

M E M O R A N D U M

DATE: August 19, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0362-A - Appeal Period Expired

The appeal period for the above-referenced case expired on August 14, 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
(500 Crosby Road)		
1 st Election District	*	OFFICE OF ADMINISTRATIVE
1 st Council District		
Michael C. Lee & Christina Cage	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0362-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, Michael C. Lee and Christina Cage (“Petitioners”). The Petitioners are requesting Variance relief from § 427.1.B.2 of the Baltimore County Zoning Regulations (“BCZR”) to permit a 6 ft. fence in the rear side yard which is situated within 10 ft. of the adjoining front yard property line in lieu of the maximum height of 42 in. 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 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 23, 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 Section 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general

ORDER RECEIVED FOR FILING

Date 7-15-19

By lwj

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

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

THEREFORE, IT IS ORDERED, this 15th day of **July, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 427.1.B.2 of the Baltimore County Zoning Regulations ("BCZR") to permit a 6 ft. fence in the rear side yard which is situated within 10 ft. of the adjoining front yard property line in lieu of the maximum height of 42 in., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 7-15-19

By [Signature]



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 500 Crosby Rd, Baltimore, MD 21228 Currently zoned PR 3.5
Deed Reference 41405 / 00502 10 Digit Tax Account # 0106451634
Owner(s) Printed Name(s) MICHAEL LEE CHRISTINA CAGE

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

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

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

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

427.1.B.2 (BCZR): to permit a 6 ft fence in the rear side yard which is situated within 10 ft of the adjoining front yard property line in lieu of the maximum height of 42 inches of the adjoining front yard property line.

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):

MICHAEL LEE, CHRISTINA CAGE

Name #1 – Type or Print

Name #2 – Type or Print

[Signature]

[Signature]

Signature #1

Signature #2

500 CROSBY RD CATONSVILLE MD

Mailing Address

City

State

21228

Zip Code

856 419 1050

Telephone #

CAGE1210@GMAIL.COM

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:

Name – Type or Print

Signature

Mailing Address

City

State

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 15 day of March, 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

2019-0362-A

Filing Date

6/12/19

Estimated Posting Date

6/23/19

Reviewer

CP

Rev 5/5/2016

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: 500 Crosby Rd, Baltimore, 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)

WE BASE THE REQUEST FOR AN ADMINISTRATIVE VARIANCE AT THE ABOVE ADDRESS DUE TO THE FOLLOWING FACTS:

- FENCE TO KEEP PETS SECURE AND ENCLOSED
- FENCE TO PROTECT CROPS & GARDEN
- FENCE TO PROTECT VEHICLES (NO GARAGE)
- FENCE TO PREVENT UNWELCOMED GUESTS.
- FENCE PROVIDES ADDITIONAL SECURITY.

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

[Signature]
Signature of Owner (Affiant)

MICHAEL LEE
Name- Print or Type

Christina Cage
Signature of Owner (Affiant)

Christina Cage
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 10 day of June, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: MICHAEL LEE Christina Cage

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

AS WITNESS my hand and Notaries Seal



[Signature]
Notary Public
08/26/2022
My Commission Expires

PART A

ZONING PROPERTY DESCRIPTION FOR 500 Crosby Rd

Beginning at the point on the North side of Crosby Road which is 80' feet wide at a distance of 25' East of the centerline of the nearest improved intersecting street, Glen Wilton Court. Which is 50' feet wide.

PART B

Option 2:

Being lot #8, Block A, Section #1, in the subdivision of Woodbridge Valley as recorded in Baltimore County Plat Book #032, Folio #079, and containing 9,916 square feet. Located in the 01 Election District and 01 Council District.

