

M E M O R A N D U M

DATE: December 3, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0085-A - Appeal Period Expired

The appeal period for the above-referenced case expired on November 30, 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.'

/dlw

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(17106 Masemore Road)		
7 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
David A. & Sara M. Sides	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0085-A

* * * * *

ORDER ON MOTION FOR RECONSIDERATION

The Petitioners originally filed an Administrative Variance for property located at 17106 Masemore Road. The relief was requested from §§ 1A01.3.B.3 and 301.1 of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed deck (open projection) with a side setback of 18 ft. in lieu of the required 26.25 ft.

By Opinion and Order dated October 24, 2018, the undersigned granted the Administrative Variance request, in accordance with the petition, sign posting and documentation within the case file.

On October 31, 2018, the Zoning Review Office (via email), revealed that the petition and sign posting were both revised to reflect a proposed addition in lieu of a proposed deck (open projection); however, this information was not originally contained in the case file. The undersigned will amend that order, which will be considered a Motion for Reconsideration.

THEREFORE, IT IS ORDERED, this 31st day of **October, 2018**, by the Administrative Law Judge for Baltimore County, that the Motion for Reconsideration for an Administrative Variance seeking relief from § 1A01.3.B.3 of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed addition with a side setback of 18 ft. in lieu of the required 35 ft., be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date 10-31-18

By DW

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 10-31-18

By DW



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 17106 MASEMORE ROAD, PARKTON, MD 21120 Currently zoned RC 2
 Deed Reference 3531210121 10 Digit Tax Account # 0719051190
 Owner(s) Printed Name(s) DAVID A. SIDES, SARA M. SIDES

(SELECT THE HEARING(S) BY MARKING ☒ 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.

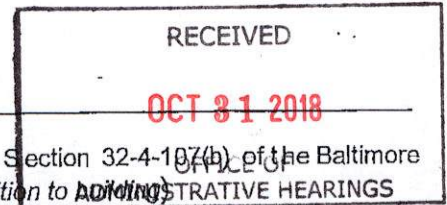
The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. ADMINISTRATIVE VARIANCE from Section(s)

SEE
Attached

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 ~~existing~~ existing)



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):

DAVID A. SIDES / SARA M. SIDES
 Name #1 – Type or Print Name #2 – Type or Print

[Signature]
 Signature #1 Signature #2

17106 MASEMORE RD PARKTON MD
 Mailing Address City State

21120 (410) 357-0656 dsides@towson.edu
 Zip Code Telephone # Email Address

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

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

DAVID A. SIDES
 Name – Type or Print

[Signature]
 Signature

17106 MASEMORE ROAD, PARKTON, MD
 Mailing Address City State

21120 (410) 357-0656 dsides@towson.edu
 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 10-31-18 day of October, 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 2019-0085-A Filing Date 9/19/18 Estimated Posting Date 9/30/18 Reviewer gl

Rev 5/5/2016

Revised

2019-0085-A

Administrative Variance from section: 1A01.3.B.3

To permit a proposed addition with a side setback of 18 feet in lieu of the required 35 feet.

ORDER RECEIVED FOR FILING

Date

10-31-18

By

192

RECEIVED

OCT 31 2018

OFFICE OF
ADMINISTRATIVE HEARINGS

Revised

IN RE: PETITION FOR ADMIN. VARIANCE *
(17106 Masemore Road)
7th Election District *
3rd Council District *
David A. & Sara M. Sides *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2019-0085-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, David A. and Sara M. Sides (“Petitioners”). The Petitioners are requesting Variance relief pursuant to §§ 1A01.3.B.3 and 301.1 of the Baltimore County Zoning Regulations (“BCZR”), to permit a proposed deck (open projection) with a side setback of 18 feet in lieu of the required 26.25 feet. 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 September 28, 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 § 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 10-24-18

By 195

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 BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

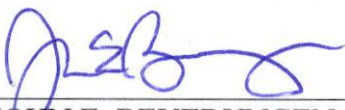
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 24th day of **October, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §§ 1A01.3.B.3 and 301.1 of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed deck (open projection) with a side setback of 18 feet in lieu of the required 26.25 feet, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- 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:dlw

ORDER RECEIVED FOR FILING

Date 10-24-18

By lw



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 17106 MASEMORE ROAD PARKTON MD 21120 Currently zoned RC 2
 Deed Reference 35312 10121 10 Digit Tax Account # 0719051190
 Owner(s) Printed Name(s) DAVID A. SIDES SARA M. SIDES

(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
Attached

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):

DAVID A. SIDES / SARA M. SIDES
 Name #1 – Type or Print Name #2 – Type or Print

David A. Sides Sara M. Sides
 Signature #1 Signature #2

17106 MASEMORE ROAD PARKTON MD
 Mailing Address City State

21120 (410) 357-0656 dsides@towson.edu
 Zip Code Telephone # Email Address

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

DAVID A. SIDES

Name – Type or Print

David A. Sides
 Signature

17106 MASEMORE ROAD, PARKTON, MD
 Mailing Address City State

21120 (410) 357-0656 dsides@towson.edu
 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 9 day of September, 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 2019-0055-A

Filing Date 9/19/18

Estimated Posting Date 9/20/18

Reviewer gh

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: 17106 MASEMORE ROAD PARKTON, MD 21120
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)

We are requesting this variance because our house is situated close to the property line we share with our neighbor. In order to add a family room and deck in 2002, we requested and were granted a variance. While the planned addition would be 18' from the property line, the distance between the addition and our neighbor's house would be 135'. We would like to enclose a portion of our existing deck to create a dining room/sun room. We plan to maintain the existing footprint of the deck. Our house currently has no dining room. Our neighbor uses his driveway as a work area, with heavy machinery, industrial lighting, and noise. The addition will provide some relief from this.

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

David A. Sides
Signature of Owner (Affiant)

DAVID A. SIDES
Name- Print or Type

Sara M. Sides
Signature of Owner (Affiant)

SARA M. SIDES
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 18th day of September, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: DAVID A. SIDES AND SARA M. SIDES
DAVID ALLEN SIDES (MA)

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

AS WITNESS my hand and Notaries Seal



Gerald Diaz
Notary Public
11-15-2021
My Commission Expires

2019-0085-A

Variance from section: 1A01.3.B.3 & 301.1;

To permit a proposed deck (open projection) with a side setback of 18 feet in lieu of the required 26.25 feet.

Zoning description for 17106 Masemore Road.

Beginning for the outlines to include the same at a pipe 20 feet Southwest of the centerline of the present roadbed of Masemore Road, said pipe being South 13 degrees 04 minutes East 242 feet from the end of the North 53 degrees East 245 feet 6 inch line as described in a Deed from Stephen H. Miller and wife to James C. Foster and wife dated September 30, 1912 and recorded among the land records of Baltimore County in Liber WPC No. 400, folio 531, etc., running thence along the Southwest side of Masemore Road as now surveyed by magnetic bearing of 1956 South 18 degrees 36 minutes 45 seconds East 110 feet to a pipe, thence by a line of division as now surveyed South 54 degrees 24 minutes 45 seconds West 250 feet to a pipe thence by another line of division and parallel with Masemore Road North 18 degrees 36 minutes 45 seconds West 110 feet to a pipe and the Southernmost corner of that parcel of land belonging to Dale M. Benshoof and wife running thence binding on the Southeasternmost line of that parcel as now surveyed North 54 degrees 24 minutes 45 seconds East 250 feet to the place of beginning. Containing six hundred five thousandths of an acre (0.605) of land more or less.

The improvements thereon being known as No. 17106 Masemore Road, and located in the 7th Election District, 3rd Councilmanic District.

2019-0085-A

07/11/08 AL

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2019-0085-A

17106 Masemore Road

REQUEST: TO PERMIT A PROPOSED ADDITION WITH A
SIDE SET BACK OF 18 FEET IN LIEU OF THE
REQUIRED 35.0 FEET.

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 IT IS DONE IN
THE ZONING OFFICE BEFORE OCTOBER 15, 2018.

ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT 111 W.
CHESAPEAKE AVENUE TOWSON, MD 21204 410-887-3391



RECEIVED

OCT 31 2018

OFFICE OF
ADMINISTRATIVE HEARINGS

SIGN 2

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2019-0085-A

17106 Masemore Road

**REQUEST: TO PERMIT A PROPOSED ADDITION WITH A
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**ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT 111 W.
CHESAPEAKE AVENUE TOWSON, MD 21204 410-887-3391**



DONALD I. MOHLER III
County Executive

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

October 18, 2018

David & Sara Sides
17106 Masemore Rd
Parkton, MD 21120

Dear Mr. & Ms. Sides:

RE: Case Number: 2019-0085A, Address: 17106 Masemore Rd

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 19, 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.", is written over a faint, circular official stamp. The signature is fluid and cursive.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: MTC

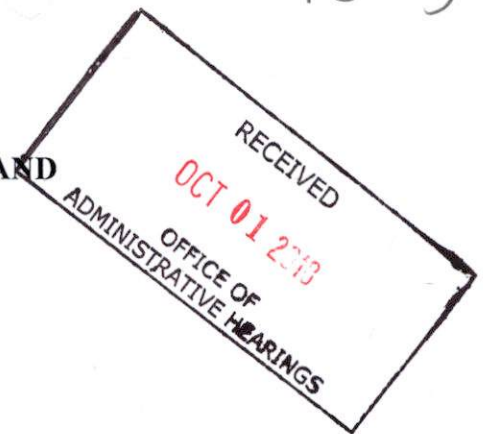
Enclosures

c: People's Counsel

10-15

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: October 1, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0085-A
Address 17106 Masemore Road
(Sides Property)

Zoning Advisory Committee Meeting of **October 1, 2018**.

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

Reviewer: Steve Ford



Date: 9/24/18

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

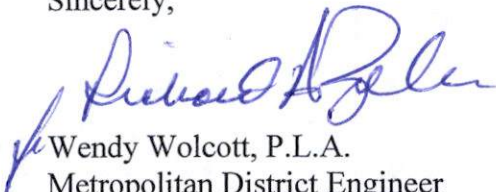
Dear Ms. Lewis:

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. 2019-0085-A -

*Administrative Variance
David A. & Sara M. Sides
17106 Masamore Road.*

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,



Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

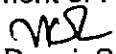
WW/RAZ

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals

DATE: October 4, 2018

FROM: 
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For October 1, 2018
Item No. 2019-0055-A, 0062-A, 0081-A, 0082-A, 0083-A, 0084-SPH, 0085-A and 0086-SPH

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

*

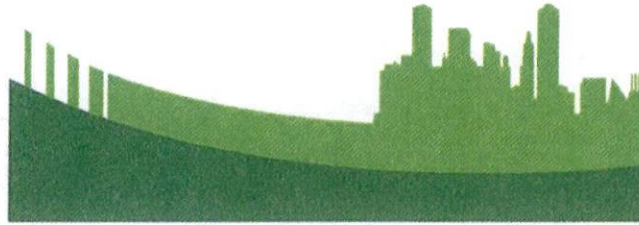
*

*

*

*

VKD: cen
cc: file



CERTIFICATE OF POSTING

September 28, 2018 (amended _____)

Re:

Zoning Case No. 2019-0085-A

Legal Owner: David & Sara Sides

Closing date: October 15, 2018

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 **17106 Masemore Road**.

The signs were posted on **September 28, 2018**.

The signs were inspected again on _____.

Sincerely,

A handwritten signature in blue ink, appearing to read "B. E. Doak", with a stylized flourish at the end.

Bruce E. Doak
MD Property Line Surveyor #531

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

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

SIGN 1

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2019-0085-A

17106 Masemore Road

**REQUEST: TO PERMIT A PROPOSED DECK WITH A
SIDE SET BACK OF 18 FEET IN LIEU OF THE
REQUIRED 26.25 FEET.**

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 IT IS DONE IN
THE ZONING OFFICE BEFORE OCTOBER 15, 2018.**

**ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT 111 W.
CHESAPEAKE AVENUE TOWSON, MD 21204 410-887-3391**

SIGN 2

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2019-0085-A

17106 Masemore Road

**REQUEST: TO PERMIT A PROPOSED DECK WITH A
SIDE SET BACK OF 18 FEET IN LIEU OF THE
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**PURSUANT TO SECTION 26-127(b)(1) BALTIMORE
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THE ZONING OFFICE BEFORE OCTOBER 15, 2018.**

**ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT 111 W.
CHESAPEAKE AVENUE TOWSON, MD 21204 410-887-3391**



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0085 -A Address 17106 Mosemore Road
Contact Person: Gary Hucik Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 9/19/18 Posting Date: 9/30/18 Closing Date: 10/15/18

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for 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.
- 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.
- 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 2019- 0085 -A Address 17106 Mosemore Rd 21120
Petitioner's Name David and Sara Sides Telephone 410-357-0656
Posting Date: 9/30/18 Closing Date: 10/15/18
Wording for Sign: To Permit a proposed deck with a side
set back of 18 feet in lieu of the required 26.25 feet.

*Revised addition
to add sign
58n corrected*

Revised 6/30/2019

Date: 9/19/18

BUSINESS ACTUAL TIME PR
9/19/2018 9/19/2018 09:17:00

G-1501 WALKIN LTR
 RECEIPT # 812359 7/19/2018

pk 5 529 ZONING VERIFICATION

NO. 17325

Recpt Job # 75.00

\$75.00 OK \$0.00 CA

Baltimore County, Maryland-

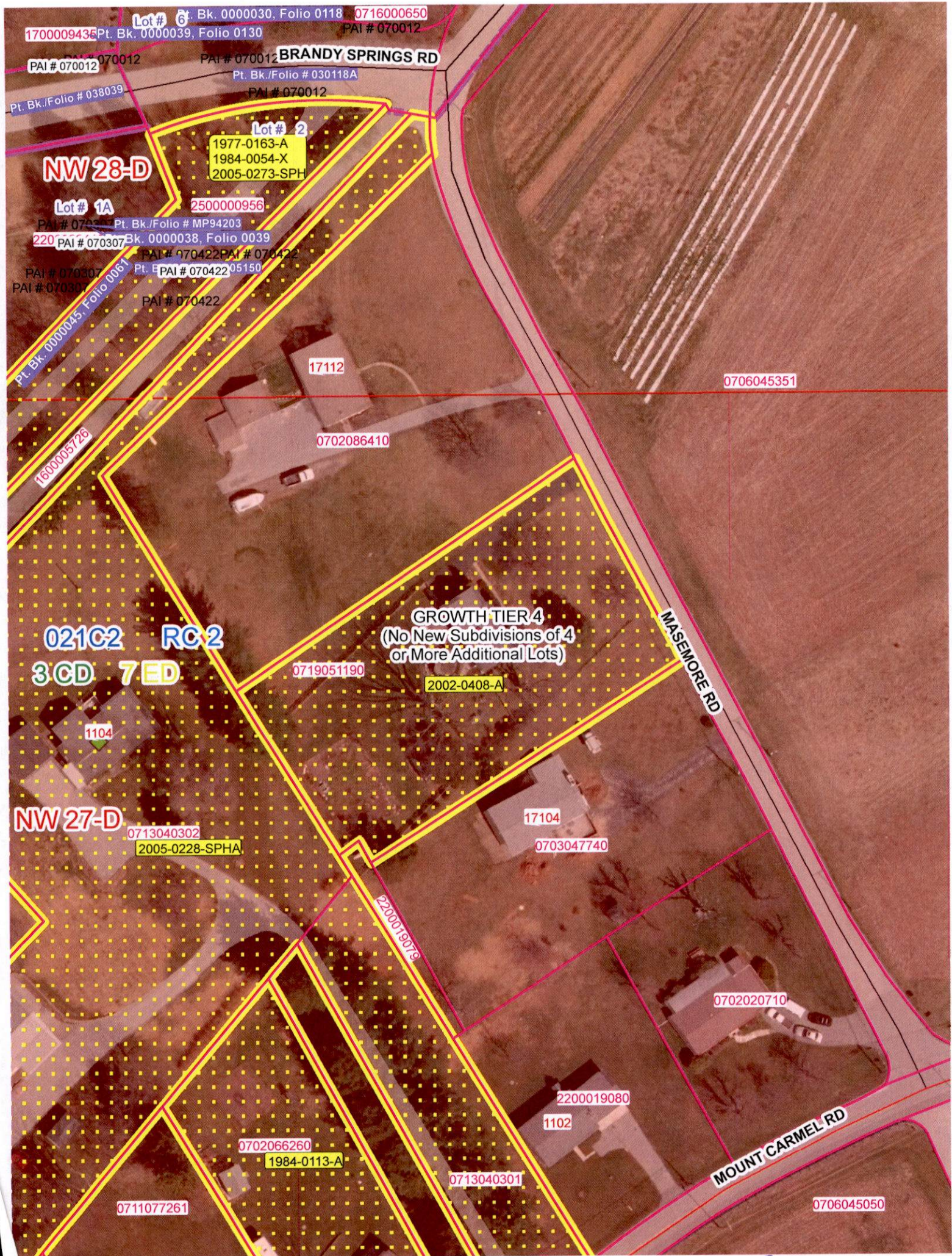
Total: 75

2019-00845-A

GOLD ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**



26.25

(AV 10/15)

CASE NO. 2019- 0085-A

C H E C K L I S T

**Support/Oppose/
Conditions/
Comments/
No Comment**

**Comment
Received**

Department

10-4

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

NC

10-1

DEPS
(if not received, date e-mail sent _____)

NC

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)

9-24

STATE HIGHWAY ADMINISTRATION

No object.

