

M E M O R A N D U M

DATE: June 7, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0260-SPHA - Appeal Period Expired

The appeal period for the above-referenced case expired on June 6, 2019. 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: **PETITIONS FOR SPECIAL HEARING *
AND VARIANCE**

(1120 Freeland Road) *

6th Election District *

3rd Council District *

Jeffrey W. Abel *

Legal Owner *

Petitioner *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2019-0260-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of Petitions for Special Hearing and Variance filed on behalf of Jeffrey W. Abel, legal owner (“Petitioner”). The Special Hearing was filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (“BCZR”) to approve a pole barn, accessory building addition and garage with a footprint bigger than the principal dwelling. In addition, a Petition for Variance seeks: (1) to permit an existing pole building with a setback of 0 ft. in lieu of the required 2.5 ft. and with a height of 19 ft. in lieu of the required 15 ft.; (2) to permit a proposed accessory building addition with a height of 22 ft. in lieu of the required 15 ft.; and (3) to permit an existing detached garage to be located in the side yard in lieu of the required rear yard and with a height of 19 ft. in lieu of the required 15 ft. A site plan was marked as Petitioner’s Exhibit 1.

Jeffrey W. Abel and surveyor Bruce Doak appeared in support of the requests. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. No substantive Zoning Advisory Committee (“ZAC”) comments were received from any of the county reviewing agencies.

The subject property is approximately 3.04 acres in size and zoned RC-2. The property

ORDER RECEIVED FOR FILING

Date 5/7/19

By Sen

is improved with a single-family dwelling, garage and pole barn. Those three structures were built 25+ years ago and Petitioner does not propose any changes to them. Petitioner recently began construction of an addition that would connect the garage and pole building. It would essentially constitute another bay for the garage, as shown in photos submitted at the hearing. Pet. Ex. 4D & 4E. Petitioner intends to store a recreational vehicle in this space. Based on an anonymous complaint Petitioner was issued a code enforcement citation and instructed to obtain zoning relief and a building permit for the garage addition.

SPECIAL HEARING

The special hearing is required only because Petitioner proposes to connect the existing garage to the pole building, such that they become one structure. Considered as such the footprint of these adjoining accessory structures will be larger than the footprint of the single-family dwelling. However, as noted above, with the exception of the small addition under construction these buildings were constructed over 25 years ago and the appearance of the site will therefore not change. In addition, this property is in a rural setting and an aerial photograph (Pet. Ex. 3B) submitted at the hearing shows Petitioner's closest neighbors are approximately 460' and 870' away. As such, I do not believe granting the request would have any discernable impact upon either and the petition will therefore be granted.

VARIANCE

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

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

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

ORDER RECEIVED FOR FILING

Date

5/7/19

By

Sen

The subject property is accessed by a long panhandle drive, which renders it unique. If the Regulations were strictly interpreted, Petitioner would experience a practical difficulty because he would be unable to construct the proposed addition to the garage. Finally, I find that the variance can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the lack of County and/or community opposition.

THEREFORE, IT IS ORDERED this 7th day of **May, 2019**, by this Administrative Law Judge, that the Petition for Special Hearing seeking relief pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("BCZR") to approve a pole barn, accessory building addition and garage with a footprint bigger than the principal dwelling, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance: (1) to permit an existing pole building with a setback of 0 ft. in lieu of the required 2.5 ft. and with a height of 19 ft. in lieu of the required 15 ft.; (2) to permit a proposed accessory building addition with a height of 22 ft. in lieu of the required 15 ft.; and (3) to permit an existing detached garage to be located in the side yard in lieu of the required rear yard and with a height of 19 ft. in lieu of the required 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at his 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, Petitioner would be required to return the subject property to its original condition.

ORDER RECEIVED FOR FILING

Date 5/7/19

By sen

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh

ORDER RECEIVED FOR FILING

Date 5/7/19
By Sen



PETITION FOR ZONING HEARING(S)

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

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

Address 1120 Freeland Rd Freeland Md 21053 which is presently zoned RC2

Deed References: _____ 10 Digit Tax Account # 2100008221

Property Owner(s) Printed Name(s) Jeffrey W Abel

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

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

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

SEE ATTACHED PAGE

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

3. ☒ a **Variance** from Section(s) 400.1 & 400.3 RC2R

SEE ATTACHED PAGE

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

TO BE PRESENTED AT THE HEARING

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print _____

Signature _____

Mailing Address _____ City _____ State _____

Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner:

Name- Type or Print _____

Signature _____

Mailing Address _____ City _____ State _____

Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

Jeffrey W. Abel / _____
Name #1 - Type or Print Name #2 - Type or Print

Jeff W Abel / _____
Signature #1 Signature #2

1120 Freeland Rd. Freeland MD
Mailing Address City State

21053 / 443-890-1731 / Jeffabel85@gmail.com
Zip Code Telephone # Email Address

Representative to be contacted:

BRUCE E. DOAK
BRUCE E. DOAK CONSULTING
Name - Type or Print

B E D
Signature

3801 BAKER SCHOOLHOUSE ROAD FREELAND MD
Mailing Address City State

21053 / 410-419-4906 /
Zip Code Telephone # Email Address

BDOAK@BRUCEEDOAKCONSULTING.COM

CASE NUMBER _____ Filing Date _____ Do Not Schedule Dates: _____ Reviewer JRF

2019-0260-0P4A 3/7/19

1120 FREELAND RD.
CASE # 2019-0260 - SPHA

SPECIAL HEARING

- 1.) To approve accessory structures: Pole Barn, accessory building addition and garage with a footprint bigger than the principal dwelling.

