

IN RE: PETITION FOR VARIANCE
N/S Mink Hollow Court, 275.6' E of the
c/l of Sihler Oaks Trail
(8 Mink Hollow Court)
2nd Election District
3rd Councilmanic District

McDonogh Oaks, LC
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 00-187-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, McDonogh Oaks, L.C., by Russell J. Dickens, Manager, and the Contract Purchaser, Ryan Homes, Inc., by Kevin Kerwin, Vice President, through their attorney, Newton A. Williams, Esquire. The Petitioners seek relief from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.) (Section V.B.3 of the Comprehensive Manual of Development Policies {C.M.D.P.}) to permit a minimum side building to side building setback of 15 feet in lieu of the required 20 feet (for buildings greater than 20 feet in height), and to amend the Final Development Plan for McDonogh Oaks, Lot 84, thereof, accordingly. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing held in support of this request were Richard E. Matz, Professional Engineer who prepared the site plan for this property, and Newton A. Williams, Esquire, attorney for the Petitioners. Appearing as an interested party was John Blum, adjoining property owner. There were no Protestants or other interested persons present.

The subject property is a triangular shaped parcel containing a gross area of 0.2085 acres, more or less, zoned D.R.3.5, and is presently unimproved. The property is also known as Lot 84 of McDonogh Oaks, a subdivision of substantially sized single family dwellings on individual lots. An examination of photographs submitted at the hearing show that the lots on either side of the subject property, namely Lot 83, which is owned by Mr. Blum, and Lot 85, have been developed with single family homes. Pursuant to the approved development plan for this subdivision, the Petitioners propose to develop the subject lot with a single family dwelling. However, owing to its irregular shape and the existence of a drainage and utility

ORDER RECEIVED FOR FILING

Date

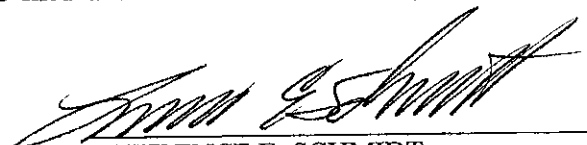
easement along the western property line, variance relief is requested as set forth above. As more particularly shown on the plan, the house has been cited to maintain a minimum 10-foot side yard setback on the east side (adjacent to Lot 85). The house on that lot is as close as 5 feet from the property line adjoining the subject lot. Thus, a 15-foot building to building separation on this side of the property is proposed in lieu of the required 20 feet.

Variance relief is clearly appropriate in this case. The lot is unique by virtue of its irregular shape and the easement described above. Moreover, the Petitioner would suffer a practical difficulty if relief were denied. Specifically, a single family dwelling could not be constructed on the lot without the variance. In this regard, the location of the building envelope is the only area of the lot where a dwelling could be built, in view of the forest conservation easement area to the rear of the lot and the required front yard setback. Moreover, relief can be granted without detrimental impact to surrounding properties.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

22nd THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of December 1999 that the Petition for Variance seeking relief from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.) (Section V.B.3 of the Comprehensive Manual of Development Policies {C.M.D.P.}) to permit a minimum side building to side building setback of 15 feet in lieu of the required 20 feet for buildings greater than 20 feet in height, and to amend the Final Development Plan for McDonogh Oaks, Lot 84, thereof, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 12/22/99
By [Signature]



Baltimore County
Zoning Commissioner

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

December 22, 1999

Newton A. Williams, Esquire
Nolan, Plunhoffs & Williams
502 Washington Avenue
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
N/S Mink Hollow court, 275.6' E of the c/l of Sihler Oaks Trail
(8 Mink Hollow Court)
2nd Election District - 3rd Councilmanic District
McDonogh Oaks, L.C., Owners/Ryan Homes, Inc., Contr. Lessee - Petitioners
Case No. 00-187-A

Dear Mr. Williams:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for 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 Zoning Administration and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Russell J. Dickens, manager, McDonogh Oaks, L.C.
6820 Elm Street, Suite 200, McLean, VA 22101-6001
Mr. Kevin Kerwin, Vice President, Ryan homes, Inc.
11460 Cronridge Drive, Suite 128, Owings Mills, Md. 21117
Mr. Richard E. Matz, Colbert Matz Rosenfelt, Inc.
2835 Smith Avenue, Suite G, Baltimore, Md. 21209
People's Counsel; Case File

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





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8 Mink Hollow Court

which is presently zoned DR 3.5

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) 1B01.2.6.1b (V.B.3 CMDP) of the B.C.Z.R. to permit a minimum side building to side building setback of 15 feet in lieu of the required 20 feet (for building greater than 20 feet in height) and to amend the Final Development Plan for McDonogh Oaks, Lot 84.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty) The uniqueness and peculiarity of the property causes the zoning provisions to impact disproportionately upon the property. Practical difficulty and unreasonable hardship result from the disproportionate impact of the provisions of the zoning regulations caused by the property's uniqueness.

