

M E M O R A N D U M

DATE: July 30, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0321-A - Appeal Period Expired

The appeal period for the above-referenced case expired on July 29, 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: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(2214 Tall Pines Court)		
1 st Election District	*	OFFICE OF ADMINISTRATIVE
1 st Council District		
Joshua J. & Stephanie N. Fleckinger	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0321-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, Joshua J. and Stephanie N. Fleckinger (“Petitioners”). The Petitioners are requesting Variance relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations (“BCZR”), to approve an addition on rear of house with a setback of 16 ft. in lieu of the required 30 ft. setback and to approve an existing deck on rear of house with a 13 ft. setback in lieu of the required 22.5 ft. setback. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

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

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on June 9, 2019, 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

ORDER RECEIVED FOR FILING

Date 6-27-19

By [Signature]

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 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 27th day of **June, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations ("BCZR"), to approve an addition on rear of house with a setback of 16 ft. in lieu of the required 30 ft. setback and to approve an existing deck on rear of house with a 13 ft. setback in lieu of the required 22.5 ft. setback, 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

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By law



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 2214 TALL PINES CT. CATONSVILLE, MD 21228 Currently zoned RED + DR1/DR5
Deed Reference 32898 / CO228 10 Digit Tax Account # 22 00018485
Owner(s) Printed Name(s) JOSHUA + STEPHANIE FLECKINGER

(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) 1802.3.C.1 BCZD TO APPROVE a ADDITION on REAR of house with a setback of 16 FT in lieu of the required 30 FT setback and TO APPROVE an EXISTING deck on REAR of house with a 13 FT setback in lieu of the required 22.5 FT setback 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):

JOSHUA FLECKINGER / STEPHANIE FLECKINGER
Name #1 - Type or Print Name #2 - Type or Print

[Signature] / [Signature]
Signature #1 Signature #2

2214 TALL PINES CT CATONSVILLE MD
Mailing Address City State

21228 / 410-262-5375 / FLECKINGER@AOL.COM
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:

JOSHUA FLECKINGER
Name - Type or Print

[Signature]
Signature

2214 TALL PINES CT CATONSVILLE MD
Mailing Address City State

21228 / 410-262-5375 / FLECKINGER@AOL.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 6 day of June, 2019, 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 2019-0321-A Filing Date 5/14/19 Estimated Posting Date 5/26/19 Reviewer CF

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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: 2214 TALL PINES CT CATONSVILLE MD 21228
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)

- CONSENT/ALLOWED TO BUILD TO 7.5' OFF OF HWY. REQUESTING TO
BUILD 14' FROM HWY. CONSTRUCTION WILL CONSIST OF WOOD
DECK WITH PORCH ABOVE.
- Granting Permission to Add Larger Deck in Rear of House 14'x18' with
Sun Room Above. Purpose of Deck is for Family and Friends to enjoy Porch
& the OUTDOORS.
 - Deck is Not Affecting Neighbors on Both Sides. A Forrest Conservation Area
is Along entire Rear of Property

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

Signature of Owner (Affiant)

Name- Print or Type

Signature of Owner (Affiant)

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 13th day of May, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here:

Joshua Fleckinger

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

AS WITNESS my hand and Notaries Seal

Notary Public

My Commission Expires



Property Description

Zoning Property Description For : 2214 Tallpines Ct. Catonsville 212

- * Beginning at A Point on the South Side of Rockwell Ave at a Distance of 350' South of the Centerline of the nearest improved intersecting street Rockwell Ave 30' wide
- * ~~Beginning~~ Being Lot # 18 in the Subdivision of Rockwell Estates as Recorded in Baltimore County Plat Book # 66 Folio # 43 Containing 7553 of total Square feet. Located in the 1 Election District and 1 Council District.