VARIANCE:

- 2.) To permit an existing pole building w/a setback of 0 ft. in lieu of the required 2.5 ft. and with a height of 19 ft. in lieu of the required 15 ft. To permit a proposed accessory building addition with a height of 22 ft. in lieu of the required 15 ft. Lastly, to permit an existing detached garage to be located in the side yard in lieu of the required rear yard and with a height of 19 ft. in lieu of the required 15 ft.

ZONING PROPERTY DESCRIPTION FOR
1120 FREELAND ROAD FREELAND, MD 21053

Beginning at a point on the northwest side of Freeland Rd which is 60 feet wide at a distance of 540 feet southwest of the centerline of the nearest improved intersecting street Maple Avenue which is 20 feet wide.

Being Lot #6 Section # 2 in the subdivision of Bee Tree Manor as recorded in Baltimore County Plat Book 35 Folio 85 containing 3.04 acres. Located in the 6th Election District and Third Council District.

User Name:

jbaseman

File Name: Sheriff2010.xlsx

Time: 16:43:52

Date: 10/23/2017

March 5, 2019

Zoning Administrator
County Courthouse
Towson, Maryland

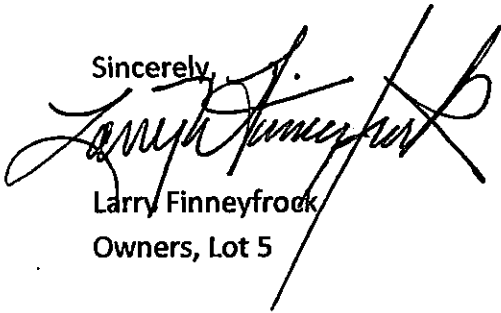
Dear Sir or Madam,

We have been asked to comment on what the impact would be to our family if Mr. Abel were to be permitted to construct an additional barn on his property.

We fully support this project. Mr. Abel is a good neighbor and his entire property is well kept, neat, mowed and free of any debris. From our house, unlike any of the other neighbors, we can see Mr. Abel's entire backyard including the area where his outbuildings are located. Additionally, we also get use out of these buildings. We use the garage frequently to work on our cars; changing oil, car washes, brakes, etc. The upper building stores a reservoir boat in which we share ownership.

The construction of the additional outbuilding is fully supported by our family.

Sincerely,



Larry Finneyfroek
Owners, Lot 5



Sherri Finneyfroek

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

No. **181919**

Date: **3/7/17**

PAID RECEIPT

BUSINESS ACTUAL TIME INCH

3/08/2017 3/07/2017 09:37:26 3

REG WOOD WALKIN CAN

>>RECEIPT # 809667 3/07/2017 OFLN

Dept 5 528 ZONING VERIFICATION

CA NO. 181919

Recpt Tot \$ 150.00

.00 CK 150.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					150.00

Total: **150.00**

Rec

From: **JEFFREY ADEL**

For:

SE Petition for Special Hearing & Variance
1120 Freeland Rd.
2012-0260-SPHA

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL MOHLER, Director
Department of Permits,
Approvals & Inspections

April 8, 2019

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2019-0260-SPHA

1120 Freeland Road

540 ft. s/west of centerline of Maple Avenue

6th Election District – 3rd Councilmanic District

Legal Owner: Jeffrey Abel

Special Hearing to approve a Pole Barn, accessory building addition and garage with a footprint bigger than the principal building. Variance to permit an existing pole building with a setback of 0 ft. in lieu of the required 2.5 ft. and with a height of 19 ft. in lieu of the required 15 ft. To permit an existing detached garage to be located in the side yard in lieu of the required rear yard and with a height of 19 f. in lieu of the required 15 ft.

Hearing: Monday, May 6, 2019 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Mike Mohler".

Mike Mohler
Director

MM:kl

C: Jeffrey Abel, 1120 Freeland Road, Freeland 21053
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, APRIL 16, 2019.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

The Daily Record

11 East Saratoga Street
Baltimore, MD 21202-2199
(443) 524-8100

<http://www.thedailyrecord.com>

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in The Daily Record, a daily newspaper published in the State of Maryland 1 times on the following dates:

4/16/2019

Order #: 11728084
Case #: 2019-0260-SPHA
Description:

NOTICE OF ZONING HEARING - CASE NUMBER:
2019-0260-SPHA



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2019-0260-SPHA

1120 Freeland Road

540 ft. s/west of centerline of Maple Avenue

6th Election District - 3rd Councilmanic District

Legal Owner: Jeffrey Abel

Special Hearing to approve a Pole Barn, accessory building addition and garage with a footprint bigger than the principal building. Variance to permit an existing pole building with a setback of 0 ft. in lieu of the required 2.5 ft. and with a height of 19 ft. in lieu of the required 15 ft. To permit an existing detached garage to be located in the side yard in lieu of the required rear yard and with a height of 19 ft. in lieu of the required 15 ft.