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. 2002-0408-A 4-23-02)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING (1st) Date: 9-28-18 by Dook

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	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 07 Account Number - 0719051190			
Owner Information					
Owner Name:		SIDES DAVID A SIDES SARA M		Use: Principal Residence: RESIDENTIAL YES	
Mailing Address:		17106 MASEMORE RD PARKTON MD 21120- 9740		Deed Reference: /35312/ 00121	
Location & Structure Information					
Premises Address:		17106 MASEMORE RD 0-0000		Legal Description: .605 AC SWS MASEMORE RD 300 FT N MT CARMEL RD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0021	0018	0084		0000	2017
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1960		1,689 SF		Property Land Area 26,353 SF	
County Use		04			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1 1/2	YES	STANDARD UNIT	SIDING	1 full	
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of 01/01/2017	As of 07/01/2018	As of 07/01/2019
Land:		82,000	82,000		
Improvements		127,700	145,600		
Total:		209,700	227,600	221,633	227,600
Preferential Land:		0			0
Transfer Information					
Seller: BREINING JOEY J		Date: 01/28/1992		Price: \$124,000	
Type: ARMS LENGTH IMPROVED		Deed1: /35312/ 00121		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class	07/01/2018	07/01/2019	
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 05/07/2008

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application
Date:

ZAC AGENDA

Case Number: 2019-0085-A **Reviewer:** Gary Hucik

Existing Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: David A and Sara M Sides

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 7 **Council Dist:** 3

Property Address: 17106 MASEMORE RD

Location: NW/S of Masemore RD, SE 270 ft. +/- to the center line of Brandy Spring RD.

Existing Zoning: RC2

Area: .605 ACRE +/-

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

to permit a proposed deck (open projection) with a side setback of 18ft in lieu of the required 26.25ft.

Attorney: Not Available

Prior Zoning Cases: 2002-0408-A

Concurrent Cases: None

Violation Cases: None

Closing Date: 10/15/2018

Miscellaneous Notes:

Case Number: 2019-0086-SPH **Reviewer:** Leonard Wasilewski

Existing Use: RESIDENTIAL **Proposed Use:**

Type: SPECIAL HEARING

Legal Owner: Matthew Riemer

Contract Purchaser: No Contract Purchaser was set.

Critical Area: Yes **Flood Plain:** No **Historic:** No **Election Dist:** 15 **Council Dist:** 6

Property Address: 7418 CHESAPEAKE RD

Location: N/S of Chesapeake Road, 115 +/- ft. W of the centerline of Greenbank Road

Existing Zoning: DR 5.5

Area: 20,000 SQ. FT.

Proposed Zoning:

SPECIAL HEARING:

To permit an existing pool house with a kitchen and bathroom facilities to remain as an accessory structure/use, with no living quarters.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
SW/S Masemore Road, 350' NW		
of Mt. Carmel Road	*	ZONING COMMISSIONER
7th Election District		
3rd Councilmanic District	*	OF BALTIMORE COUNTY
(17106 Masemore Road)		
	*	CASE NO. 02-408-A
Sara M. & David A. Sides		
Petitioners		

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Sara M. and David A. Sides. The variance request is for property located at 17106 Masemore Road in the Parkton area of Baltimore County. The variance request is from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 24 ft. in lieu of the required 35 ft. for a proposed addition. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, 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 26-127 (b)(1) of the Baltimore County Code. 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 Zoning Commissioner, 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.

ORDER RECEIVED FOR FILING

Date 4/23/02
By R. J. [Signature]

2019-0085-12

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, by the Zoning Commissioner for Baltimore County, this 13th day of April, 2002, that a variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 24 ft. in lieu of the required 35 ft. for a proposed addition, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 1) The Petitioners may apply for their building permit 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, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.


LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:raj

ORDER RECEIVED FOR FILING

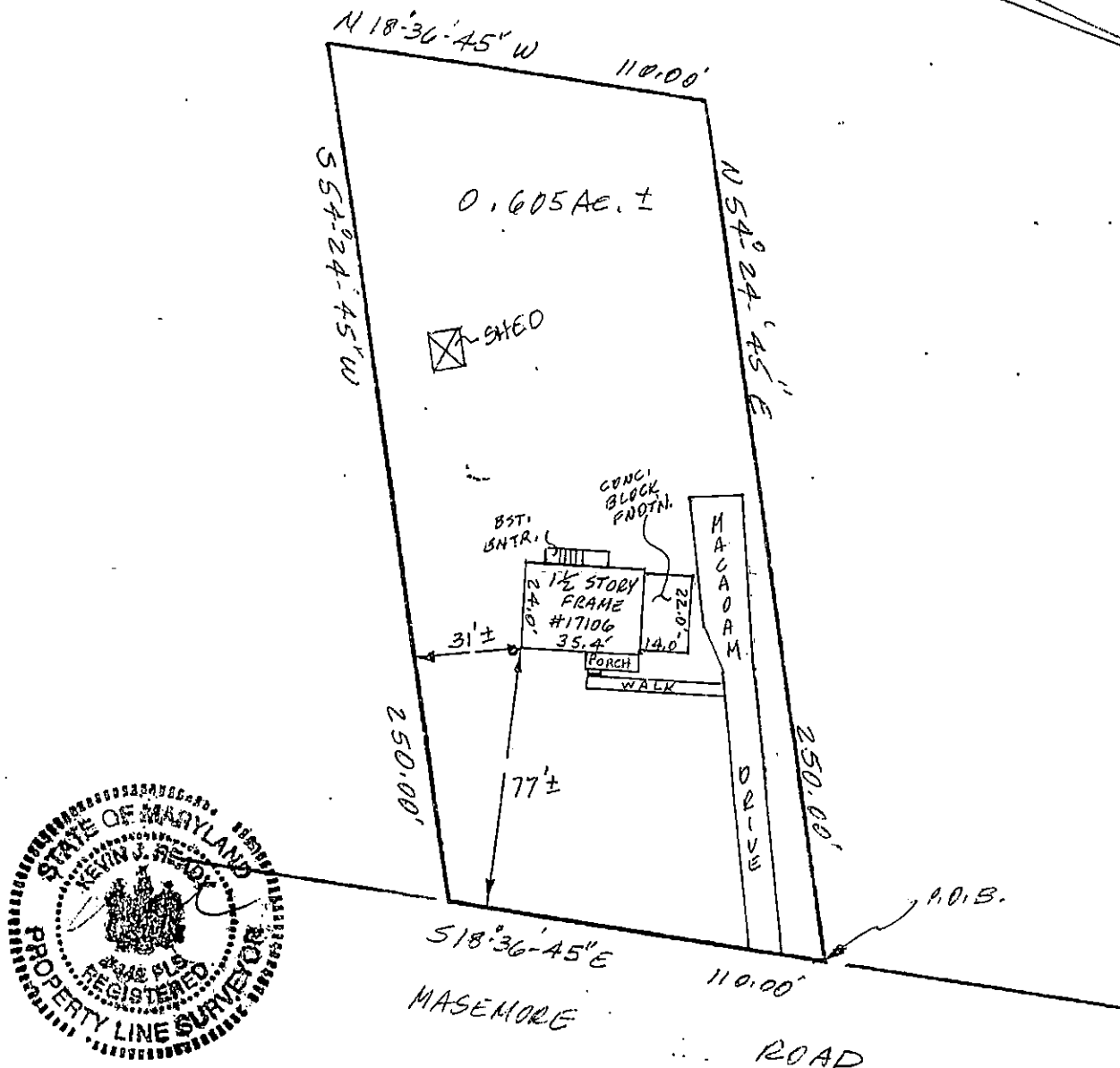
Date

4/13/02

By

R. J. Jernigan

2019-0085-A



Tax Map 21, Grid 18, Parcel 84

17106 MASEMORE ROAD

THIS PLAT IS OF BENEFIT TO THE CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENT IN CONNECTION WITH A CONTEMPLATED TRANSFER, FINANCING, OR REFINANCING.

