

IN RE: PETITION FOR ADMINISTRATIVE ZONING VARIANCE
W/S Engleberth Road, 170 ft. S
of c/l Cross Road
1231 Engleberth Road
15th Election District
5th Councilmanic District
James Miller, et ux
Petitioners

* BEFORE THE ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 93-199-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a side yard setback of 12 ft. for a proposed breezeway and garage, and a 16 ft. side yard setback for the existing dwelling, in lieu of the required 50 ft.; a variance from Section 400.1 of the B.C.Z.R. to allow an accessory structure in the front (water) yard, in lieu of the required rear yard, all as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, 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 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

This property lies within close proximity to the Chesapeake Bay and is, therefore, subject to the Chesapeake Bay Critical Area legislation found within Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management must submit recommendations which describe what steps the Petitioners must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

As of the date hereof, these recommendations have not been submitted and the Department of Environmental Protection and Resource Management has requested an extension to complete their study. This extension has been approved and the granting of the variance herein shall be conditioned upon the receipt of, and compliance with, those recommendations.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 22nd day of January, 1993 that the Petition for a Zoning Variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a side yard setback of 12 ft. for a proposed breezeway and garage, and a 16 ft. side yard setback for the existing dwelling, in lieu of the required 50 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 400.1 of the B.C.Z.R. to allow an accessory structure (shed) in the front yard (water), in lieu of the required rear yard, all in accordance with Petitioners' Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit 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, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
3. Compliance with the Department of Environmental Protection and Resource Management recommendations to be submitted upon completion of their review of this matter.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mnn

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4396

January 21, 1993

Mr. and Mrs. James G. Miller
1231 Engleberth Road
Baltimore, Maryland 21221

RE: Petition for Administrative Zoning Variance
Case No. 93-199-A
1231 Engleberth Rd.

Dear Mr. and Mrs. Miller:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mnn
encl.



Petition for Administrative Variance
93-199A
to the Zoning Commissioner of Baltimore County
for the property located at 1231 ENGLEBERTH RD. BALTIMORE MD 21221
which is presently zoned RC-5

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1A04.3.B.3 To allow a side yard setback of 12 ft. for proposed breezeway and garage and 16 ft. for existing dwelling in lieu of the required 50 ft.
400.1 To allow an accessory shed on the backlot yard in lieu of the required rear yard.
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
CABLE, PHONE, Power lines, and septic system in back yard.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee
(Type or Print Name)
Signature
Address
City State Zipcode
Attorney for Petitioner
(Type or Print Name)

(We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.)
Legal Owner(s)
JAMES G. MILLER
Signature
Address
City State Zipcode
Signature
Address
City State Zipcode

1231 ENGLEBERTH RD. 21221
BALTIMORE MD 21221
JAMES G. MILLER
1231 ENGLEBERTH RD. (W) 632-6147

A Public Hearing having been requested and/or heard to be required, it is ordered, by the Zoning Commissioner of Baltimore County, this 12 day of January, 1993, that the subject matter of this petition be set for a public hearing, advertised, on required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be posted.

Zoning Commissioner of Baltimore County

REVIEWED BY: 46 DATE: 12/17/92
ESTIMATED POSTING DATE: 1/03/93

ITEM #: 209

Affidavit in support of
Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereon in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1231 ENGLEBERTH RD.
BALTIMORE MD 21221
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (Indicate hardship or practical difficulty)
CABLE, PHONE, and power lines, and septic system in back yard.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

JAMES G. MILLER
Signature
Address
City State Zipcode
Signature
Address
City State Zipcode

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this 14th day of December, 1992, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared
JAMES & PAMELA MILLER