Hearing: Monday, May 6, 2019 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

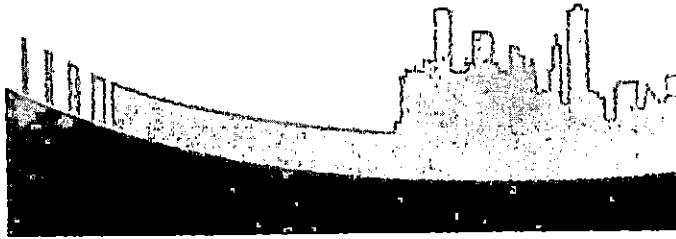
Mike Mohler

Director of Permits, Approvals and Inspections for Baltimore County

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

ap16



CERTIFICATE OF POSTING

April 12, 2019
_____ amended for second inspection

Re:
Zoning Case No. 2019-0260-SPHA
Legal Owner: Jeffrey Abel
Hearing date: May 6, 2019

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 1120 Freeland Road.

The signs were initially posted on April 10, 2019.

The subject property was also inspected on _____.

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheets for the photos of the posted signs

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



ZONING NOTICE

CASE NO. 2019-0260-SPHA

1120 Freeland Road

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

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

DATE & TIME: Monday May 6, 2019 1:30 PM

**REQUESTS: SPECIAL HEARING TO APPROVE A POLE BARN,
ACCESSORY BUILDING ADDITION AND GARAGE WITH A FOOTPRINT
BIGGER THAN THE PRINCIPAL BUILDING.**

**VARIANCES 1) TO PERMIT AN EXISTING POLE BUILDING WITH A
SETBACK OF 0 FEET IN LIEU OF THE REQUIRED 2.5 FEET AND WITH
A HEIGHT OF 19 FEET IN LIEU OF THE REQUIRED 15 FEET. 2) TO
PERMIT AN EXISTING DETACHED GARAGE TO BE LOCATED IN THE
SIDE YARD IN LIEU OF THE REQUIRED REAR YARD AND WITH A
HEIGHT OF 19 FEET IN LIEU OF THE REQUIRED 15 FEET.**

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

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

THE HEARING IS HANDICAPPED ACCESSIBLE



ZONING NOTICE

CASE NO. 2019-0260-SPHA

1120 Freeland Road

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

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

DATE & TIME: Monday May 6, 2019 1:30 PM

**REQUESTS: SPECIAL HEARING TO APPROVE A POLE BARN,
ACCESSORY BUILDING ADDITION AND GARAGE WITH A FOOTPRINT
BIGGER THAN THE PRINCIPAL BUILDING.**

**VARIANCES 1) TO PERMIT AN EXISTING POLE BUILDING WITH A
SETBACK OF 0 FEET IN LIEU OF THE REQUIRED 2.5 FEET AND WITH
A HEIGHT OF 19 FEET IN LIEU OF THE REQUIRED 15 FEET. 2) TO
PERMIT AN EXISTING DETACHED GARAGE TO BE LOCATED IN THE
SIDE YARD IN LIEU OF THE REQUIRED REAR YARD AND WITH A
HEIGHT OF 19 FEET IN LIEU OF THE REQUIRED 15 FEET.**

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

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

THE HEARING IS HANDLED BY

TO: THE DAILY RECORD
Tuesday, April 16, 2019 - Issue

Please forward billing to:
Jeffrey Abel
1120 Freeland Road
Freeland, MD 21053

443-890-1731

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2019-0260-SPHA

1120 Freeland Road
540 ft. s/west of centerline of Maple Avenue
6th Election District – 3rd Councilmanic District
Legal Owner: Jeffrey Abel

Special Hearing to approve a Pole Barn, accessory building addition and garage with a footprint bigger than the principal building. Variance to permit an existing pole building with a setback of 0 ft. in lieu of the required 2.5 ft. and with a height of 19 ft. in lieu of the required 15 ft. To permit an existing detached garage to be located in the side yard in lieu of the required rear yard and with a height of 19 f. in lieu of the required 15 ft.

Hearing: Monday, May 6, 2019 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Mike Mohler
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR SPECIAL HEARING
AND VARIANCE
1120 Freeland Road; 540' SW of c/line
of Maple Avenue
6th Election & 3rd Councilmanic Districts
Legal Owner(s): Jeffrey W. Abel
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2019-260-SPHA

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

RECEIVED
MAR 13 2019

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 13th day of March, 2019, a copy of the foregoing Entry of Appearance was mailed to Bruce Doak, 3801 Baker Schoolhouse Road, Freeland, Maryland 21053, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Case Number: 2019-0260-SPHA

Property Address: 1120 Freeland Rd.

Property Description: _____

Legal Owners (Petitioners): Jeffrey W. Abel

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jeffrey W. Abel

Company/Firm (if applicable): _____

Address: 1120 Freeland Rd.
Freeland MD. 21053

Telephone Number: 410-357-5573

Revised 7/9/2015



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL MOHLER, *Director*
Department of Permits,
Approvals & Inspections

May 1, 2019

Jeffery W. Abel
1120 Freeland Road
Freeland MD 21053

RE: Case Number: 2019-0260-SPHA, 1120 Freeland Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 07, 2019. 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, appearing to read "W. Carl Richards, Jr.", with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Bruce E. Doak 3801 Baker Schoolhouse Road Freeland MD 21053

5-6

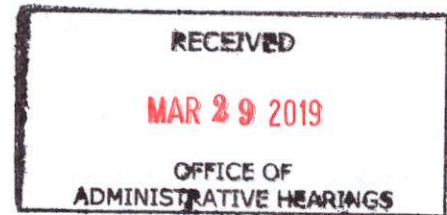
BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

TO: Mike Mohler
Acting Director, Department of Permits, Approvals and Inspections

DATE: 3/26/2019

FROM: Jeff Mayhew
Acting Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-260



INFORMATION:

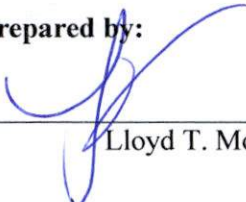
Property Address: 1120 Freeland Road
Petitioner: Jeffrey W. Abel
Zoning: RC 2
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should approve two accessory structures with a connecting addition to have a building footprint larger than the principal structure and the petition for variance to permit an accessory structure with a setback of 0', a height of 22' to be located in the side yard in lieu of the required 15', 2.5' and rear yard only respectively.