THIS PLAT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATION OF FENCES, GARAGES, BUILDINGS, OR OTHER EXISTING OR FUTURE IMPROVEMENTS.

THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR TRANSFER OF TITLE, SECURING FINANCING, OR REFINANCING.

NOTE: NO TITLE REPORT FURNISHED.

LOCATION DRAWING
I HEREBY CERTIFY THAT I HAVE INSPECTED
LOT NO. _____ BLOCK _____ SECTION _____ OF

Notes & Bounds Description

SUBDIVISION FOR THE PURPOSE OF LOCATING THE IMPROVEMENTS
AND THE IMPROVEMENTS ARE LOCATED AS SHOWN ON THIS DRAWING.

Kevin J. Ready 8/3/102
KEVIN J. READY
REG. PROPERTY LINE SURVEYOR NO. 442 FIELD DATE

BALTIMORE COUNTY, MD

DEED REFERENCE: LIBER 9040 FOLIO 409
PLAT RECORDED IN PLAT BOOK
FOLIO NO. _____ PLAT NO. _____
SCALE 1"= 50' W.O. NO. 02-8-6 HISC
NOTE: DISTANCES TO PROPERTY LINES ARE ACCURATE TO WITHIN 1 FOOT
UNLESS OTHERWISE SHOWN.



ACCU-COMP SURVEYS, INC.

1509 JOHN BROWN ROAD
QUEENSTOWN, MD 21658

410-758-8180

TOLL FREE: 1-888-758-1374

2019-0085-A

Debra Wiley

From: Sides, David <dsides@towson.edu>
Sent: Wednesday, October 31, 2018 1:17 PM
To: Debra Wiley
Cc: Gary M Hucik
Subject: RE: MOTION FOR RECONSIDERATION - Administrative Variance - Case No. 2019-0085-A - 17106 Masemore Rd.

Thank you!

-----Original Message-----

From: Debra Wiley <dwiley@baltimorecountymd.gov>
Sent: Wednesday, October 31, 2018 12:19 PM
To: Sides, David <dsides@towson.edu>
Cc: Gary M Hucik <ghucik@baltimorecountymd.gov>
Subject: MOTION FOR RECONSIDERATION - Administrative Variance - Case No. 2019-0085-A - 17106 Masemore Rd.

Good Afternoon,

Please find attached ALJ Beverungen's Order on Motion for Reconsideration in the above-captioned matter.

Thank you.

-----Original Message-----

From: adminhearingscpr@baltimorecountymd.gov [mailto:adminhearingscpr@baltimorecountymd.gov]
Sent: Wednesday, October 31, 2018 11:50 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Message from "RNP002673F6C9D3"

This E-mail was sent from "RNP002673F6C9D3" (MP 3055).

Scan Date: 10.31.2018 11:49:49 (-0400)
Queries to: adminhearingscpr@baltimorecountymd.gov

[http://www.baltimorecountymd.gov/sebin/n/n/county_seal.jpg]<<http://www.baltimorecountymd.gov>>

Connect with Baltimore County

[http://www.baltimorecountymd.gov/sebin/p/i/socialmedia_fb.jpg]<https://secure-web.cisco.com/1-yKk72uJtlgoooKKH2YT-ugXXi_h47153wqSX0AgS1IPMkdWVF3VMZJVTQf_6zMytqLzRPaH6PF0gVH3BrXDZ607cJutzhpz4KPBv1A0d45xFMcdvQEwunILHZU1ZeiF-KvBtijQvcsQ3OpcltZqxqJbd68bupRRwzePlmv7iA0h8kbW9br2-rtNTgzqDYKHnKcGrMcU3LrWfofJy9SW45j-Z6iDTqVeH3wmVuy7SY-2Z-IQmZ1bwJdP2CgPA_L31AleN5GqJZ9Gy0iCf54qHg4YWnKsjbUHIT0KPR8Vt5ZltgWotMrAfPN_4_B2uyBn3NE7qOy-yeowDQ97JEBunbrxfdKEQg0RjWuRtXtVJ6VmETrhZG8PUuH0E8sbpro8ZgFTSfn7krzQxSoF9eU9S4YpvRHODJFkuChhTARcXZRDWULyTMR7Cgw-rBGtVJq74cseQXCBSa6DGIWapYYhg/https%3A%2F%2Fwww.facebook.com%2Fbaltcogov>

Debra Wiley

From: Debra Wiley
Sent: Wednesday, October 31, 2018 12:19 PM
To: 'dsides@towson.edu'
Cc: Gary M Hucik
Subject: MOTION FOR RECONSIDERATION - Administrative Variance - Case No. 2019-0085-A -
17106 Masemore Rd.
Attachments: 20181031114949659.pdf

Good Afternoon,

Please find attached ALJ Beverungen's Order on Motion for Reconsideration in the above-captioned matter.

Thank you.

-----Original Message-----

From: adminhearingscpr@baltimorecountymd.gov [mailto:adminhearingscpr@baltimorecountymd.gov]
Sent: Wednesday, October 31, 2018 11:50 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Message from "RNP002673F6C9D3"

This E-mail was sent from "RNP002673F6C9D3" (MP 3055).

Scan Date: 10.31.2018 11:49:49 (-0400)

