

MEMORANDUM

DATE: June 26, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0293-A – Appeal Period Expired

The appeal period for the above-referenced case expired on June 25, 2018. 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 *
(2430 Lightfoot Drive)
3rd Election District *
2nd Council District *
Bradford I. & Patricia Herling *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2018-0293-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, Bradford I. and Patricia Herling (“Petitioners”). The Petitioners are requesting Variance relief from §§ 1B02.3.B and 301.3 (1955 regs.) of the Baltimore County Zoning Regulations (“BCZR”), to permit a rear yard setback of 10 ft. in lieu of the required 22.5 ft. for a deck/gazebo. 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 received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on May 16, 2018, 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 (“BCC”). 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 5-24-18

By 100

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 BCZR. Furthermore, strict compliance with the BCZR 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 **May, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from §§ 1B02.3.B and 301.3 (1955 regs.) of the Baltimore County Zoning Regulations ("BCZR"), to permit a rear yard setback of 10 ft. in lieu of the required 22.5 ft. for a deck/gazebo, 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 5-24-18

By RW



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 2430 Lightfoot Drive Currently zoned DR 55
 Deed Reference 06263 1 00377 10 Digit Tax Account # 0309032440
 Owner(s) Printed Name(s) Bradford TRA & Patricia Herling

(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:

- ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 1 B02.3.B & C: BC-2R (1933 reg), 301.3, BC-2R, To permit a Rear Yard Setback of 10 Ft. in lieu of the required 22.5 ft. for a deck/gazebo.
 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):

Bradford TRA Herling Patricia Herling
 Name #1 – Type or Print Name #2 – Type or Print
Bradford TRA Herling Patricia Herling
 Signature #1 Signature #2
2430 Lightfoot Dr. Baltimore MD
 Mailing Address City State
21209 443-864-10810
 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:

Ben True
 Name – Type or Print
Ben True
 Signature
3930 London Bridge Rd Sykesville MD
 Mailing Address City State
21784 443-396-0988 ben@true2130@gmail.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 5 day of May, 2018 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 2018-0293-A Filing Date 4/27/18 Estimated Posting Date 4/27/18 Reviewer SCM

ZONING DESCRIPTION FOR 2430 LIGHTFOOT DRIVE

Beginning at a point on the North Side of Lightfoot Drive which is 50' wide at the distance of 182' North East of the centerline of the nearest improved intersecting street Greenspring Ave. which is 80' wide. Being Lot# 3 Block H Section 3 in the Subdivision of Summit Park as recorded in the Baltimore County Plat Book 22, Folio 19 containing 13,216 SF and located in the 3rd Election District 2nd Council District.

CERTIFICATE OF POSTING

Date: 5-16-18

RE: Case Number: 2018-0293-A RECERT ✓

Petitioner/Developer: Herling

Date of Hearing/Closing: 5-21-18

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 2430 Lightfoot Drive

The sign(s) were posted on - Recert 5-16-18
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

ZONING NOTICE

#1

ADMINISTRATIVE VARIANCE

CASE # 2018-0293-A

TO PERMIT A GAZEBO IN THE REAR

YARD WITH A SETBACK OF 10 FT. FROM THE

REAR PROPERTY LINE IN LIEU OF THE REQUIRED

22.5 FT.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY

REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS

RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON

5/21/18

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

ZONING NOTICE

#2

ADMINISTRATIVE VARIANCE

CASE # 2018-0293-A

TO PERMIT A GARAGE IN THE REAR YARD

WITH A SETBACK OF 10 FT. FROM THE REAR

PROPERTY LINE IN LIEU OF THE REQUIRED

22.5 FT.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,

AN ELIGIBLE INDIVIDUAL OR GROUP MAY

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111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0293 -A Address 2430 LIGHTFOOT DR.

Contact Person: J. MEDREY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4/27/18 Posting Date: 5/6 Closing Date: 5/21

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- 0293 -A Address 2430

Petitioner's Name B. BRADFORD HERLING Telephone 443-864-6810

Posting Date: 5/6/18 Closing Date: 5/21/18

Wording for Sign: To Permit A GAZEBO IN THE REAR YARD
WITH A SETBACK OF 10ft. FROM THE REAR PROPERTY
LINE IN LIEU OF THE REQUIRED 22.5ft.

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: 2018-0293-A
Property Address: 2430 LIGHTFOOT DR.
Property Description: N/S of LIGHTFOOT DR., 182ft-NE
of E of GREENSPRING AVE.
Legal Owners (Petitioners): BRADFORD HERLING
Contract Purchaser/Lessee:

PLEASE FORWARD ADVERTISING BILL TO:

Name: BRADFORD HERLING.
Company/Firm (if applicable):
Address: 2430 LIGHTFOOT DR.
BALTO., Md. 21209

Telephone Number: 443-864-6810

CERTIFICATE OF POSTING

Date: 5-6-18

RE: Case Number: 2018-0293-A

Petitioner/Developer: Bradford Herling

Date of Hearing/Closing: 5-21-18

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 2430 Lightfoot Dr

The signs(s) were posted on 5-6-18
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