The Department has no objection to granting the petitioned zoning relief.

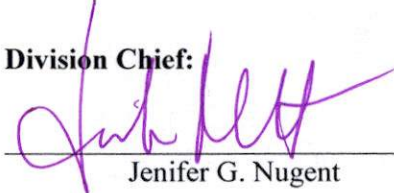
For further information concerning the matters stated herein, please contact Joseph Wiley at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jenifer G. Nugent

JM/JGN/LTM/

c: Joseph Wiley
Bruce E. Doak, Bruce E. Doak Consulting LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: Mike Mohler
Acting Director, Department of Permits, Approvals and Inspections

DATE: 3/26/2019

FROM: Jeff Mayhew
Acting Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-260

INFORMATION:

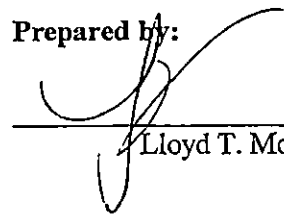
Property Address: 1120 Freeland Road
Petitioner: Jeffrey W. Abel
Zoning: RC 2
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should approve two accessory structures with a connecting addition to have a building footprint larger than the principal structure and the petition for variance to permit an accessory structure with a setback of 0', a height of 22' to be located in the side yard in lieu of the required 15', 2.5' and rear yard only respectively.

The Department has no objection to granting the petitioned zoning relief.

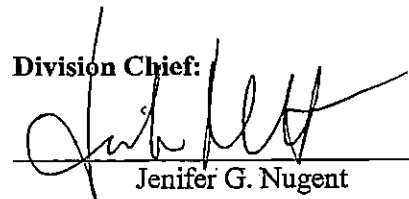
For further information concerning the matters stated herein, please contact Joseph Wiley at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jenifer G. Nugent

JM/JGN/LTM/

c: Joseph Wiley
Bruce E. Doak, Bruce E. Doak Consulting LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Michael Mohler, Acting Director
Department of Permits, Approvals

DATE: March 29, 2019

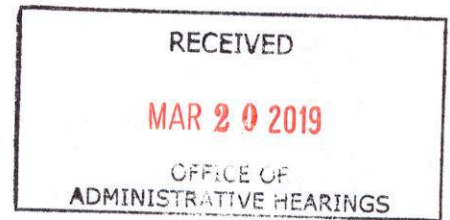
FROM:  Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For March 18, 2019
Item No. 2019-0253-SPHA, 0254-SPH, 0255-SPH, 0257-A, 0259-SPHA,
0260-SPHA, 0261-A, 0262-A, 0263-X & 0264-SPH

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

* * * * *

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: March 20, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0260-SPHA
Address 1120 Freeland Road
(Abel Property)

Zoning Advisory Committee Meeting of **March 18, 2019**.

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

Reviewer: Steve Ford

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Gregory Slater
Administrator

Date: 3/13/19

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. 2019-0260-SPHA

*Special Hearing, Variance
Jeffrey W. Abel
1120 Freeland 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

JB 5-6-19
1:30 PM

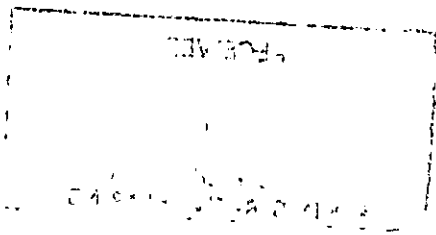
Debra Wiley

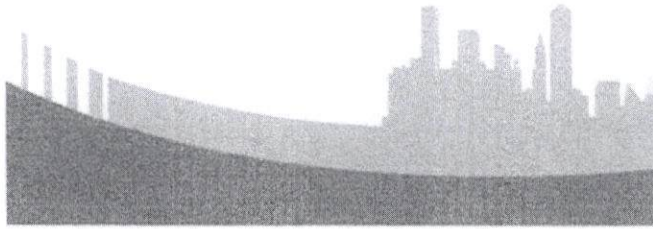
From: Bruce Doak <bdoak@bruceedoakconsulting.com>
Sent: Friday, May 3, 2019 9:46 PM
To: Sherry Nuffer
Cc: Administrative Hearings
Subject: Case #2019-0260-SPHA posting cert
Attachments: Posting cert 5 03 19.pdf

Bruce

Bruce E. Doak Consulting
410-419-4906
bdoak@bruceedoakconsulting.com
3801 Baker Schoolhouse Road
Freeland, MD 21053







CERTIFICATE OF POSTING

April 12, 2019
May 03, 2019 amended for second inspection

Re:
Zoning Case No. 2019-0260-SPHA
Legal Owner: Jeffrey Abel
Hearing date: May 6, 2019



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 1120 Freeland Road.

