

M E M O R A N D U M

DATE: March 17, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0015-A- Appeal Period Expired

The appeal period for the above-referenced case expired on March 16, 2020. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE

(100 Hillside Road)

1st Election District

1st Council District

Cheryl Thurber

Petitioner

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BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2020-0015-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owner of the property, Cheryl Thurber (“Petitioner”). The Petitioner is requesting Variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (“BCZR”), to approve an addition on right side of house with a rear setback of 12 ft. in lieu of the required 40 ft. setback. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner’s Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. A ZAC comment was submitted by the Department of Environmental Protection and Sustainability (“DEPS”) dated January 24, 2020, indicating that, “Ground Water Management will need to review any proposed building permit for an addition, since the house is served by a septic system.”

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on January 24, 2020, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has 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

ORDER RECEIVED FOR FILING

Date 2-13-2020

By WJ

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 Section 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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 13th day of **February, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("BCZR"), to approve an addition on right side of house with a rear setback of 12 ft. in lieu of the required 40 ft. setback, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for her appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- Petitioner must comply with the DEPS ZAC comment, dated January 24, 2020; a copy of which is attached hereto and made a part hereof.

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



LAWRENCE M. STAHL
Administrative Law Judge
for Baltimore County

LMS:dlw

ORDER RECEIVED FOR FILING

Date 2-13-2020

By lw



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING
To be filed with the Department of Permits, Approvals and Inspections

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

Address 100 Hillside Road Catonsville MD 21228 Currently zoned DR-2
Deed Reference 40656 100450 10 Digit Tax Account # 210002467
Owner(s) Printed Name(s) Cheryl Thurber

(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:

- X **ADMINISTRATIVE VARIANCE** from Section(s) BCZR 1B02.3.C.1 TO APPROVE an addition on right side of house with a rear setback of 12 ft in lieu of the required 40ft setback

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

- ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

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

Owner(s)/Petitioner(s):

Cheryl Thurber
Name #1 – Type or Print Name #2 – Type or Print

Cheryl Thurber
Signature #1 Signature #2

100 Hillside Rd Catonsville MD
Mailing Address City State

21228 443-630-0672 cthurber@yahoo.co
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:

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 _____ day of _____, 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 2020-0015-A Filing Date 1/16/2020 Estimated Posting Date 1/26/2020 Reviewer CP

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: 100 Hillside Road 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)**

This house was built in 1937 before subdivisions occurred and houses were built. The orientation to the street is different from other houses. The house is at an angle, at the top of a hill, and at the very back of the property, with about 285 feet to the street. Other houses are all closer to the street. This is a small house (948 sqft) compared to the neighborhood, the addition will make it slightly closer to average. The distance to the adjoining neighbor's house will still be about 90 feet down the hill. Because of a wooded area in the middle of the property, the addition will not be noticed from the street. While this is a large deep lot, the possibilities for addition are limited. The locations of an existing room window and the septic tank (replaced in 2018) limit the ability to move the addition further away from the property line. The purpose of the addition is to add about 460 sqft, with library and closet on the main level and storage in the basement. The addition will extend into the zoning setback with a triangle wedge shape. Lot 83 behind has a large workshop 15 to 5 feet from property line. The house was purchased in 2018 with the intention of adding on since it is too small to live in comfortably, but a nice property.

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

Cheryl Thurber
Signature of Owner (Affiant)

Cheryl Thurber
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 9th day of January, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Brittany Mack

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
2/7/23
My Commission Expires

BRITTANY MACK
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
My Commission Expires 02-07-2023

REV. 5/5/2016

Zoning Property Description for 100 Hillside Road, Catonsville, MD 21228

Owner: Cheryl Thurber

Intersect the northwestern most right of way of Hillside Road, thence binding on said right of way, South 61 degrees 09 minutes 07 seconds West 15.13 feet, to the point of beginning, and shown on a subdivision plat of "Covey Property."

Recorded among the land records of Baltimore County, Maryland, in Liber 7629, folio 398, and being all of lot 99 and part of lot 100, as shown on plat of "Stonewall Park" and recorded among the land Records in Plat Book WPC7, folio 18

Being the same property which by deed dated November 16, 1987 and recorded among the Land Records of Baltimore, Maryland in Liber 7740, folio 131, was granted and conveyed by Covey Construction Company.

Subdivision Stonewall Park, Lot 99.

