

IN RE: PETITION FOR ADMIN. VARIANCE

W/S of Rich Hill Road, 105.9' N
of centerline of Ridgeleigh
9th Election District
4th Councilmanic District
(7102 Rich Hill Road)

Kathryn E. & Douglas S. Reinhart
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 00-079-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by Kathryn E. & Douglas S. Reinhart, property owners, for that property known as 7102 Rich Hill Road in the Stoneleigh area of Baltimore County. The Petitioners herein seek a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a sideyard setback of 7 ft. in lieu of the required 10 ft. for an addition. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative 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.

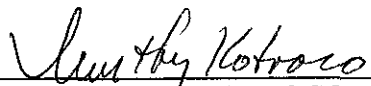
The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy 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.

ORDER RECEIVED FOR FILING
Date 10/18/99
By R. Jameson

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 Deputy Zoning Commissioner for Baltimore County this 18th day of October, 1999, that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a sideyard setback of 7 ft. in lieu of the required 10 ft. for an addition, be and is hereby GRANTED, subject, however, to the following restriction which is a condition 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.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
Date 10/18/99
By J.R. Jones



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

October 18, 1999

Mr. & Mrs. Douglas S. Reinhart
7102 Rich Hill Road
Baltimore, Maryland 21212

Re: Petition for Administrative Variance
Case No. 00-079-A
Property: 7102 Rich Hill Road

Dear Mr. & Mrs. Reinhart:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed 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 from 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 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7102 Rich Hill Road
which is presently zoned D.R. 50S

This Petition shall be filed with the Department of Permits and 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)

1B02.3.C.1 to permit a side yard setback of 7 ft. in lieu of the required 10 ft.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

Douglas S. Reinhart
Name - Type or Print _____
D. S. Reinhart
Signature _____
Kathryn E. Reinhart
Name - Type or Print _____
Kathryn E. Reinhart
Signature _____
7102 Rich Hill Road (410) H
Address _____ 828-9215
Baltimore MD 21212
City _____ State _____ Zip Code _____

Representative to be Contacted: 410-385-5042 w

Name _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 00-79-A

Reviewed By BR Date 8/23/99

REU 9/15/98

Estimated Posting Date 9/5/99

ORDER RECEIVED FOR FILING

10/18/99

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

7102 Rich Hill Road
Address
Baltimore MD 21212
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):

We intend to enclose a screened porch along the north side of our home, in order to create a family room. Our home, like many in Stoneleigh, was built without a family room area, and other families have enclosed similar porches to create family rooms. Our screened porch is approximately 7 feet wide at its narrowest point, as the chimney juts out from the house approximately 2 feet. At its widest point, the porch is approximately 9 feet across. Enclosing the porch with its present dimensions would not create a usable room for our family of five. We would like to extend the porch out approximately 3 feet, which would leave a 7 foot setback from our neighbor's driveway. We would be able to use the existing structure as a starting point for the new room. Having a usable family room will allow us to enjoy our living space more and will increase the value of our home.

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

D. S. Reinhart
Signature
Douglas S. Reinhart
Name - Type or Print

Kathryn E. Reinhart
Signature
Kathryn E. Reinhart
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20th day of August, 1999 before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Douglas S. Reinhart and Kathryn E. Reinhart
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

8/20/99
Date

Kimberly Federich
Notary Public

My Commission Expires 5/01/01

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.

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7102 Rich Hill Road
Address
Baltimore MD 21212
City State Zip Code

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Douglas S. Reinhart
Signature
Douglas S. Reinhart
Name - Type or Print

Kathryn E. Reinhart
Signature
Kathryn E. Reinhart
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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Douglas S. Reinhart and Kathryn E. Reinhart
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AS WITNESS my hand and Notarial Seal

8/20/99
Date

Kimberly Rudewitz
Notary Public
My Commission Expires 5/01/01



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 7102 Rich Hill Road
which is presently zoned D.R. S.S

This Petition shall be filed with the Department of Permits and 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)

1302.3.C.1 to permit a
side yard setback of 7 ft. in lieu of the required
10 ft.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

Douglas S. Bernhart
Name - Type or Print _____
D.S. Bernhart
Signature _____
Kathryn E. Bernhart
Name - Type or Print _____
Kathryn E. Bernhart
Signature _____
7102 Rich Hill Road (410)
Address _____ 828-9215
Baltimore MD 21212
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Zoning Commissioner of Baltimore County

CASE NO. 00-79-A

R20 9/15/98

Reviewed By BR Date 8/23/99

Estimated Posting Date 9/5/99

ZONING DESCRIPTION FOR 7102 Rich Hill Road

Beginning at a point on the West side of Rich Hill Road which is 40 feet wide at the distance of 105.9 feet north of the centerline of the nearest improved intersecting street, Ridgeleigh, which is 40 feet wide.