The signs were initially posted on April 10, 2019.

The subject property was also inspected on May 03, 2019.

Sincerely,


Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheets for the photos of the posted signs

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

RECEIVED
JAN 1 1961
ADMINISTRATIVE SERVICES

ZONING NOTICE

CASE NO. 2019-0260-SPHA

1120 Freeland Road

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

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

DATE & TIME: Monday May 6, 2019 1:30 PM

**REQUESTS: SPECIAL HEARING TO APPROVE A POLE BARN,
ACCESSORY BUILDING ADDITION AND GARAGE WITH A FOOTPRINT
BIGGER THAN THE PRINCIPAL BUILDING.**

**VARIANCES 1) TO PERMIT AN EXISTING POLE BUILDING WITH A
SETBACK OF 0 FEET IN LIEU OF THE REQUIRED 2.5 FEET AND WITH
A HEIGHT OF 19 FEET IN LIEU OF THE REQUIRED 15 FEET. 2) TO
PERMIT AN EXISTING DETACHED GARAGE TO BE LOCATED IN THE
SIDE YARD IN LIEU OF THE REQUIRED REAR YARD AND WITH A
HEIGHT OF 19 FEET IN LIEU OF THE REQUIRED 15 FEET.**

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

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

THE HEARING IS HANDICAPPED ACCESSIBLE

RECEIVED

MAY 06 2019

**OFFICE OF
ADMINISTRATIVE HEARINGS**

RECEIVED
JAN 10 1964
U.S. AIR FORCE

RECEIVED

MAY 06 2019

OFFICE OF
ADMINISTRATIVE HEARINGS

ZONING NOTICE

CASE NO. 2019-0260-SPHA

1120 Freeland Road

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

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

DATE & TIME: Monday May 6, 2019 1:30 PM

REQUESTS: SPECIAL HEARING TO APPROVE A POLE BARN,
ACCESSORY BUILDING ADDITION AND GARAGE WITH A FOOTPRINT
BIGGER THAN THE PRINCIPAL BUILDING.

VARIANCES 1) TO PERMIT AN EXISTING POLE BUILDING WITH A
SETBACK OF 0 FEET IN LIEU OF THE REQUIRED 2.5 FEET AND WITH
A HEIGHT OF 19 FEET IN LIEU OF THE REQUIRED 15 FEET. 2) TO
PERMIT AN EXISTING DETACHED GARAGE TO BE LOCATED IN THE
SIDE YARD IN LIEU OF THE REQUIRED REAR YARD AND WITH A
HEIGHT OF 19 FEET IN LIEU OF THE REQUIRED 15 FEET.

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

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

THE HEARING IS HANDICAPPED ACCESSIBLE

RECEIVED
JAN 25 1962

CASE NO. 2019-

0260SPHA

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment3/29DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)N/C3/20DEPS
(if not received, date e-mail sent _____)N/C3/26

FIRE DEPARTMENT

No
ObjPLANNING
(if not received, date e-mail sent _____)3/13

STATE HIGHWAY ADMINISTRATION

No Objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. CB18000699)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

4/16/19Daily RecordSIGN POSTING (1st)

Date:

4/10/19by RockSIGN POSTING (2nd)

Date:

5/3/19by Rock

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____

Search Result for BALTIMORE COUNTY

1/2

Homestead Application Information

Homestead Application Status: Approved 05/20/2008

Homeowners' Tax Credit Application Information

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

BALTIMORE COUNTY MAR AND
INTER-OFFICE CORRESPONDENCE

DATE: April 13, 2000

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: Rick Wisnom, Chief
Division of Code Inspections & Enforcement 2606

SUBJECT: Item No.: 2100005221 2019-0718 SP/HA
Legal Owner/Petitioner: JEFFREY ABEL
Contract Purchaser: -
Property Address: 1120 FREELAND AVE
Location Description: Bee Tree MANOR

VIOLATION INFORMATION: Case No. CB18000699
Defendants: JEFFREY ABEL

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:

NAME REGINA MOORE

ADDRESS 1112 FREELAND AVE
FREELAND MD 21053

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

- ☒ 1. Complaint letter/memo/email/fax (if applicable)
- ☐ 2. Complaint Intake Form/Code Enforcement Officer's report and notes
- ☒ 3. State Tax Assessment printout
- ☐ 4. State Tax Parcel Map (if applicable)
- ☐ 5. MVA Registration printout (if applicable)
- ☐ 6. Deed (if applicable)
- ☐ 7. Lease-Residential or Commercial (if applicable)
- ☒ 8. Photographs including dates taken
- ☒ 9. Correction Notice/Code Violation Notice
- ☐ 10. Citation and Proof of Service (if applicable)
- ☐ 11. Certified Mail Receipt(s) if applicable
- ☐ 12. Final Order of the Code Official/Hearing Officer (if applicable)
- ☐ 13. Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable)
- ☐ 14. Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable).