Plat Book 007 Folio 0018

Tax 2100002467, Deed Ref 40656/00450

Lot Area Acreage .8937, 38930 square feet.

Zoning Property description for 100 Hillside Road
Beginning at a point on the Northwest side of
Hillside Rd which is 40 ft wide at a distance
of 560 ft west of the centerline of the
nearest improved intersecting street Frederick
Road which is 80 ft wide

2020-0015-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 1/24/2020

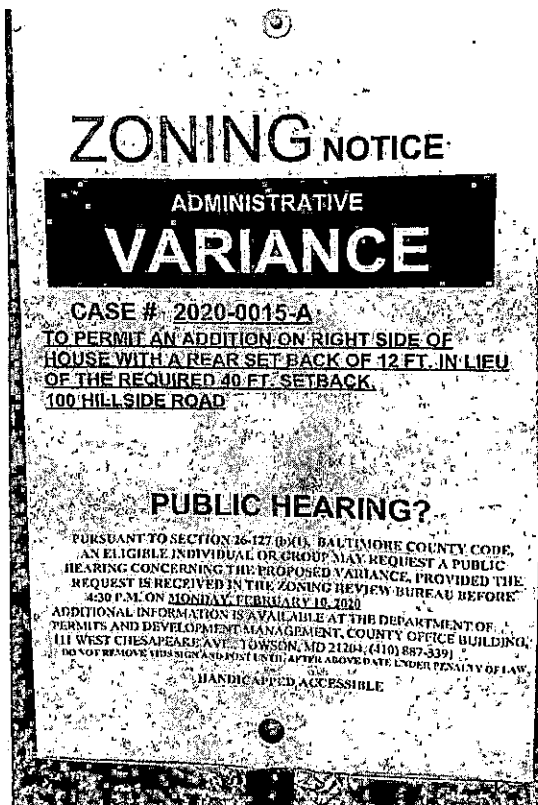
Case Number: 2020-0015-A

Petitioner / Developer: CHERYL THURBER

Date of Closing: FEBRUARY 10, 2020

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:
100 HILLSIDE ROAD

The sign(s) were posted on: **JANUARY 24, 2020**



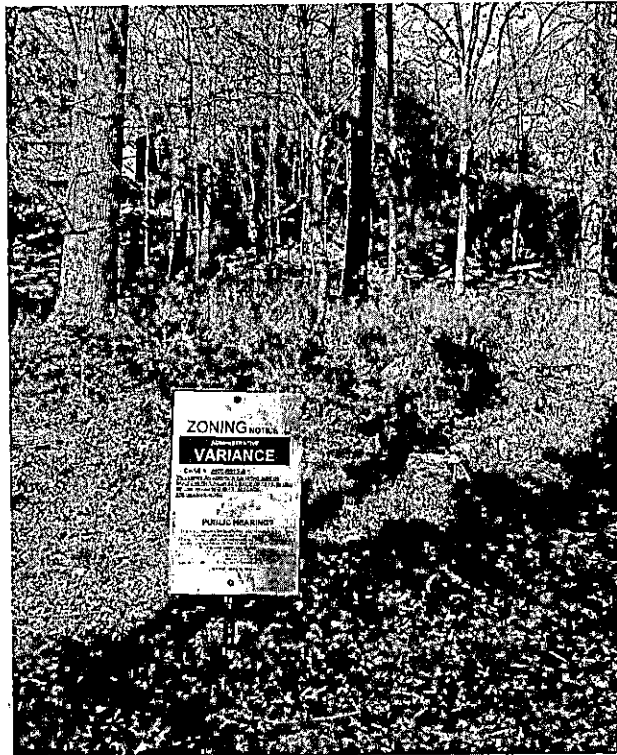
Linda O'Keefe
(Signature of Sign Poster)

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 @ 100 Hillside Rd. ~ 1/24/2020



Background Photo 2nd Sign @ 100 Hillside Rd. ~ 1/24/2020

CASE # 2020-0015-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 2020- 0015 -A Address 100 Hillside RdContact Person: Christina Frank Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 1-16-2020 Posting Date: 1-26-2020 Closing Date: 2-10-2020

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 FORMATCase Number 2020- 0015 -A Address 100 Hillside RdPetitioner's Name Cheeryl Tharber Telephone 443-630-0672Posting Date: 1-26-2020 Closing Date: 2-10-2020Wording for Sign: To Permit an addition on Right side of House with a
Rear set Back of 12 Ft. in Lieu of The Required 40 Ft setback

Revised 6/30/2019



JOHN A. OLSZEWSKI, JR.
County Executive

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

February 11, 2020

Cheryl Thurber
100 Hillside Road
Catonsville MD 21228

RE: Case Number: 2020-0015-A, 100 Hillside 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 January 16, 2020. 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 the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: January 24, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0015-A
Address 100 Hillside Road
(Thurber Property)

Zoning Advisory Committee Meeting of **January 27, 2020**.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. Ground Water Management will need to review any proposed building permit for an addition, since the house is served by a septic system.

