

IN RE: PETITION FOR ADMIN. VARIANCE
S/3 Marshall Wood Road, 272' W
of the c/l of Tarragon Road
(207 Marshall Wood Road)
4th Election District
3rd Councilmanic District

Peter A. Hupert, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-588-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Peter A. and Carla L. Hupert. The Petitioners seek relief from Sections 1B01.2.C.1.b and 301 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear setback of 17 feet in lieu of the required 22.5 feet for a proposed 14' x 20' open deck. The subject property is located in the vicinity of Berrymans Lane in Reisterstown and is more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. 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 surrounding community and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the


ORDER RECEIVED FOR FILING
Date 7/24/97
By [Signature]

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.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 24th day of July, 1997 that the Petition for Administrative Variance seeking relief from Sections 1B01.2.C.1.b and 301 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear set-back of 17 feet in lieu of the required 22.5 feet for a proposed 14' x 20' open deck, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

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 relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
7/24/97
[Handwritten initials]



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

July 24, 1997

Mr. & Mrs. Peter A. Hupert
207 Marshall Wood Road
Reisterstown, Maryland 21136

RE: PETITION FOR ADMINISTRATIVE VARIANCE
S/S Marshall Wood Road, 272' W of the c/l of Tarragon Road
(207 Marshall Wood Road)
4th Election District - 3rd Councilmanic District
Peter A. Hupert, et ux - Petitioners
Case No. 97-588-A

Dear Mr. & Mrs. Hupert:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party 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 Permits and Development Management Office at 887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "Timothy M. Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

File



KEEP IN ZONING FILE
AND MICRO FILM,
CASE # 97-588-A



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
✓ 410-887-4386

July 24, 1997

Mr. & Mrs. Peter A. Hupert
207 Marshall Wood Road
Reisterstown, Maryland 21136

RE: PETITION FOR ADMINISTRATIVE VARIANCE
S/S Marshall Wood Road, 272' W of the c/l of Tarragon Road
(207 Marshall Wood Road)
4th Election District - 3rd Councilmanic District
Peter A. Hupert, et ux - Petitioners
Case No. 97-588-A

Dear Mr. & Mrs. Hupert:

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In the event any party finds the decision rendered is unfavorable, any party 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 Permits and Development Management Office at 887-3391.

Very truly yours,

Timothy Kotroco

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

File

97-588-A
OK to increase deck
50' long as
17' foot rear yd
setback maintained
& no other variances
needed
JES
8/1/97



Petition for Administrative Variance

97-588-A

to the Zoning Commissioner of Baltimore County

for the property located at 207 Marshall Wood Rd, Reisterstown MD
which is presently zoned DR 3.5 ²¹¹³⁶

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate 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(s)

1 B61.2.C.1.b. + 301 to permit a 17' rear setback in lieu of 22.5' for an open deck.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Safety concerns (safe walk space and safety for exiting) when furniture is on the deck (limited useable space for furniture on 10 1/2' deck). A 10 1/2' deck is disproportionate for a 1900 square foot house. A large deck off the back of the house is more useable than 33' of back yard. Not able to develop property to its full potential. Not functional for entertaining. Larger deck increases property value for owner and surrounding neighbors. House was built almost to minimum setback.

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

I/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

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Legal Owner(s):

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County this ___ day of _____, 19___ that the subject matter of this petition be set for a public hearing, advertised as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY: *mtk*

DATE: *6/17/97*

ESTIMATED POSTING DATE: *7/6/97*



Printed with Soybean Ink on Recycled Paper

ITEM #: *588*

ORDER RECEIVED FOR FILING

Date *7/21/97*

By *[Signature]*

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 thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 207 Marshall Wood Rd.
address
Reisterstown MD 21136
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)

Safety concerns (safe walk space and safety for exiting) when furniture is on the deck (limited useable space for furniture on 10 1/2' deck. A 10 1/2' deck is disproportionate for a 1900 Square foot house. A large deck off the house is more useable than 33' of back yard. Not able to develop property to its full potential. Not functional for entertaining. Larger deck increases property value for owner and surrounding neighbors. House was built almost to the minimum setback.