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/
C: Code Enforcement Officer

DATE: 03/13/2019

STANDARD ASSESSMENT INQUIRY (1)

TIME: 07:38:29

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
--------------	------	-------	-------	------	----------	-----	-----------

21 00 008221	06	2-0	04-00	H	NO		03/05/19
--------------	----	-----	-------	---	----	--	----------

ABEL JEFFREY W

DESC-1... PT LT 6 3.042 AC

DESC-2... BEE TREE MANOR

1120 FREELAND RD

PREMISE. 01120 FREELAND

RD

00000-0000

FREELAND

MD 21053-0000 FORMER OWNER: ABEL JEFFREY W

----- FCV ----- PHASED IN -----

	PRIOR	PROPOSED		CURR	CURR	PRIOR
				FCV	ASSESS	ASSESS
LAND:	102,900	102,900				
IMPV:	216,100	227,100	TOTAL..	330,000	330,000	326,333
TOTL:	319,000	330,000	PREF...	0	0	0
PREF:	0	0	CURT...	330,000	330,000	326,333
CURT:	319,000	330,000	EXEMPT.		0	0
DATE:	01/17	01/17				

---- TAXABLE BASIS ---- FM DATE

ASSESS: 330,000 11/30/18

ASSESS: 326,333

ASSESS: 0

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

CASE NAME Abel
CASE NUMBER _____
DATE 5/06/19

NAME	ADDRESS	CITY, STATE, ZIP	E - MAIL
------	---------	------------------	----------

[illegible]

DATE: 03/13/2019

STANDARD ASSESSMENT INQUIRY (2)

TIME: 07:40:20

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
21 00 008221	06	2-0	04-00	H	NO		03/05/19
LOT....	6	BOOK....		MAP.....	0006	LOT WIDTH.....	.00
BLOCK..		FOLIO...		GRID....	0006	LOT DEPTH.....	.00
SECTION..	2			PARCEL..	0261	LAND AREA..	3.040 A
PLAT..						YEAR BUILT.....	93

-----TRANSFER DATA-----

NUMBER..... 377436
 DATE..... 04/07/08
 PURCHASE PRICE..... 186,206
 GROUND RENT..... 0
 DEED REF LIBER..... 26859
 DEED REF FOLIO..... 0349
 CONVEYED IND..... 4
 TOT-PART TRAN IND.....
 GRANTOR ACCT NO.. - -

-----EXEMPT DATA-----

STATUS.....
 CLASS CODE.....
 STATE EXEMPT CODE..... 000
 COUNTY EXEMPT CODE..... 000
 CURR STATE EX ASMT.... 0
 PRIOR STATE EX ASMT... 0
 CURR COUNTY EX ASMT... 0
 PRIOR COUNTY EX ASMT.. 0

CRITICAL NEW CONST CARD
 AREAS CODE YEAR NO
 01025

-----STRUCTURE-----

CODE SQ. FEET
 2412

ENTER-INQUIRY3 PA1-PRINT PF2-INQUIRY1 PF4-MENU PF5-QUIT PF7-CROSS REF

DATE: 03/13/2019 STANDARD ASSESSMENT INQUIRY (3)

TIME: 07:40:27

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
21 00 008221	06	2-0	04-00	H	NO		03/05/19

-----STATE-----

GEO CODE N/A LAND-USE

REC CREATE DATE.. 03/05/19

81

NO

R

DELETE CODE..... M

DATE DELETED.....

LAST FM DATE..... 11/30/18

LAST FM TYPE.....

PREV FM DATE.....

PREV FM TYPE.....

----- COUNTY -----

LAST LOAD DATE... 03/05/19

PRIOR LOAD DATE.. 02/22/19

STATE TAXABLE ASSESS

ASSESS: 330,000

ASSESS: 326,333

ASSESS: 0

ENTER-INQUIRY1 PA1-PRINT PF2-INQUIRY2 PF4-MENU PF5-QUIT PF7-CROSS REF



Department of Permits, Approvals & Inspections Complaint Report

Record Id: CB1800699

<u>Record ID</u>	<u>Assigned To</u>	<u>Assigned Date</u>	<u>Received Date</u>	<u>Status</u>	<u>Compliance Date</u>	<u>Hearing Date</u>
CB1800699	Hunter Rowe	10/02/2018	10/02/2018	Inspection Scheduled		

Complaint Description: Description: I have noticed a house at 1120 Freeland Rd is constructing a building. Apparently there is no building permit on record.

<u>Property</u>	<u>Owner</u>	<u>Complainant</u>
1120 FREELAND RD FREELAND, MD 21053-9562 Tax Id: 2100008221	ABEL JEFFREY W 1120 FREELAND RD FREELAND, MD 21053-0000	Regina Moore 1112 Freeland Rd Freeland MD, 21053 4104040128 ginamoore@comcast.net

Inspection Details

<u>Inspector</u>	<u>Date</u>	<u>Service</u>	<u>Result</u>	<u>Action</u>	<u>Complied On</u>
Hunter Rowe		Initial Inspection	Scheduled		

Lien Information - No Lien

Comments Detail - No Comments

2/13/19 visited site structure being built between 2
BAARS CANCELED P.O. 3/6/19 H.R. [signature]

OFFICE HOURS 7:30 am - 3:30 pm

Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620

Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation Case No. CB1800699 Property No. 2100008221 Zoning: _____

Name(s): WALTER ABEL 443-890-1731

Address: 1120 FREELAND
FREELAND MD 21053

Violation Location: same

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

2003 BALTIMORE COUNTY Code SUBTITLE 3 SECTION 35-2-301 PERMITS
ANY INSPECTIONS REQUIRED BALTIMORE COUNTY CODE 40-12 PART 120
STOP WORK ORDER SECTION 35-2-304 VIOLATION SUBJECT TO
\$200 A DAY FINE PERMIT MUST BE OBTAINED FOR STRUCTURE