ZONING NOTICE

#1

VARIANCE

ADMINISTRATIVE

CASE # 2018-0293-A

TO PERMIT A GAZEBO IN THE REAR
YARD WITH A SETBACK OF 10 FT. FROM THE
REAR PROPERTY LINE IN LIEU OF THE REQUIRED
22.5 FT.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 5/21/18
ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

ZONING NOTICE

#2

ADMINISTRATIVE VARIANCE

CASE # 2018-0293-A

TO PERMIT A GAZEBO IN THE REAR YARD
WITH A SETBACK OF 10 FT. FROM THE REAR
PROPERTY LINE IN LIEU OF THE REQUIRED
22.5 FT.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
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5:00 P.M. ON 5/21/18

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW

PAID RECEIPT

Date: 4/23/18

BUSINESS	ACTUAL	TIME	IRW
4/27/2018	4/27/2018	09:54:31	1

WS01 WALKIN LTR
RECEIPT # 784016 4/27/2018 OPEN

5 523 ZONING VERIFICATION

NO. 168030

Receipt Tot \$75.00

\$75.00 CK \$1.00 CA

Baltimore County, Maryland

Total: 75. —

Rec: _____
From: REV TRUE

For 2432 LIGHT FOOT DR.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**



KEVIN KAMENETZ
County Executive

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

May 22, 2018

Bradford & Patricia Herling
2430 Lightfoot Drive
Baltimore MD 21209

RE: Case Number: 2018-0293 A, Address: 2430 Light foot Drive

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 April 27, 2018. 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." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

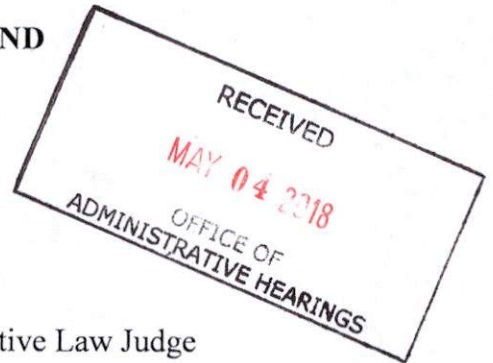
Enclosures

c: People's Counsel
Bev True, 3920 London Bridge Road, Sykesville MD 21784

5-21

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: May 4, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0293-A
Address 2430 Lightfoot Drive
(Herling Property)

Zoning Advisory Committee Meeting of **May 7, 2018**.

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

Reviewer: Steve Ford

Date: 4/30/18

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
111 West Chesapeake Avenue
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. 2018-0293-A

*Administrative Variance
Bradford Tra Patricia Herling
2430 Lightfoot 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,



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

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: May 4, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0293-A
Address 2430 Lightfoot Drive
(Herling Property)

Zoning Advisory Committee Meeting of **May 7, 2018.**

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: June 4, 2018

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

SUBJECT: Zoning Advisory Committee Meeting
For May 07, 2018
Item No. 2018-0272-A (**REVISED VARIANCE**), 0284-SPH, 0285-SPHA,
0286-A, 0290-A, 0291-A, 0292-SPHA, and 0293-A

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

*

*

*

*

*

VKD: cen
cc: file

AV 5/21

CASE NO. 2018- 0293-A

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>5-4</u>	DEPS (if not received, date e-mail sent _____)	<u>PC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>4-30</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 (1st) Date: Rec'd 5-16-18 by Pelton

SIGN POSTING (2nd) Date: _____ by _____

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 03 Account Number - 0308032940			
Owner Information					
Owner Name:		HERLING BRADFORD IRA HERLING PATRICIA		Use:	RESIDENTIAL
Mailing Address:		2430 LIGHTFOOT DR BALTIMORE MD 21209-1551		Principal Residence:	YES
				Deed Reference:	/06268/ 00377
Location & Structure Information					
Premises Address:		2430 LIGHTFOOT DR BALTIMORE 21209-1551		Legal Description:	LT 3 PT 4 SUMMIT PARK
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0078	0006	0540		0000	3
					H
					3
					2017
					Assessment Year:
					Plat No:
					Plat Ref:
					0022/0019
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1957		1,400 SF		350 SF	
				Property Land Area	
				13,216 SF	
				County Use	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	YES	STANDARD UNIT	BRICK	2 full/ 1 half	1 Carport
Last Major Renovation					
Value Information					
		Base Value		Value	
				As of	
				01/01/2017	
				As of	
				07/01/2017	
				As of	
				07/01/2018	
Land:		70,500		93,300	
Improvements		154,200		196,000	
Total:		224,700		289,300	
Preferential Land:		0		246,233	
				267,767	
				0	
Transfer Information					
Seller: HERLING HENRY		Date: 03/17/1981		Price: \$75,000	
Type: ARMS LENGTH IMPROVED		Deed1: /06268/ 00377		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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 05/20/2008					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application					
Date:					

ZAC AGENDA

Case Number: 2018-0293-A **Reviewer:** Joseph Merrey

Existng Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Bradford Ira & Patricia Herling

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 3 **Council Dist:** 2

Property Address: 2430 LIGHTFOOT DR

Location: NE/S of Lightfoot Drive, 182 ft. +/- NE from Greenspring Avenue.