Being known and designated as the northernmost six feet of Lot 29, all of Lots Nos. 30 and 31 and the southernmost five feet of Lot 32 in Block 21 of Stoneleigh as shown on plat entitled "Resubdivision of Lots 23 through 28, Block 20-A and Lots 26 through 32, Block 21, Stoneleigh", which Plat is recorded among the Land Records of Baltimore County in Plat Book LMCLM No. 10, folio 127, containing 7625 square feet. The improvements thereon being known as No. 7102 Rich Hill Road and located in the 9th Election District, 4th Councilmanic District.

00-079-A

29

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 069851

DATE 8/23/99 ACCOUNT R001-6150
AMOUNT \$ 50.00

RECEIVED FROM: Reinhart
FOR: code 010 - Admin. Variance

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Item # 79

PAID RECEIPT

PROCESS ACTUAL TIME
8/23/1999 8/23/1999 04:46:57
REG 0903 CASHIER PWES PEN DRAWER 3
Dept 5 528 ZIMING VERIFICATION
Receipt # 075999 URL
CR NO. 069851
Recpt Tot 50.00
50.00 OK .00 CA
Baltimore County, Maryland

00.079-A

CASHIER'S VALIDATION

A.950.00

CERTIFICATE OF POSTING

RE: Case No.: 00-79-A

Petitioner/Developer: _____

DOUGLAS & KATHRYN REINHART

Date of Hearing/Closing: 9-20-99

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____

7102 RICH HILL ROAD

The sign(s) were posted on SEPT. 3, 1999
(Month, Day, Year)

Sincerely,

Garland E. Moore

(Signature of Sign Poster and Date)

GARLAND E. MOORE

(Printed Name)

3225 RYERSON CIRCLE

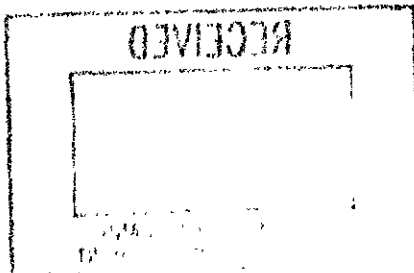
(Address)