2019-0321-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 6/9/2019

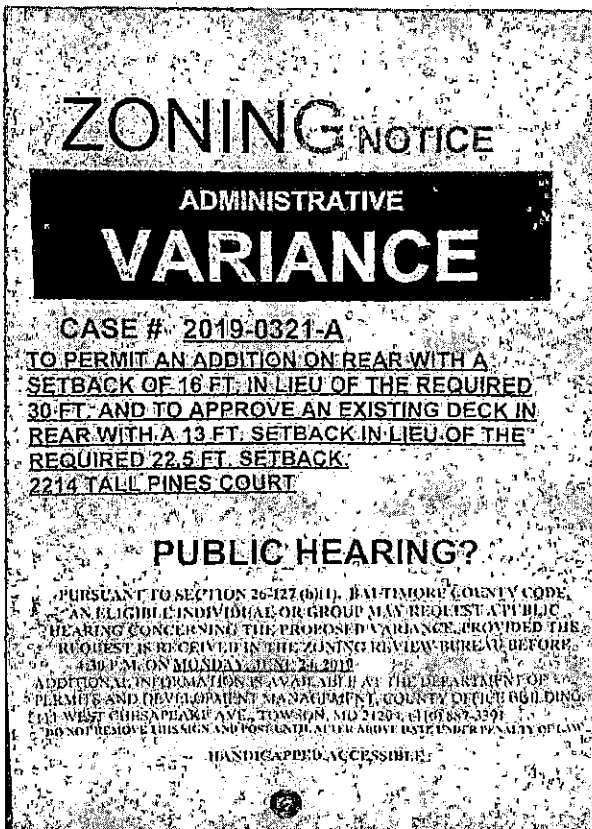
Case Number: 2019-0321-A

Petitioner / Developer: JOSHUA & STEPHANIE FLECKINGER

Date of Closing: JUNE 24, 2019

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:
2214 TALL PINES COURT

The sign(s) were posted on: JUNE 9, 2019



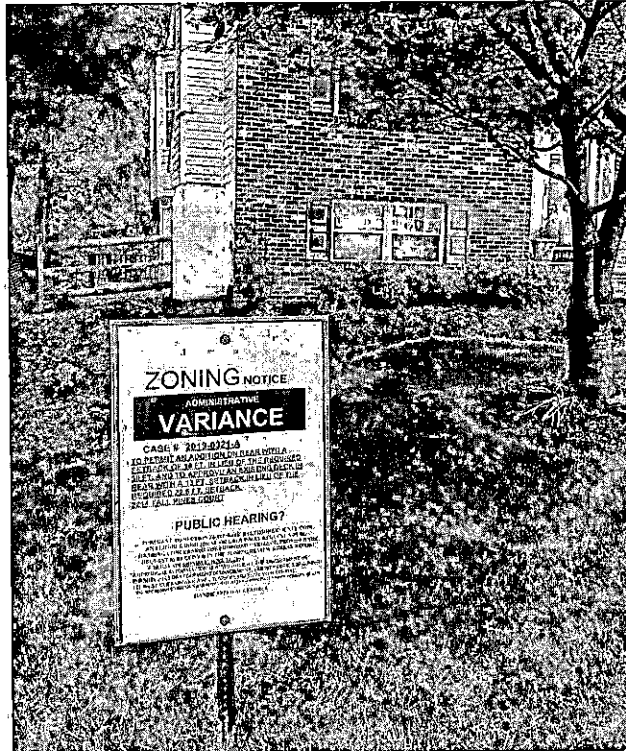
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



Background Photo 1st Sign @ 2214 Tall Pines Court ~ 6/9/2019



Background Photo 2nd Sign @ 2214 Tall Pines Court ~ 6/9/2019

CASE # 2019-0321-A

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

No. **182594**

PAID RECEIPT

Date: **5-14-19**

BUSINESS 5/15/2019 ACTUAL 5/14/2019 09:49:11 DRW 5

REG WSDS WALKIN LRB
 >>RECEIPT # 007731 5/14/2019 OFLN

Dept 5 528 ZONING VERIFICATION
 CA NO. 182594

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

Recpt Tot \$ 75.00
 75.00 CK .00 CA
 Baltimore County, Maryland

Total: **75.00**

Rec From: **Admin. VGRANCE 2019* 0321-A**

For: **2214 Tall Pines CT**
Fleckinger

**CASHIER'S
 VALIDATION**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0321 -A Address 2214 Tall Pines Ct

Contact Person: Christina Frank Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5-14-19 Posting Date: 5-26-19 Closing Date: 6-10-19

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- 0321 -A Address 2214 Tall Pines Ct

Petitioner's Name Joshua & Stephanie Fleckinger Telephone 410-262-5375

Posting Date: 5-26-19 Closing Date: 6-10-19

Wording for Sign: To Permit a n. addition on Rear with a setback of 16FT in lieu of the required 30FT and to approve an existing deck in Rear with a 13 FT setback in lieu of the required 22.5 FT setback

Revised 6/30/2019



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

June 25, 2019

Joshua & Stephanie Fleckincer
2214 Tall Pine Cr
Catonsville MD 21228

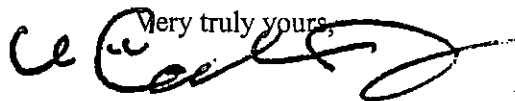
RE: Case Number: 2018-0321-A, 2214 Tall Pine Cr

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 May 14, 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,


