



JOHN A. OLSZEWSKI, JR.
County Executive

PAUL M. MAYHEW
Managing Administrative Law Judge
MAUREEN E. MURPHY
Administrative Law Judge

August 4, 2023

Barbara Brodie – bbro2402@verizon.net
8202 Tama Court
Pikesville, MD 21208

RE: Petition for Administrative Variance
Case No. 2023-0142-A
Property: 8202 Tama Court

Dear Ms. Brodie:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

Pursuant to Baltimore County Code § 32-3-401(a), “a person aggrieved or feeling aggrieved” by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink that reads "Maureen E. Murphy". The signature is written in a cursive style.

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dlw
Enclosure

Edwin J. Melendez – edwin.Jackson2010@gmail.com

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(8202 Tama Ct.)		
3 rd Election District	*	OFFICE OF ADMINISTRATIVE
2 nd Council District		
Barbara Brodie	*	HEARINGS FOR
Petitioner	*	BALTIMORE COUNTY
	*	CASE NO. 2023-0142-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by Barbara Brodie, legal owner (“Petitioner”) for the property located at 8202 Tama Court, Pikesville (the “Property”). The Petitioner is requesting Variance relief pursuant to the Baltimore County Zoning Regulations (“BCZR”), §1B02.3.C. 1: To permit an existing carport (open projection) to be converted to an enclosed garage and to be expanded, with a front setback of 49 feet and a side setback of 7 feet, in lieu of the required 50 feet and 20 feet respectively.

The Property and requested relief is more fully depicted on the site plan (the “Site Plan”). (Pet. Ex. 1). Petitioner also submitted street view photographs showing the existing carport. (Pet. Ex. 2A-2C). The Property is oddly shaped and sized. Based on My Neighborhood GIS map, the properties facing Tama Court sit inside an enclave surrounded by a steep hill. The hill slopes down into 9 acres +/- of land owned by Baltimore County for storm drain easement. In that low lying area is Slaughterhouse Branch.

Zoning Advisory Committee (“ZAC”) Comments were received from the Bureau of Development Plans Review (“DPR”) and the Department of Environmental Protection and Sustainability (“DEPS”), both of which did not oppose the requested relief.

The Petitioner having filed for Administrative Variance and the Property having been posted on July 6, 2023, 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 §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 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 Petitioner. I find that there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted.

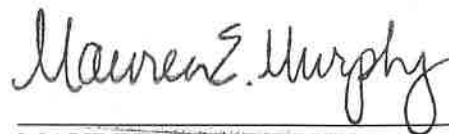
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 4th day of **August, 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("BCZR"), §1B02.3.C. 1 to permit an existing carport (open projection) to be converted to an enclosed garage and to be expanded, with a front setback of 49 feet and a side setback of 7 feet, in lieu of the required 50 feet and 20 feet respectively, be and it is hereby **GRANTED**.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioner is 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, Petitioner 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.

A handwritten signature in cursive script that reads "Maureen E. Murphy". The signature is written in dark ink and is positioned above a horizontal line.

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dlw



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 8202 Tama Court Pikesville Currently Zoned DR-1
Deed Reference 32700-100331 10 Digit Tax Account # 03 04 00 02 820
Owner(s) Printed Name(s) Barbara Brodie

(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)

BCZR: 1B02.3.C.1. → To permit an existing carport to be converted to an enclosed garage and to be expanded, with a front setback of 49 feet and a side setback of 7 feet, in lieu of the required 50 feet and 20 feet, respectively.

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 zoning regulations of Baltimore County, to the zoning 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):

Barbara Brodie
Name #1 – Type or Print
Barbara Brodie
Signature #1
8202 Tama Court Pikesville Maryland
Mailing Address
21208 (443) 928-0747
City State Zip Code Telephone #'s (Cell and Home)
bbro2402@Verizon.net
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:

Edwin J. Melendez
Name - Type or Print
Edwin J. Melendez
Signature
3 Sunnyking Drive Reisterstown MD
Mailing Address City State
21136 (443) 847-3777 edwin.jackson2010@gmail
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 2023-0142-A Filing Date 6, 29, 23 Estimated Posting Date 7, 9, 23 Reviewer JS

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: 8202 Tama Court Pikesville Maryland 21208
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)

To have an encluse Garage For two Vehicles
and because they are receiving elderly and don't
want them to be exposed to the elements

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

Barbara Brodie
Signature of Owner (Affiant)

