

IN RE: PETITION FOR VARIANCE

(23 Granny Smith Ct.)

15th Election District

6th Council District

Huynh Long and Luu Mai Long

Legal Owners

Petitioners

*

*

*

*

*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2017-0265-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Huynh Vu and Luu Mai L, owners of the subject property ("Petitioners"). Petitioners are requesting variance relief from §1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R") to permit an existing second story deck with a setback of 19 ft. in lieu of the required 30 ft. A site plan was marked as Petitioners' Exhibit 1.

Huynh Long appeared in support of the petition. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the B.C.Z.R. No substantive Zoning Advisory Committee (ZAC) comments were received from any of the reviewing agencies.

The site is approximately 6,000 square feet in size and zoned D.R 3.5. The property is improved with a single family dwelling constructed in 2000. Petitioners constructed a deck off of the second floor in the rear of their home. They were cited by Baltimore County Code Enforcement for construction without a permit and were advised to obtain a variance prior to applying for the requisite permit(s).

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate

ORDER RECEIVED FOR FILING

Date

5/25/17

By

Sen

- variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

Petitioners have met this test. The lot has irregular dimensions and is therefore unique. If the Regulations were strictly interpreted Petitioners would experience a practical difficulty because they would be required to raze the existing deck. Finally, I find that the variances can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the lack of community and/or Baltimore County opposition.

THEREFORE, IT IS ORDERED, this 25th day of **May, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief of the Baltimore County Zoning Regulations ("B.C.Z.R) to permit an existing second story deck with a setback of 19 ft. in lieu of the required 30 ft., 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.

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:slh

ORDER RECEIVED FOR FILING

Date 5/25/17

By slh



KEVIN KAMENETZ
County Executive

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

May 25, 2017

Huynh and Luu Mai Long
23 Granny Smith Ct.
Middle River, Maryland 21220

RE: Petition for Variance
Case No. 2017-0265-A
Property: 23 Granny Smith Ct.

Dear Petitioners:

Enclosed please find a copy of the decision 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 County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", with a long horizontal stroke extending to the right.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure

c: Tim Kidd, Code Enforcement, Permits, Approvals & Inspections



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 23 Granny Smith Ct Middle River which is presently zoned DR3.5
 Deed References: 020036 / 00055 10 Digit Tax Account # 2300002906
 Property Owner(s) Printed Name(s) HUYNH VH L LUU LAN MAI

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☐ a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. ☐ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a **Variance** from Section(s) 1B02.3.C.1; BCZR, to permit an existing second story deck with a setback of 19 ft. in lieu of the required 30 ft.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
 (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print HUYNH VH LONG

Signature

Mailing Address 23 Granny Smith Ct Middle River MD

Zip Code 21220 Telephone # 443 857 8864 Email Address Luulanmai.1980@yahoo.com

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Name #1 - Type or Print HUYNH VH L Name #2 - Type or Print LUU LAN MAI

Signature #1

Signature #2

Mailing Address 23 Granny Smith Ct Middle River MD

Zip Code 21220 Telephone # 443 857 8864 Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address

Zip Code

Telephone #

Email Address

CASE NUMBER 2017-0265-A

Filing Date 3/31/17

Do Not Schedule Dates:

Reviewer JCM

Zoning Property Description for 23 Granny Smith Court

Beginning at a point on the South West side of Granny Smith court which is 50 feet wide at a distance of 135 feet south East of the centerline of the nearest improved intersecting street Macintosh Court which is 50 feet wide

Being lot #38 in the suddivision of the Alma Smith Property as recorded in Baltimore County Plat Book #71, Folio #43 containing .14 acres. Located in the 15 Election District and 6 Council District.

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

№ 151411

Date: 3/31/17

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

Total: 75.00

Rec From: HUYNH Vu L

For: 2017-0265-A

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME DR#
3/31/2017 3/31/2017 09:29:54 2
REG 0302 WALKIN JEE
>>RECEIPT # 005014 3/31/2017 OFLN
Dept 5 523 ZONING VERIFICATION
CR NO. 151411

Rept Tot \$75.00
\$4.00 CK \$100.00 CA
\$25.00- CG

Baltimore County, Maryland

CASHIER'S
VALIDATION



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 4926998

Sold To:

Huynh Vu Long - CU00596789
23 Granny Smith Ct
Middle River, MD 21220-1750

Bill To:

Huynh Vu Long - CU00596789
23 Granny Smith Ct
Middle River, MD 21220-1750

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

May 04, 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: 2017-0265-A
23 Granny Smith Court
SW/s Granny Smith Court, 135 ft. +/- E/of centerline of Macintosh Court
15th Election District - 6th Councilmanic District
Legal Owner(s) Huynh Vu Long

Variance to permit an existing second story deck with a setback of 19 ft. in lieu of the required 30 ft.