W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

Date: 5/22/19

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. 2019-0321-A

*Administrative Variance
Joshua & Stephanie Fleckinger
2214 Tall Pines Court.*

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

Sincerely,



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

WW/RAZ

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>5-29</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>5-22</u>	STATE HIGHWAY ADMINISTRATION	<u>No object.</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>6-9-19</u>	by <u>O'Keefe</u>
SIGN POSTING (2 nd)	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 - 01 Account Number - 2200018485			
Owner Information					
Owner Name:		FLECKINGER JOSHUA J FLECKINGER STEPHANIE N		Use:	RESIDENTIAL
Mailing Address:		2214 TALL PINES CT BALTIMORE MD 21228-		Principal Residence:	YES
				Deed Reference:	/32898/ 00229
Location & Structure Information					
Premises Address:		2214 TALL PINES CT 0-0000		Legal Description:	.1734 AC 2214 TALL PINES CT SS ROCKWELL ESTATES
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0100	0004	1298		0000	18 2019 0066/0043
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1994		1,451 SF		7,553 SF	
Property Land Area		County Use			
7,553 SF		04			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
Split Foyer	YES	SPLIT FOYER	SIDING	2 full	1 Attached
Last Major Renovation					
Value Information					
Base Value		Value		Phase-in Assessments	
		As of 01/01/2019		As of 07/01/2018 As of 07/01/2019	
Land:	114,000	114,000			
Improvements	265,400	233,600			
Total:	379,400	347,600		379,400 347,600	
Preferential Land:	0			0	
Transfer Information					
Seller: DARLING DAUGHTERS LLC		Date: 12/11/2012		Price: \$395,000	
Type: ARMS LENGTH IMPROVED		Deed1: /32898/ 00229		Deed2:	
Seller: DIXON DOUGLAS W		Date: 12/28/2011		Price: \$201,500	
Type: NON-ARMS LENGTH OTHER		Deed1: /31540/ 00118		Deed2:	
Seller: LEITCH FRANCES E		Date: 12/13/1999		Price: \$199,000	
Type: ARMS LENGTH IMPROVED		Deed1: /14200/ 00724		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 11/13/2013

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

ZAC AGENDA

Case Number: 2019-0320-SPH **Reviewer:** Aaron Tsui
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: SPECIAL HEARING
Legal Owner: Sophie A. Wills
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 15 **Council Dist:** 7

Property Address: 3222 GRACE RD
Location: WS of Grace Road, 30 ft NWS of the centerline of Ella Ave.

Existing Zoning: DR 5.5 **Area:** 7,500 SF

Proposed Zoning:

SPECIAL HEARING:

A legal non-conformance use of an existing two (2) units dwelling which was built in 1951.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

On the deed references: Book 36945 Page 220-223

Case Number: 2019-0321-A **Reviewer:** Christina Frink

Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Joshua & Stephaine Fleckincer

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 1 **Council Dist:** 1

Property Address: 2214 TALL PINES CT
Location: South of Rockwell Ave 350' South of Rockwell Ave.

Existing Zoning: DR 1, DR 5.5 **Area:** 7,553 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To approve an addition deck on rear of the house with a setback of 16 feet in lieu of the required 30 feet setback and to approve an existing deck rear of the house with a 13 feet setback in lieu of the required 22.5 feet setback.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 06/10/2019

Miscellaneous Notes:

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 29, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0321-A
Address 2214 Tall Pines Court
(Fleckincer Property)

Zoning Advisory Committee Meeting of **May 27, 2019**.