Signature of Owner (Affiant)

Barbara Brodie
Name - Print or Type

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 22 day of June, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

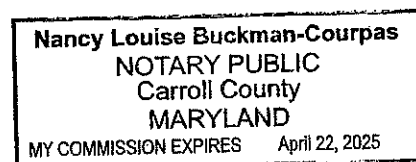
Print name(s) here: Barbara Brodie and Edwin J Villalobos Melendez

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

AS WITNESS my hand and Notaries Seal

Nancy Louise Buckman-Courpas
Notary Public

April 22, 2025
My Commission Expires



8202 Tama Court

(03-04-002820)

2023-0142-A

Property Description

Located on the Southwest side of Tama Court (50' row), 475' southeast of Marcie Drive (50' row).

Being Lot #7, Block F, Section #4 in the subdivision of Stevenson Ridge. As recorded in Baltimore County Plat Book #WJR26, Folio #5. Containing 28, 749 square feet of land, located in the 3rd Election District and 2nd Councilmatic District.

**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/ neighboring 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: 2023-0142-A
Property Address: 8202 TAMA COURT
Legal Owners (Petitioners): BARBARA BRODIE
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): EDWIN J. MELENDEZ
Address: 3 SUNNYKING DRIVE
REISTERSTOWN, MD 21136

Telephone Number: 443-847-3777

*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a \$250.00 rescheduling fee may be required after two failed advertisings and/or postings.

Revised 3/2022

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2023-0142-A Address 8202 TAMA COURT

Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6/29/23 Posting Date: 7/9/23 Closing Date: 7/24/23

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.

Petitioner: This Part of the Form is for the Sign Poster Only. (Detach Along Dotted Line)

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number: 2023-0142-A Address 8202 TAMA COURT

Petitioner's Name: BARBARA BRODIE Telephone (Cell): 443-928-0747

Posting Date: 7/9/23 Closing Date: 7/24/23

wording for Sign: To Permit _____

____ To permit an existing carport to be converted to an enclosed garage and to be expanded, with a front
____ setback of 49 feet and a side setback of 7 feet, in lieu of the required 50 feet and 20 feet, respectively.

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: July 21, 2023

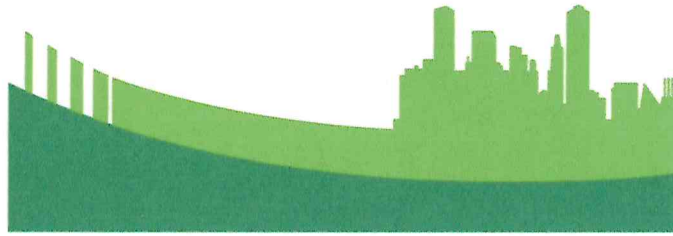
SUBJECT: DEPS Comment for Zoning Item # 2023-0142-A
Address: 8202 TAMA CT
Legal Owner: Barbara Brodie

Zoning Advisory Committee Meeting of July 17, 2023.

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

Additional Comments:

Reviewer: Earl D. Wrenn



CERTIFICATE OF POSTING

July 6, 2023

_____ amended for second inspection

Re:

Zoning Case No. 2023-0142-A

Legal Owner: Barbara Brodie

Closing date: July 24, 2023

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

Attention: Jeff Perlow

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 **8202 Tama Court**.

The signs were initially posted on **July 6, 2023**.

The subject property was also inspected on _____.

Sincerely,

A handwritten signature in blue ink that reads "Bruce E. Doak". The signature is stylized with a large "B" and "D".

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

ADMINISTRATIVE VARIANCE

CASE NO. 2023-0142-A

8202 Tama Court Pikesville, MD 21208

**REQUEST: TO PERMIT AN EXISTING
CARPORT TO BE CONVERTED TO AN
ENCLOSED GARAGE AND TO BE EXPANDED,
WITH A FRONT SETBACK OF 49 FEET AND A
SIDE SETBACK OF 7 FEET, IN LIEU OF THE
REQUIRED 50 FEET AND 20 FEET,
RESPECTIVELY.**

PUBLIC HEARING?