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:

Kevin Kerwin, V.P.

Ryan Homes, Inc.

Name - Type or Print

Signature

11460 Cronridge Drive

Suite 128

(410) 654-0501

Address

Telephone No.

Owings Mills,

MD

21117

City

State

Zip Code

Attorney For Petitioner:

NEWTON A. WILLIAMS

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Case No. 00-187-A

Legal Owner(s):

Russel J. Dickens, Mgr.

McDonogh Oaks, L.C.

Name - Type or Print

Signature

RUSSELL J. DICKENS

Name - Type or Print

Signature

6820 Elm Street

Suite 200

(703) 734-9730

Address

Telephone No.

McLean,

VA

State

22101-6001

City

State

Zip Code

Representative to be Contacted:

Kenneth J. Colbert, P.E. RICHARD E. MATZ

Colbert Matz Rosenfelt, Inc.

Name

2835 Smith Avenue

H 410-484-8757

Suite C

(410) 653-3838

Address

Telephone No.

Baltimore,

MD

State

21209

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By BR

Date 11/2/99

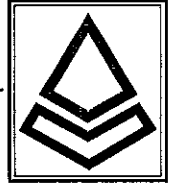
9/15/98

ORDER RECEIVED FOR FILING

Date

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



ZONING DESCRIPTION

BEGINNING AT A POINT ON THE NORTH SIDE OF MINK HOLLOW COURT, WHICH IS FIFTY (50) FEET WIDE, AT THE DISTANCE OF 275.6 FEET EAST OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET, SIHLER OAKS TRAIL, WHICH IS FIFTY (50) FEET WIDE, BEING LOT NO. 84 IN THE SUBDIVISION OF MCDONOGH OAKS, SHEET 3 OF 5 AS RECORDED IN BALTIMORE COUNTY PLAT BOOK NO. S.M. 68, FOLIO NO. 116, CONTAINING 0.2085 ACRES. ALSO KNOWN AS 8 MINK HOLLOW COURT AND LOCATED IN THE SECOND ELECTION DISTRICT.

96087ZONINGDES.DOC

RICHARD E. MATZ

CERTIFICATE OF PUBLICATION

TOWSON, MD, 11-26, 1999

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 11-25, 1999.

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #00-187-A

8 Mink Hollow Court

N/S Mink Hollow Court, 275' E of c/l Shiller Oaks Trail

2nd Election District - 3rd Councilmanic District

Legal Owner(s): McDonogh Oaks, L.C.

Contract Purchaser: Ryan Homes, Inc.

Variance: to permit a minimum side building to side building setback of 15 feet in lieu of the required 20 feet (for building greater than 20 feet in height) and to amend the Final Development Plan for McDonogh Oaks, Lot 84.

Hearing: Thursday, December 16, 1999 at 10:00 a.m. in Room 407 County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391

11/29/97 Nov. 25

C355783

THE JEFFERSONIAN,

J. Wilkins Jr.

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **073251**

DATE 11/2/99 ACCOUNT 1001-6130

AMOUNT \$ 50.00

RECEIVED FROM: Dick Miller

FOR: cash for zoning verification

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Item 107

PAID RECEIPT

PROCESS	ACTUAL	TIME
11/03/1999	11/02/1999	14:24:01
REG 0501	CASHIER JRIC JMR	DIAMER
Dept 5	028 ZONING VERIFICATION	
Receipt #	125159	0113
CR NO.	073251	

Receipt for \$50.00
50.00 CR 100 13
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 00-187-A

Petitioner/Developer: RYAN/LEONARD, ETAL
% NEWTON WILLIAMS, ESQ.

Date of Hearing/Closing: 12/16/99

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 #6 MINK HOLLOW CT.