Reviewer: Dan Esser



STATE HIGHWAY
ADMINISTRATION

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

Date: 1/21/20

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. *2020-0015-A*

*Administrative Variance
Cheryl Thurber
100 Hillside 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@mdot.maryland.gov).

Sincerely,

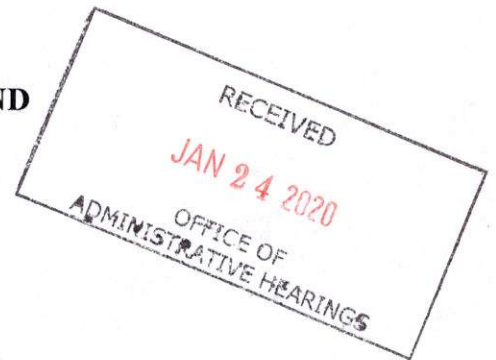
Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

2-10-20

BALTIMORE COUNTY, MARYLAND

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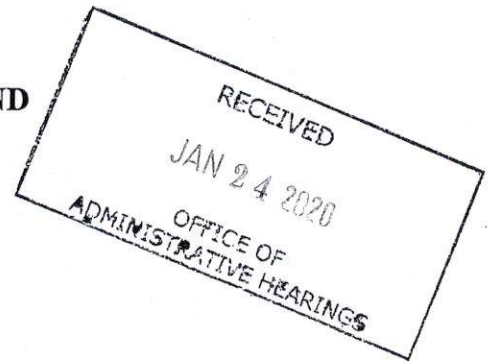
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Reviewer: Dan Esser

2-10-20

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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Reviewer: Dan Esser

ORDER RECEIVED FOR FILING

Date 2-13-2020

By [Signature]

AV 2/10

CASE NO. 2020- 0015-A

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>1-24</u>	DEPS (if not received, date e-mail sent _____)	<u>C</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>1-24</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>1-24-20</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
Special Tax Recapture: None		
Account Identifier: District - 01 Account Number - 2100002467		
Owner Information		
Owner Name:	THURBER CHERYL	Use: RESIDENTIAL YES
Mailing Address:	100 HILLSIDE RD CATONSVILLE MD 21228-5518	Principal Residence: /40656/ 00450
Deed Reference: /40656/ 00450		
Location & Structure Information		
Premises Address:	100 HILLSIDE RD CATONSVILLE 21228-5518	Legal Description: LT99 PT LT 100 .893 STONEWALL PARK
Map:	Grid:	Parcel:
0100	0010	0648
Neighborhood:	Subdivision:	Section:
1040059.04	0000	
Block:	Lot:	Assessment Year:
	99	2019
Plat No:		Plat Ref:
		0007/ 0018
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1937	948 SF	Property Land Area
		38,930 SF
County Use		04
Stories	Basement	Type
1	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
BRICK/ FRAME	3	2 full/ 1 half
Garage	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of
		01/01/2019
		Phase-in Assessments
		As of
		07/01/2019
		As of
		07/01/2020
Land:	125,200	140,200
Improvements	86,200	165,600
Total:	211,400	305,800
Preferential Land:	0	242,867
		274,333
		0
Transfer Information		
Seller: RUPPERT JAMES E	Date: 09/12/2018	Price: \$350,800
Type: ARMS LENGTH IMPROVED	Deed1: /40656/ 00450	Deed2:
Seller: DYMEK MICHAEL S	Date: 06/26/2001	Price: \$150,000
Type: ARMS LENGTH IMPROVED	Deed1: /15341/ 00100	Deed2:
Seller: COVEY CONSTRUCTI ON CO INC	Date: 12/03/1987	Price: \$99,000
Type: ARMS LENGTH IMPROVED	Deed1: /07740/ 00131	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2019
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
		0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: Approved 10/07/2019		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		Date:

ZAC AGENDA

Case Number: 2020-0015-A **Reviewer:** Christina Frink
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Cheryl Thurber
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 100 HILLSIDE RD
Location: NW side of Hillside Road 560 feet W of Frederick Road.