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

Reviewer: Steve Ford





2019-0321-A



2019-0321-A





2019-0321-A

2019-03-1-A





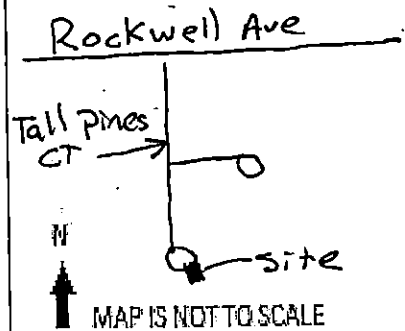




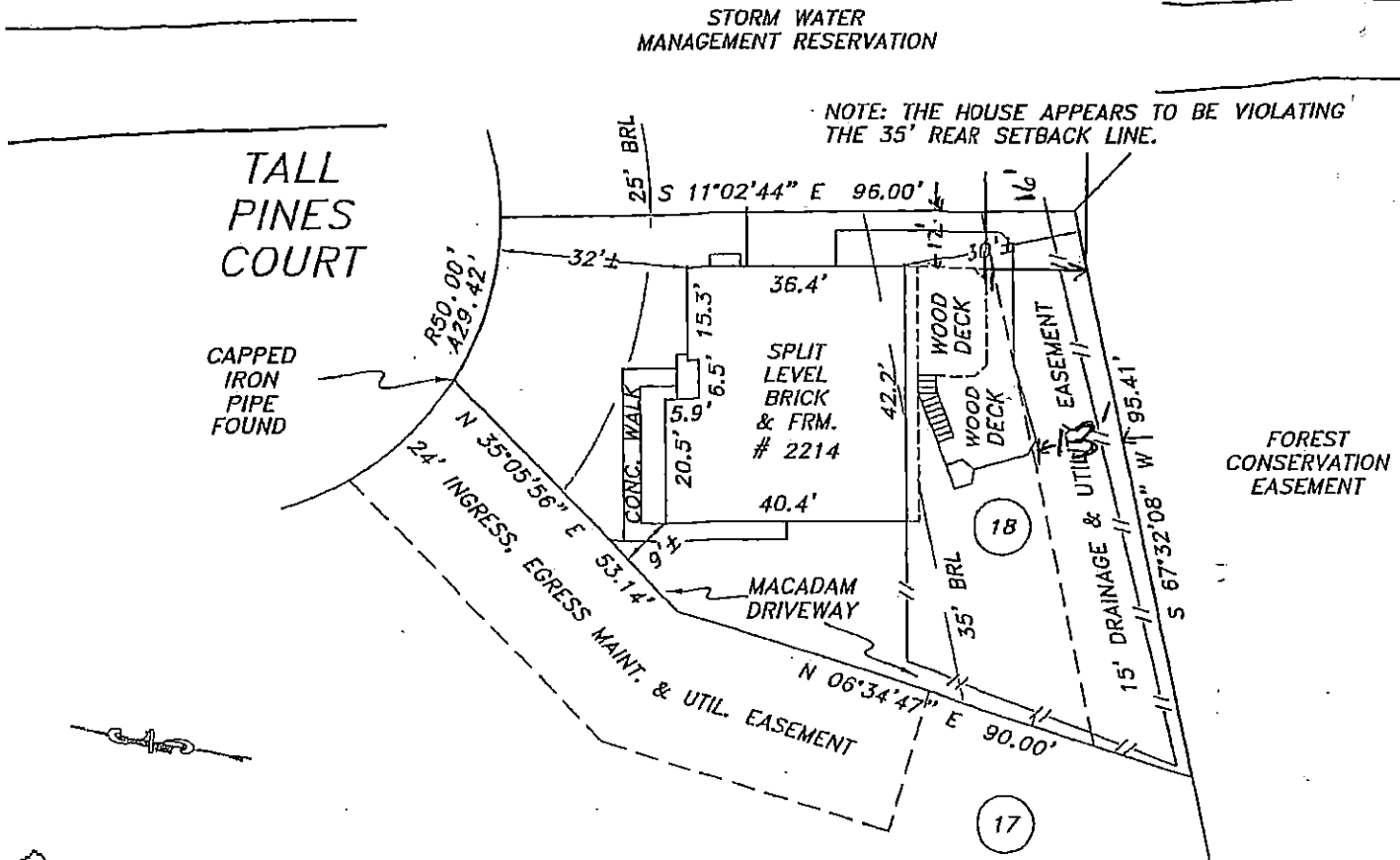
2019-03-11-A

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 2214 Tall Pines CT OWNER(S) NAME(S) Joshua & Stephanie Fleckinger
 SUBDIVISION NAME Rockwell Estates LOT # 18 BLOCK # — SECTION # —
 PLAT BOOK # 0066 FOLIO # 43 10 DIGIT TAX # _____ DEED REF. # 32898-100229

SITE VICINITY MAP



ZONING MAP # 100B1
 SITE ZONED DR1 & S.5
 ELECTION DISTRICT 1ED
 COUNCIL DISTRICT 1CD
 LOT AREA ACREAGE 7.553
 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? 19940862-A
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW



PLAN DRAWN BY Travis Coffell DATE 5/3/19 SCALE: 1 INCH = 30 FEET

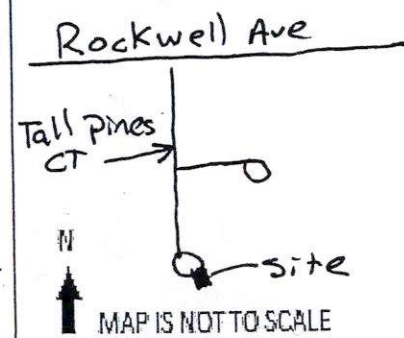
VIOLATION CASE INFO:

No

2019-0321-A

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 2214 Tall Pines CT OWNER(S) NAME(S) Joshua & Stephanie Fleckinger
 SUBDIVISION NAME Rockwell Estates LOT # 18 BLOCK # — SECTION # —
 PLAT BOOK # 0060 FOLIO # 43 10 DIGIT TAX # _____ DEED REF. # 32898-100229

SITE VICINITY MAP

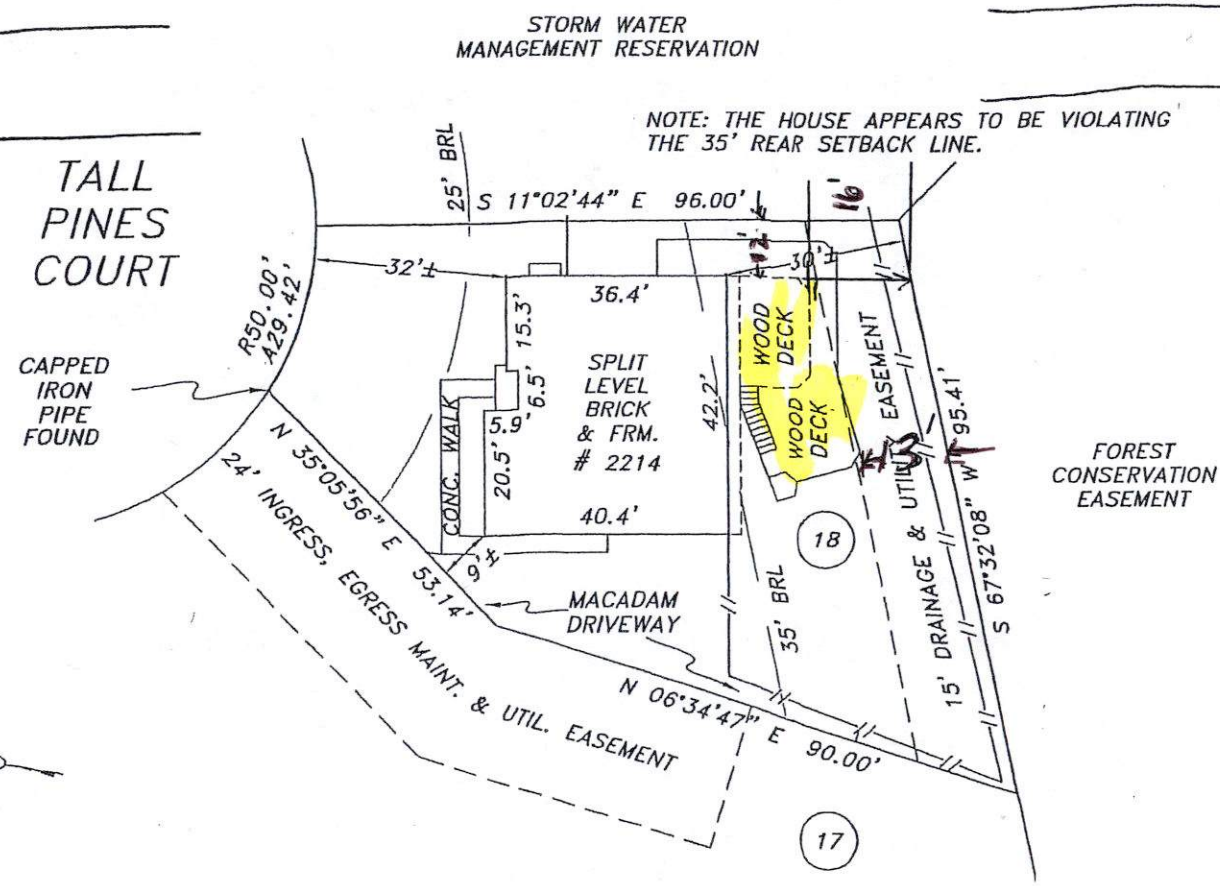


ZONING MAP # 10039
 SITE ZONED DR1 & S.5
 ELECTION DISTRICT 1ED
 COUNCIL DISTRICT 1CD
 LOT AREA ACREAGE 7.553
 OR SQUARE FEET _____
 HISTORIC? No
 IN CBCA? No
 IN FLOOD PLAIN? No
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC ☒ PRIVATE _____
 SEWER IS:
 PUBLIC ☒ PRIVATE _____
 PRIOR HEARING? 19940362-A
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

No

Pet. Exh. 1



PLAN DRAWN BY Travis Coffell DATE 5/3/19 SCALE: 1 INCH = 30 FEET

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