2019-0362-A

CERTIFICATE OF POSTING

Date: 6-23-19

RE: Case Number: 2019-0362-A

Petitioner/Developer: Cage

Date of Hearing/Closing: 7-3-19

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 500 Crosby Rd

The signs(s) were posted on 6-23-19
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

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

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

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0362 -A Address 500 Crosby Rd

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

Filing Date: 6-12-19 Posting Date: 6-23-19 Closing Date: 7-8-19

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

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for a neighbor (occupant or owner) within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Administrative Law Judge), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2019- 0362 -A Address 500 Crosby Rd

Petitioner's Name Michael C. Lee Christina Cage Telephone 856-419-1050

Posting Date: 6-23-19 Closing Date: 7-8-19

Wording for Sign: To Permit a 6FT Fence in Rear Left Side yard
which is situated within 10FT of the Adjoining Front yard
Property Line

Revised 6/30/2019

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

No. **181947**

PAID RECEIPT

Date: **6-12-19**

BUSINESS ACTUAL TIME
 6/13/2019 6/11/2019 11:55:59
 REC W05 WALKIN LRB 5

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

>>RECEIPT 010964 6/11/2017
 Dept 5 528 ZONING VERIFICATION
 Amount 181947
 Recd Tot \$ 75.00
 75.00 CK .00 CA
 Baltimore County, Maryland

Rec From: **500 CROSBY RD**

Total: **75.00**

For: **2019-0362-A**

Michael C. Lee
Christina Cage

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**



JOHN A. OLSZEWSKI, JR.
County Executive

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

July 8, 2019

Michael Lee & Christina Cage
500 Crosby Road
Catonsville MD 21228

RE: Case Number: 2019-0362-A, 500 Crosby 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 June 12, 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.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

Date: 6/19/19

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

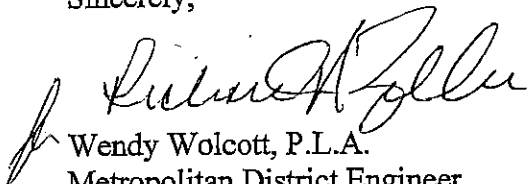
Dear Ms. Lewis:

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. 2019-0362-A.

*Administrative Variance
Michael Lee, Christina Coge
500 Crosby 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,

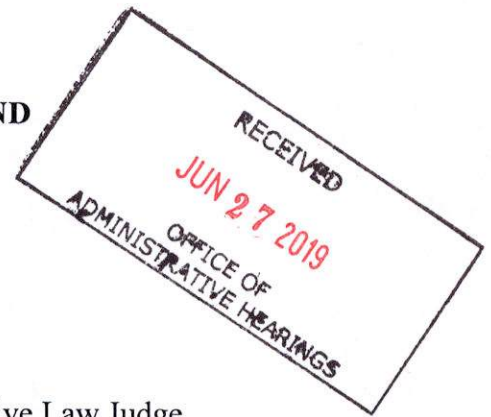

Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

7-8

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: June 27, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0362-A
Address 500 Crosby Road
(Lee & Cage Property)

Zoning Advisory Committee Meeting of **June 24, 2019**.

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

Reviewer: Steve Ford

ZAC AGENDA

Case Number: 2019-0361-A **Reviewer:** Jeffrey Perlow
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Richard & Rhonda Ryan
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 1 **Council Dist:** 6

Property Address: 2602 FLINTSTONE RD
Location: Northwest side of Flintstone Road at corner of Middletown Road

Existing Zoning: RC-2

Area: 12.217 AC

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

to permit a proposed accessory building (storage shed) with a height of 21 ft. in lieu of the maximum allowed 15 ft., and to amend the Final Development Plan for the Clark Property, Lot 1 only.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 07/08/2019

Miscellaneous Notes:

Case Number: 2019-0362-A **Reviewer:** Christina Frink
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Michael Lee, Christina Cage
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 500 CROSBY RD
Location: North side of Crosby Road, 25 ft. east of Glen Wilton Court

Existing Zoning: DR 3.5

Area: 9.916 SQ. FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

to permit a 6 ft. fence in the rear side yard which is situated within 10 ft. of the adjoining front yard property line in lieu of the maximum height of 42 inches.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 07/08/2019

Miscellaneous Notes:

ZONING NOTICE

#2

ADMINISTRATIVE VARIANCE

CASE # 2019-0362-A

TO PERMIT A 6 FT. FENCE IN REAR LEFT SIDE
YARD WHICH IS SITUATED WITHIN 10 FT. OF THE
ADJOINING FRONT YARD PROPERTY LINE

PUBLIC HEARING ?

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

REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 7/8/19

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

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

ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE # 2019-0362-A

TO REAR LOT A 6 FT. FENCE IN REAR LEFT SIDE
YARD WHICH IS SITUATED WITHIN 10 FT. OF THE
ADJOINING FRONT YARD PROPERTY LINE.