Queries to: adminhearingscpr@baltimorecountymd.gov

Front yard from Road

2019-08-25



2019-08-08 0-58



2019-08-5-V



2019-00-58-A

Sit. 4



SIDE
VIEW

2021-09-08 19:00:00 A





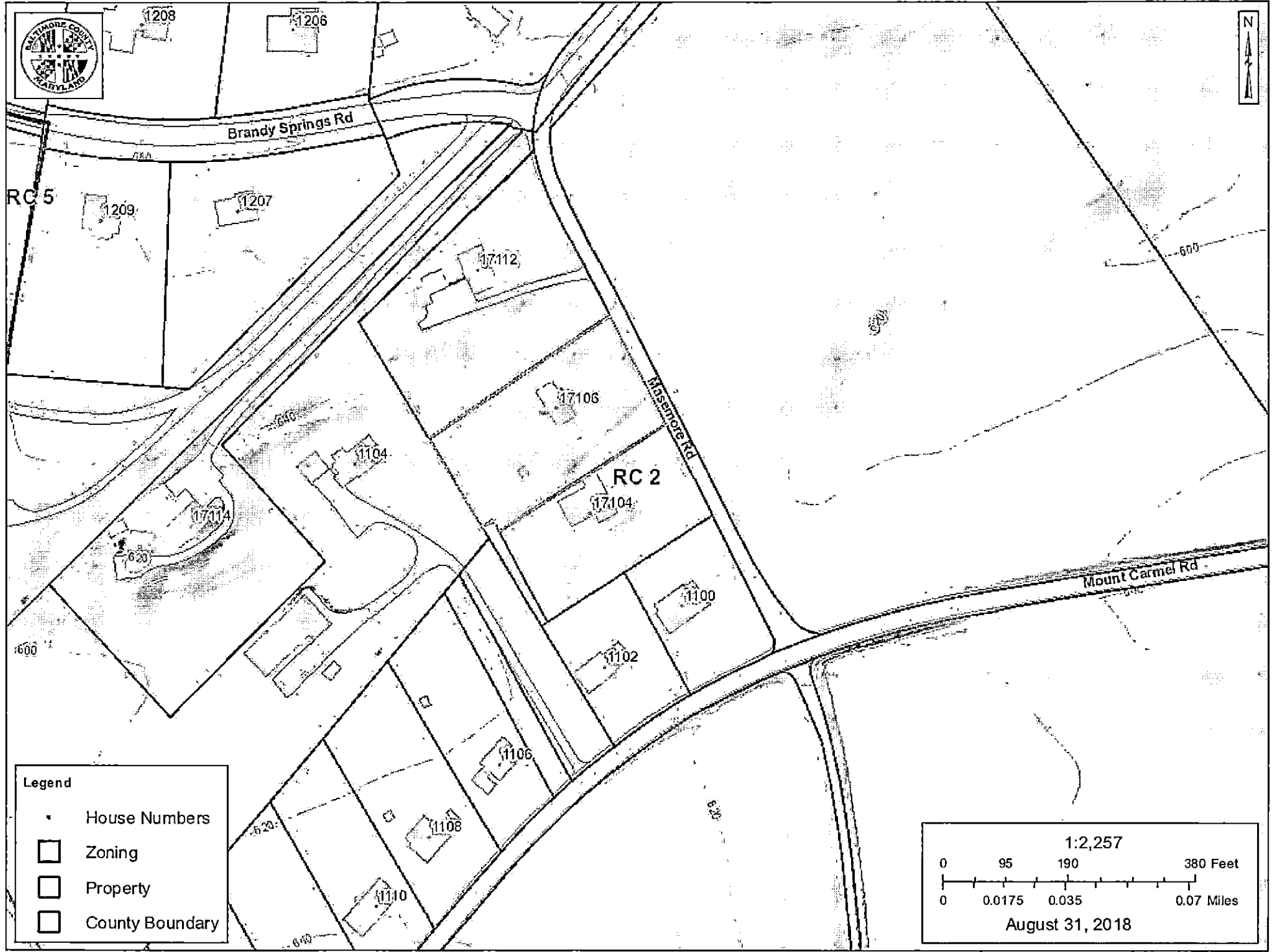
2-5505-7

2019-08-85-A



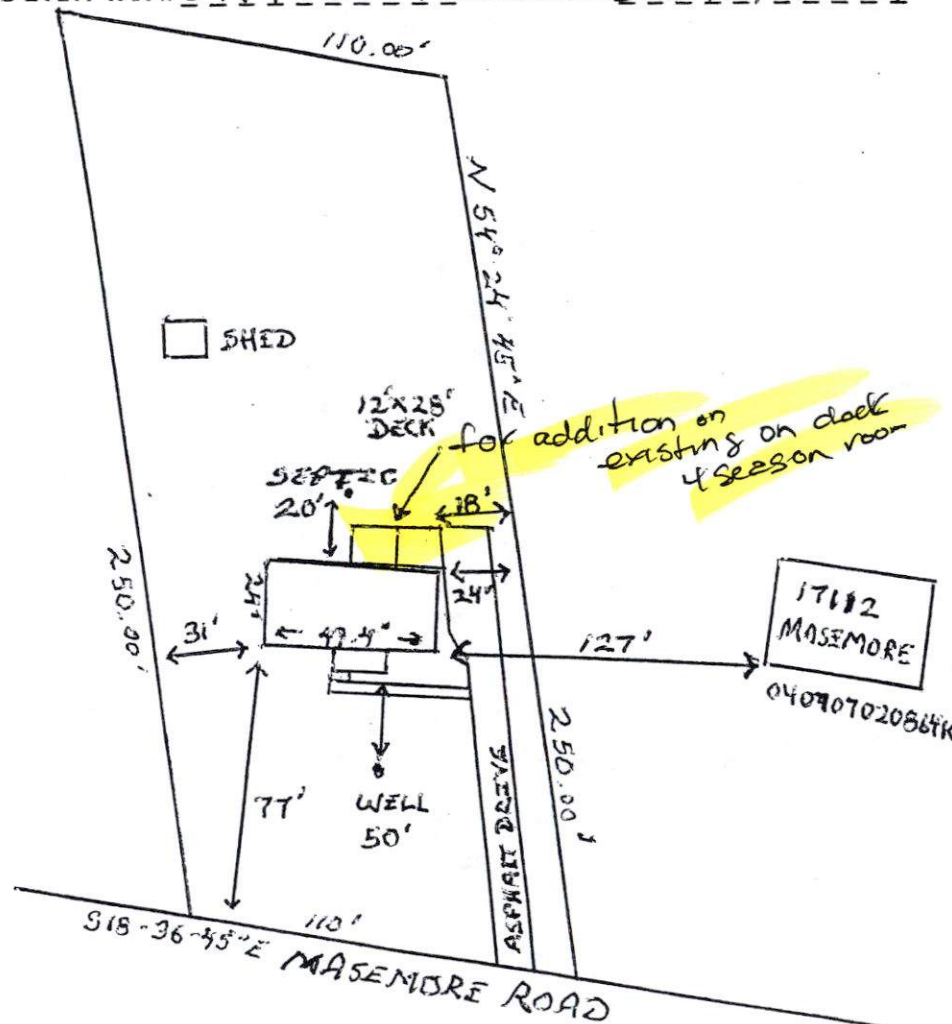


Baltimore County - My Neighborhood



2019-2025-A

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 17106 MASEMORE ROAD 21120 OWNER(S) NAME(S) SIDES, DAVID AND SARA
 SUBDIVISION NAME N/A LOT# _____ BLOCK# _____ SECTION# _____
 PLAT BOOK # 35312 FOLIO # 0121 10 DIGIT TAX # 0119051190 DEED REF. # 35312/0121



SITE VICINITY MAP



MAP IS NOT TO SCALE
 ZONING MAP# 021C2
 SITE ZONED RC2
 ELECTION DISTRICT 7
 COUNCIL DISTRICT 3
 LOT AREA ACREAGE .605 ACRE
 OR SQUARE FEET _____
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC _____ PRIVATE ☒
 SEWER IS:
 PUBLIC _____ PRIVATE ☒
 PRIOR HEARING? YES
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW
2002-0408-A
VARIANCE APPROVED

PLAN DRAWN BY DAVID SIDES DATE 8/31/18 SCALE: 1 INCH = 56 FEET

Revised

2019-0085-A

Pet. Ex. 1

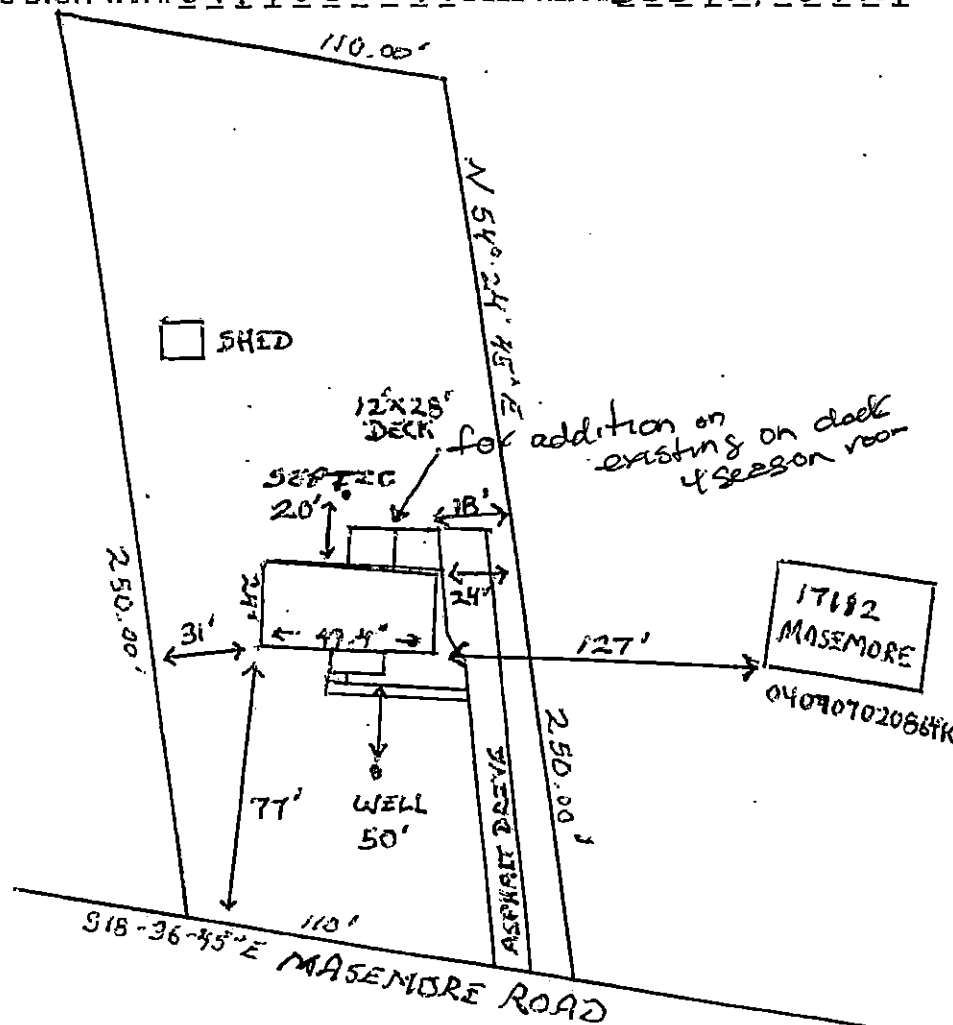
Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