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

12-14-92

My Commission Expires: June 1, 1995

Three copies of the zoning description of your property are required. Type or print this description, standard 8-1/2" x 11" sheets are acceptable. Most property descriptions, as stated on a deed, do not have adequate information. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 1231 ENGLEBERTH RD.
(address)
Beginning at a point on the WEST side of ENGLEBERTH
(North, south, east or west) (name of street)
(WEST LOOP) which is 20'
street on which property fronts) (number of feet of right-of-way width)
wide at the distance of 170' SOUTH of the
(number of feet) (North, south, east or west)
centerline of the nearest improved intersecting street CROSS RD.
(name of street)
which is 20' wide. *Being Lot # 62-61.
(number of feet of right-of-way width)
Block Section # 888 in the subdivision of EAGLE WEST POINT
(name of subdivision)
as recorded in Baltimore County Plat Book # 8, Folio # 70, containing
1.45 AC. Also known as 1231 ENGLEBERTH RD.
(square feet or acres) (property address)
and located in the 15 Election District, 5 Councilmanic District.

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber: Folio: " and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E. 87.2 ft., S.62 18' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt
93-199-A

Account: R-0014150
Number

Date

Please Make Checks Payable To: Baltimore County

Cashier Validation

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th
Posted for: James G. Miller
Petitioner: Pamela J. Miller
Location of property: 1231 Engleberth Rd, 15th Councilmanic District
Location of Sign: 1231 Engleberth Rd, 15th Councilmanic District
Remarks:
Posted by: [Signature]
Number of Signs: 1
Date of return: 12/21/92

Mr. and Mrs. James G. Miller
1231 Engleberth Road
Baltimore, MD 21221

RE: Case No. 93-199-A, Item No. 209
Petitioner: James G. Miller, et ux
Petition for Administrative Variance

Dear Mr. and Mrs. Miller:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Your petition has been received and accepted for filing this 17th day of December 1992.

Carl Jablon
ARNOLD JABLON
DIRECTOR

Received By:

W. Carl Reichbach Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: James G. Miller, et ux
Petitioner's Attorney:

DPW/Traffic Engineering
Development Review Committee Response Form
Authorized signature: *Dana A. Kelly* Date: 1/1/93

Project Name: *Charles A. Wagandt* File Number: *203* Zoning Issue: *12-28-92* Meeting Date: *12-21-92*

DED DEPRM RP STP *NC*

✓ Baker Land Company *200* *NC*

DED DEPRM RP STP *NC*

✓ Kenneth E. and Carol C. Lentz *201* *NC*

DED DEPRM RP STP *NC*

✓ Aubrey N. and Ruth N. Freeman *202* *NC*

DED RP STP *NC*

COUNT 4

Charles A. Wagandt *203* *12-28-92* *comment*

DED DEPRM RP STP TE *NC*

✓ Walter Dempsey Lee and Carolyn Shaw *204* *comment*

DED DEPRM RP STP TE *NC*

Thomas Booth, Louis and Elmer Morsberger *205* *comment*

DED DEPRM RP STP TE *NC*

✓ Michael J. and Bonnie Conner *207* *comment*

DED DEPRM RP STP TE *NC*

Wyaness Associates Limited Partnership *208* *comment*

DED DEPRM RP STP TE *NC*

✓ James G. and Pamela J. Miller *210* *NC*

DED DEPRM RP STP TE *NC*

✓ Sarkis G. and Susan T. Aghazarian *212* *NC*

DED DEPRM RP STP TE *NC*

Pickersgill, Inc. *212*

Rec'd 1/1/93

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: January 6, 1993

FROM: J. Lawrence Pilson
Development Coordinator, DEPRM

SUBJECT: Zoning Item #209
1231 Engleberth Road
Zoning Advisory Committee Meeting of December 28, 1992

The Department of Environmental Protection and Resource Management requests an extension for the review of the above referenced zoning item to determine whether the proposed development is in compliance with the Chesapeake Bay Critical Area Regulations. The applicant must submit a Critical Area Findings Plan for review and approval by this Department prior to preparation of a Critical Area Findings for the development. The applicant may contact the Environmental Impact Review Division of the Department at 887-2904 for details.