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

ON OR BEFORE: 3/6/19 DATE ISSUED: 2/13/19

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1,000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

INSPECTOR: [Signature] PRINT NAME: Rowe

STOP WORK NOTICE

PURSUANT TO INSEPCION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NO LATER THAN:

ON OR BEFORE: _____ DATE ISSUED: _____

INSPECTOR: _____ PRINT NAME: _____

COPIES: PINK - AGENCY, YELLOW - VIOLATION SITE, GOLD - DEFENDANT, WHITE - INSPECTOR

Baltimore County - My Neighborhood



PETITIONER'S

PHOTOS A-I

EXHIBIT NO. 4

KEY OF PROVIDED PHOTOS

B. DOAK
4/10/19



B













H



I



05/04/2019

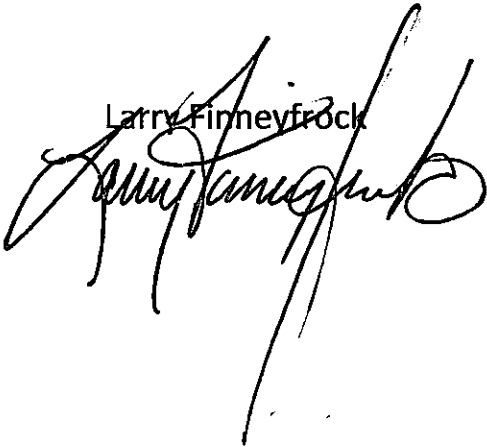
Larry and Sherrie Finneyfrock
1132 Freeland Rd
Freeland, Md. 21053
Lot 5

Your Honor,

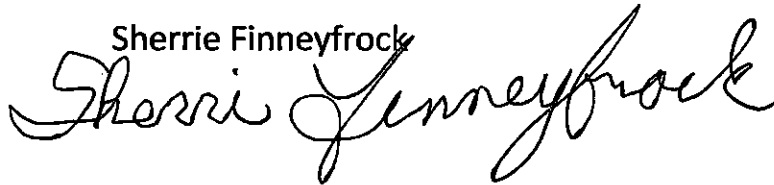
At the request of Mr. Abel I am writing this letter. We are aware of the possible setback violation regarding his existing building and my property. We have no issue with the current location of that building. Mr. Abel conversed with us at the time of construction and agreed on its location. The construction was 25 years ago when GPS was not available and no property markers could be located. Larry has helped Mr. Abel construct his buildings. The position of his buildings has no negative impact on the view from our house. We are in full support of granting Mr. Abel the variance and special exemption.

Sincerely,

Larry Finneyfrock

A handwritten signature in black ink, appearing to read 'Larry Finneyfrock', written over the printed name.

Sherrie Finneyfrock

A handwritten signature in black ink, appearing to read 'Sherrie Finneyfrock', written over the printed name.