**PURSUANT TO SECTION 26-127(b)(1) BALTIMORE
COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP
MAY REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT IS DONE IN
THE ZONING OFFICE BEFORE JULY 24, 2023.**

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

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2023-0142-A

8202 Tama Court Pikesville, MD 21208

**REQUEST: TO PERMIT AN EXISTING
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ADMINISTRATION AND DEVELOPMENT MANAGEMENT 111 W.
CHESAPEAKE AVENUE TOWSON, MD 21204 410-887-3391**

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: HOMEOWNERS TAX CREDIT		
Account Identifier: District - 03 Account Number - 0304002820		
Owner Information		
Owner Name:	BRODIE BARBARA	Use: RESIDENTIAL
		Principal Residence: YES
Mailing Address:	8202 TAMA CT PIKESVILLE MD 21208-1951	Deed Reference: /32700/ 00331
Location & Structure Information		
Premises Address:	8202 TAMA CT PIKESVILLE 21208-1951	Legal Description: 8202 TAMA CT STEVENSON RIDGE
Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:		
0068 0017 0263 3030028.04 0000 4 F 7 2023 Plat Ref: 0026/ 0005		
Town: None		
Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use		
1962 2,558 SF 28,749 SF 04		
StoriesBasementType ExteriorQualityFull/Half BathGarage Last Notice of Major Improvements		
1 NO STANDARD UNITFRAME/5 2 full/ 1 half 1 Carport		
Value Information		
	Base Value	Value
		Phase-in Assessments
		As of As of As of
		01/01/2023 07/01/2022 07/01/2023
Land:	132,400	132,400
Improvements	223,400	266,700
Total:	355,800	399,100
Preferential Land:	0	0
		355,800 370,233
Transfer Information		
Seller: BRODIE DAVID	Date: 10/22/2012	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /32700/ 00331	Deed2:
Seller: DAVIDSON BERNARD,TRUSTEE	Date: 01/05/1998	Price: \$235,000
Type: ARMS LENGTH IMPROVED	Deed1: /12584/ 00696	Deed2:
Seller: DAVIDSON BERNARD	Date: 01/21/1992	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /09032/ 00347	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2022 07/01/2023
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00 0.00 0.00
Special Tax Recapture: HOMEOWNERS TAX CREDIT		
Homestead Application Information		
Homestead Application Status: Approved 04/17/2020		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application Date:		

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

No. 221211

Date: 6/29/23

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

Rec From: BEC CONSTRUCTION, LLC

For: 2023-0142-A

8202 TAMA COURT (BARBARA BRODIE)

JSS

CASHIER'S
VALIDATION

DISTRIBUTION

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

5616



Bec Construction LLC

3 Sunnyking Dr.
Reisterstown MD 21136
443-847-3777

Wells Fargo, N.A.