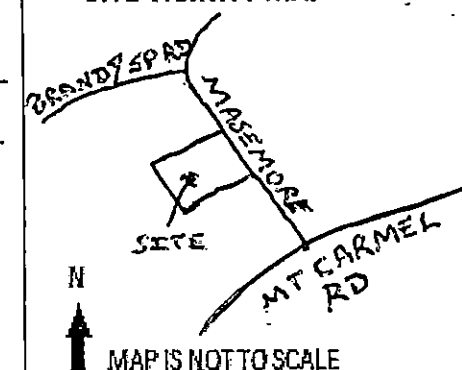
View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 07 Account Number - 0719051190			
Owner Information					
Owner Name:	SIDES DAVID A SIDES SARA M		Use:	RESIDENTIAL	
Mailing Address:	17106 MASEMORE RD PARKTON MD 21120-9740		Principal Residence:	YES	
			Deed Reference:	/35312/ 00121	
Location & Structure Information					
Premises Address:		17106 MASEMORE RD 0-0000		Legal Description:	.605 AC SWS MASEMORE RD 300 FT N MT CARMEL RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0021	0018	0084		0000	
					Assessment Year: 2017
					Plat No: Plat Ref:
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1960	1,689 SF		26,353 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1 1/2	YES	STANDARD UNIT	SIDING	1 full	
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2017	07/01/2018	07/01/2019	
Land:	82,000	82,000			
Improvements	127,700	145,600			
Total:	209,700	227,600	221,633	227,600	
Preferential Land:	0			0	
Transfer Information					
Seller: BREINING JOEY J		Date: 01/28/1992		Price: \$124,000	
Type: ARMS LENGTH IMPROVED		Deed1: /35312/ 00121		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2018		07/01/2019	
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			

2019-0085-A

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 17106 MASEMORE ROAD 21120 OWNER(S) NAME(S) SIDES, DAVID AND SARA
 SUBDIVISION NAME N/A LOT# _____ BLOCK# _____ SECTION# _____
 PLAT BOOK # 35312 FOLIO # 0121 10 DIGIT TAX # 0719051190 DEED REF. # 353121_0121



SITE VICINITY MAP



ZONING MAP# 021C2

SITE ZONED RC2

ELECTION DISTRICT 7

COUNCIL DISTRICT 3

LOT AREA ACREAGE .605 ACRE

OR SQUARE FEET _____

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC _____ PRIVATE ☒

SEWER IS:

PUBLIC _____ PRIVATE ☒

PRIOR HEARING? YES

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

2002-0408-A

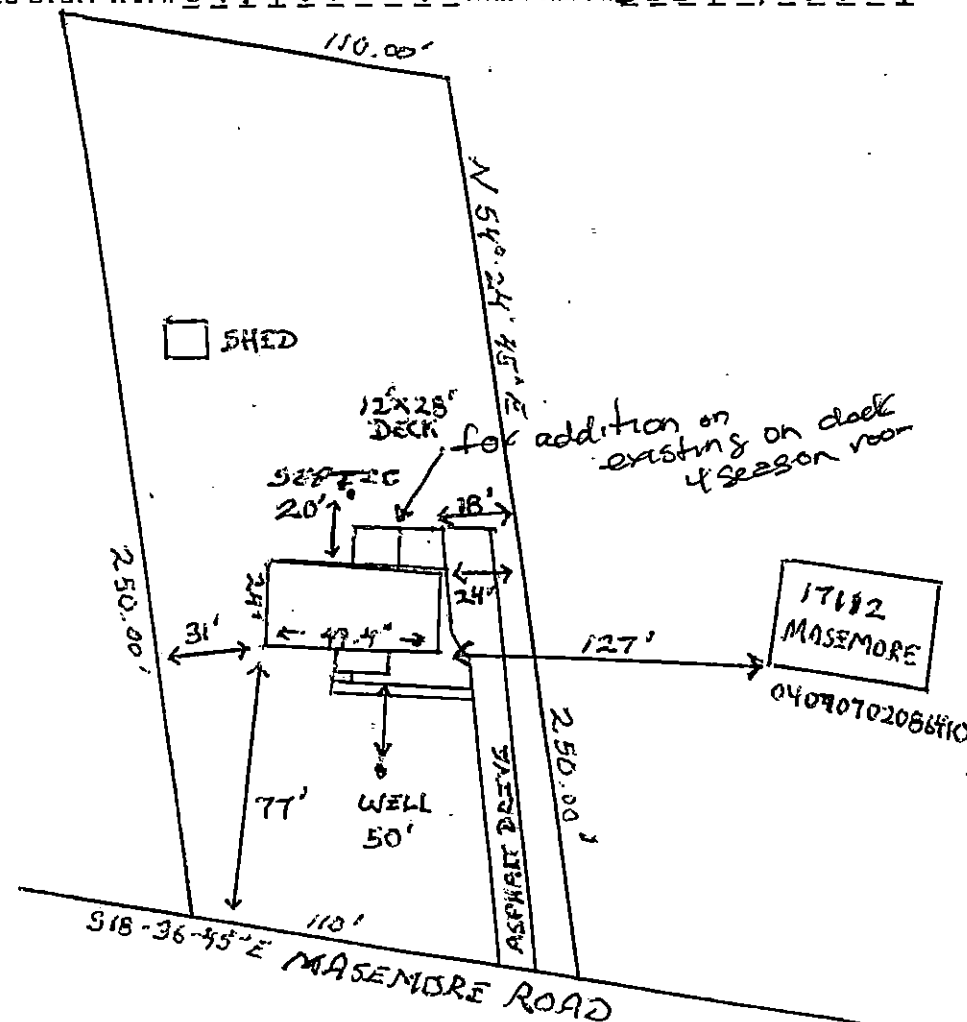
VARIANCE APPROVED

VIOLATION CASE INFO:

PLAN DRAWN BY DAVID SIDES DATE 8/31/19 SCALE: 1 INCH = 56 FEET

Revised 2019-0085-A

PLAT BOOK # 35312 FOLIO # 0121 10 DIGIT TAX # 0119051190 DEED REF. # 35312/0121



PLAN DRAWN BY DAVID SIDES DATE 8/31/10 SCALE: 1 INCH = 56 FEET

Revised

2019-0085-A

N

MAP IS NOT TO SCALE

ZONING MAP# 02/C2

SITE ZONED RC2

ELECTION DISTRICT 7

COUNCIL DISTRICT 3

LOT AREA/ACREAGE .605 ACR.

OR SQUARE FEET

HISTORIC? *No*

IN CECA? *NO*

IN FLOOD PLAIN ? *NO*

UTILITIES? MARK WITH X

WATER IS:

PUBLIC PRIVATE ☒

SEWER IS:

PUBLIC PRIVATE ✓

PRIOR HEARING? YES

IF SO GIVE CASE NUMBER

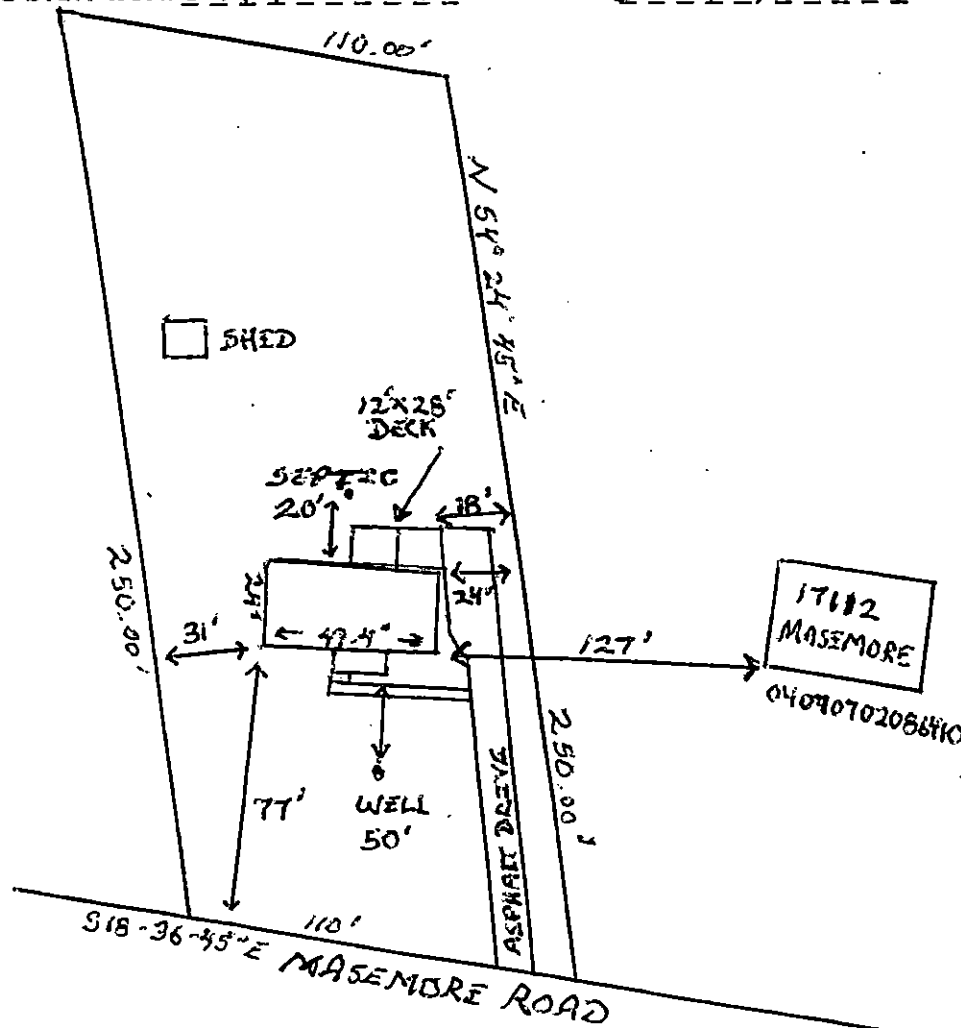
AND ORDER RESULT BELOW

2002-0408-A

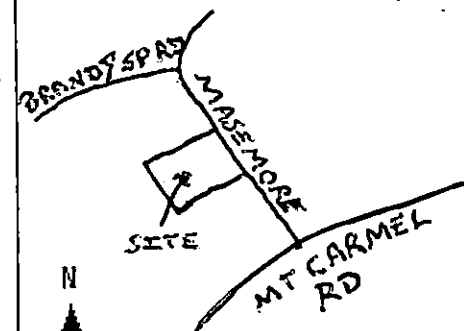
VARIANCE APPROVED

VIOLATION CASE INFO:

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 17106 MASEMORE ROAD 21120 OWNER(S) NAME(S) SIDES, DAVID AND SARA
SUBDIVISION NAME N/A LOT # _____ BLOCK # _____ SECTION # _____
PLAT BOOK # 35312 FOLIO # 0121 10 DIGIT TAX # 0719051190 DEED REF. # 35312/0121



SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 021C2

SITE ZONED RC2

ELECTION DISTRICT 7

COUNCIL DISTRICT 3

LOT AREA ACREAGE .605 ACRE

OR SQUARE FEET _____

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC _____ PRIVATE ☒

SEWER IS:

PUBLIC _____ PRIVATE ☒

PRIOR HEARING? YES

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

2002-0408-A

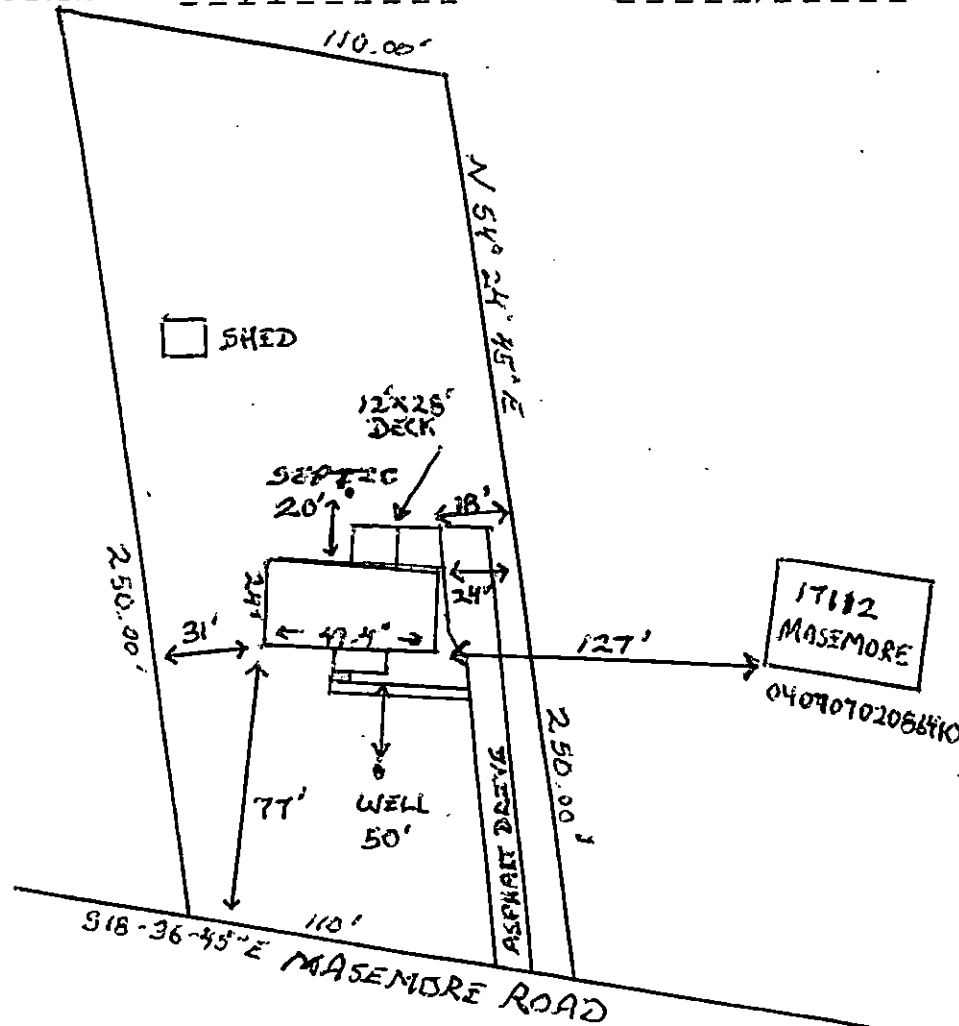
VARIANCE APPROVED

VIOLATION CASE INFO:

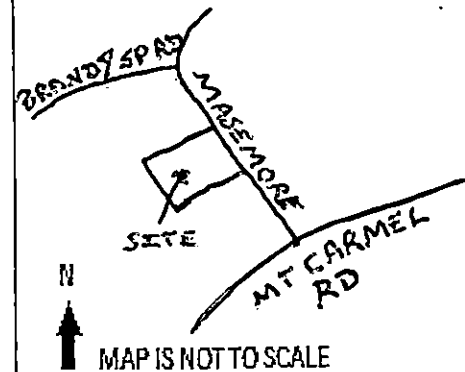
PLAN DRAWN BY DAVID SIDES DATE 8/31/18 SCALE: 1 INCH = 56 FEET

2019-0085-A

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 17106 MASEMORE ROAD 21120 OWNER(S) NAME(S) SIDES, DAVID AND SARA
 SUBDIVISION NAME N/A LOT # _____ BLOCK # _____ SECTION # _____
 PLAT BOOK # 35312 FOLIO # 0121 10 DIGIT TAX # 0719051190 DEED REF. # 35312/0121