Existing Zoning: DR 5.5

Area: 13,216 SQ. FT. +/-

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a rear yard setback of 10 ft. in lieu of the required 22.5 ft. for a deck/gazebo.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 05/21/2018

Miscellaneous Notes:

2430 Lightfoot Drive

Legend

 2430 Lightfoot Dr

2430

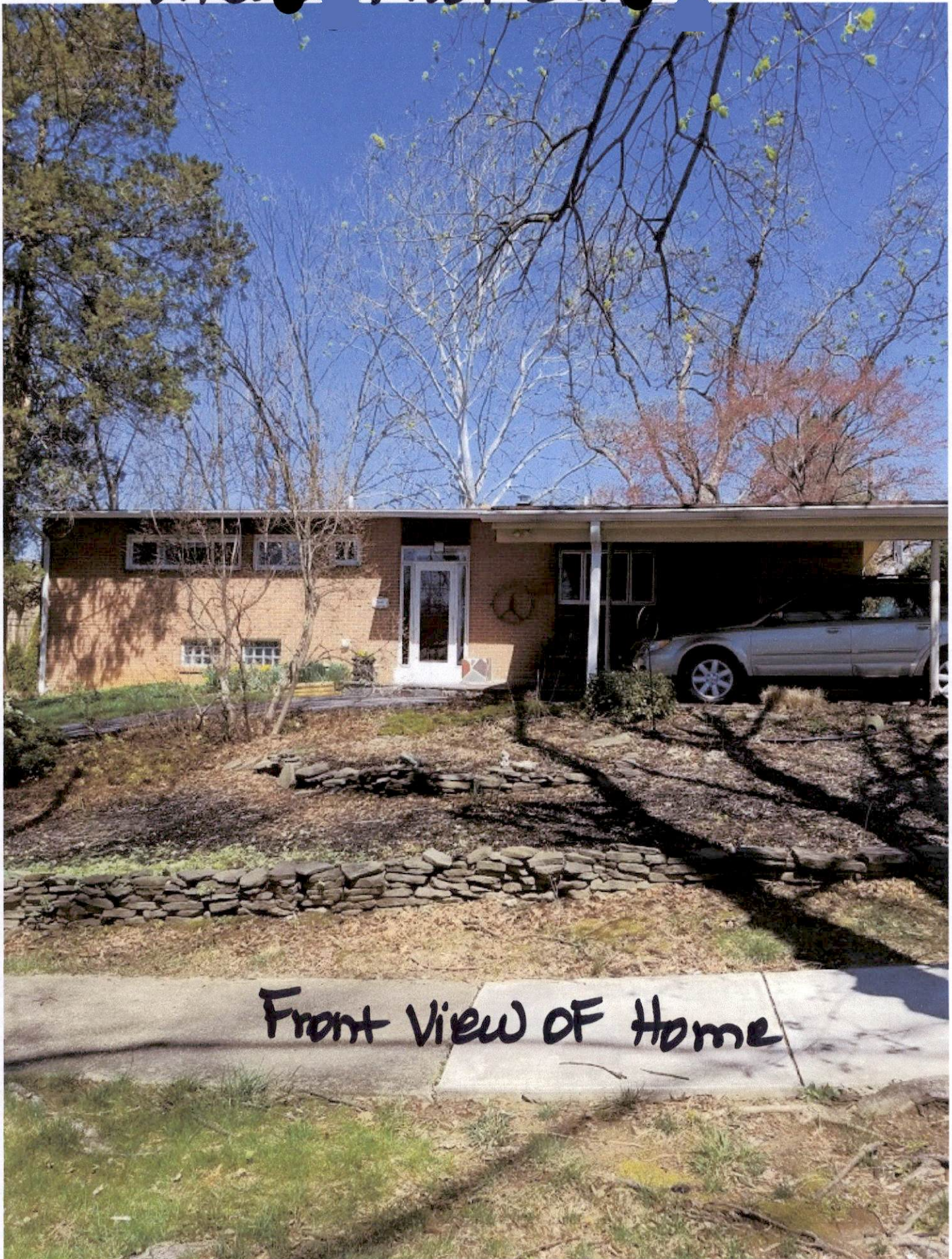
2430 Lightfoot Dr

Google Earth

© 2018 Google

70 ft

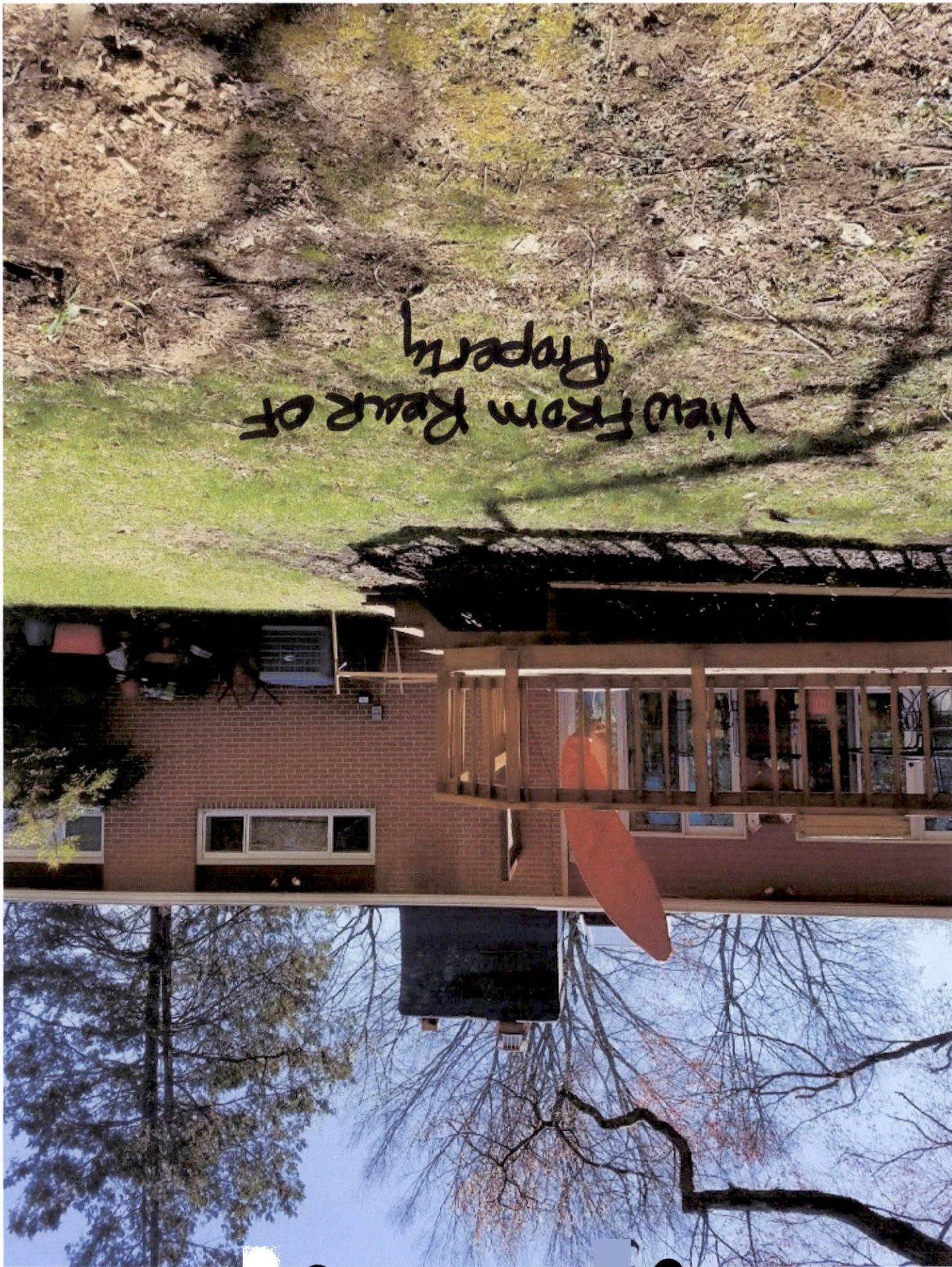




Front View of Home

SMITH TO GUY FORT

SMITH TO GUY FORT



AK30 1/11/2018