Hearing: Thursday, May 25, 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.

5/003 May 4 4926998

The Baltimore Sun Media Group

By *S. Wilkinson*

Legal Advertising

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

CERTIFICATE OF POSTING

May 8, 2017

Re:
Zoning Case No. 2017-0265-A
Legal Owner: Huynh Vu Long
Hearing date: May 25, 2017

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at **23 Granny Smith Court**.

The sign was posted on May 4, 2017.

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)



Land Use Expert and Surveyor

ZONING NOTICE

CASE NO. 2017-0265-A

23 Granny Smith Court

A PUBLIC HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE
IN TOWSON MARYLAND

PLACE: Room 205 JEFFERSON BUILDING 105 W.
CHESAPEAKE AVENUE TOWSON, MD 21204

DATE & TIME: Thursday May 25, 2017 1:30 PM

REQUEST:

Variance to permit an existing second story
deck with a setback of 19 feet in lieu of the
required 30 feet.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY. TO CONFIRM THE HEARING CALL 410-887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING UNDER
PENALTY OF LAW.

THE HEARING IS HANDICAPPED ACCESSIBLE



TO: PATUXENT PUBLISHING COMPANY
Thursday, May 4, 2017 Issue - Jeffersonian

Please forward billing to:
Huynh Vu Long
23 Granny Smith Court
Middle River, MD 21220

443-857-8864

NOTICE OF ZONING HEARING

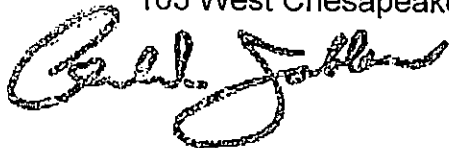
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2017-0265-A

23 Granny Smith Court
SW/s Granny Smith Court, 135 ft. +/- E/of centerline of Macintosh Court
15th Election District – 6th Councilmanic District
Legal Owners: Huynh Vu Long

Variance to permit an existing second story deck with a setback of 19 ft. in lieu of the required 30 ft.

Hearing: Thursday, May 25, 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.



KEVIN KAMENETZ
County Executive

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

April 24, 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: 2017-0265-A

23 Granny Smith Court

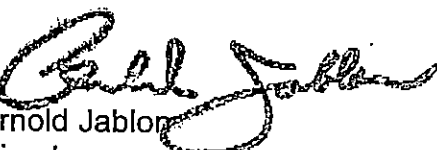
SW/s Granny Smith Court, 135 ft. +/- E/of centerline of Macintosh Court

15th Election District – 6th Councilmanic District

Legal Owners: Huynh Vu Long

Variance to permit an existing second story deck with a setback of 19 ft. in lieu of the required 30 ft.

Hearing: Thursday, May 25, 2017 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204


Arnold Jablon
Director

AJ:kl

C: Huynh Vu Long, 23 Granny Smith Court, Middle River 21220

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, MAY 5, 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.

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2017-0265-A
Property Address: 23 GRANNY SMITH CT.
Property Description: SW/4 of GRANNY SMITH CT, 135 ft[±]
SE. of MACINTOSH CT.
Legal Owners (Petitioners): HUYNH VU L.
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: HUYNH VU L.
Company/Firm (if applicable): SAME
Address: _____

Telephone Number: 443-857-8864



KEVIN KAMENETZ
County Executive

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

May 18, 2017

Huynh Vu Long
23 Granny Smith Court
Middle River MD 21220

RE: Case Number: 2017-0265 A, Address: 23 Granny Smith Court

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 31, 2017. 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

Date: 4/5/17

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

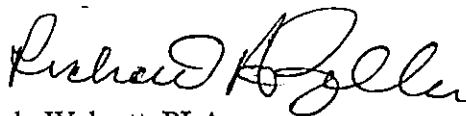
Dear Ms. Lewis:

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. 2017-0265-A

*Variance
Huynh Vu L. Luc Mai L
23 Granny Smith Court*

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,



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

WW/RAZ

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: 4/17/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-265



INFORMATION:

Property Address: 23 Granny Smith Court
Petitioner: Huynh Vu Long and Luu Lan Mai Long
Zoning: DR 3.5
Requested Action: Variance

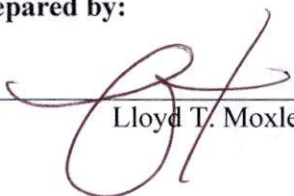
The Department of Planning has reviewed the petition for a variance to permit an existing second story deck with a setback of 19 feet in lieu of the required 30 feet.