65-320/550



PAY TO THE
ORDER OF

Baltimore County
Seenty five and 00/100

\$ 75.00

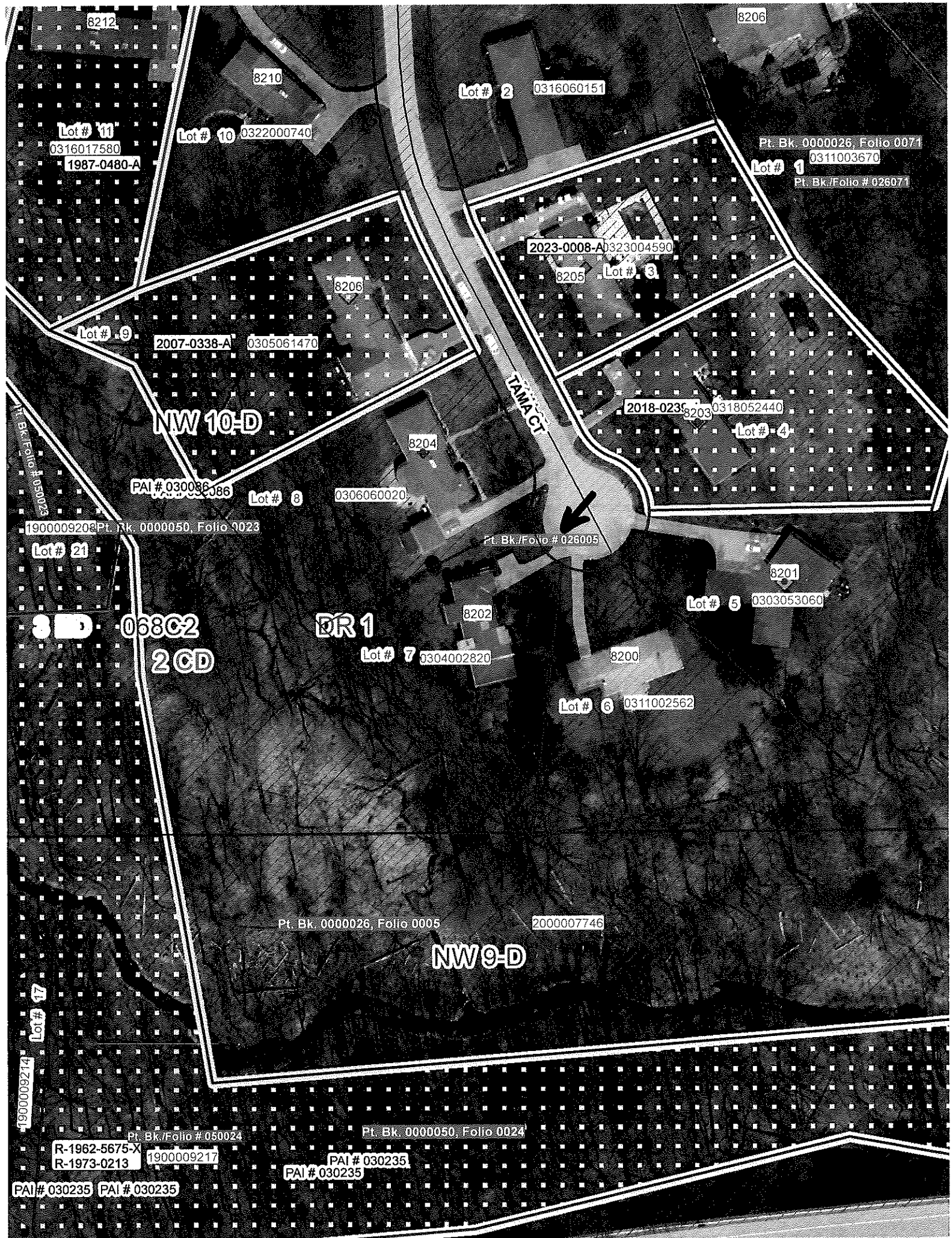
DOLLARS

MEMO 8202 Tama Court



Katerin J. Miley
AUTHORIZED SIGNATURE

Security features. Details on back.



