

MEMORANDUM

DATE: December 27, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0115-A – Appeal Period Expired

The appeal period for the above-referenced case expired on December 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

IN RE: PETITION FOR ADMIN. VARIANCE *
(2 Richards Green Court)
4th Election District *
2nd Council District *
Adam and Felicia Stein *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2018-0115-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owners of the property, Adam and Felicia Stein (“Petitioners”). The Petitioners are requesting variance relief from § 400.1 of the Baltimore County Zoning Regulations (“B.C.Z.R.”) to permit an accessory structure (pool) to be located on a corner lot closer to the street in lieu of the required third of the lot farthest removed from any street. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

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

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on November 5, 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 Section 32-3-303 of the Baltimore County Code (“B.C.C.”). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general

ORDER RECEIVED FOR FILING

Date 11-24-17

By OW

welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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

THEREFORE, IT IS ORDERED, this 24th day of **November, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an accessory structure (pool) to be located on a corner lot closer to the street in lieu of the required third of the lot farthest removed from any street, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/dlw

ORDER RECEIVED FOR FILING

Date 11-24-17

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By aw



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 2 Richards Green Ct., Owings Mills Currently zoned RA2
 Deed Reference 15716 100490 10 Digit Tax Account # 1900000286
 Owner(s) Printed Name(s) Felicia + Adam Stein

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

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

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

1. ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 400.1 BCZR

To permit an accessory structure (pool) to be located on a corner lot closer to the street in lieu of the required third of the lot farthest removed from any street.

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):

Felicia Stein, Adam Stein
 Name #1 - Type or Print Name #2 - Type or Print
Felicia Stein Adam Stein
 Signature #1 Signature #2
2 Richards Green Ct., Owings Mills, MD
 Mailing Address City State
21117, 443-845-8532, steinbodies@gmail.com
 Zip Code Telephone # Email Address

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

Name - Type or Print
 Signature
 Mailing Address City State
 Date
 Zip Code Telephone # Email Address

Representative to be contacted:

Jay Schroeder
 Name - Type or Print
Jay Schroeder
 Signature
8260 Preston Ct., Jessup, MD
 Mailing Address City State
20794, 410-299-3124, jschroeder@anthony-sylvan.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 2015-0115-X Filing Date 10/24/17 Estimated Posting Date 11/5/17 Reviewer JF

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: 2 Richards Green Ct. Owings Mills, MD. 21117
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

Requesting to install a concrete in-ground swimming pool in the backyard of this property, a corner lot at the corner of Richards Green Ct. & Bonita Ave. According to Baltimore County ordinance 400.1, accessory buildings shall be located in the 1/3 of the lot farthest from any street. However we are requesting a variance to place in the 1/3 of the lot closer to Bonita Ave. as there is a steep grade in part of yard further away from Bonita Ave. plus there is a 6 foot privacy fence & dense trees blocking any view from Bonita Ave.
(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

✓ Felicia Stein
Signature of Owner (Affiant)
Felicia Stein
Name- Print or Type

✓ Adam Stein
Signature of Owner (Affiant)
Adam Stein
Name- Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6TH day of OCTOBER, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: FELICIA STEIN and ADAM STEIN

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

AS WITNESSES my hand and Notaries Seal



Shay W. Pen
Notary Public
3/12/2020
My Commission Expires

PROPERTY DESCRIPTION

Being known and designated as Lot No. 65, plat entitled "Second amended plat of Velvet Hill", which plat is recorded among the Land Records of Baltimore County, Maryland in Plat Book EHK, Jr., 46 folio 30. The improvements thereon being known as designated as No. 2 Richards Green Ct. File No. 9804

Northwest corner of Richards Green Ct
and Bonita Ave.
4th E.D. ; C-2 Lot area = 19,732 ✓

2 Richards Green Ct. Is on the corner of Bonita Ave and Richards Green Ct., North
1.5 miles to Thoroughbred Ln. Is the closet intersection.