PUBLIC HEARING ?

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

AN ELIGIBLE INDIVIDUAL OR GROUP MAY

REQUEST A PUBLIC HEARING CONCERNING

THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS

RECEIVED IN THE ZONING REVIEW BUREAU BEFORE

5:00 P.M. ON 7/8/19

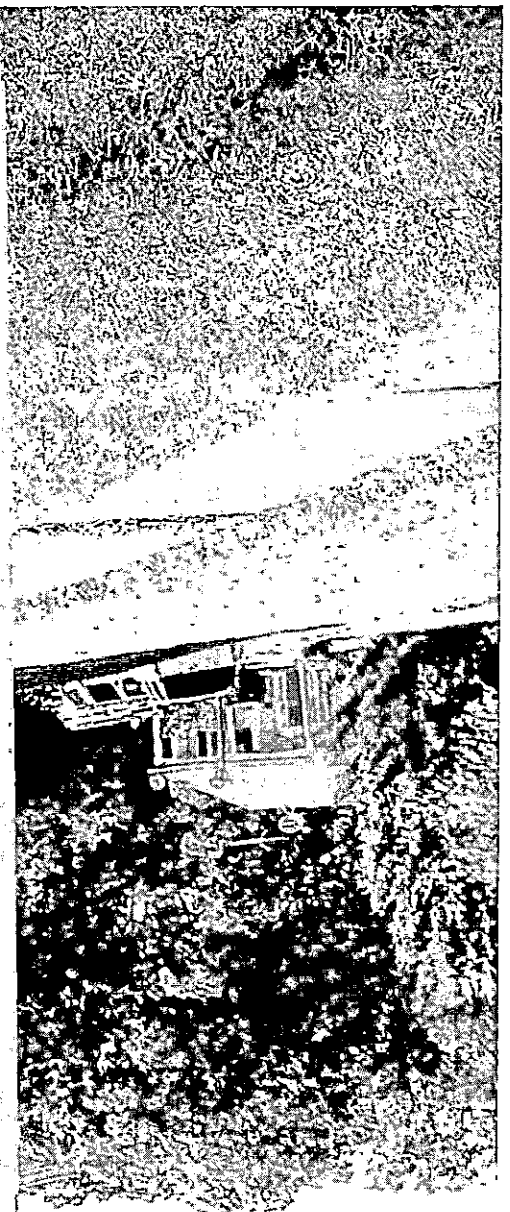
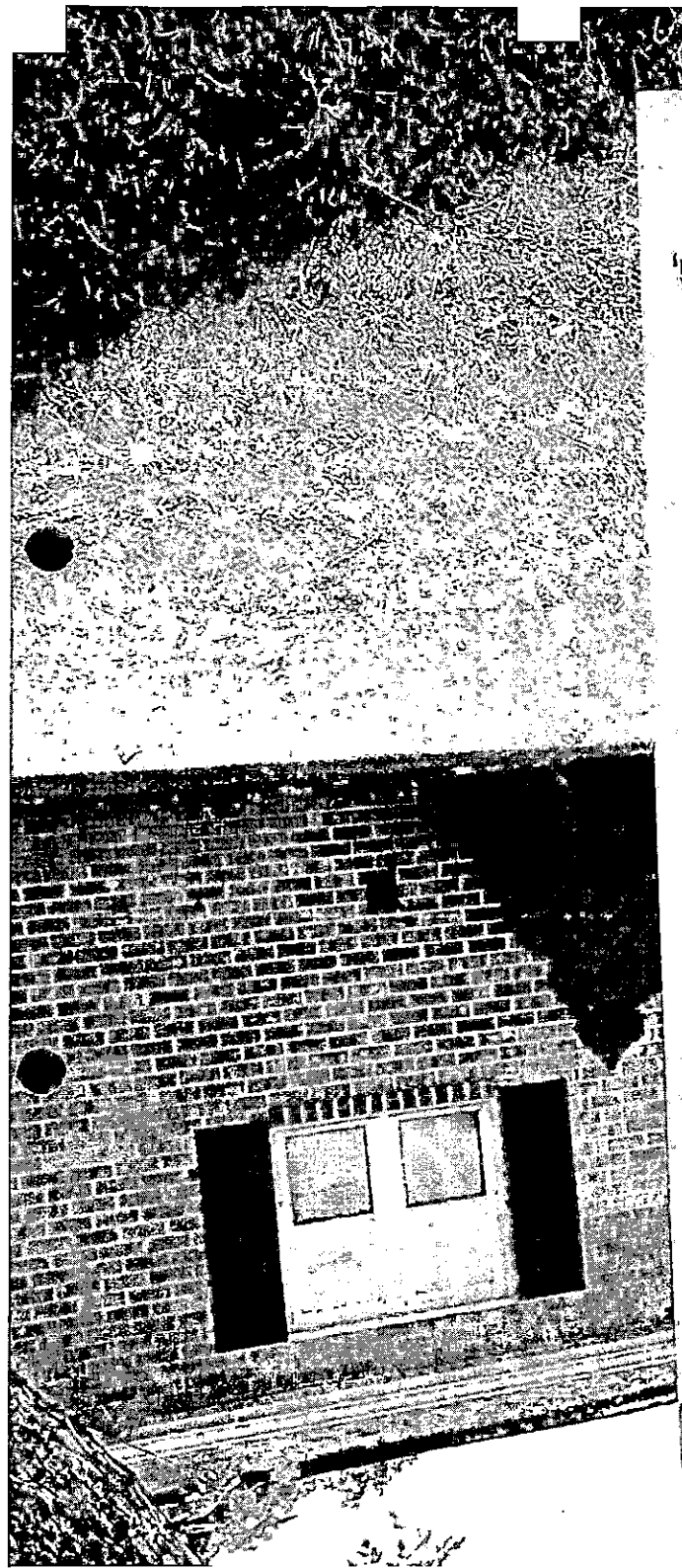
ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF

PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,

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

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

HANDICAPPED ACCESSIBLE



C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
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_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
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<u>6-29</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
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_____	FIRE DEPARTMENT	_____
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_____	PLANNING (if not received, date e-mail sent _____)	_____
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<u>6-19</u>	STATE HIGHWAY ADMINISTRATION	<u>No object.</u>
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_____	TRAFFIC ENGINEERING	_____
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_____	COMMUNITY ASSOCIATION	_____
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_____	ADJACENT PROPERTY OWNERS	_____
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ZONING VIOLATION	(Case No. _____)
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PRIOR ZONING	(Case No. _____)
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NEWSPAPER ADVERTISEMENT	Date: _____
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SIGN POSTING (1 st)	Date: <u>6-23-19</u>	by <u>Pison</u>
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SIGN POSTING (2 nd)	Date: _____	by _____
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PEOPLE'S COUNSEL APPEARANCE	Yes	☐	No	☐
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PEOPLE'S COUNSEL COMMENT LETTER	Yes	☐	No	☐
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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 - 0106451634			
Owner Information					
Owner Name:		LEE MICHAEL C CAGE CHRISTINA		Use: RESIDENTIAL Principal Residence: YES	
Mailing Address:		500 CROSBY RD BALTIMORE MD 21228-2504		Deed Reference: /41405/ 00502	
Location & Structure Information					
Premises Address:		500 CROSBY RD BALTIMORE 21228-		Legal Description: 500 CROSBY RD WOODBIDGE VALLEY	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0094	0017	0281		0000	1
					A
					8
					2019
					Assessment Year:
					Plat No: 1
					Plat Ref: 0032/0079
Special Tax Areas:		Town: NONE			
		Ad Valorem:			
		Tax Class:			
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1970		1,260 SF		630 SF	
				Property Land Area	
				9,916 SF	
				County Use	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	YES	STANDARD UNIT	SIDING	2 full/ 1 half	
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:	75,700	82,700			
Improvements	144,100	177,000			
Total:	219,800	259,700		219,800	
Preferential Land:	0			233,100	
Transfer Information					
Seller: ESPOSITO ANTHONY J		Date: 05/10/2019		Price: \$315,700	
Type: ARMS LENGTH IMPROVED		Deed1: /41405/ 00502		Deed2:	
Seller: ANBARCHIAN SEROG		Date: 04/03/2009		Price: \$295,000	
Type: ARMS LENGTH IMPROVED		Deed1: /27882/ 00232		Deed2:	
Seller: LAM CHEONG-KWANG R		Date: 10/30/1991		Price: \$123,000	
Type: ARMS LENGTH IMPROVED		Deed1: /08955/ 00517		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: Application received