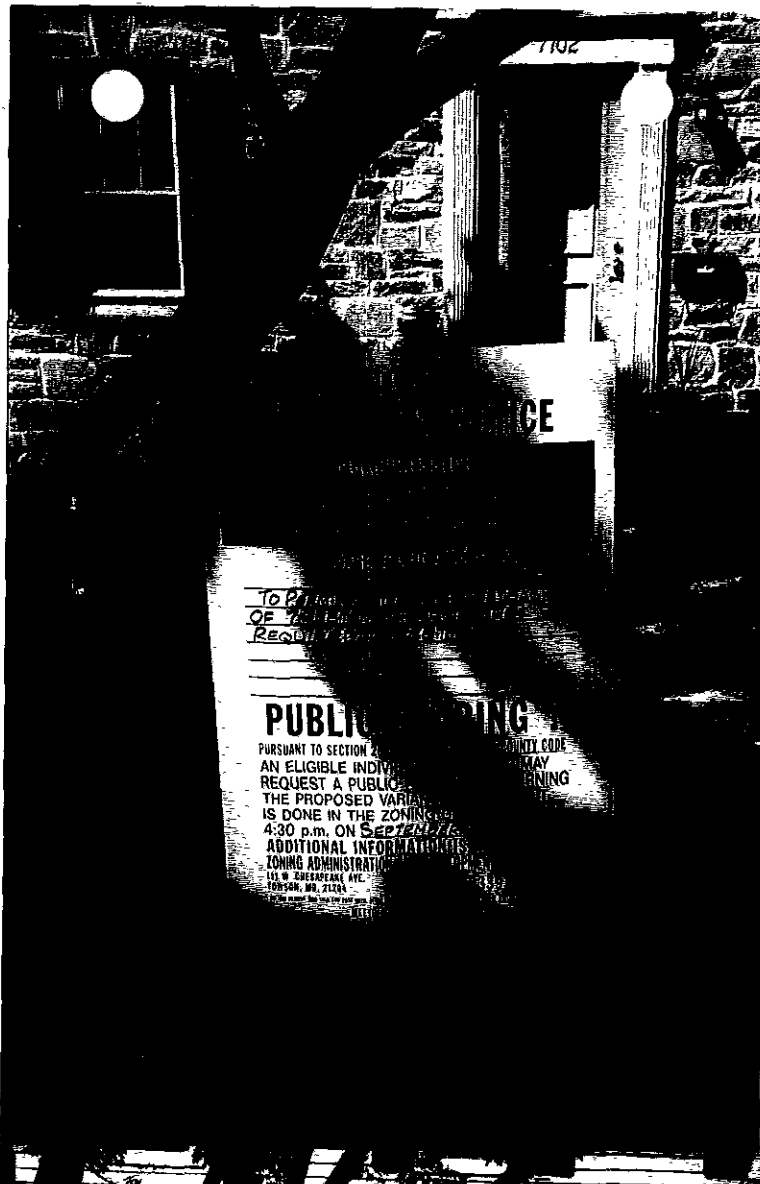
BALTIMORE, MD. 21227

(City, State, Zip Code)

(410) 242-4263

(Telephone Number)





ZONING NOTICE
VARIANCE
TO BE HEARD AT THE ZONING BOARD MEETING
ON SEPTEMBER 14, 1971
PUBLIC HEARING
PURSUANT TO SECTION 2-101 OF THE CITY CODE
AN ELIGIBLE INDIVIDUAL MAY REQUEST A PUBLIC HEARING
THE PROPOSED VARIANCE IS DONE IN THE ZONING BOARD MEETING
4:30 p.m. ON SEPTEMBER 14, 1971
ADDITIONAL INFORMATION
ZONING ADMINISTRATION
100 W. GREENPARK AVE.
FREDERICK, MD. 21701



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VARIANCE
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ZONING ADMINISTRATION
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FREDERICK, MD. 21701

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 00- 79 -A Address 7102 Rich Hill Rd.

Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 8/23/99 Posting Date: 9/5/99 Closing Date: 9/20/99

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 (on the reverse side of this form) 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 an 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 zoning or deputy zoning commissioner. He 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 of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The 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 zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 00- 79 -A Address 7102 Rich Hill Rd.
Petitioner's Name Douglas & Kathryn Reinhart Telephone 410-828-9215 H
Posting Date: 9/5/99 Closing Date: 9/20/99
Wording for Sign: To Permit a side yard setback of 7 ft. in lieu of
the required 10 ft.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

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 petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the 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:

Item Number or Case Number: 00-79-A
Petitioner: Douglas and Kathryn Reinhart
Address or Location: 7102 Rich Hill Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Douglas Reinhart
Address: 7102 Rich Hill Road
Baltimore, MD 21212
Telephone Number: (410) 828-9215

Revised 2/20/98 - SCJ

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: September 20, 1999

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for September 20, 1999
Item Nos. 070, 073, 074, 075, 076,
077, 079, 080, 081, 082, 083, 084,
085, 086, 087, 088, 090, 091, 092,
093, 094, 097, 098, 099, and 100

The Bureau of Development Plans Review has reviewed the subject
zoning items, and we have no comments.


RWB:HJO:jrb

cc: File



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

September 27, 1999

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF September 13, 1999

Item No.: See Below

Dear Ms. Stephens:

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.

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

069, 070, 071, 072, 073, 074, 075, *077, *079, 080, 081, 082,
083, 084, 085, 086, 087, 088, 089, 090, 091, 092, 093, 094,
095, 096, 097, and 098

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

*Break in sequence.

cc: File

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

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

Date: September 23, 1999

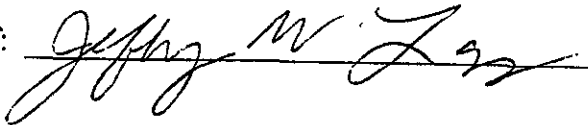
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):
Item No(s): 074, 079, 087, and 088

If there should be any questions or this office can provide additional information, please
contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:

A handwritten signature in cursive script, appearing to read "Jeffrey W. Long", is written over a horizontal line.