KEVIN KAMENETZ
County Executive

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

November 21, 2017

Felicia & Adam Stein
2 Richards Green Court
Owings Mills MD 21117

RE: Case Number: 2018-0115 A, Address: 2 Richards Green Court

Dear Mr. & Ms. Stein:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 24, 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." The signature is written in a cursive, flowing style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Jay Schneider, 8260 Preston Court, Jessup, MD 20794

Date: 11/3/17

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. 2018-0115-A

*Administrative Variance
Felicia & Adam Stein
2 Richards Green 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, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: November 3, 2017

FROM: *MD*
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For November 6, 2017
Item No. 2018-0114 SPHA, 0115-A and 0116-A

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

*

*

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*

*

VKD: cen
cc: file

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: November 1, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0115-A
Address 2 Richards Green Court
(Stein Property)

Zoning Advisory Committee Meeting of **November 6, 2017**.

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

Reviewer: Steve Ford Date: 11-1-2017

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 11/6/2017

Case Number: 2018-0115-A

Petitioner / Developer: KAREN HURLEY ~ ADAM & PATRICIA STEIN

Date of Hearing (Closing): NOVEMBER 20, 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:
2 RICHARDS GREEN COURT

The sign(s) were posted on: NOVEMBER 5, 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)

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0115 -A Address 2 Richards Green Ct.

Contact Person: Jan Fernando Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10/24/17 Posting Date: 11/05/17 Closing Date: 11/20/17

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 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 a neighbor (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 Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written 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 Administrative Law Judge), 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 2018- 0115 -A Address 2 RICHARDS GREEN CT.

Petitioner's Name Adam & Felicia Stein Telephone 443-845-8532

Posting Date: 11-5-17 Closing Date: 11-20-17

Wording for Sign: To Permit an accessory structure (pool) to be located
in a corner lot closer to the street in lieu of the required third of the lot
farthest removed from any street.

Revised 6/30/2018

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/neighboring 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: 2018-0115-A

Property Address: 2 Richards Green Ct Owings Mills MD 21117

Property Description: _____

Legal Owners (Petitioners): Adam & Felicia Stein

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Karen Rowley-

Company/Firm (if applicable): Anthony & Sylvan Pools

Address: 293 Southland Ct
Dunkirk MD 20754

Telephone Number: 410 507-7705

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

NO 160510

Date: 10/24/17

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	800	0000		6150				75.00

Total: 75.00

Rec From: Anthony & Sylvan Pools

For: 2 Richards Green Ct.
Case # 2018-0115-A

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME DRD
10/25/2017 10/24/2017 10:39:07 3
REG-MS03 WALKTH CASH
RECEIPT # 160510 10/24/2017 OFLN
Dept 5 520 ZONING VERIFICATION
CR NO 160510
Recpt Tot 175.00
175.00 CR 1.00 CA
Baltimore County, Maryland

Stein
Variance fee

CASHIER'S
VALIDATION

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>11-3</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>11-1</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>11-3</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>11-5-17</u> by <u>O'Keefe</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