8212

8206

8210

Lot # 2

0316060151

Lot # 11

0316017580

1987-0480-A

Lot # 10

0322000740

Pt. Bk. 0000026, Folio 0071

Lot # 1

0311003670

Pt. Bk./Folio # 026071

2023-0008-A 0323004590

8205

Lot # 3

8206

Lot # 9

2007-0338-A

0305061470

NW 10-D

8204

2018-0235

8203

0318052440

Lot # 4

PAI # 030086

Lot # 8

0306060020

1900009203 Pt. Bk. 0000050, Folio 0023

Lot # 21

Pt. Bk./Folio # 026005

8201

Lot # 5

0303053060

068G2
2 CD

DR 1

8202

Lot # 7

0304002820

8200

Lot # 6

0311002562

Pt. Bk. 0000026, Folio 0005

2000007746

NW 9-D

Lot # 17

1900009214

Pt. Bk./Folio # 050024

Pt. Bk. 0000050, Folio 0024

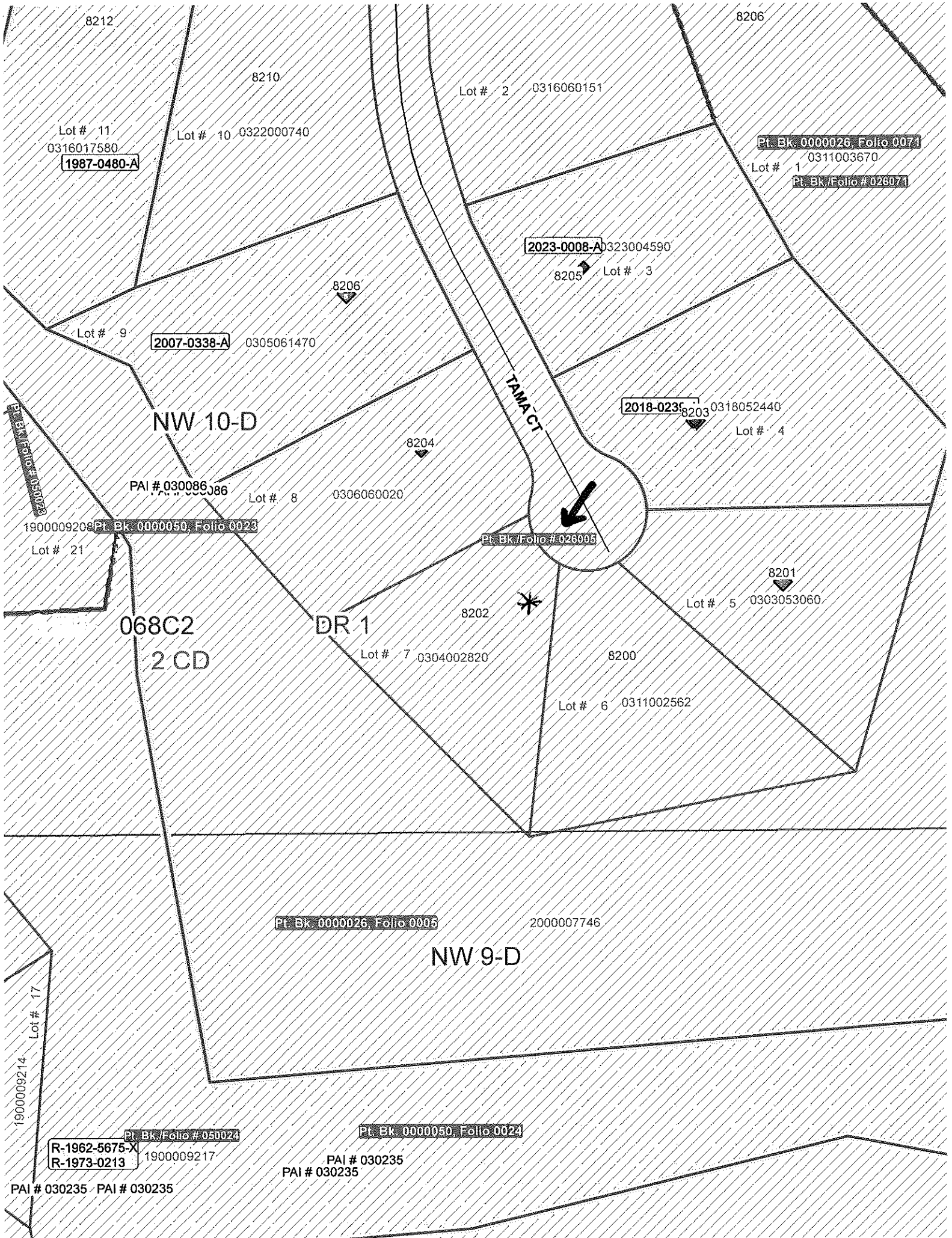
R-1962-5675-X
R-1973-0213

1900009217