The property is the subject of open code violation case # CB1700107.

The Department of Planning has no objection granting the petitioned zoning relief.

For further information concerning the matters stated herein, please contact Ngone Seye Diop at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Ngone Seye Diop
Huynh Vu Long
Office of the Administrative Hearings
People's Counsel for Baltimore County

20BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 10, 2017

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 3, 2017
Item No. 2017-0257, 0258, 0259, 0260, 0262, 0263, 0264, 0265, 0267
and 0268

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\ZAC04102017.doc

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
23 Granny Smith Court; SW/S Granny Smith Ct,	*	OF ADMINSTRATIVE
135' E of c/line of Macintosh Court	*	HEARINGS FOR
15 th Election & 6 th Councilmanic Districts	*	BALTIMORE COUNTY
Legal Owner(s): Huynh Vu L & Luu Mai L	*	
Contract Purchaser(s): Huynh Vu Long	*	
Petitioner(s)	*	2017-265-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

APR 05 2017

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 5th day of April, 2017, a copy of the foregoing Entry of Appearance was mailed to Huynh Vh L & Luu Mai L, 23 Granny Smith Court, Middle River, Maryland 21220, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

M E M O R A N D U M

DATE: June 27, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0265-A - Appeal Period Expired

The appeal period for the above-referenced case expired on June 26, 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.'

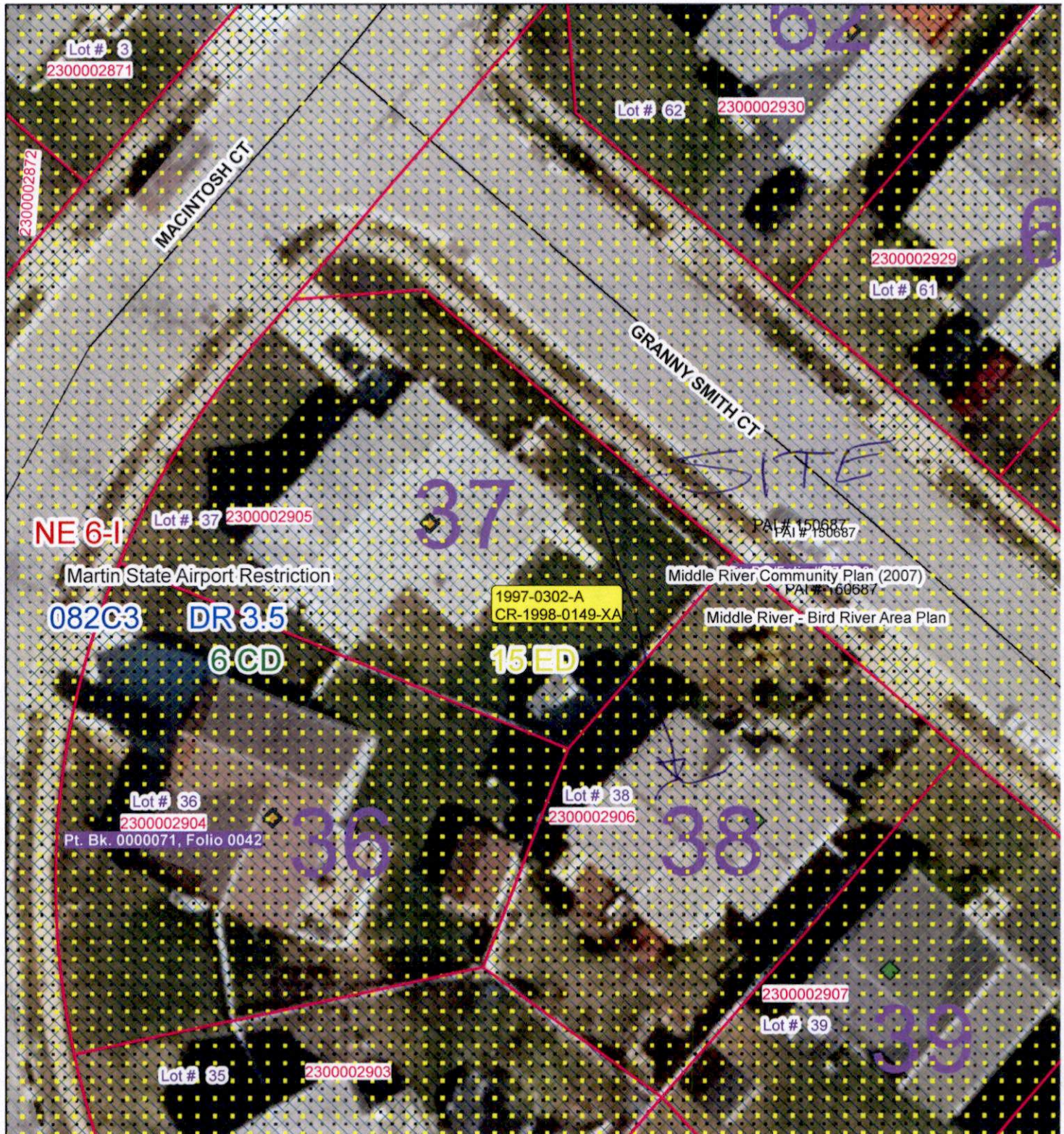
c: Case File
Office of Administrative Hearings