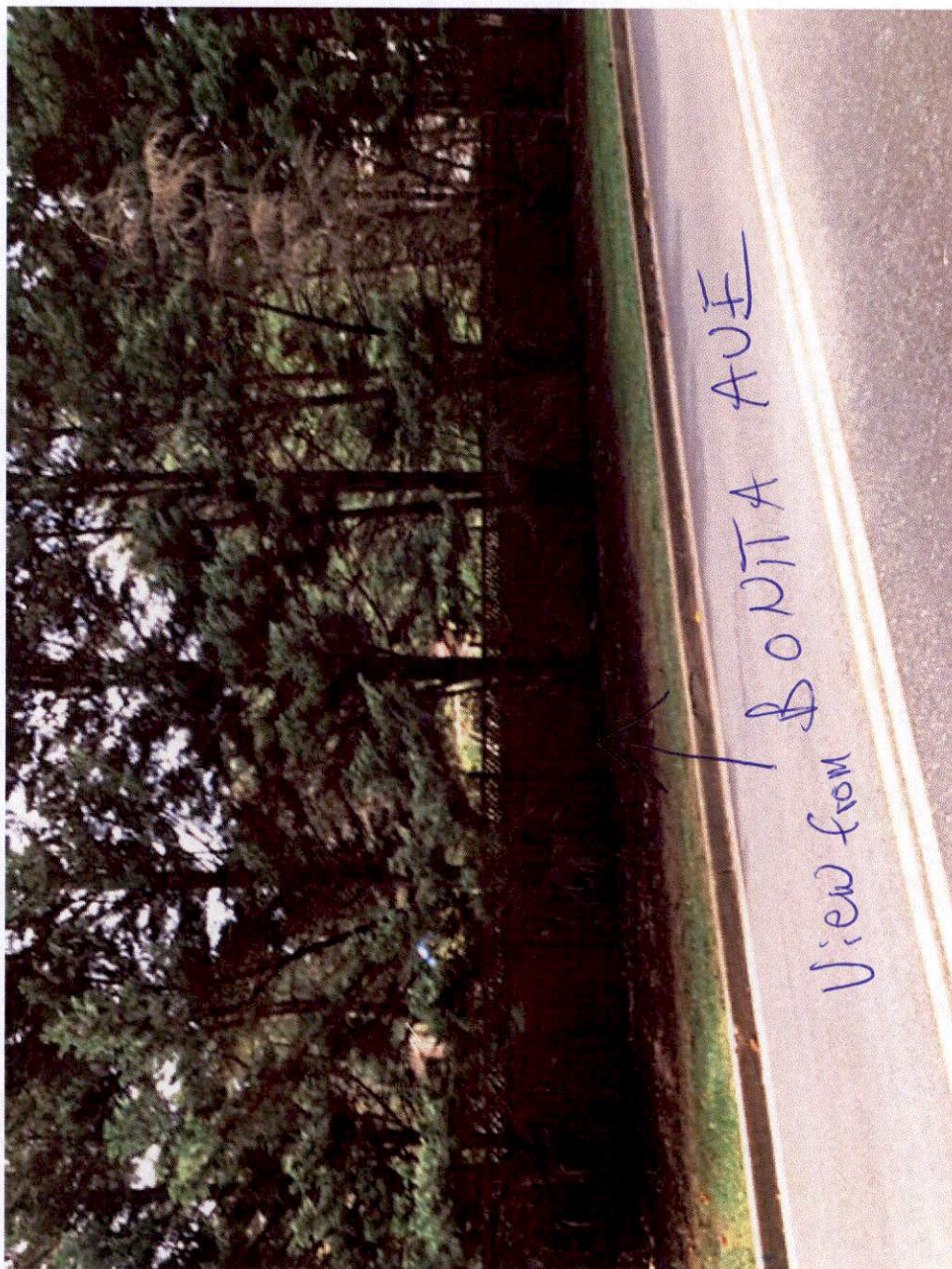


Sloped
← area on
side of lot
furthest from
Bonta Ave-

Bonita Ave.
Side



Proposed pool area



Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 04 Account Number - 1900000286			
Owner Information					
Owner Name:	STEIN ADAM STEIN FELICIA		Use:	RESIDENTIAL	
Mailing Address:	2 RICHARDS GREEN CT OWINGS MILLS MD 21117-1237		Principal Residence:	YES	
			Deed Reference:	/15716/ 00490	
Location & Structure Information					
Premises Address:		2 RICHARDS GREEN CT 0-0000		Legal Description:	.453 AC 2 RICHARDS GREEN CT VELVET HILL AMENDED
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0049	0015	0156		0000	65 2016 0046/0030
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1986	2,172 SF	850 SF	19,732 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	SIDING	3 full/ 1 half	
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2016	07/01/2017	07/01/2018	
Land:	97,700	97,700			
Improvements	203,900	200,200			
Total:	301,600	297,900	297,900	297,900	
Preferential Land:	0			0	
Transfer Information					
Seller: CHIRCUS ALLAN J		Date: 11/01/2001		Price: \$238,000	
Type: ARMS LENGTH IMPROVED		Deed1: /15716/ 00490		Deed2:	
Seller: ASHLEY GROUP LTD		Date: 02/13/1986		Price: \$129,800	
Type: ARMS LENGTH IMPROVED		Deed1: /07098/ 00804		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2017		07/01/2018	
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 02/07/2012					
Homeowners' Tax Credit Application Information					