Existing Zoning: DR 2 **Area:** 38,930 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

Bczr 1B02.3.C.1 To approve an addition on right side of House with a rear setback of 12 feet in lieu of the required 40 feet setback.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 02/10/2020

Miscellaneous Notes:

Case Number: 2020-0016-A **Reviewer:** Joseph Merrey
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Allan J. & Linda J. Parsons
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 11 **Council Dist:** 3

Property Address: 12142 HARFORD RD
Location: West side of Harford Road 360' North of Marc Lane.

Existing Zoning: RC 2 **Area:** 1.3 AC

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

400.1 To allow an accessory building (detached garage) to be located in the side yard in lieu of the required rear yard location and section 400.3 to allow a height of an accessory building (detached garage) of 20 feet in lieu of the maximum allowed 15 feet.

Attorney: Allan & Linda Parson

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 02/10/2020

Miscellaneous Notes:

Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 01 Account Number - 2100002467		
Owner Information		
Owner Name:	THURBER CHERYL	Use: RESIDENTIAL
Mailing Address:	100 HILLSIDE RD CATONSVILLE MD 21228-5518	Principal Residence: YES
		Deed Reference: /40656/ 00450
Location & Structure Information		
Premises Address:	100 HILLSIDE RD CATONSVILLE 21228-5518	Legal Description: LT99 PT LT 100 .893 STONEWALL PARK
Map:	Grid:	Parcel:
0100	0010	0648
Neighborhood:	Subdivision:	Section:
1040059.04	0000	
Block:	Lot:	Assessment Year:
	99	2019
Special Tax Areas: None		Plat No:
		Plat Ref: 0007/0018
Town: None		Ad Valorem: None
Tax Class: None		County Use: 04
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1937	948 SF	38,930 SF
Stories	Basement	Type
1	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
BRICK/FRAME	3	2 full/ 1 half
Garage	Last Notice of Major Improvements	
Value Information		
Base Value	Value	Phase-in Assessments
	As of 01/01/2019	As of 07/01/2019
Land:	125,200	140,200
Improvements	86,200	165,600
Total:	211,400	305,800
Preferential Land:	0	242,867
		274,333
		0
Transfer Information		
Seller: RUPPERT JAMES E	Date: 09/12/2018	Price: \$350,800
Type: ARMS LENGTH IMPROVED	Deed1: /40656/ 00450	Deed2:
Seller: DYMEK MICHAEL S	Date: 06/26/2001	Price: \$150,000
Type: ARMS LENGTH IMPROVED	Deed1: /15341/ 00100	Deed2:
Seller: COVEY CONSTRUCTI ON CO INC	Date: 12/03/1987	Price: \$99,000
Type: ARMS LENGTH IMPROVED	Deed1: /07740/ 00131	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2019
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: Approved 10/07/2019		

2020-0015-A





4-2 100-0000

Front
Door

Add ition

2020-0015-1

2
d
o
o
o
o
o
n

location of addition



140-0000

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8
9
10



2020-0015-A

1000 1111 - 1.00
1000 1111 - 1.00

A-2100-0000

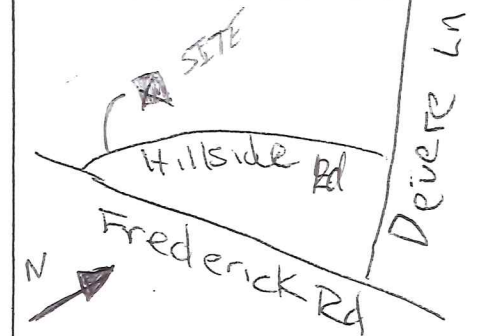
ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH ☒)