AFK/JL



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 9.13.99

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

RE: Baltimore County
Item No. 079 BR

Dear Ms Stephens:

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.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Kenneth A. McDonald Jr.
Acting Chief
Engineering Access Permits Division

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

D.R. 5.5

NE-8A

ROAD

TRED AVON ROAD

POOL

ROAD

RIDGELEIGH

ROAD

RIDGELEIGH COURT

IGH

ROAD

STONELEIGH COURT

WELLINGTON

ROAD

GREENLEIGH ROAD

PEMBERTON ROAD

STONELEIGH SCHOOL

ATHLETIC FIELDS

D.R. 3.5

KIMWAY ROAD

THORNWOOD COURT

ATHLETIC FIELDS

D.R. 5.5

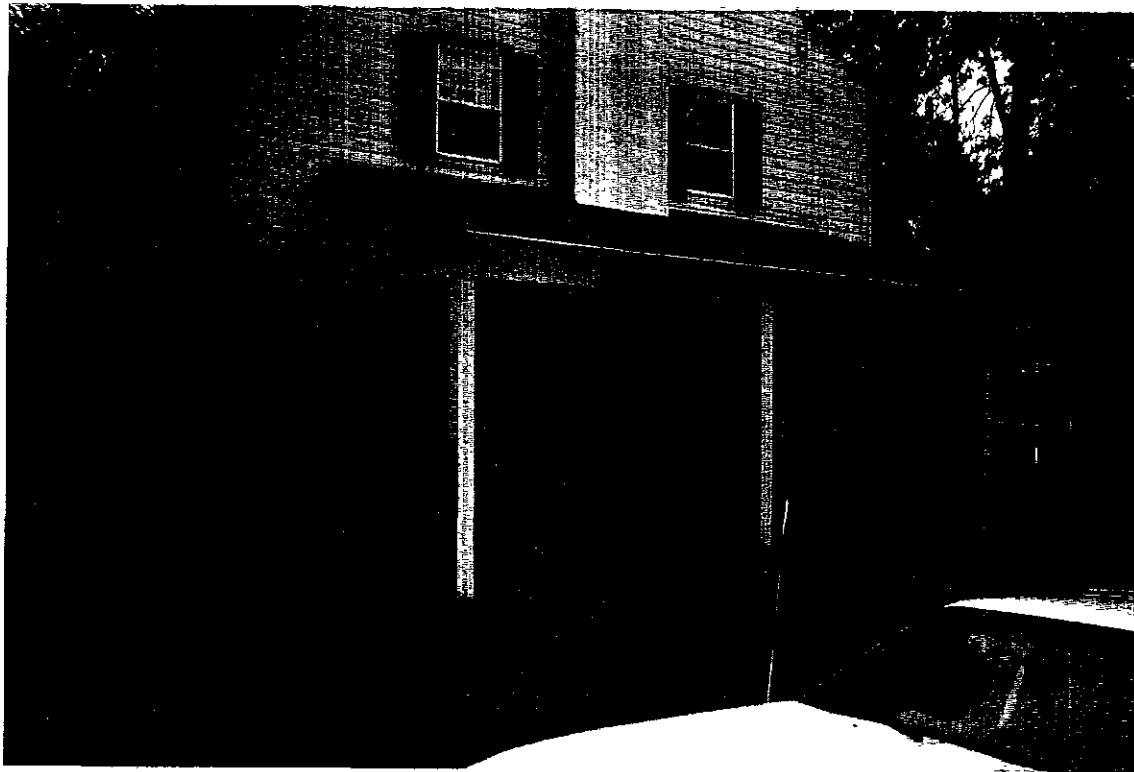
00-079-A

#79

D.R.