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.

Peter A. Hupert P.H.
(signature)
Peter A. Hupert
(type or print name)



Carla L. Hupert
(signature)
CARLA L. HUPERT
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

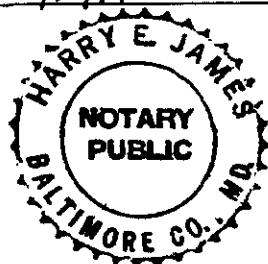
I HEREBY CERTIFY, this 26TH day of JUNE, 19 97, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Peter A. Hupert Carla L. Hupert

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.

6/26/97
date



[Signature]
NOTARY PUBLIC

My Commission Expires:

4/1/2001

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 thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 207 Marshall Wood Rd.
address
Reisterstown MD 21136
City State Zip Code

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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.

Peter A. Hupert
(signature)
Peter A. Hupert
(type or print name)



Carla L. Hupert
(signature)
CARLA L. HUPERT
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

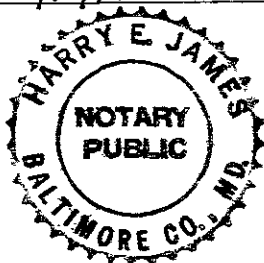
I HEREBY CERTIFY, this 26TH day of JUNE, 19 97, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Peter A. Hupert Carla L. Hupert

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

6/26/97
date



Shirley Gowan
NOTARY PUBLIC

My Commission Expires:

4/1/2001



Petition for Administrative Variance

97-588-A

to the Zoning Commissioner of Baltimore County

for the property located at 207 Marshall Wood Rd, Reisterstown MD
which is presently zoned 21136 DR 3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate 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(s)

11301.2.C.1.b. + 301 to permit a 17' rear setback in lieu of 22.5' for an open deck

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Safety concerns (safe walk space and safety for exiting) when furniture is on the deck (limited useable space for furniture on 10 1/2' deck). A 10 1/2' deck is disproportionate for a 1900 square foot house. A large deck off the back of the house is more useable than 33' of back yard. Not able to develop property to its full potential. Not functional for entertaining. Larger deck increases property value for owner and surrounding neighbors. House was built almost to minimum of setback

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.

I/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.

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Legal Owner(s)

Peter A. Hupert

(Type or Print Name)

Peter A. Hupert

Signature

Carla L. Hupert

(Type or Print Name)

Carla L. Hupert

Signature

207 Marshall Wood Rd (410) 833-4952

Address

Phone No
(W) (410) 728-2900

Reisterstown MD 21136

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Peter Hupert

Name

207 Marshall Wood Rd (410) 833-4952

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County this ___ day of _____, 19___ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY: mjl

DATE: 6/27/07

ESTIMATED POSTING DATE: 7/6/07



Printed with Soybean Ink on Recycled Paper

ITEM #: 588

ZONING DESCRIPTION FOR 207 Marshall Wood Road, Reisterstown, MD 21136-5847

97-588-A

Beginning at a point on the South side of Marshall Wood Road which is 50 feet wide at the distance of 272 feet West of the centerline of the nearest improved intersecting street Tarragon Road which is 60 feet wide. Being Lot #33 in the subdivision of Berryman's Glen as recorded in Deed Liber 67, Folio 90, containing 5580 square feet. Also known as 207 Marshall Wood Road and located in the 4th Election District, ^{3rd} Councilmanic District.

588

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

041000

DATE 6/27/97

ACCOUNT

01-615

Item. 588

By: MDA

AMOUNT

\$ 50.00

RECEIVED FROM:

Peter Hypert - 207 Marshall Wood Rd.