Homeowners' Tax Credit Application Status: No Application **Date:**

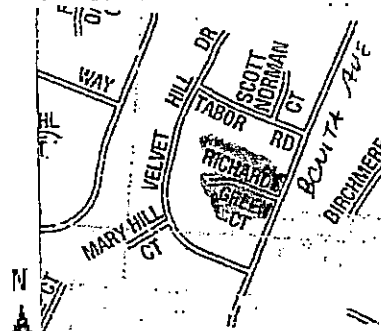
ZONING HEARING PLAN FOR VARIANCE _____ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 2 Richards Green Ct OWNER(S) NAME(S) Adam + Felicia Stein

SUBDIVISION NAME Velvet Hill Amended LOT # 65 BLOCK # _____ SECTION # _____

PLAT BOOK # 46 FOLIO # 30 10 DIGIT TAX # 1900000286 DEED REF. # 15716/00490

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP # 049B3

SITE ZONED DR-2

ELECTION DISTRICT 4

COUNCIL DISTRICT 2

LOT AREA ACREAGE _____

OR SQUARE FEET 19732

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS: _____

PUBLIC ☒ PRIVATE _____

SEWER IS: _____

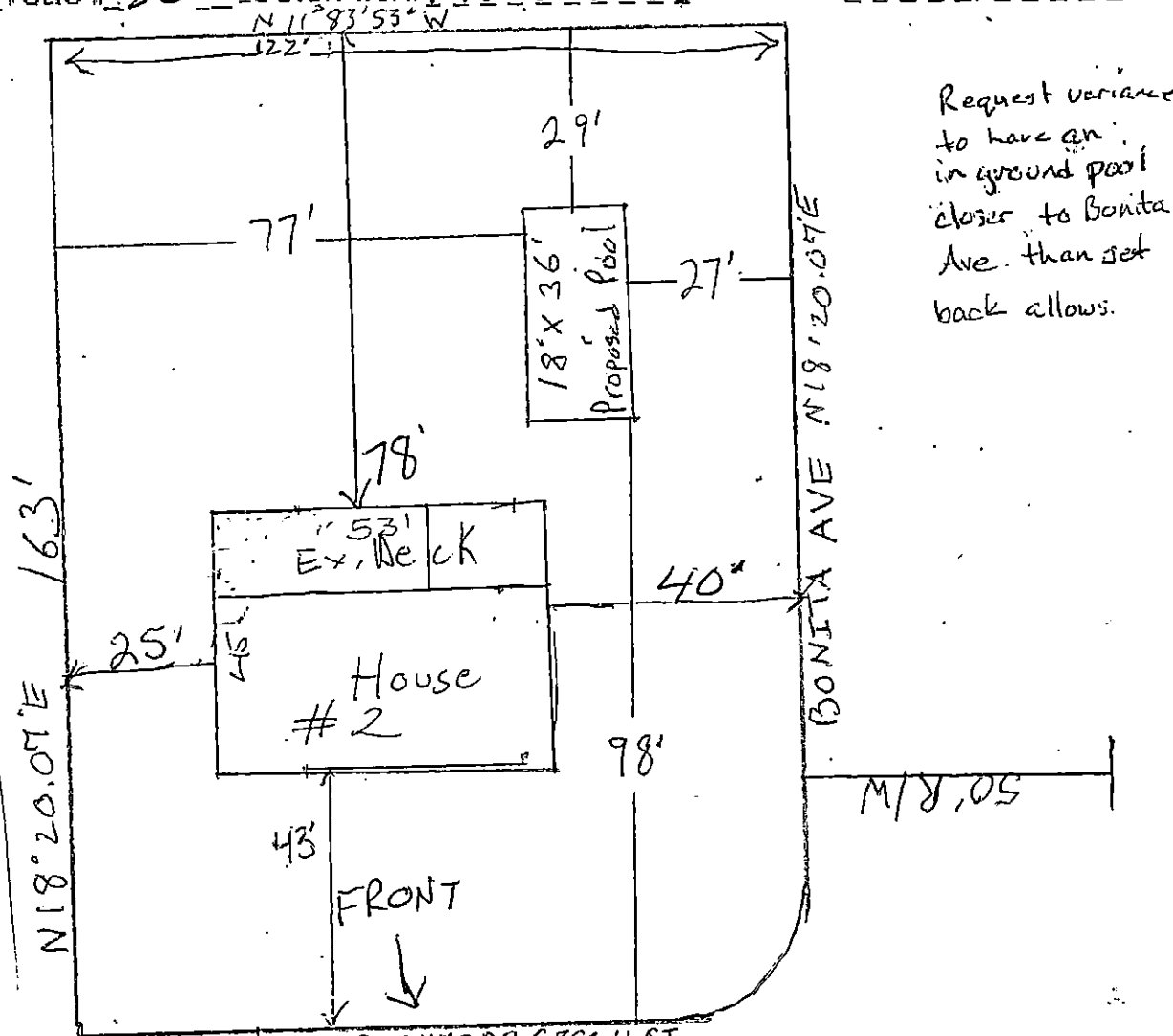
PUBLIC ☒ PRIVATE _____

PRIOR HEARING? No

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:



Request variance
to have an
in ground pool
closer to Bonita
Ave. than set
back allows.

Lot
64

4
↓



PLAN DRAWN BY Karen Bowley

RICHARDS GREEN CT
DATE 10/23/17 SCALE: 1 INCH = 30 FEET

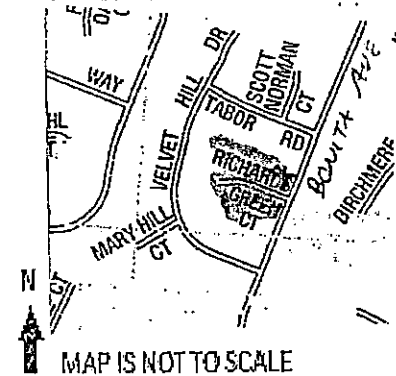
ZONING HEARING PLAN FOR VARIANCE _____ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 2 Richards Green Ct OWNER(S) NAME(S) Adam + Felicia Stein