General
and other parts of

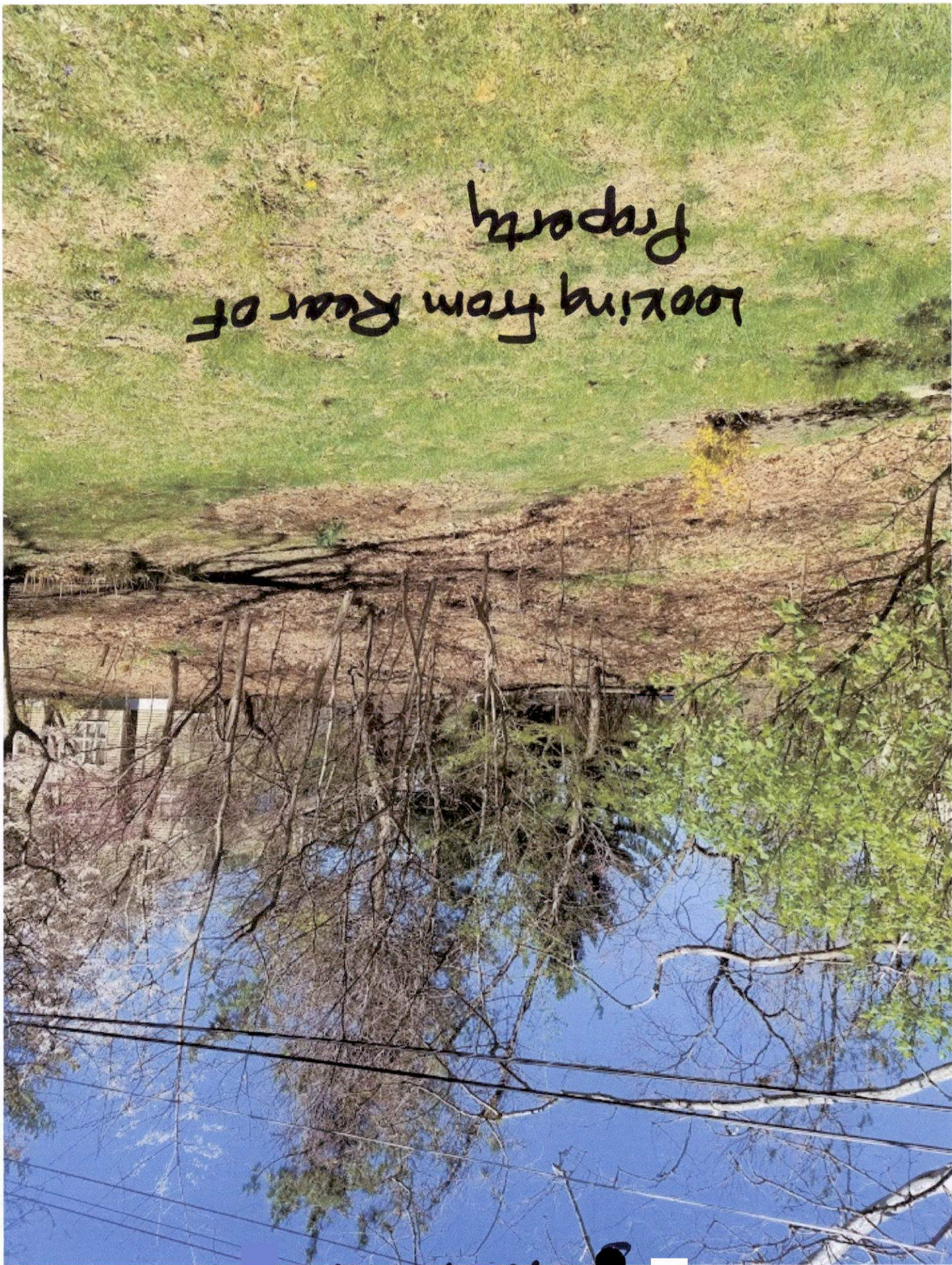
1944-1945





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Liberty

Looking from West of

9133 1004 31 100



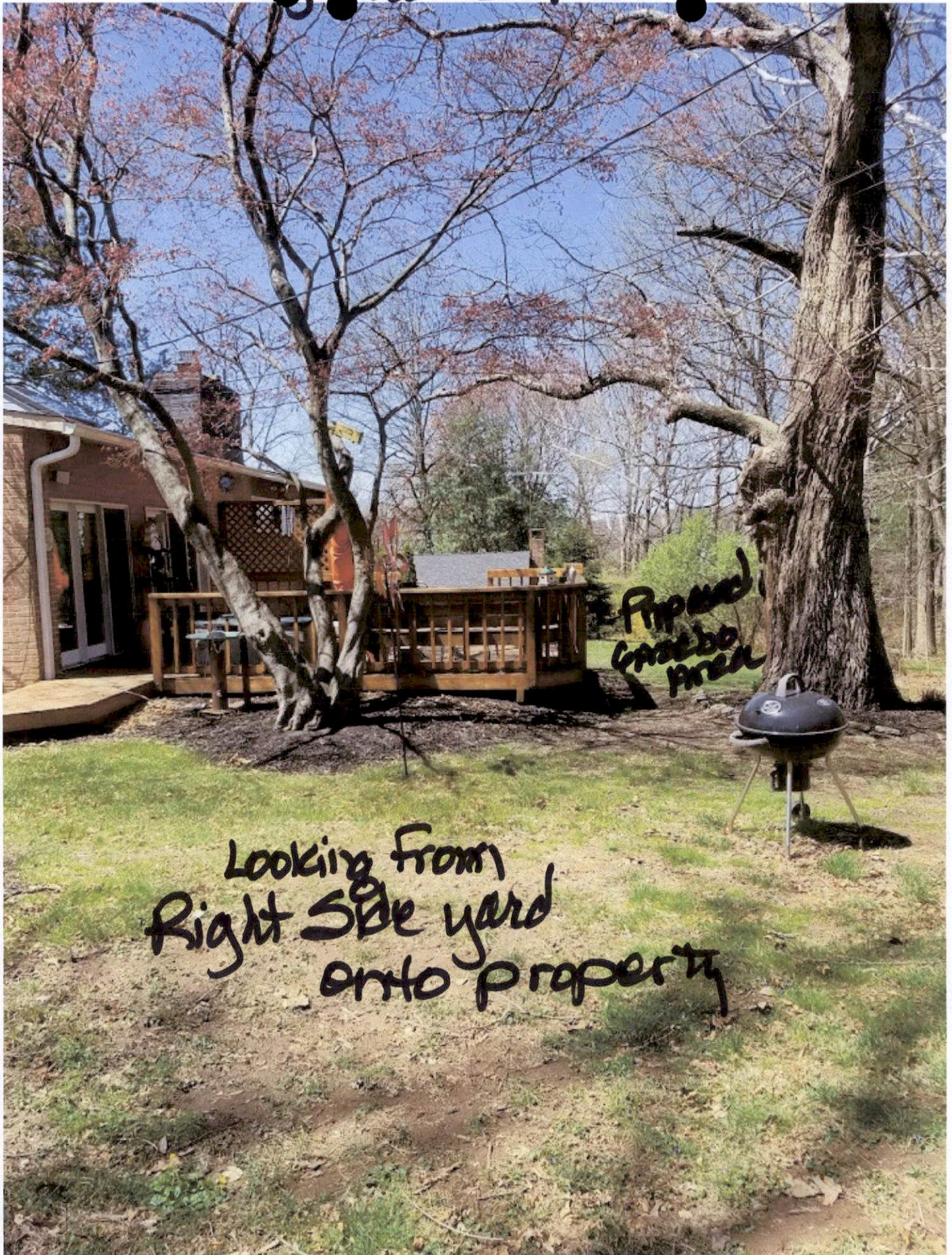
Area of proposed
gazebo 10' x 10'