LP:sp

ENGLEBER/TXTSBP

93-199-A 1/19/93

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: January 5, 1993

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee
(December 28, 1992)

The Office of Planning and Zoning has no comments on the following petitions:

Charles Wagandt, Item No. 203
Walter and Carolyn Shaw, Item No. 204
Michael and Bonnie Conner, Item No. 207
James and Pamela Miller, Item No. 209
Sarkis and Susan Aghazarian, Item No. 210
Stephen and Mary Catherine Fox, Item No. 211

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning at 887-3211.

Prepared by: *Francis Morsey*

Division Chief: *Carol Keller*

PK/FH:rdn

ITH20479. ZAC/ZAC1

SHA
Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassouri
Administ.

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: *209 (LJG)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Robert Small
John Contestabile, Chief
Engineering Access Permits
Division

My telephone number is 410-333-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 585-0451 D.C. Metro - 1-800-492-3082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

DPW/Traffic Engineering
Development Review Committee Response Form
Authorized signature: *William K. L.P.* Date: 1/1/93

Project Name: *Charles A. Wagandt* File Number: *203* Zoning Issue: *12-28-92* Meeting Date: *12-21-92*

DED DEPRM RP STP TE *W/L*

✓ Walter Dempsey Lee and Carolyn Shaw *204* *N/C*

DED DEPRM RP STP TE *W/L*

Thomas Booth, Louis and Elmer Morsberger *205* *N/C*

DED DEPRM RP STP TE *N/C*

✓ Michael J. and Bonnie Conner *207* *N/C*

DED DEPRM RP STP TE *N/C*

✓ Wyaness Associates Limited Partnership *208* *N/C*

DED DEPRM RP STP TE *N/C*

✓ James G. and Pamela J. Miller *209* *N/C*

DED DEPRM RP STP TE *N/C*

✓ Sarkis G. and Susan T. Aghazarian *210* *N/C*

DED DEPRM RP STP TE *N/C*

✓ Pickersgill, Inc. *212* *N/C*

DED DEPRM RP STP TE *N/C*

✓ Stephen Thomas Fox and Mary Catherine Wilson *211* *N/C*

DED DEPRM RP STP TE *N/C*

COUNT 9

Stonegate at Patapsco (Azeal Property) *6-1-92*

90476
ZON DED TE (Waiting for developer to submit plans first)

COUNT 1

FINAL TOTALS *Rec'd 1/1/93*
COUNT 10

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21286-5500

DECEMBER 28, 1992 (410) 887-4500

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: JAMES G. MILLER AND PAMELA J. MILLER
Location: #1231 ENGLEBERTH ROAD
Item No.: *209(LJG) Zoning Agenda: DECEMBER 28, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *Carl A. Jones*
Planning Group
Special Inspection Division

JP/KEK

93-199-A 1-19-93 3/11/93 9 2W 93-2567

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold E. Jablon, Director
Office of Zoning Administration
and Development Management
DATE: March 11, 1993

FROM: J. James Dieter

SUBJECT: Petition for Zoning Variance - Item 209
Miller Property
Chesapeake Bay Critical Area Findings

RECEIVED
MAR 12 1993
ZONING OFFICE

SITE LOCATION
The subject property is located at 1231 Engleberth Road. The site is within the Chesapeake Bay Critical Area and is classified as a Limited Development Area (LDA).

APPLICANT'S NAME Mr. and Mrs. James Miller

APPLICANT PROPOSAL
The applicant has requested a variance from sections 1A04.3.B.3 and 400.1 of the Baltimore County Zoning Regulations to allow side yard setbacks of 12 feet for the proposed breezeway and garage and a 16 foot setback for the existing dwelling in lieu of the required 50 feet and to allow an accessory structure (shed) on the (water) front yard in lieu of the required rear yard.

GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM
In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Critical Area Law:

1. "Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
2. Conserve fish, wildlife and plant habitat; and
3. Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts." <COMAR 14.15.10.01.0>

Mr. Arnold E. Jablon
March 11, 1993
Page 2

REGULATIONS AND FINDINGS

1a. Regulation: "A minimum 100 foot buffer shall be established landward from the mean high water line of tidal waters, tidal wetlands, and tributary streams" <Baltimore County Code Section 26-449(a)>.

1b. Policy: "Redevelopment - if less than a 100 foot buffer exists, the buffer is established from the limit of existing permitted disturbance to the shoreline." <Baltimore County Department of Environmental Protection and Resource Management Policy Manual - Chesapeake Bay Critical Area, Buffers>.

Findings: The limit of existing permitted disturbance is established at the northern and eastern sides of the existing house which extends to within about 35 feet of tidal waters and tidal wetlands. The proposed breezeway and garage would be located closer to tidal wetlands than the house and would not be permitted. The location of the septic area to the southeast of the house would preclude these structures from being located further away from tidal waters and tidal wetlands. Therefore, this requirement cannot be met.

2. Regulation: "Dredging, filling, or construction other than approved bulkheading shall not be permitted in any non-tidal and tidal wetlands unless the proposed development consists of utility, bridge, or street development in a non-tidal wetland and unless the Director of Environmental Protection and Resource Management finds this proposed development not detrimental to the County's Wetland Management Programs" <Baltimore County Code, Section 26-447>.

Findings: There are tidal wetlands on this site but these wetlands are not proposed to be impacted by the proposed development. Therefore, this requirement has been met.

CONCLUSION
Since the proposed structures cannot be approved or moved to an approvable location on-site, this proposal does not comply with Chesapeake Bay Critical Area Regulations and is therefore not approved. If there are any questions, please contact Ms. Patricia M. Farr at 887-2904.

J. James Dieter, Director
Department of Environmental Protection
and Resource Management

JJD:SBA:cm
Attachment
MILLER/MQBCA

Baltimore County Government
Office of Zoning Administration
and Development Management
111 West Chesapeake Avenue
Towson, MD 21204
December 23, 1992 (410) 887-3353

James and Pamela Miller
1231 Engleberth Road
Baltimore, Maryland 21221

Re: CASE NUMBER: 93-199-A
LOCATION: W/S Engleberth Road (west loop), 170' S of c/l Cross Road
1231 Engleberth Road
15th Election District - 5th Councilmanic

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a renumber regarding the administrative process.

1) Your property will be posted on or before January 1, 1993. The closing date (January 19, 1993) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