SITE VICINITY MAP



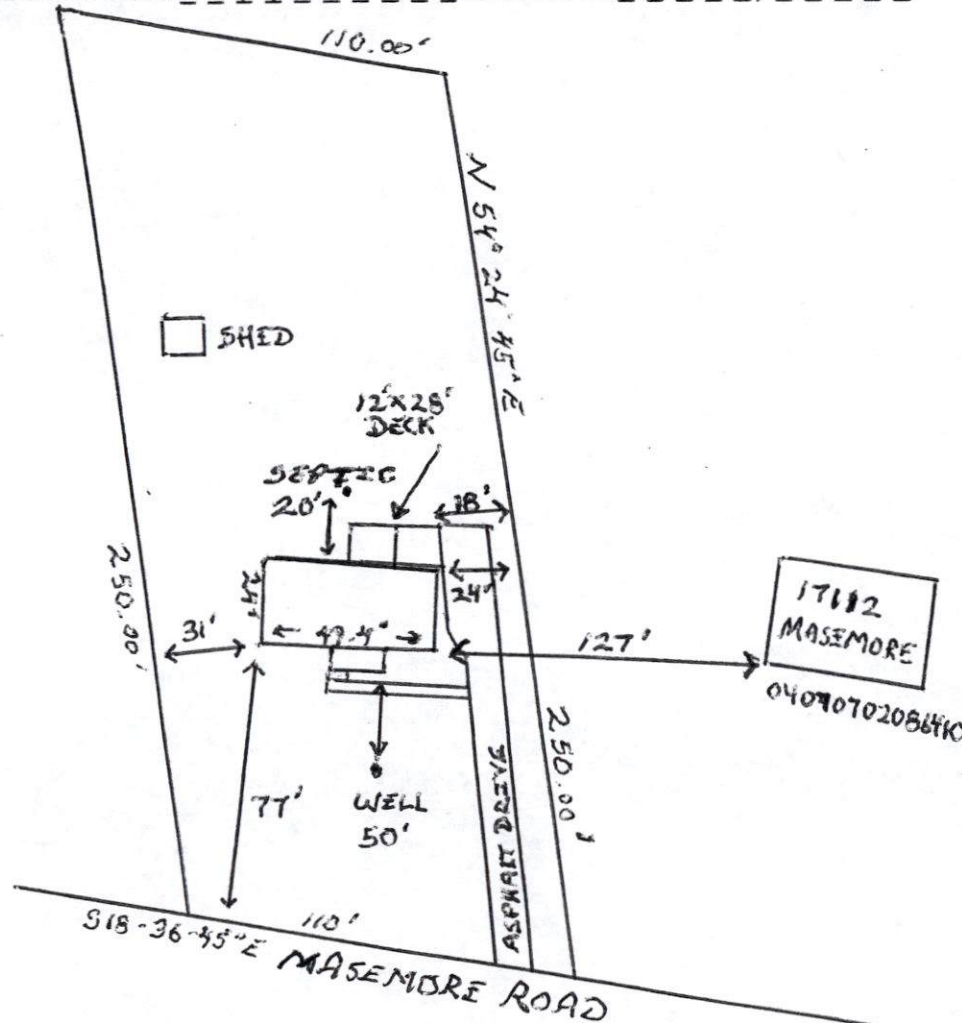
ZONING MAP# 021C2
 SITE ZONED RC2
 ELECTION DISTRICT 7
 COUNCIL DISTRICT 3
 LOT AREA ACREAGE .605 ACRE
 OR SQUARE FEET _____
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
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 SEWER IS:
 PUBLIC _____ PRIVATE ☒
 PRIOR HEARING? YES
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW
2002-0408-A
VARIANCE APPROVED

PLAN DRAWN BY DAVID SIDES DATE 8/31/18 SCALE: 1 INCH = 56 FEET

2019-0085-A

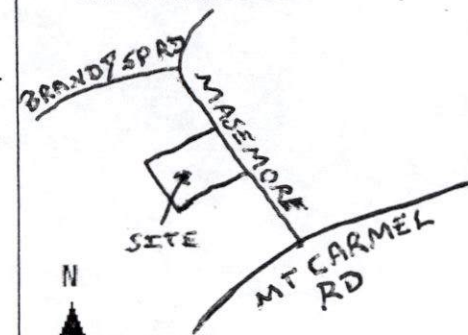
VIOLATION CASE INFO:

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 17106 MASEMORE ROAD 21120 OWNER(S) NAME(S) SIDES, DAVID AND SARA
SUBDIVISION NAME N/A LOT # _____ BLOCK # _____ SECTION # _____
PLAT BOOK # 35312 FOLIO # 0121 10 DIGIT TAX # 0719051190 DEED REF. # 35312/0121



PLAN DRAWN BY DAVID SIDES DATE 8/31/18 SCALE: 1 INCH = 56 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 021C2

SITE ZONED RC2

ELECTION DISTRICT 7

COUNCIL DISTRICT 3

LOT AREA ACREAGE .605 ACRE

OR SQUARE FEET _____

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC _____ PRIVATE ☒

SEWER IS:

PUBLIC _____ PRIVATE ☒

PRIOR HEARING? YES

IF SO GIVE CASE NUMBER

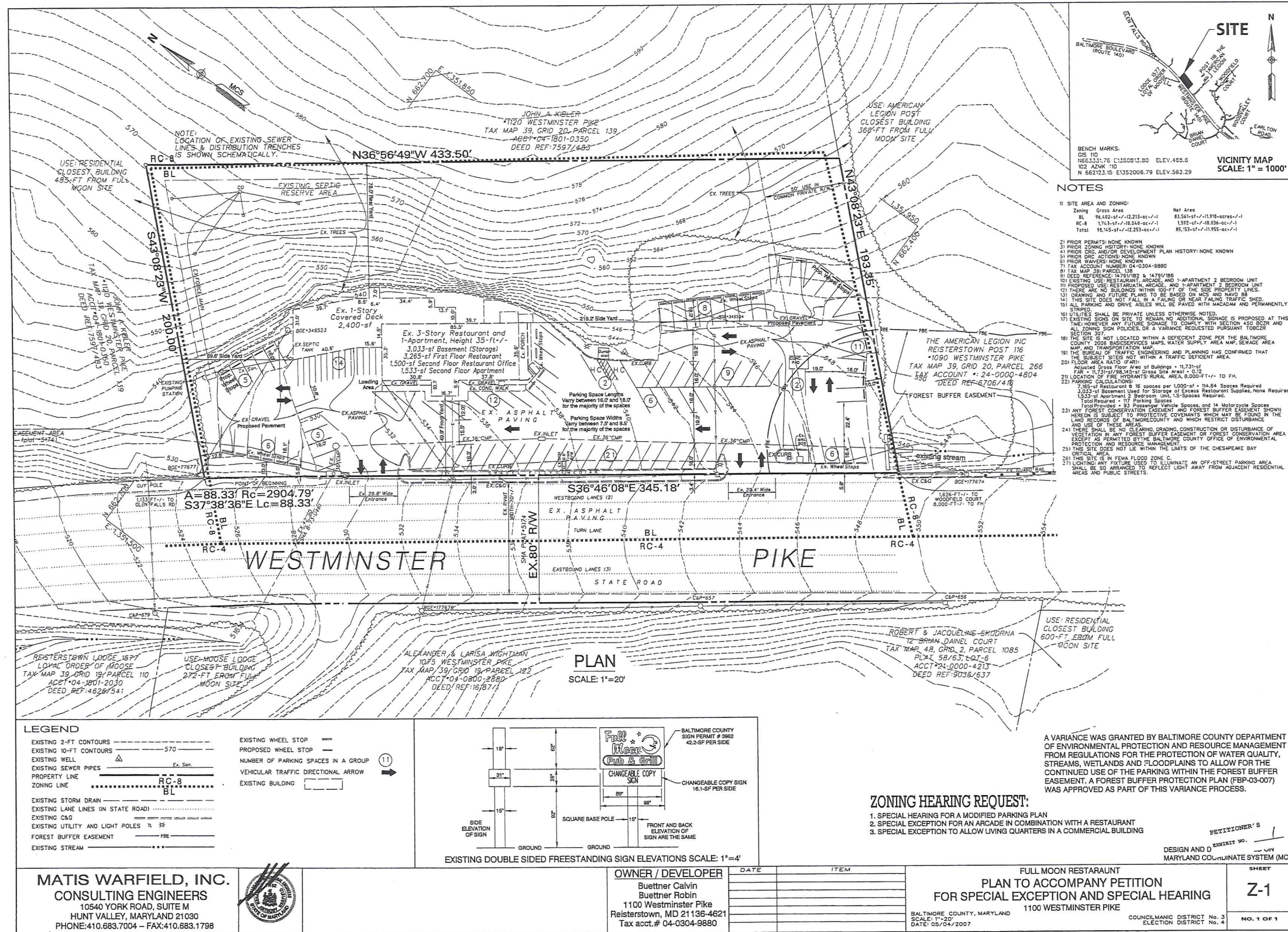
AND ORDER RESULT BELOW

2002-0408-A

VARIANCE APPROVED

VIOLATION CASE INFO:

2019-0085-A



2019-0084-SHA