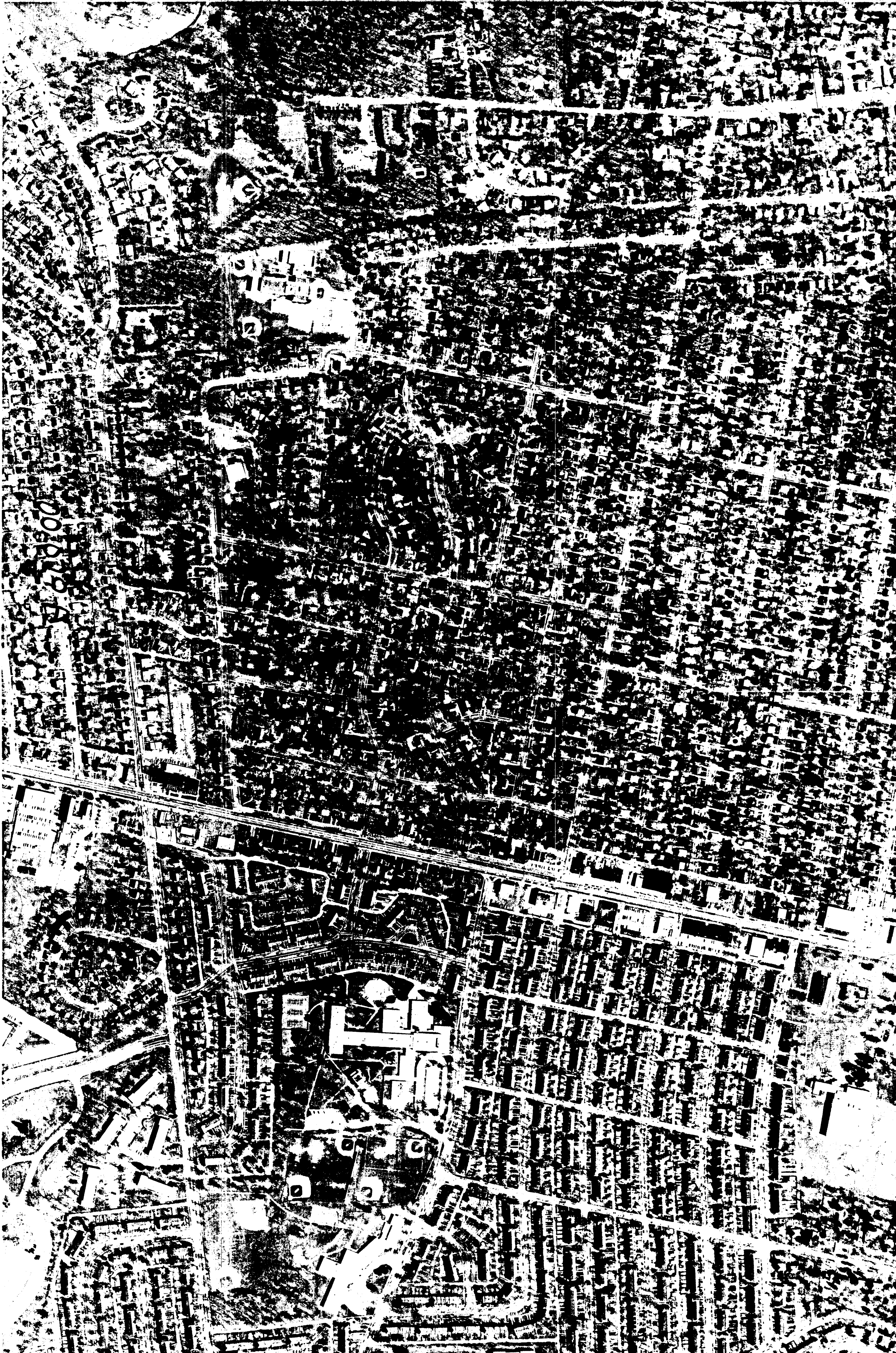
ROAD

OAKHILL



00-079-A

#79



SCALE
1" = 200' ±

LOCATION
STONELEIGH
ANNESLIE
ROGERS FORGE

SHEET
N E
8-A

DATE
OF
PHOTOGRAPHY
JANUARY
1986

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PET. EX. 1

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 702 Rich Hill Road

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Stoneleigh

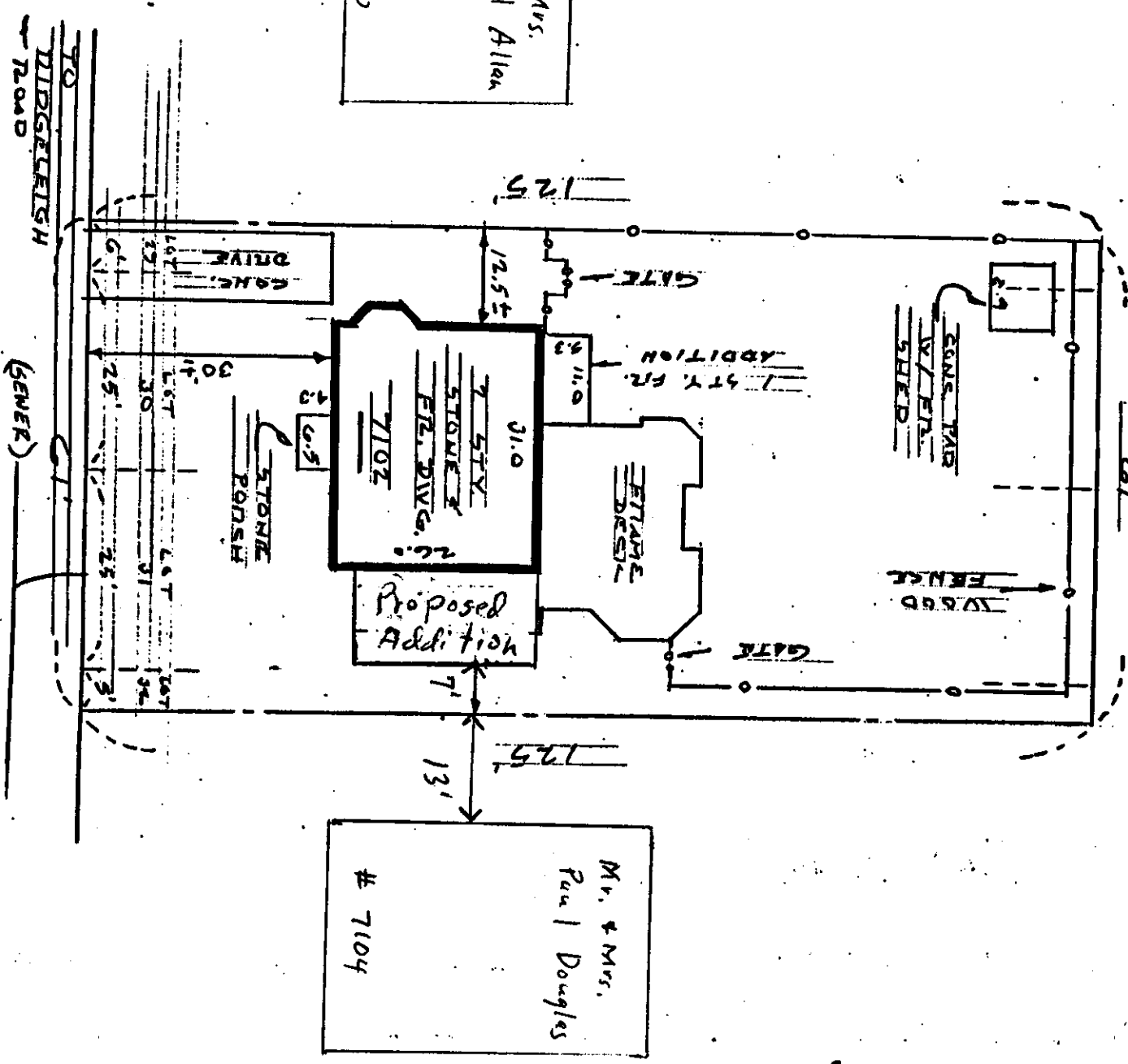
plat book # 10, folio # 187, lot # 29-32, section #

OWNER: Douglas S. and Kathryn E. Reinhardt