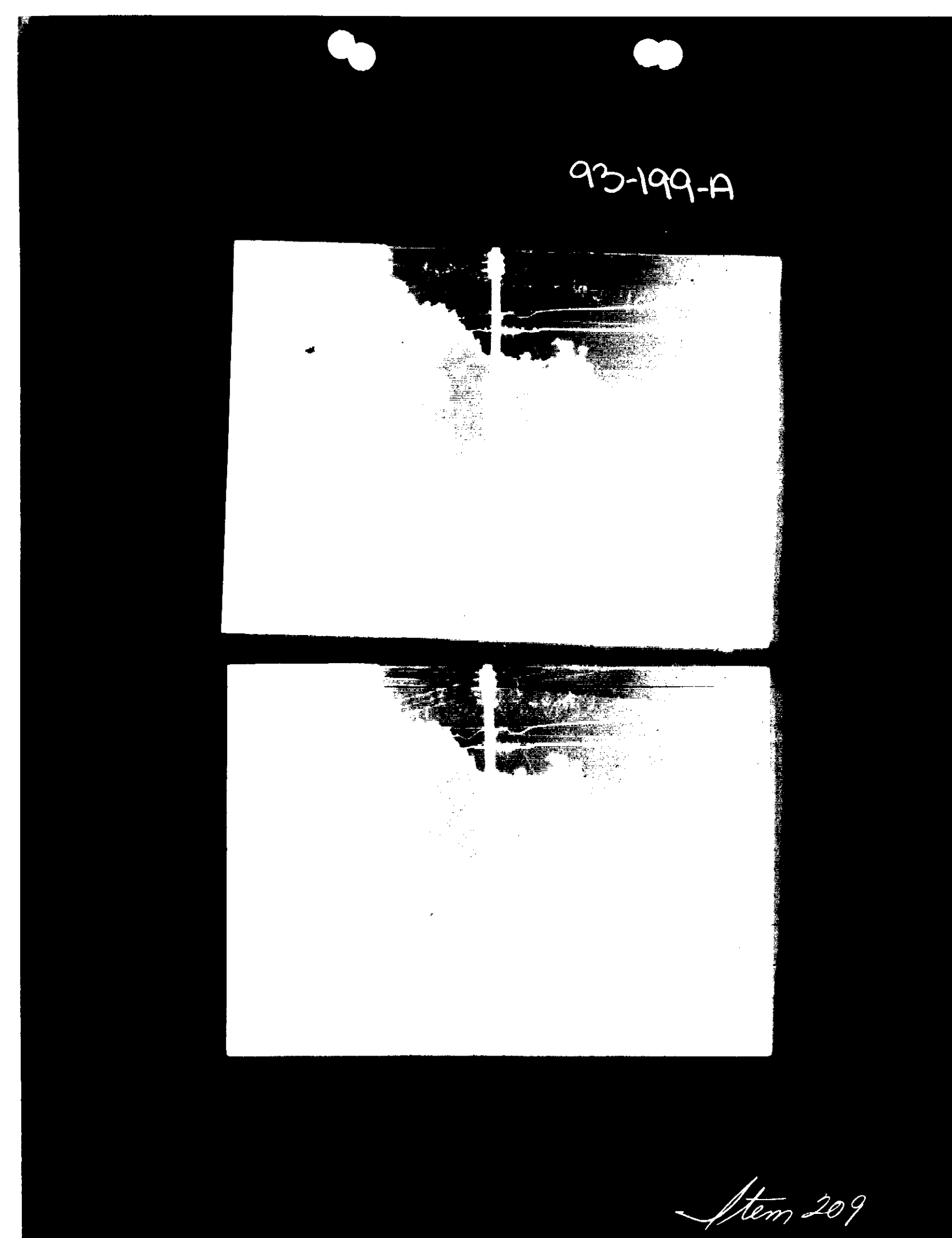
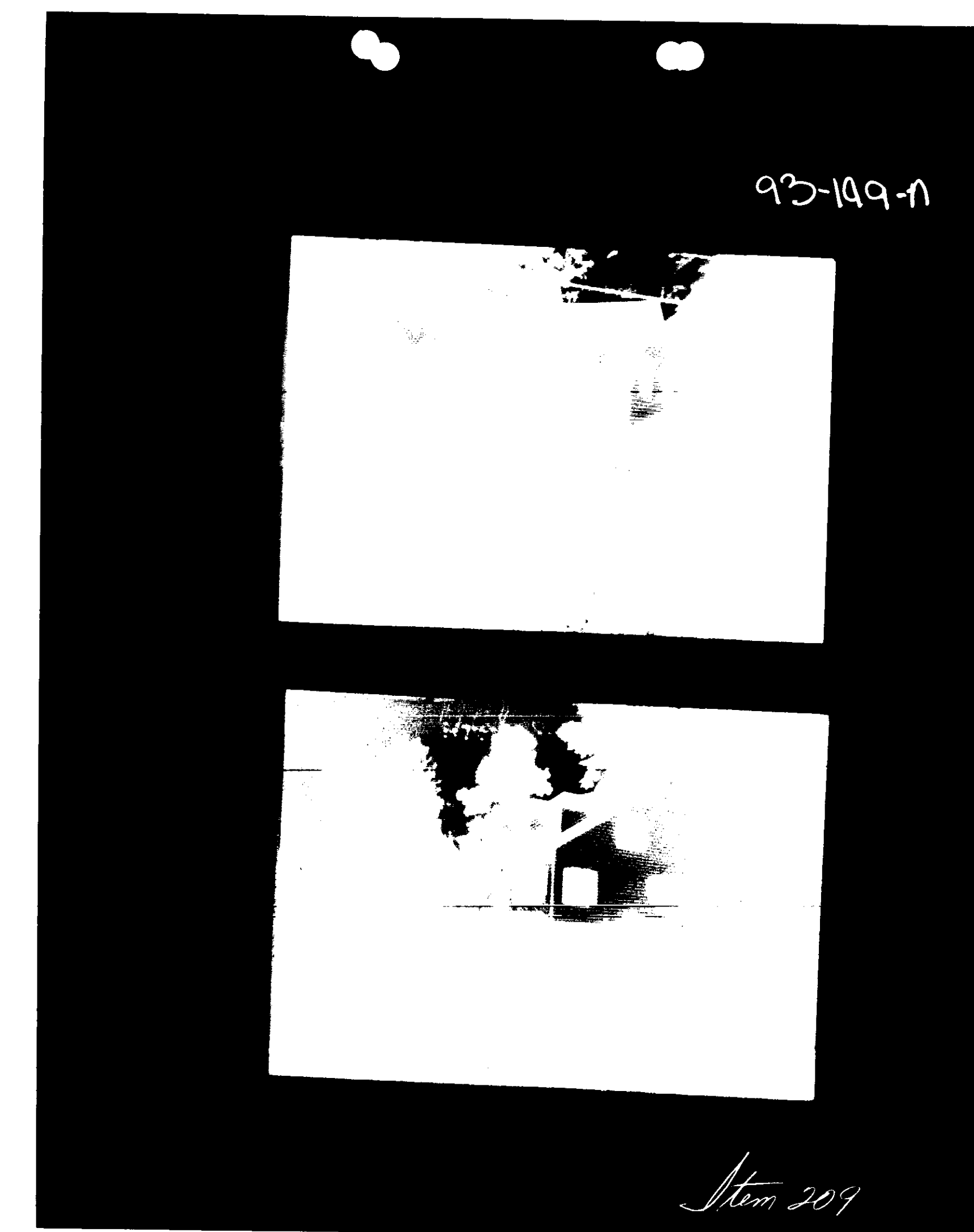
2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Arnold Jablon
Director