also 1074 1075

1074 1075
1076 1077

2420 Lightfoot Drive

Photo: Google Earth



out of bounds
right side
looking down

down
down
down

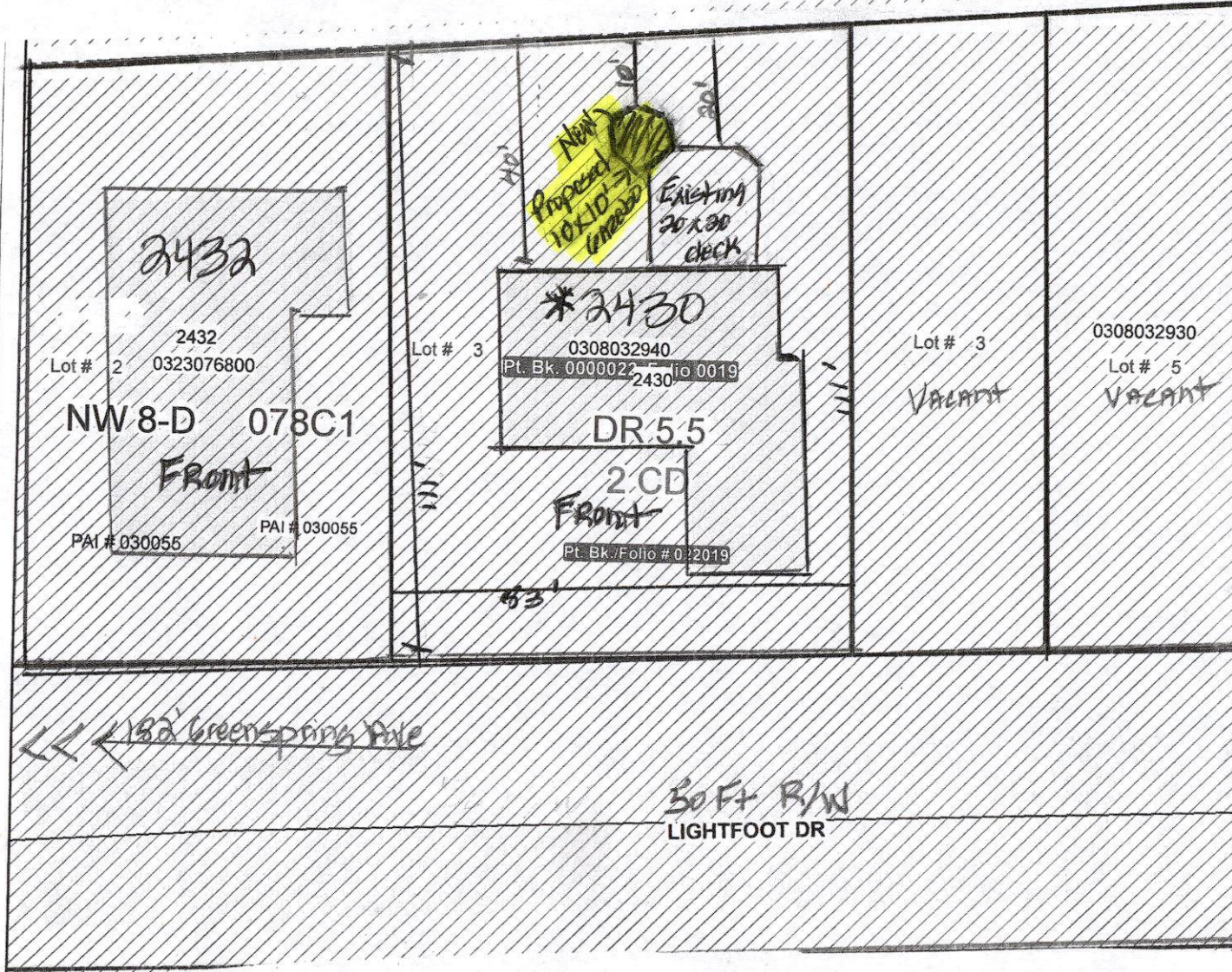
also 1 2 3 4 5 6 7 8 9 10

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

ADDRESS 2430 Lightfoot Drive OWNER(S) NAME(S) Bradford & Patricia Herling

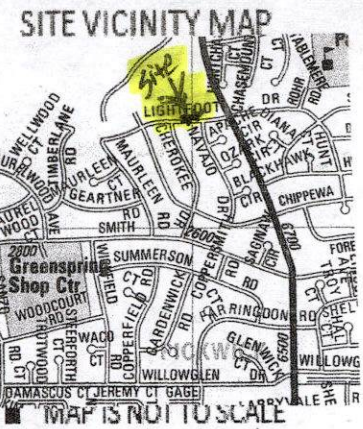
SUBDIVISION NAME Summit Park LOT # 3 BLOCK # H SECTION # 3

PLAT BOOK # 22 FOLIO # 19 10 DIGIT TAX # 0308032940 DEED REF. # 06262102377



PLAN DRAWN BY Boy True

DATE 4-25-18 SCALE: 1 INCH = 30 FEET



ZONING MAP# NW 8-D

SITE ZONED DR 5.5

ELECTION DISTRICT 3

COUNCIL DISTRICT 2

LOT AREA ACREAGE _____

OR SQUARE FEET 13,316

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? YES

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

B-1964-0136.