ADDRESS 100 Hillside Rd OWNER(S) NAME(S) Cheryl Thurber

SUBDIVISION NAME Stonewall Park Resub LOT # 99 BLOCK # _____ SECTION # _____

PLAT BOOK # 007 FOLIO # 0018 10 DIGIT TAX # 2100 0024 67 DEED REF. # 40656/00450

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 100C2

SITE ZONED DR-2

ELECTION DISTRICT 01

COUNCIL DISTRICT 01

LOT AREA ACREAGE .8937

OR SQUARE FEET 38930

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH ☒

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

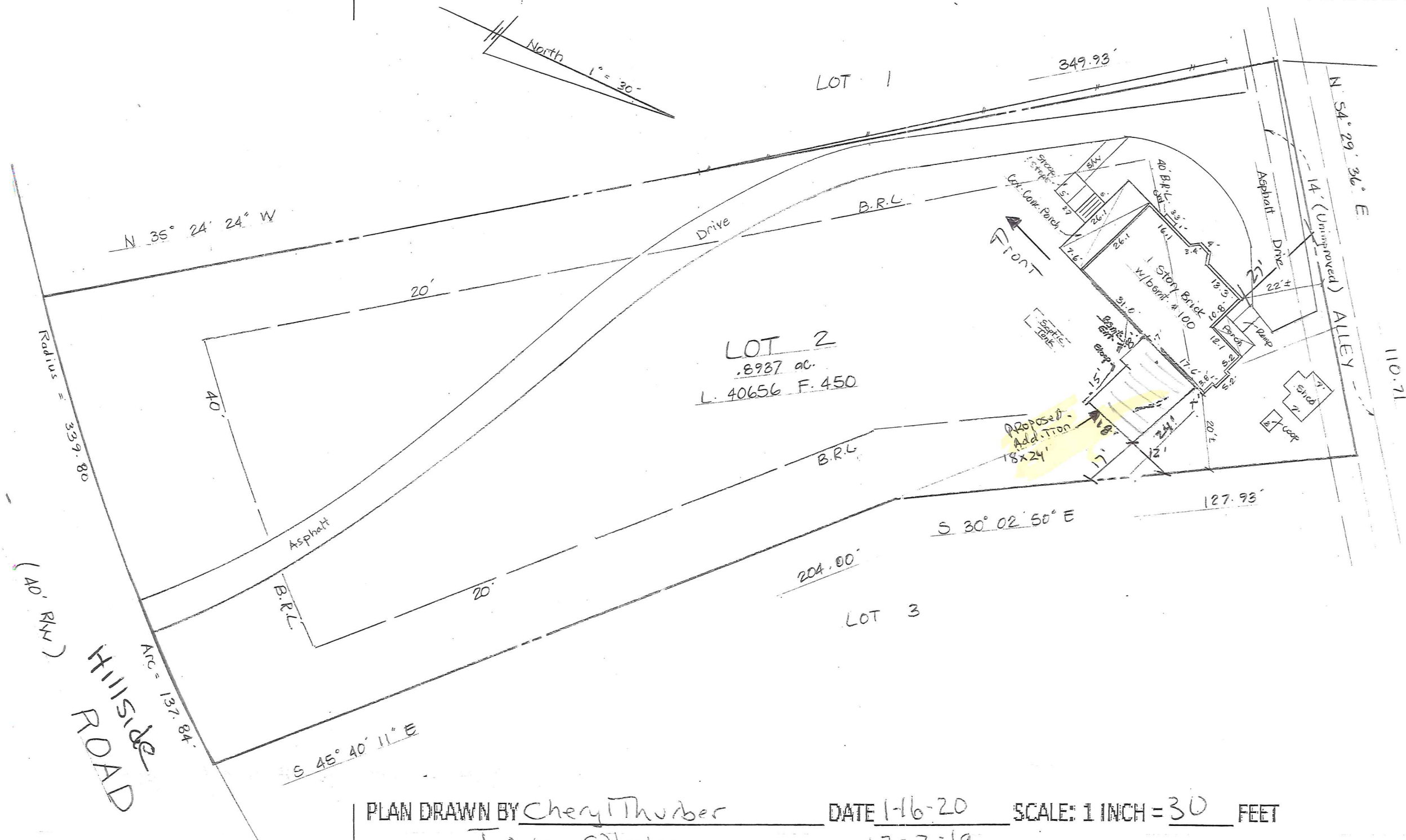
PUBLIC _____ PRIVATE ☒

PRIOR HEARING? _____

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:



PLAN DRAWN BY Cheryl Thurber
Tom Oliver

DATE 1-16-20
12-2-19

SCALE: 1 INCH = 30 FEET

2020-0015-A

Pet. Ech. 1

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

ADDRESS 100 Hillside Rd OWNER(S) NAME(S) Cheryl Thurber

SUBDIVISION NAME Stonewall Park Resub LOT # 99 BLOCK # _____ SECTION # _____

PLAT BOOK # 007 FOLIO # 0018 10 DIGIT TAX # 2100 0024 67 DEED REF. # 40656/00450

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 100C2

SITE ZONED DR-2

ELECTION DISTRICT 01

COUNCIL DISTRICT 01

LOT AREA ACREAGE .8937

OR SQUARE FEET 38930

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

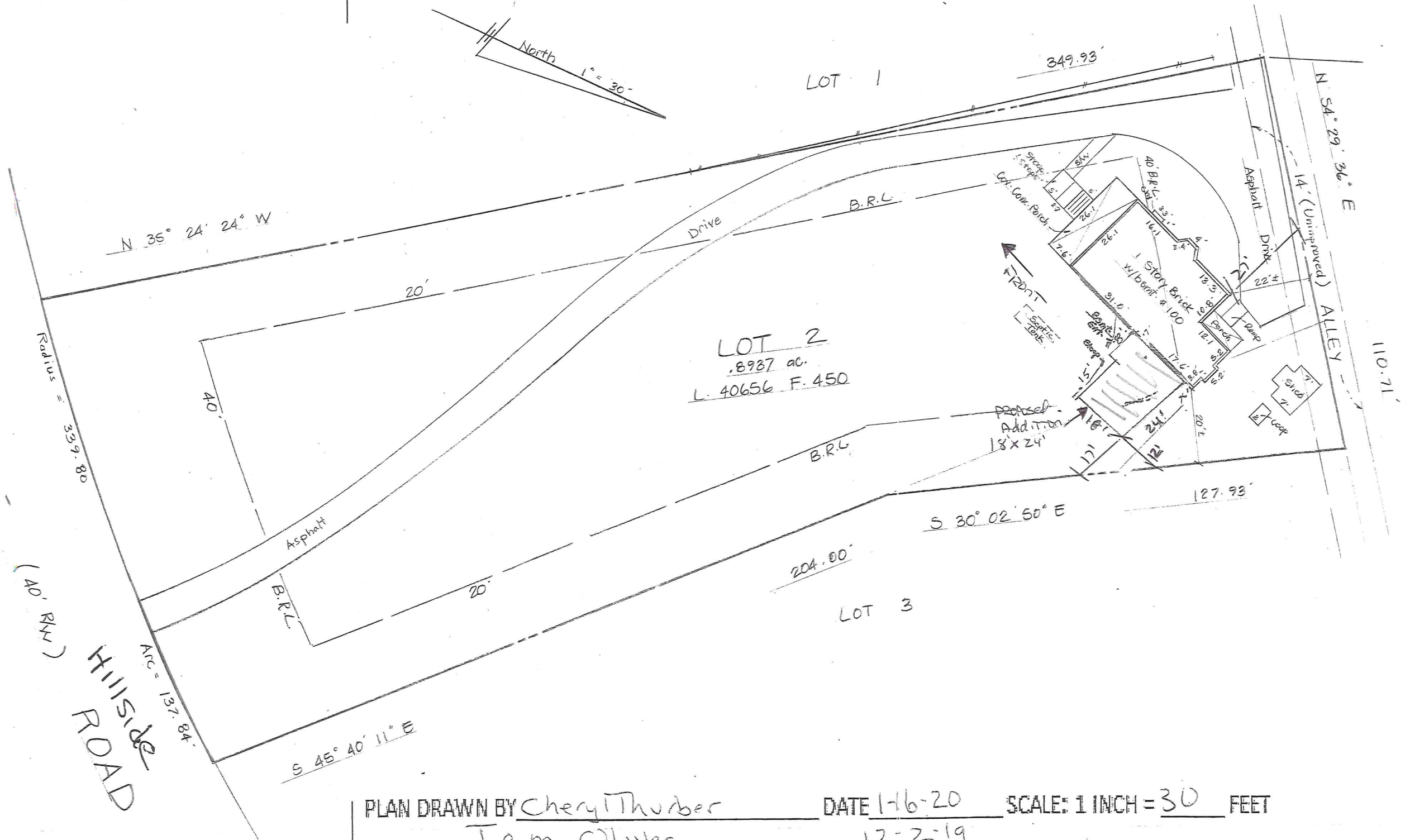
PUBLIC _____ PRIVATE ☒

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2020-0015-A