PAI # 030235

PAI # 030235

PAI # 030235 PAI # 030235



8212

8206

8210

Lot # 2 0316060151

Lot # 11
0316017580
1987-0480-A

Lot # 10 0322000740

Pt. Bk. 0000026, Folio 0071
0311003670
Lot # 1
Pt. Bk./Folio # 026071

2023-0008-A 0323004590

8205 Lot # 3

8206

Lot # 9
2007-0338-A 0305061470

NW 10-D

PAI # 030086

Lot # 8 0306060020

Pt. Bk. 0000050, Folio 0023

Lot # 21

Pt. Bk./Folio # 026005

2018-0235 0318052440
8203 Lot # 4

8201
Lot # 5 0303053060

068C2
2 CD

DR 1

8202

Lot # 7 0304002820

8200

Lot # 6 0311002562

Pt. Bk. 0000026, Folio 0005

2000007746

NW 9-D

Lot # 17
1900009214

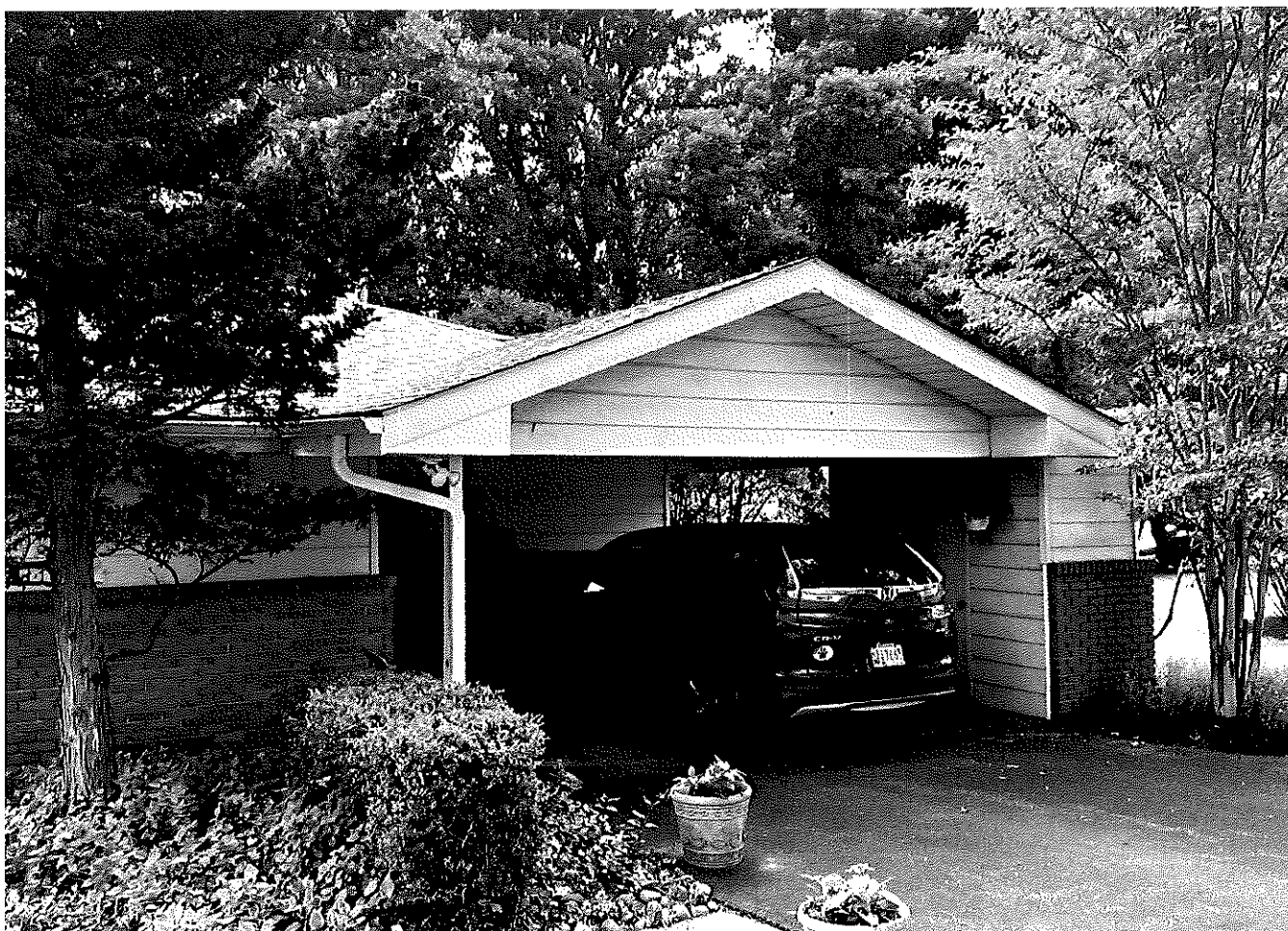
Pt. Bk./Folio # 050024
R-1962-5675-X
R-1973-0213 1900009217