FOR:

010-Res Var

\$ 50.00

PAID RECEIPT

PROCESS ACTUAL TIME

6/27/1997 6/27/1997 10:44:55

REG 0503 CASHIER UNTIL ULM DRAWER

MISCELLANEOUS CASH RECEIPT

Receipt # 007187

CR NO. 041000

50.00 CHECK

Baltimore County, Maryland

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

July 17, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-588-A
907 Marshall Wood Road
S/S Marshall Wood Road, 272' W of centerline Farragon Road
4th Election District - 3rd Councilmanic District
Legal Owner(s): Peter A. Hubert and Carla L. Hubert
Post by Date: 07/06/97
Closing Date: 07/21/97

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/She may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's 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.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script that reads "Arnold Jablon".

Arnold Jablon
Director

cc: Peter and Carla Hubert



Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than * 7/6/97

Format for Sign Printing, Black Letters on a White Background:

Item 588

ZONING NOTICE

ADMINISTRATIVE VARIANCE

Case No.: 97-588-A

Variance

to permit a 17' rear setback in lieu of 22.5'

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

* 7/21/97

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



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighbor 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 which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 588

Petitioner: Peter A. Hupert

Location: 207 Marshall Wood Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Peter A. Hupert

ADDRESS: 207 Marshall Wood Rd

Reisterstown, MD 21136

PHONE NUMBER: (410) 833-4952

AJ:ggs

(Revised 09/24/96)



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

July 23, 1997

Mr. and Mrs. Peter Hupert
207 Marshall Wood Road
Reisterstown, MD 21136

RE: Item No.: 588
Case No.: 97-588-A
Petitioner: Peter Hupert, et ux

Dear Mr. and Mrs. Hupert:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on June 27, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure 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. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor

WCR/re .
Attachment(s)



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

TO: PDM

DATE: 7/10/97

FROM: R. Bruce Seeley *RBS/sp*
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: *July 14, 1997*

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 579
581
582
584
586
587
588
589

RBS:sp

BRUCE2/DEPRM/TXTS8P

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

DATE: July 8, 1997

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

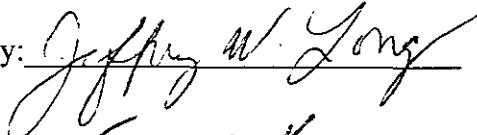
SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):

Item Nos. 579, 581, 582, 583, 584, 586, ~~588~~ and 589

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3495.

Prepared by:



Division Chief:



AFK/JL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: July 11, 1997

FROM: *Jwb* Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for July 21, 1997
Item Nos. 579, 580, 581, 582, 583,
584, 585, 586, 587, 588, & 589

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 7.14.97
Item No. 588 MSK

Dear Ms. Eubanks:

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 affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

P. J. Hord
for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department



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

17 1997

(410) 887-4500

July 10, 1997

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF July 14, 1997

Item No.: SEE BELOW Zoning Agenda:

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.

3. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

579, 581, 582, 583, 584, 585, 586, 588, and 589

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 867-4681, MS-1102F

cc: File



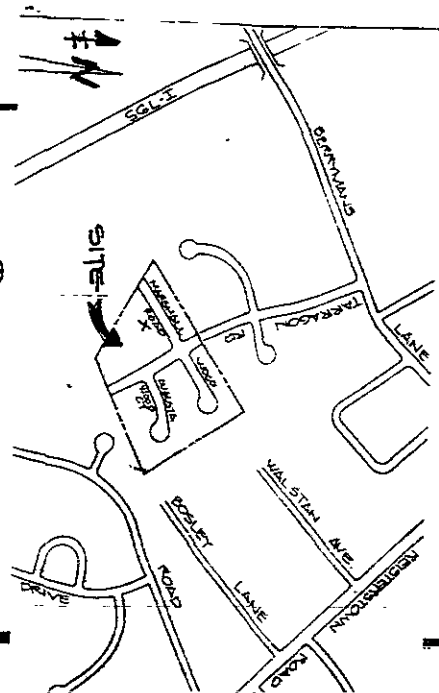
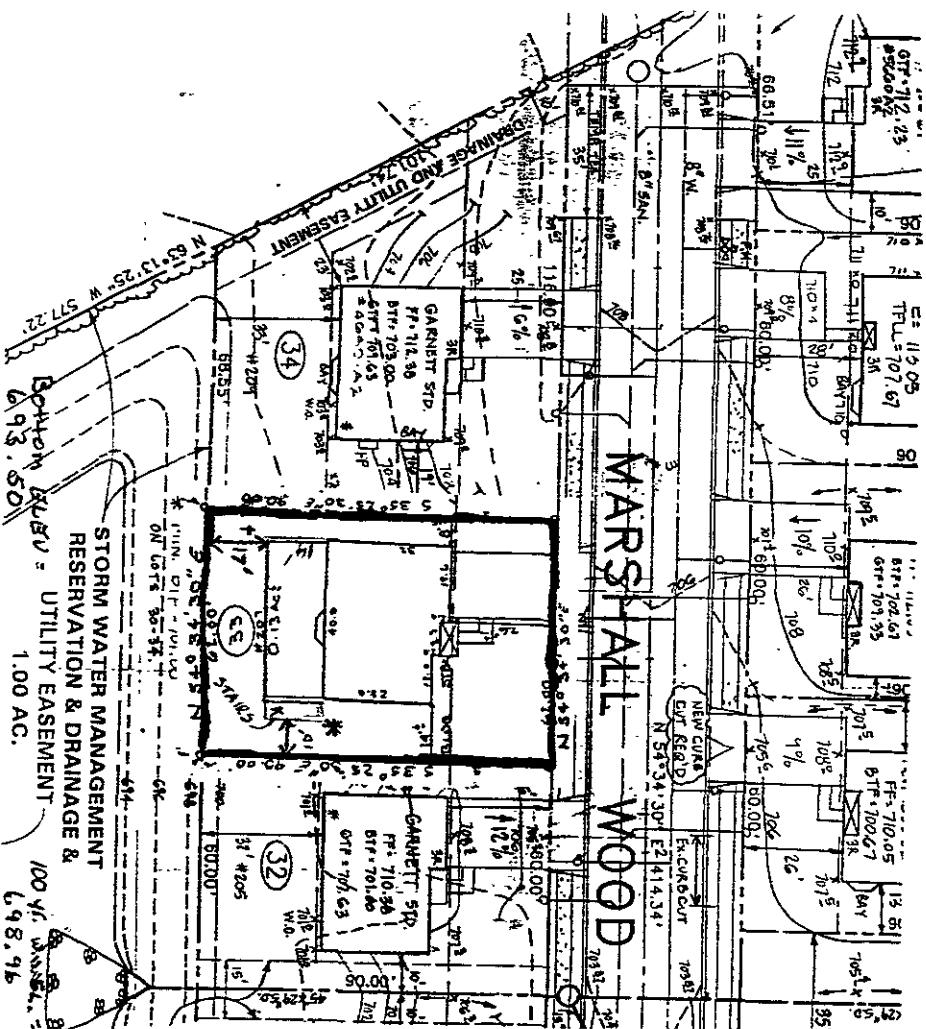
Plat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: 207 Marshall Wood Rd see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Bergymans Glenn

plat book # 67, folio # 90, lot # 33, section # _____

OWNER: Peter & Carla Huport



North

date: 6-25-97
 prepared by: Peter A. Huport

Scale of Drawing: 1" = 50'

* If stairs at deck are not located to side, they will be placed in rear and not exceed 4x10'

STORM WATER MANAGEMENT RESERVATION & DRAINAGE & UTILITY EASEMENT
 1.00 AC.
 BOTTOM CURB = 693.50'
 100 YR. WASH. = 698.96'

LOCATION INFORMATION

Election District: 4

Councilmanic District: 3

1"=200' scale map#: NW 145

Zoning: R3.5

Lot size: 137 acreage 5580 square feet

SEWER: public private
 WATER:
 Chesapeake Bay Critical Area:
 Prior Zoning Hearings: none

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____

PH 588