North

date: 8/23/99 Pages
prepared by: Reinhardt

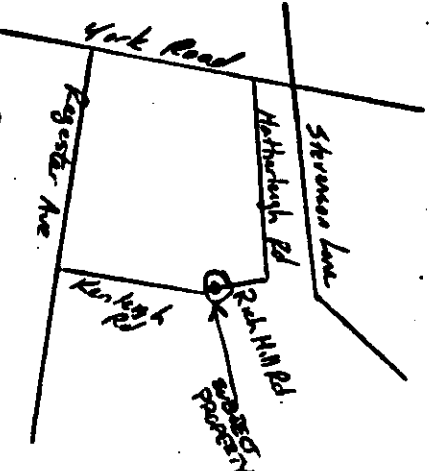


Mr. & Mrs.
Michael Allen
7100

Mr. & Mrs.
Paul Douglas
7104

RICH HILL ROAD
(40 FT. WIDE)
(GENER)

SCALE
1"=20'



Vicinity Map
Scale: 1"=1000'

LOCATION INFORMATION

Election District: 9

Councilmanic District: 4

1"=200' scale map: NE-8A

Zoning: DR 5.5

Lot size: 0.152 7625
acres square feet

SEWER: ☒ Public ☐ Private
WATER: ☒ ☐

Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE #:

3K 79 00-79-A