PETITIONER'S

EXHIBIT NO. 5

11

12

13

14

15

16

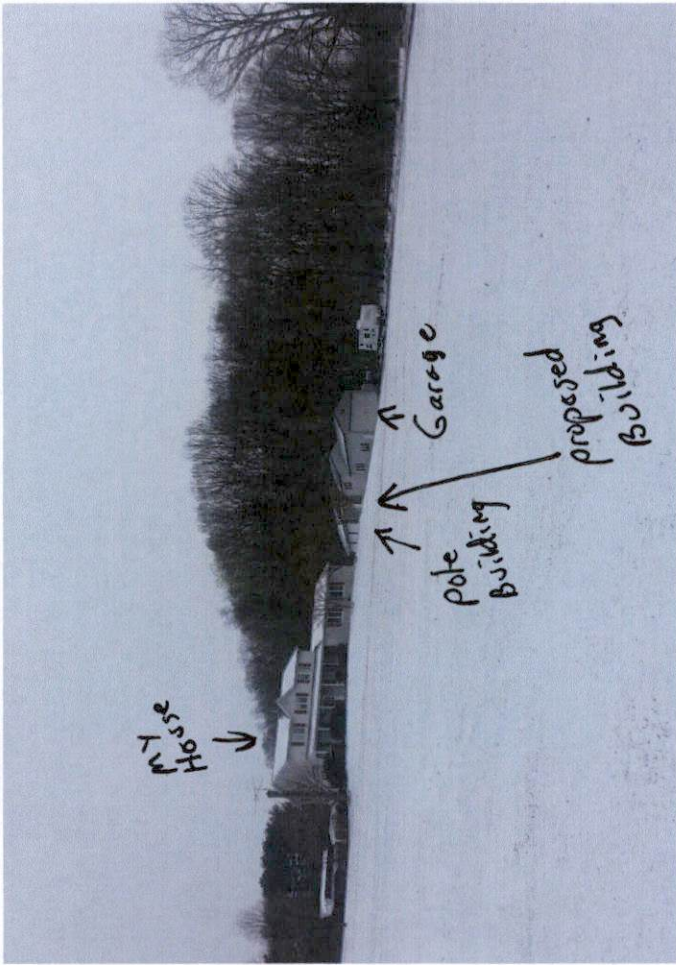
17

18

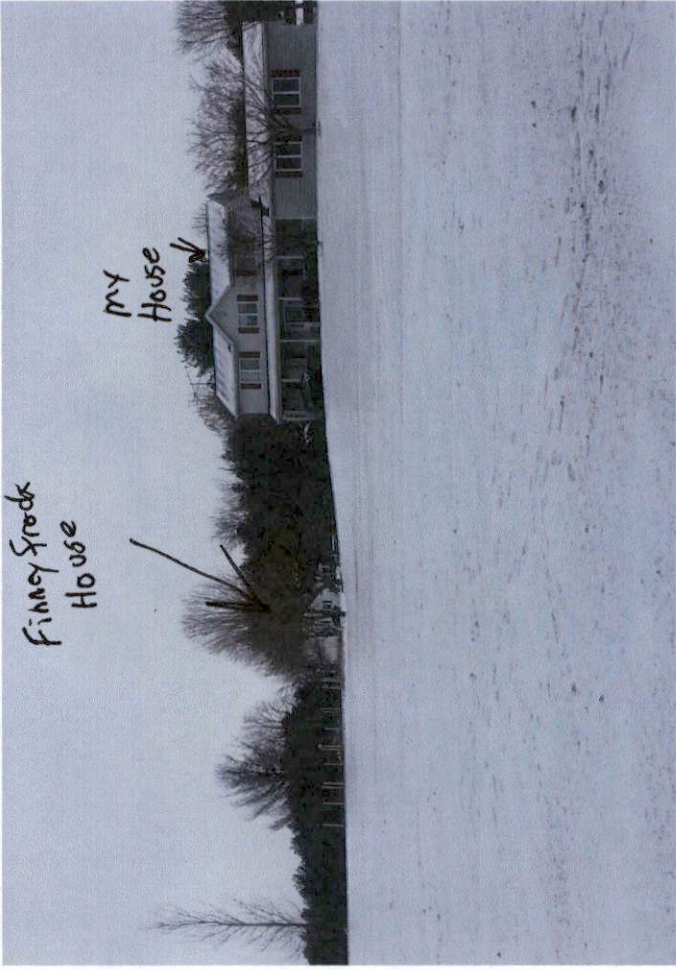
19



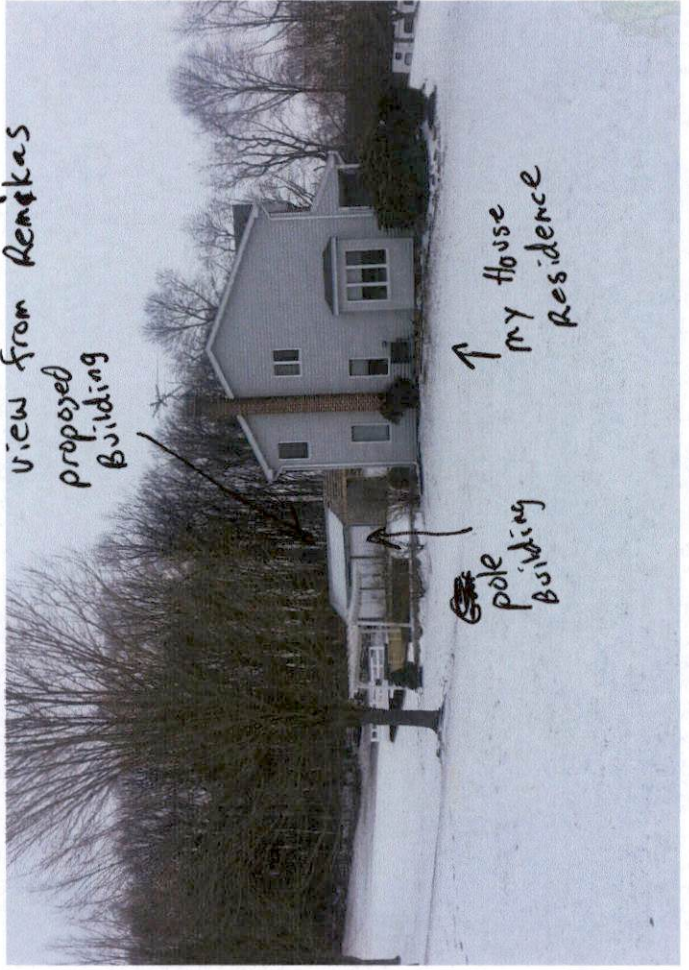
A



B



C



D

1120
Freehand
3/13/19



[Handwritten signature]



1120
PACCAW
3/13/19

127
128
129
130

0711015226

7 ED

0714065200

0623035320

Pt. Bk. 0000078, Folio 0492

Lot # 7

1600007216

Lot # 6

2100008221

1120

SITE



GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

1122

Lot # 6

2100008220

1600007217

Lot # 8

1112

Pt. Bk./Folio # 035085

PAI # 060012

PAI # 060012

Pt. Bk. 0000035, Folio 0085 1600007214

1132 Lot # 5

DRIVEWAY
DRIVEWAY

0618047025

Lot # 3 1600007212

1134

DRIVEWAY
DRIVEWAY

1600007213

Lot # 4

1124

1126

0623035320

Lot # 7 1600007216

3 CD

6 ED
RC 2
006C1

NW 38-D

Lot # 6 2100008221

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

1120

SITE



PAI # 060012

PAI # 060012

Pt. Bk./Folio # 035085

Lot # 5

Pt. Bk. 0000035, Folio 0085 1600007214

1122

Lot # 6

2100008220

0618047025

1132