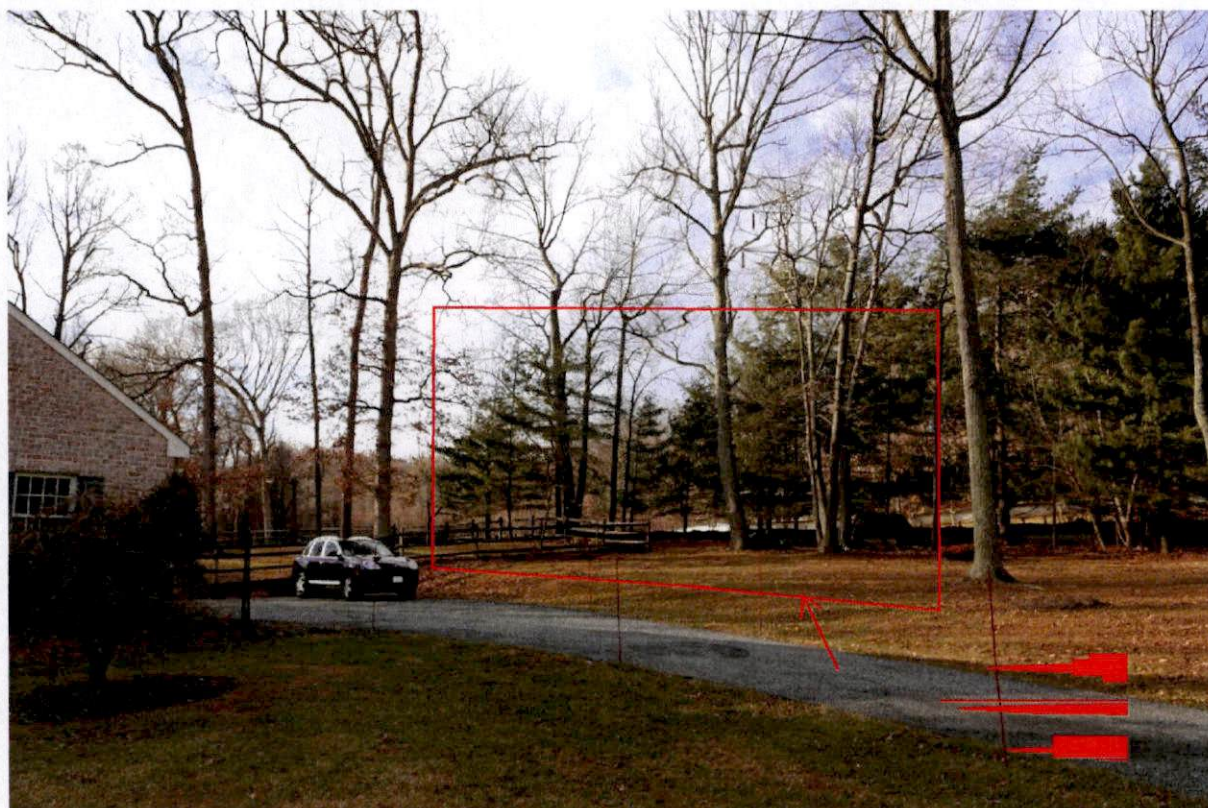


Photograph #2- View from southeast from front yard

2017-0189-A



Photograph #3 - View looking northwest from front yard.