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 2300002906			
Owner Information					
Owner Name:	HUYNH VU LONG LUU MAI L		Use:	RESIDENTIAL	
Mailing Address:	23 GRANNY SMITH CT BALTIMORE MD 21220-1750		Principal Residence:	YES	
			Deed Reference:	/20036/ 00055	
Location & Structure Information					
Premises Address:		23 GRANNY SMITH CT 0-0000		Legal Description:	.140 AC 23 GRANNY SMITH CT SS ALMA SMITH PROPERTY
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0082	0023	0151		0000	38
					Assessment Year: 2015
					Plat No: 1 Plat Ref: 0071/0042
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
2000	1,920 SF	400 SF	6,098 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	SIDING	2 full/ 1 half	1 Attached
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of 01/01/2015	As of 07/01/2016	As of 07/01/2017
Land:		102,000	102,000		
Improvements		153,400	139,200		
Total:		255,400	241,200	241,200	241,200
Preferential Land:		0			0
Transfer Information					
Seller: CONCEPCION R GO		Date: 05/11/2004		Price: \$265,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /20036/ 00055		Deed2:	
Seller: BIRD RIVER PROPERTIES LLC		Date: 06/01/2000		Price: \$181,730	
Type: ARMS LENGTH IMPROVED		Deed1: /14498/ 00730		Deed2:	
Seller: VOLZ CHARLES J A VOLZ J HENRY		Date: 05/27/1998		Price: \$118,225	
Type: ARMS LENGTH MULTIPLE		Deed1: /12886/ 00433		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: Approved 06/30/2011					
Homeowners' Tax Credit Application Information					

43 Granny Smith Court



Publication Date: 3/21/2017



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

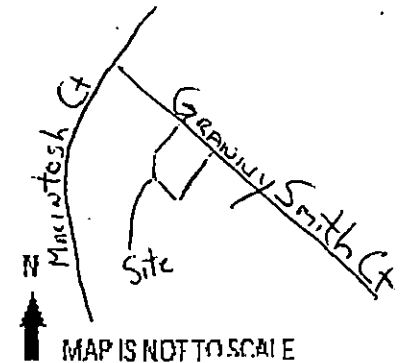


0 5 10 20 30 40
Feet

1 inch = 30 feet

ZONING HEARING PLAN FOR VARIANCE _____ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 23 Granny Smith Ct OWNER(S) NAME(S) Hugh vuk Lunlan Mai
SUBDIVISION NAME The Alma Smith Property LOT # 38 BLOCK # _____ SECTION # _____
PLAT BOOK # 71 FOLIO # 43 10 DIGIT TAX # 2200002906 DEED REF. # 20036/00055