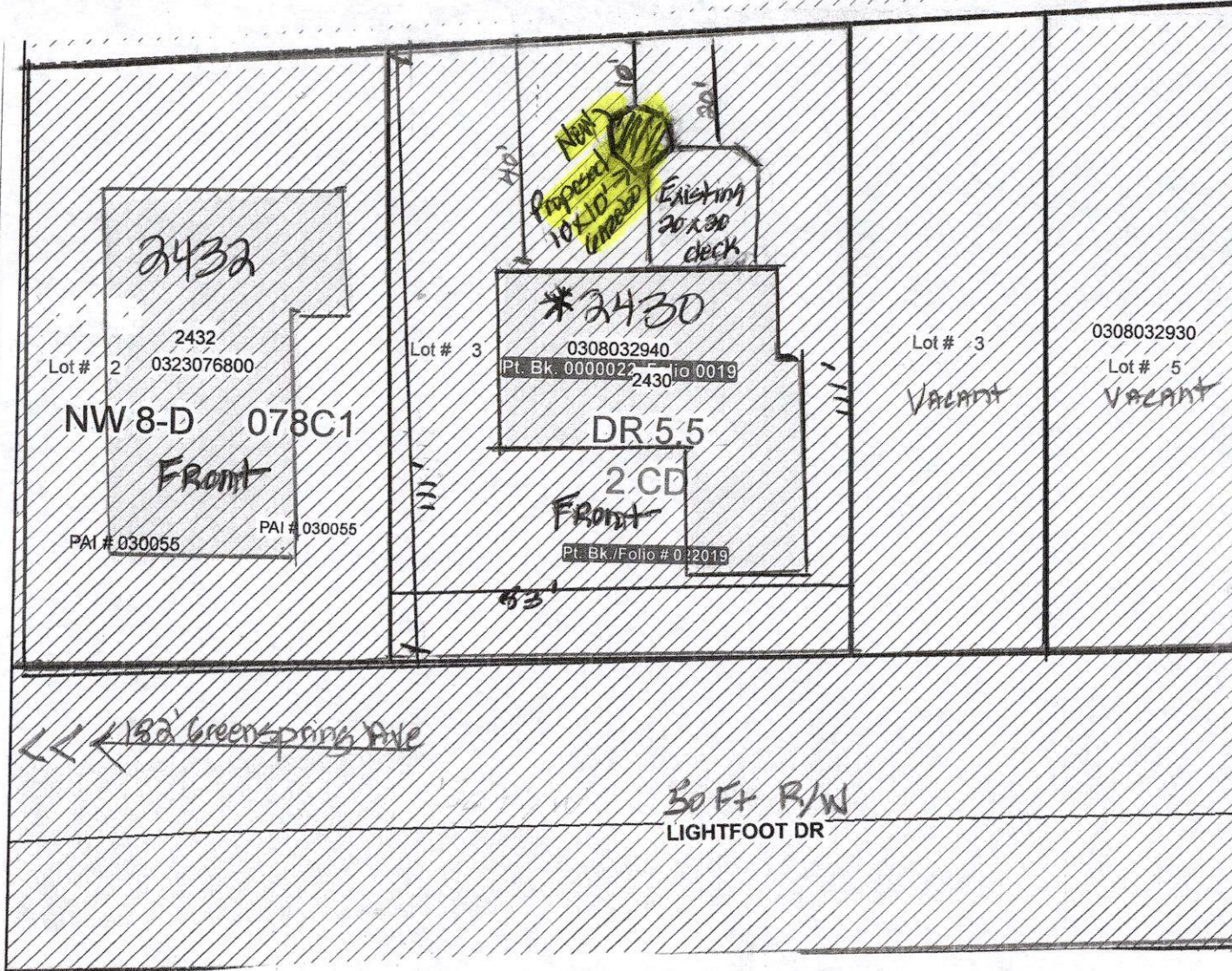
VIOLATION CASE INFO:

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

ADDRESS 2430 Lightfoot Drive OWNER(S) NAME(S) Bradford & Patricia Herling

SUBDIVISION NAME Summit Park LOT # 3 BLOCK # H SECTION # 3

PLAT BOOK # 22 FOLIO # 19 10 DIGIT TAX # 0308032940 DEED REF. # 06268100377



PLAN DRAWN BY Ben True

DATE 4-25-18 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



ZONING MAP# NW 8-D

SITE ZONED DR 5.5

ELECTION DISTRICT 3

COUNCIL DISTRICT 2

LOT AREA ACREAGE _____

OR SQUARE FEET 13,316

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC 4 PRIVATE _____

SEWER IS: 1

PUBLIC X PRIVATE _____

PRIOR HEARING? YES

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

B-1964-0136.