Homeowners' Tax Credit Application Information

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

Lot # 13
0113008160

Lot # 10
0105100161

Lot # 14 0102654070

GLEN WILTON CT

Lot # 9 01072914703

1 CD
DR 3.5
094C2

1 ED

R-1965-0365
Pt. Bk. 0000032, Folio 0079

NW 1-G

Pt. Bk./Folio # 032079

0106451634
500
Lot # 8

010133
AI # 010133

SITE

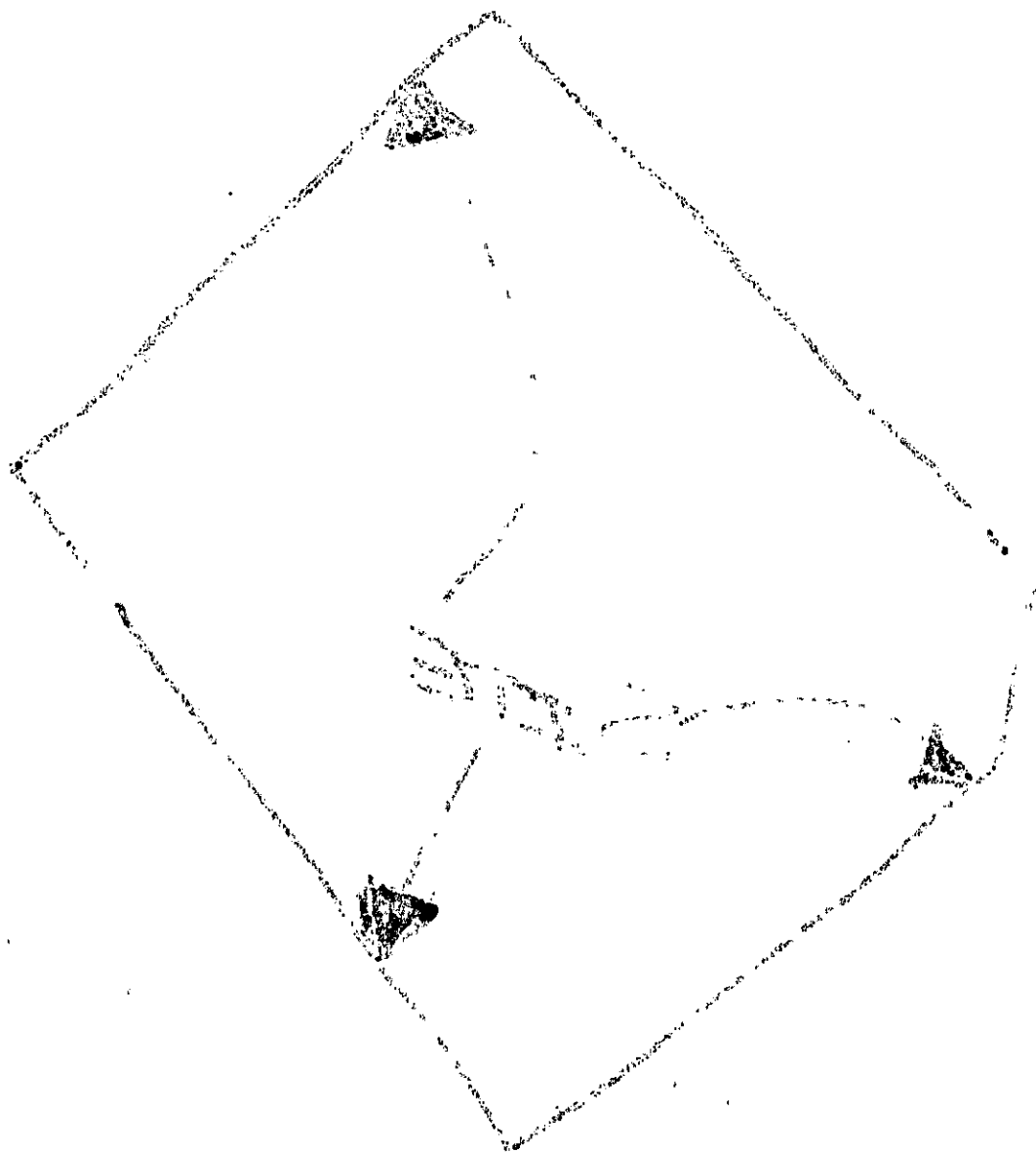