Printed on Recycled Paper



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 1231 Engleberth Rd. See pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: EAGLES NE 1 PLANT
plat books 8, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

OWNER: JAMES & PAMELA MILLER

North
date: 11-17-92
prepared by: JJD

Scale of Drawing: 1" = 50'

93-199-A

LOCATION INFORMATION

Councilmanic District: 5
Election District: 15
1"-200' scale map: SE 214
Zoning: RG-5
Lot size: 40,500 square feet
BREEZEWAY: ☒
GARAGE: ☒
SHED: ☒
DRIVEWAY: ☒
PORCH: ☒
DECK: ☒
STAIRS: ☒
WALKWAY: ☒
FENCE: ☒
GATE: ☒
SIGN: ☒
LIGHT: ☒
PLANT: ☒
TREE: ☒
SHRUB: ☒
FLOWER: ☒
FRUIT: ☒
VEGETABLE: ☒
HERB: ☒
SPICE: ☒
MEDICINAL: ☒
AROMATIC: ☒
ESSENTIAL: ☒
FRAGRANT: ☒
TACTILE: ☒
VISUAL: ☒
AUDITORY: ☒
GUSTATORY: ☒
OLFACTORY: ☒

Zoning Office USE ONLY!

reviewed by: LG
ITEM #: 209
CASE#: 93-199-A