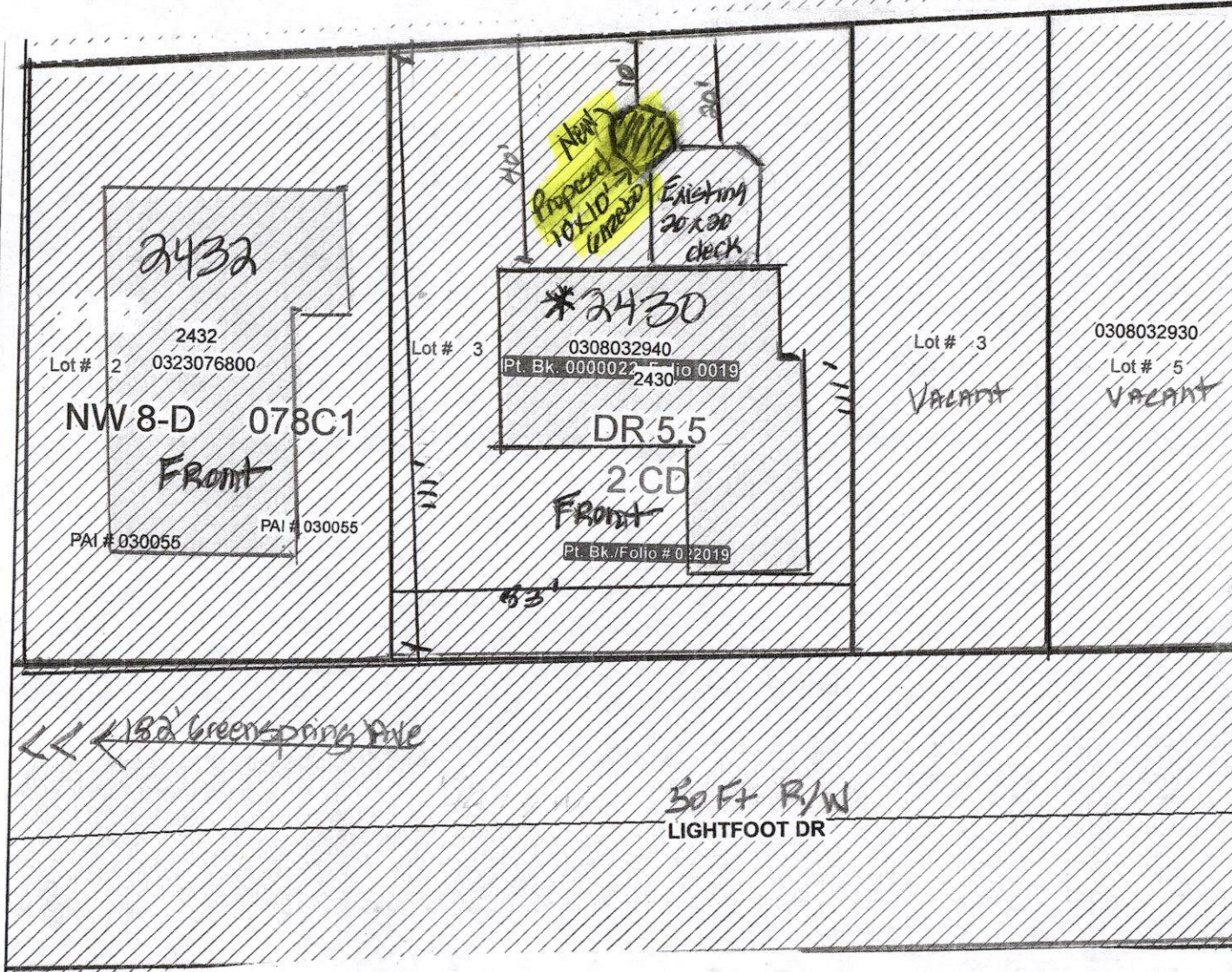
VIOLATION CASE INFO:

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

ADDRESS 2430 Lightfoot Drive OWNER(S) NAME(S) Bradford & Patricia Herling

SUBDIVISION NAME Summit Park LOT # 3 BLOCK # H SECTION # 3

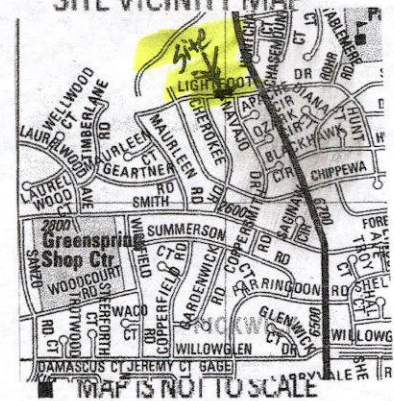
PLAT BOOK # 22 FOLIO # 19 10 DIGIT TAX # 0308032940 DEED REF. # 06262100377



PLAN DRAWN BY Boy True

DATE 4-25-18 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# NW 8-D

SITE ZONED DR 5.5

ELECTION DISTRICT 3

COUNCIL DISTRICT 2

LOT AREA ACREAGE _____

OR SQUARE FEET 13,316

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC 4 PRIVATE _____

SEWER IS: 1

PUBLIC X PRIVATE _____

PRIOR HEARING? YES

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

B-1964-0136.

VIOLATION CASE INFO:

Pet. Ear. 1