Photograph #4 - View looking west from front yard



Photograph #5 - View looking south from front yard



Photograph #6 - View looking north from rear yard

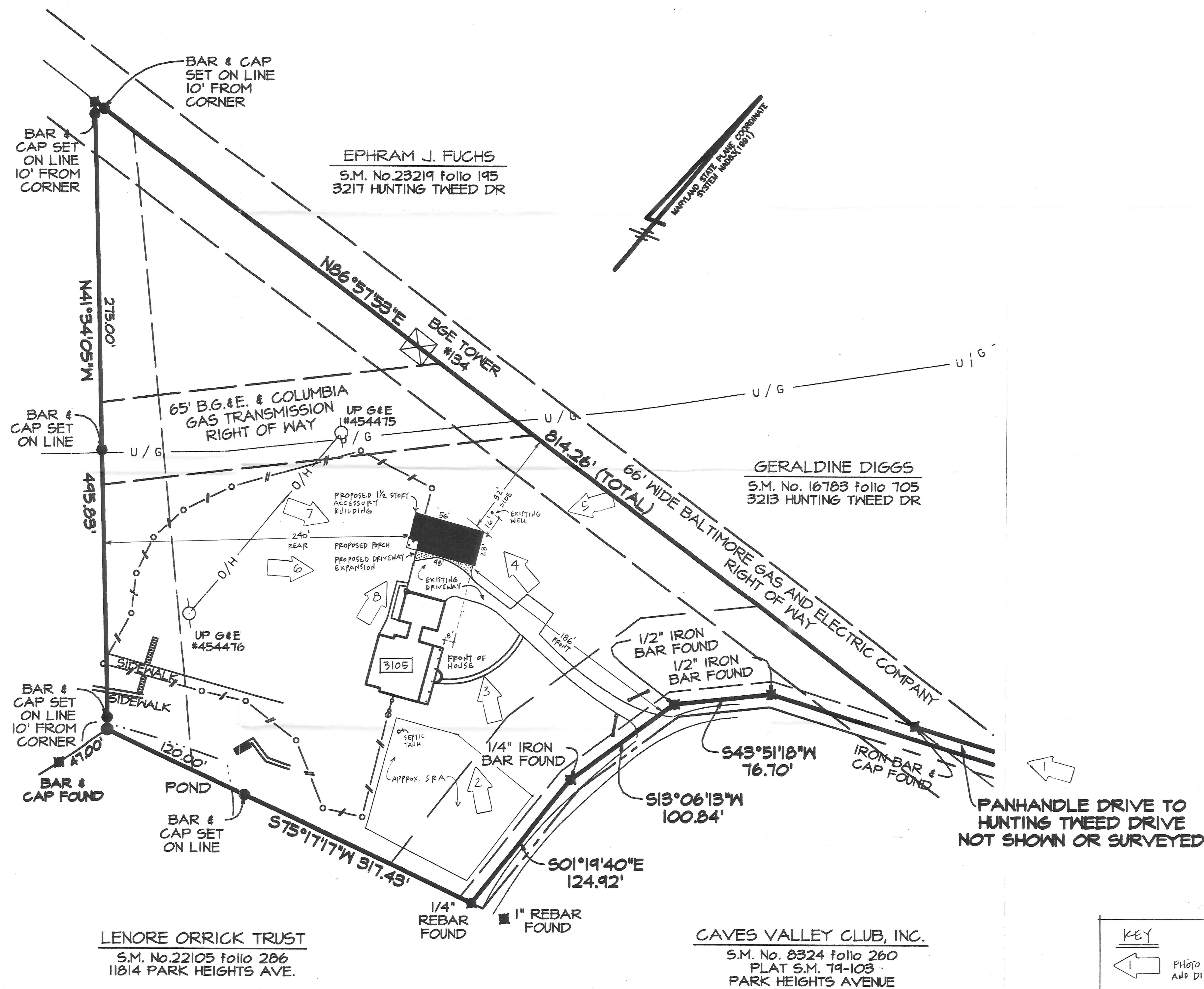


Photograph #7 - View looking east from rear yard.



Photograph #8 - View looking northwest from side yard

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 3105 HUNTING TWEED DRIVE OWNER(S) NAME(S) ANNE INSLEY STEUART AND CHRISTOPHER KENDRICK STEUART
 SUBDIVISION NAME HUNTINGTON LOT # 31 BLOCK # N/A SECTION # N/A
 PLAT BOOK # 0050 FOLIO # 0066 10 DIGIT TAX # 1900010596 DEED REF. # 32630/00497



SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 058C1
 SITE ZONED RC-2 MAIN RC-5 PANHANDLE
 ELECTION DISTRICT 04
 COUNCIL DISTRICT 02
 LOT AREA ACREAGE 4.505
 OR SQUARE FEET 196,238
 HISTORIC? No
 IN CBCA? No
 IN FLOOD PLAIN? No
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC PRIVATE X
 SEWER IS:
 PUBLIC PRIVATE X
 PRIOR HEARING? IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

1993-0187-SPH GRANTED APPROVAL OF 9TH AMENDED FINAL DEVELOPMENT PLAN OF HUNTINGTON
 1990-0305-SPH GRANTED APPROVAL OF 6TH AMENDED FINAL DEVELOPMENT PLAN OF HUNTINGTON OPERATING OF NON-DENSITY LOT/PARCEL TO CONVEY EASEMENT RIGHTS TO M&T
 2008-0584-SPHA ADJACENT PROPERTY - GRANTED REQUEST FOR EXISTING TENANT HOUSE IN FRONT YARD TO BE A GUESTHOUSE, FOR GUESTHOUSE TO BE 30' HIGH IF LIEV IF 15' AND FOR A POOL TO BE LOCATED IN FRONT YARD

VIOLATION CASE INFO:

2017-0189-A

Pet. Exh. 1