Lot # 7 0106451633
502

CROSBY RD

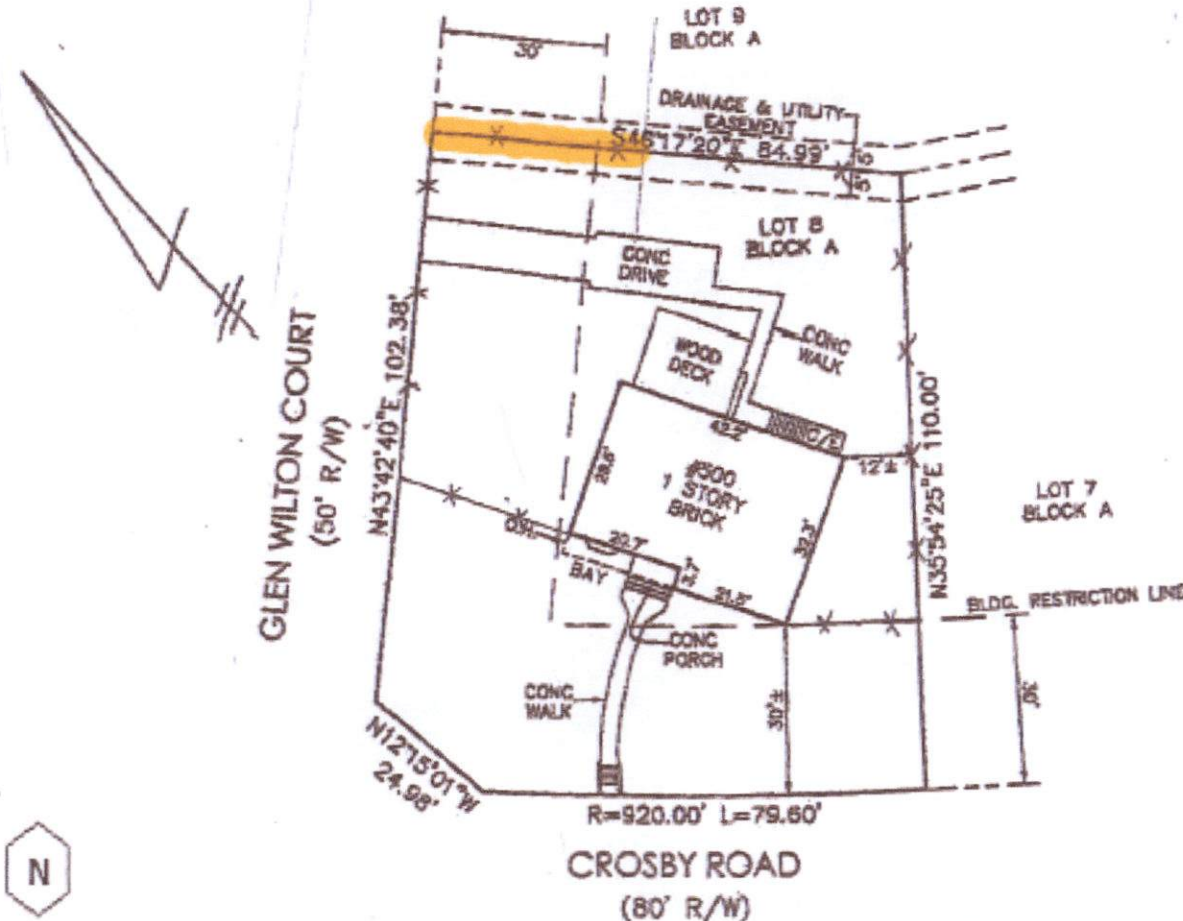
0106451632
Lot # 6

2019-0362-A

0116900350



ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 500 Crosby Rd OWNER(S) NAME(S) Christina Cage and Michael Lee
 SUBDIVISION NAME Woodbridge Valley LOT # 8 BLOCK # A SECTION # 1
 PLAT BOOK # 32 FOLIO # 79 10 DIGIT TAX # 01 06451634 DEED REF. # 414 05/00 802