SUBDIVISION NAME Velvet Hill Amended LOT # 65 BLOCK # _____ SECTION # _____

PLAT BOOK # 46 FOLIO # 30 10 DIGIT TAX # 1900000286 DEED REF. # 15716/00490

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP # 049B3

SITE ZONED DR-2

ELECTION DISTRICT 4

COUNCIL DISTRICT 2

LOT AREA ACREAGE _____

OR SQUARE FEET 19732

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS: _____

PUBLIC ☒ PRIVATE ☐

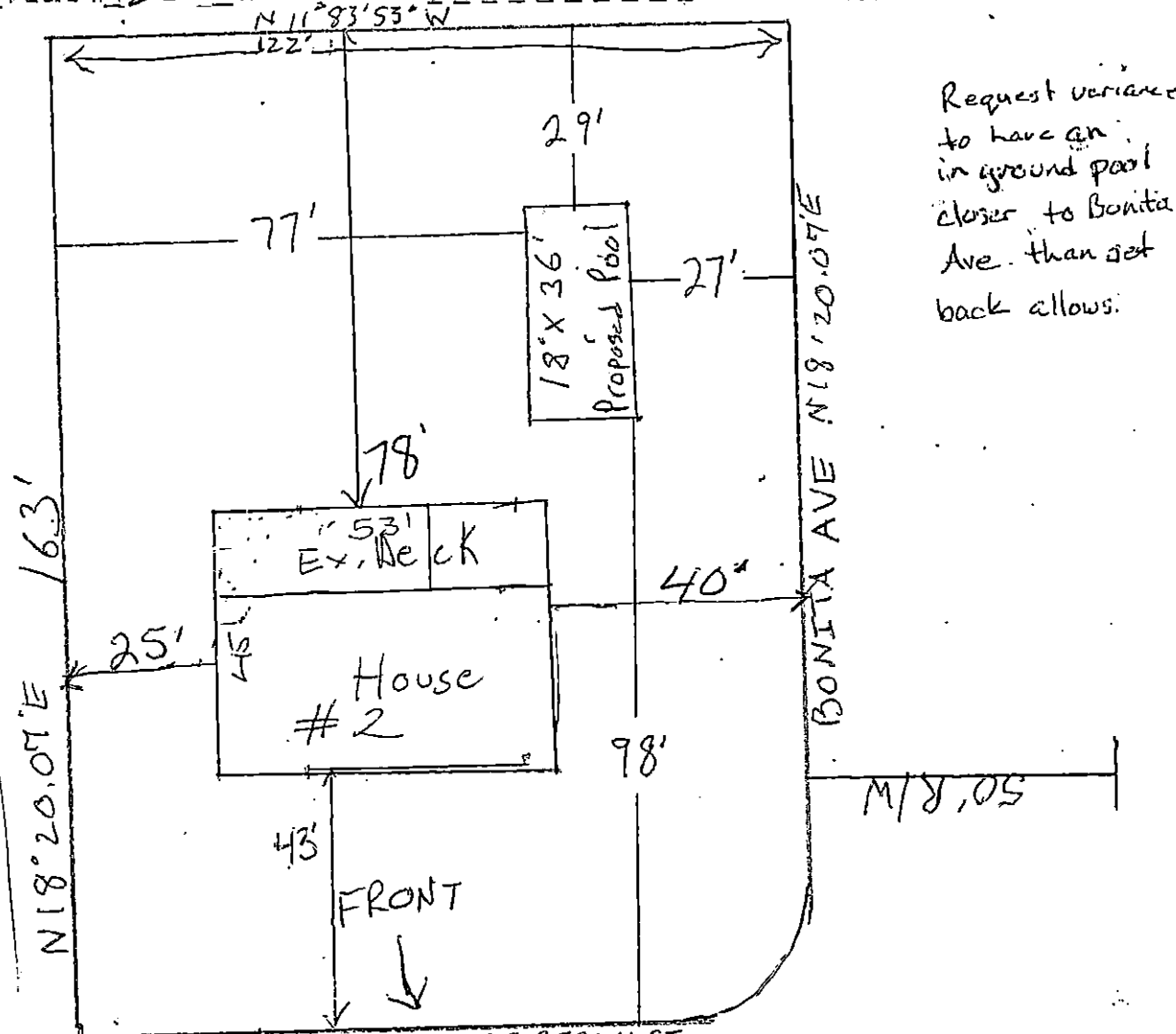
SEWER IS: _____

PUBLIC ☒ PRIVATE ☐

PRIOR HEARING? No

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:



PLAN DRAWN BY Karen Bowley

RICHARDS GREEN CT
DATE 10/23/17 SCALE: 1 INCH = 30 FEET

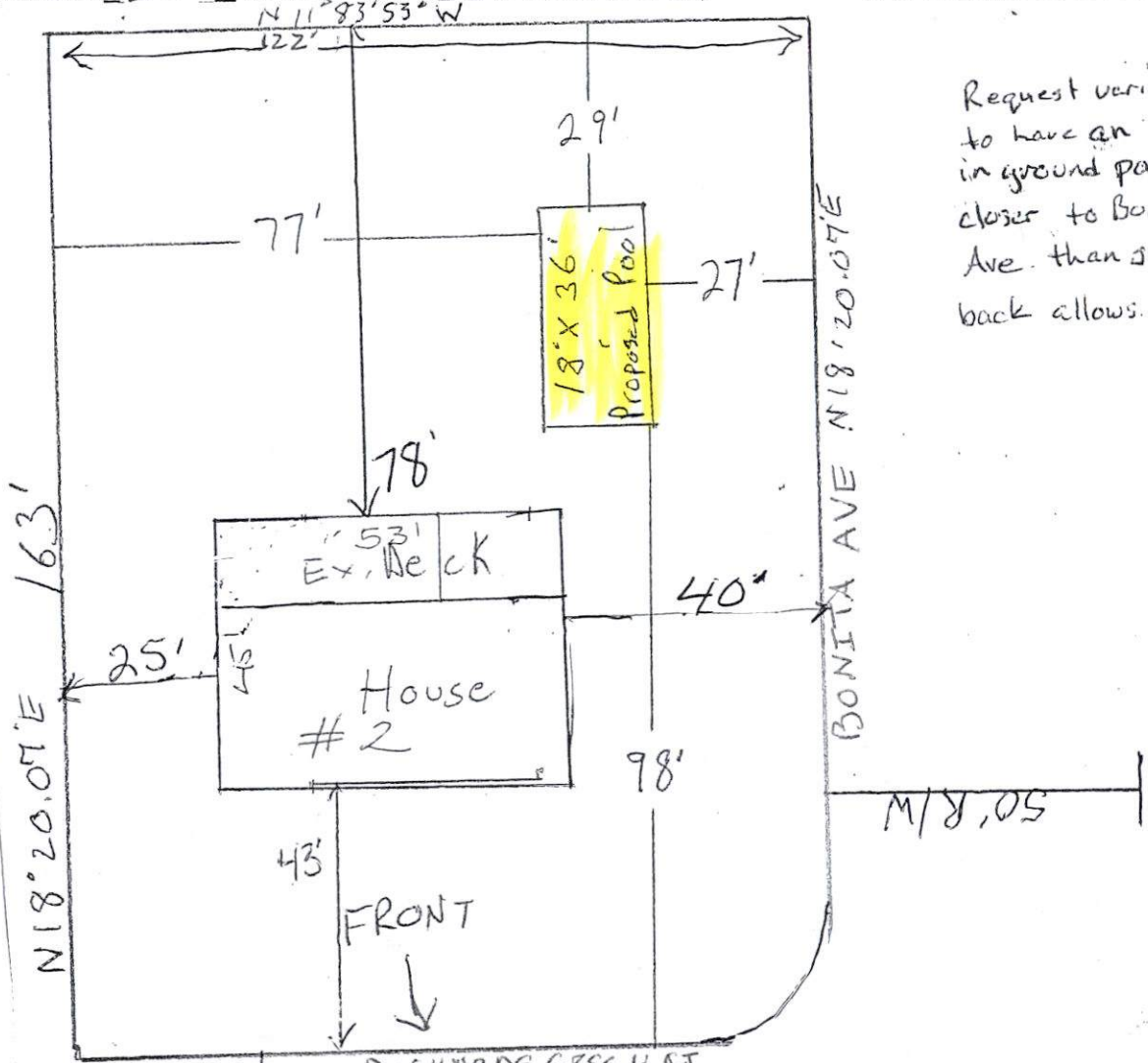
ZONING HEARING PLAN FOR VARIANCE _____ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 2 Richards Green Ct OWNER(S) NAME(S) Adam + Felicia Stein
 SUBDIVISION NAME Velvet Hill Amended LOT # 65 BLOCK # _____ SECTION # _____
 PLAT BOOK # 46 FOLIO # 30 10 DIGIT TAX # 190000286 DEED REF. # 15716/00490



MAP IS NOT TO SCALE

ZONING MAP# 049B3
 SITE ZONED DR-2
 ELECTION DISTRICT 4
 COUNCIL DISTRICT 2
 LOT AREA ACREAGE _____
 OR SQUARE FEET 19732
 HISTORIC? No
 IN CBCA? No
 IN FLOOD PLAIN? No
 UTILITIES? MARK WITH X
 WATER IS: _____
 PUBLIC ☒ PRIVATE _____
 SEWER IS: _____
 PUBLIC ☒ PRIVATE _____
 PRIOR HEARING? No
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

Request variance
 to have an
 in ground pool
 closer to Bonita
 Ave. than set
 back allows.



PLAN DRAWN BY Karen Bowley DATE 10/23/17 SCALE: 1 INCH = 30 FEET

VIOLATION CASE INFO:

Pet. Exh. 1



1900002390

Pt. Bk. 0000047, Folio 0129

1900002389

Lot # 69

1989-0398-A

Lot # 68

1900002388

Lot # 67

1900000288

Pt. Bk./Folio # 047129A

Lot # 66

1900000287

12112

Lot # 63

1900000284

6

Lot # 64

1900000285

PAI # 040160
PAI # 040160

PAI # 040160

4

PAI # 040160

Pt. Bk./Folio # 046030

Lot # 65

1900000286

Pt. Bk. 0000046, Folio 0030

2

049B3

DR 2

2CD

4ED

NW 15-H

SITE

BONITA AVE

RICHARDS GREEN CT

DRIVEWAY

PAI # 040313

PAI # 040313

Pt. Bk./Folio # 059065

PAI # 040313

1900000275

Lot # 54

Lot # 53

1900000274

1900000276

Lot # 55

Lot # 52

1900000273

Pt. Bk. 0000059, Folio 0065