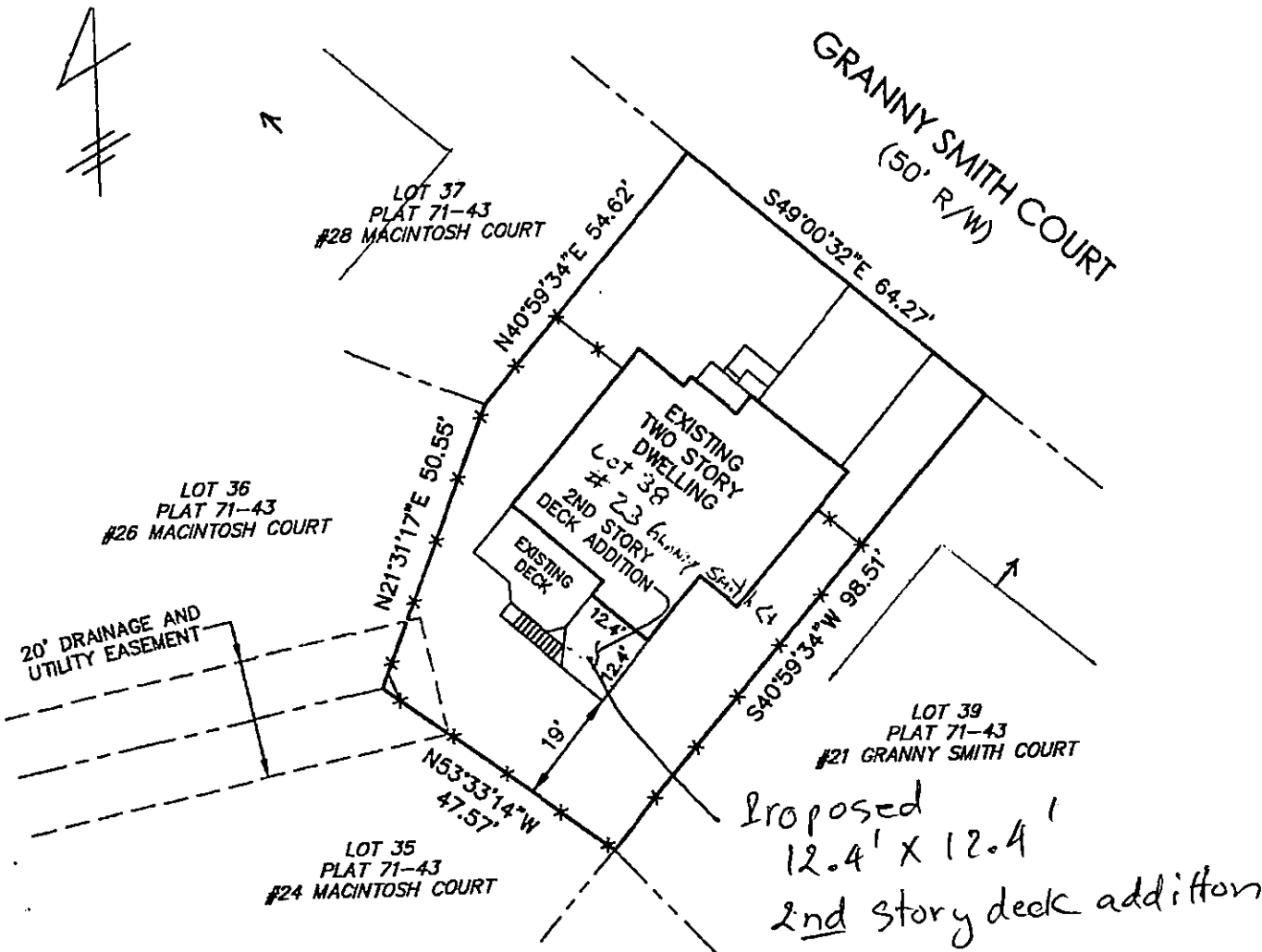
SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 082C3
SITE ZONED DR 3.5
ELECTION DISTRICT 15
COUNCIL DISTRICT 6
LOT AREA ACREAGE .140 AC.
OR SQUARE FEET _____
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? _____
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:



PLAN DRAWN BY H. Vuk H.V. DATE 3/21/17 SCALE: 1 INCH = 30 FEET

EX. 1

2, Grass St. 4





WAIVER APPLICATION SITE PLAN FILING REQUIREMENTS

1. **Scale:** For property area less than 40 acres use one inch equals 20, 30, 40 or 50 feet. If larger, use one inch equals 100 feet.
2. **Property Boundaries:** Depict using heavy bold line with dimensions. Show north arrow.
3. **Streets/Rights-of-Way:** Show boundary streets and rights-of way; show internal roads and rights-of-way; show impervious areas such as paving and widths.
4. **Adjacent Ownership:** Show names and addresses of owners of your lot and all adjacent lots.
5. **Buildings & Setbacks:** Show building front and side set backs and indicate with an arrow the locations of the fronts of all buildings.
6. **Aerial Map:** Provide an aerial map view of requested fence location. (This may be obtained from the Zoning Office in Room 111).
7. **Fence:** Include fence type, height, location and setbacks from the property lines.
8. **Pictures:** Include two (2) photographs of the affected fence location.

ALL OF THE ABOVE INFORMATION MUST BE COMPLETE AND ACCURATE OR THE APPLICATION WILL NOT BE PROCESSED. THE PLANNERS IN THE ZONING REVIEW OFFICE CAN EXPLAIN THE ABOVE REQUIREMENTS IN MORE DETAIL, IF REQUIRED.

Questions? Contact the Zoning Review Office by phone at 410-887-3391 and in person at Room 111, County Office Building, 111 W. Chesapeake Avenue, Towson, MD 21204.