PLAN DRAWN BY Josh Simpson DATE 5/16/19 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP

MAP IS NOT TO SCALE
 ZONING MAP# 094C2
 SITE ZONED DR 3.5
 ELECTION DISTRICT 01
 COUNCIL DISTRICT 01
 LOT AREA ACREAGE _____
 OR SQUARE FEET 9,916 SF
 HISTORIC? No
 IN CBCA? No
 IN FLOOD PLAIN? No
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC X PRIVATE _____
 SEWER IS:
 PUBLIC X PRIVATE _____
 PRIOR HEARING? No
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

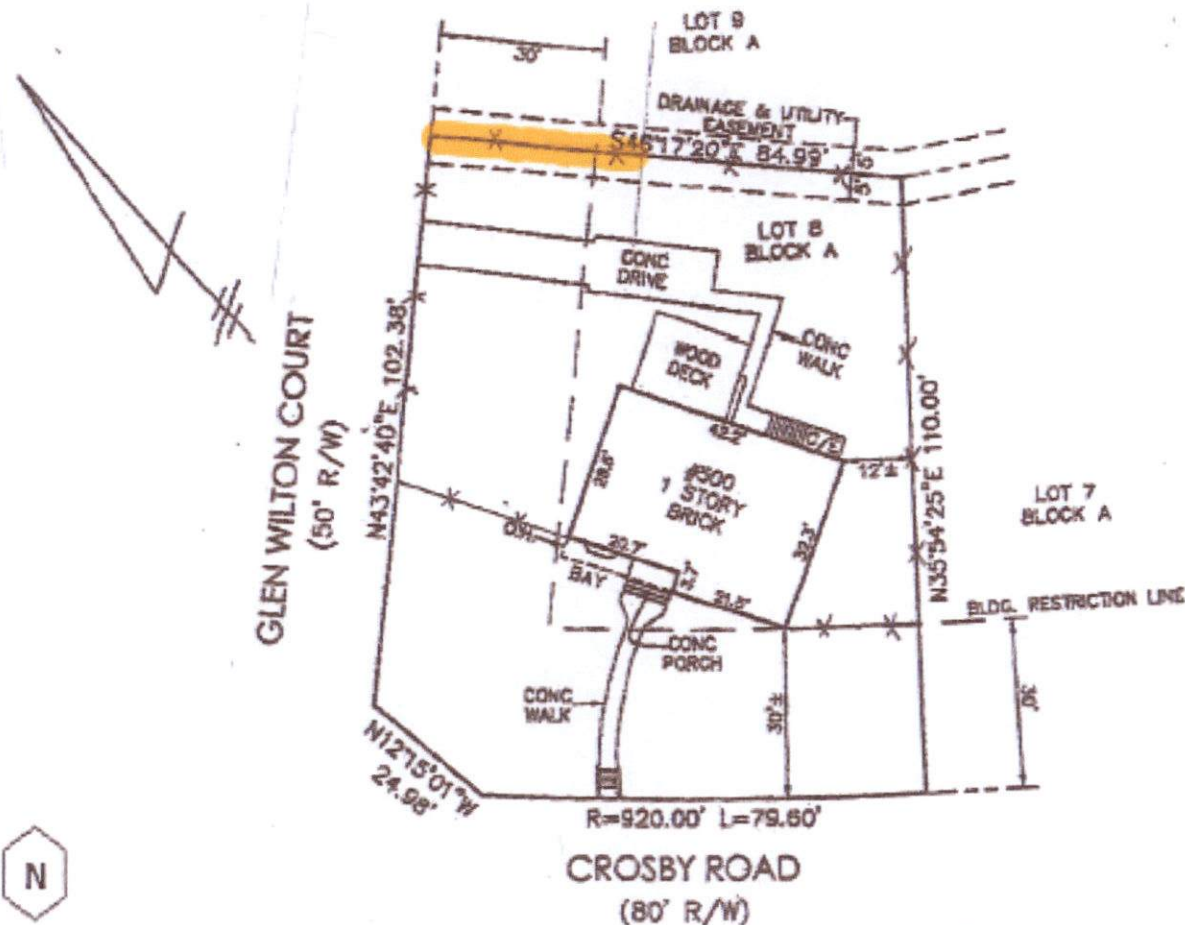
VIOLATION CASE INFO:

2019-0362-A

Pet. Exh. 1

SITE VICINITY MAP

ADDRESS 500 Crosbay Rd OWNER(S) NAME(S) Christina Cage and Michael Lee
SUBDIVISION NAME Woodbridge Valley LOT # 8 BLOCK # A SECTION # 1
PLAT BOOK # 32 FOLIO # 79 10 DIGIT TAX # 0106451634 DEED REF. # 41405100502



PLAN DRAWN BY Josh Simpson DATE 5/16/19 SCALE: 1 INCH = 30 FEET

M

MAP IS NOT TO SCALE

ZONING MAP# 094C2

SITE ZONED DB3.5

ELECTION DISTRICT 01

COUNCIL DISTRICT 01

LOT AREA ACREAGE

OR SQUARE FEET 9,916 SF

HISTORIC?	No
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IN CBCA ? No

IN FLOOD PLAIN ? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE

SEWER IS:

PUBLIC X PRIVATE

PRIOR HEARING? No

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2019-0362-A



view of neighbors front yard from 500 crosby rd driveway

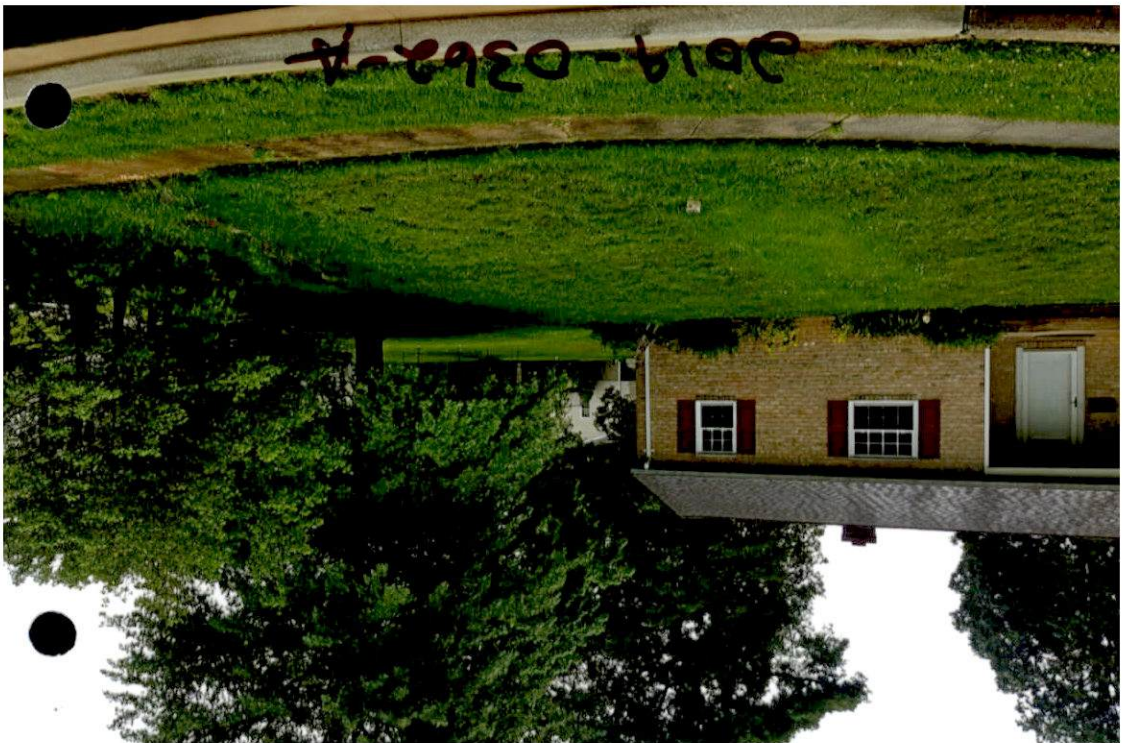


2019-0362-A

view of where fence will be erected - flags



View of our backyard - white house 500 Crosby rd
C... neighbors front yard from street - glen wilton Ct.



2019-0362-A

View of neighbors front yard from front
of mail house 396 N Wilton Ct.

2019-0362-A



view of neighbors front yard from fence line