Pt. Bk. 0000050, Folio 0024

PAI # 030235
PAI # 030235

PAI # 030235 PAI # 030235

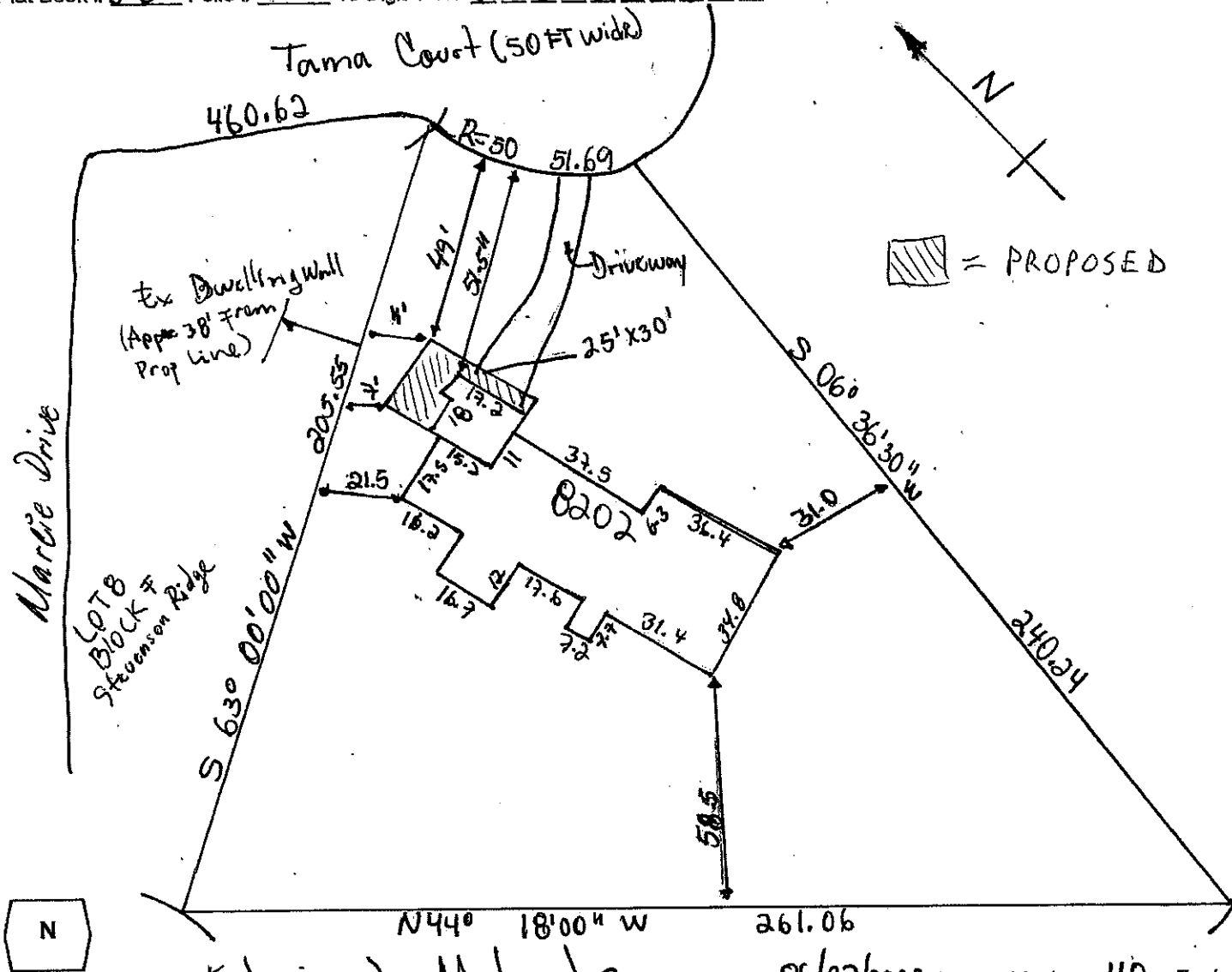






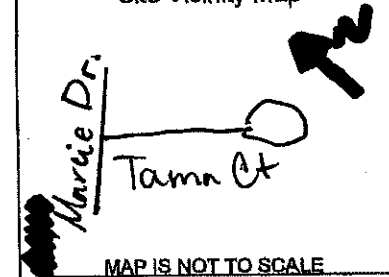
2023-0142-A

Zoning Hearing Plan for Variance ☒ for Special Hearing _____ Mark Type Requested with (X)
 Address 8202 Tama Court Pikesville Owners(s) Name(s) Barbara Brodie
 Subdivision Name Stevenson Ridge Lot # 7 Block # F Section # 4
 Plat Book # 26 Folio # 5 10 Digit Tax # 0304002820 Deed Reference# 32700100331



Plan Drawn By Edwin J. Melander Date 06/27/2023 Scale: 1 inch = 40 Feet

Site Vicinity Map



MAP IS NOT TO SCALE

Zoning Map # 068C2
 Zoning DR 1
 Election District 3
 Council District 2
 Lot Area Acreage 0.66
 Lot Square Footage 28,785.7
 Historic (Yes or No) NO
 CBCA (Yes or No) NO
 Flood Plain (Yes or No) NO
 Utilities - Mark with (X)
 Water is:
 Public ☒ Private _____
 Sewer is:
 Public ☒ Private _____
 Prior Hearing (Yes or No) NO
 If (Yes) list Case Number(s)
 and order result(s) below:

Violation Case Number(s)

2023-0142-A