The sign(s) were posted on

12/1/99

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 12/5/99

(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

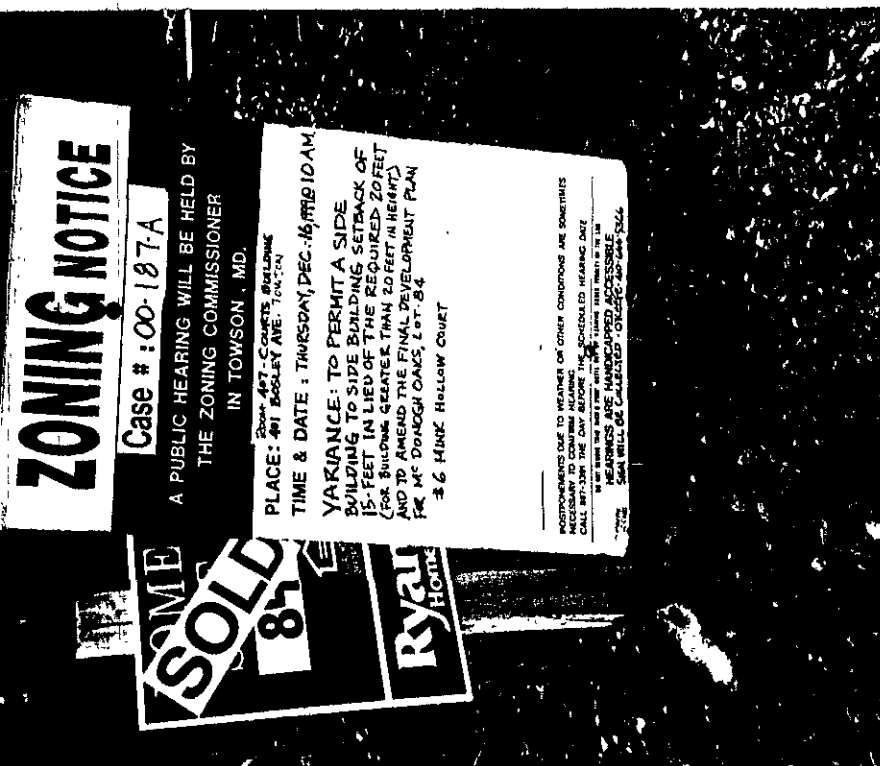
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571

(Telephone Number)



RE: PETITION FOR VARIANCE
8 Mink Hollow Court, N/S Mink Hollow Ct,
275' E of c/I Shiller Oaks Trail
2nd Election District, 3rd Councilmanic

Legal Owner: McDonogh Oaks, LC
Contract Purchaser: Ryan Homes, Inc.
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-187-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 24th day of November, 1999 a copy of the foregoing Entry of Appearance was mailed to Newton A. Williams, Esq., Nolan, Plumhoff & Williams, 502 Washington Avenue, Suite 700, Towson, MD 21204, attorney for Petitioners.


PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

November 18, 1999

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 00-187-A
8 Mink Hollow Court
N/S Mink Hollow Court, 275' E of c/l Shiler Oaks Trail
2nd Election District - 3rd Councilmanic District
Legal Owner(s): McDonogh Oaks, L.C.
Contract Purchaser: Ryan Homes, Inc.

VARIANCE: to permit a minimum side building to side building setback of 15 feet in lieu of the required 20 feet (for building greater than 20 feet in height) and to amend the Final Development Plan for McDonogh Oaks, Lot 84.

HEARING: THURSDAY, DECEMBER 16, 1999 AT 10:00 A.M. IN ROOM 407 COUNTY COURTS BUILDING, 401 BOSLEY AVENUE.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: McDonogh Oaks, L.C.
Richard E. Matz
Ryan Homes, Inc.
Newton A. Williams, Esq.

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY DECEMBER 1, 1999.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
November 23, 1999 Issue - Jeffersonian

Please forward billing to:

Ryan Homes, Inc.
c/o Kevin Kerwin
11460 Cronridge Drive, Suite 128
Owings Mills, MD 21117
410-654-0501

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 00-187-A
8 Mink Hollow Court
N/S Mink Hollow Court, 275' E of c/l Shiler Oaks Trail
2nd Election District - 3rd Councilmanic District
Legal Owner(s): McDonogh Oaks, L.C.
Contract Purchaser: Ryan Homes, Inc.

VARIANCE: to permit a minimum side building to side building setback of 15 feet in lieu of the required 20 feet (for building greater than 20 feet in height) and to amend the Final Development Plan for McDonogh Oaks, Lot 84.

HEARING: THURSDAY, DECEMBER 16, 1999 AT 10:00 A.M. IN ROOM 407 COUNTY COURTS BUILDING, 401 BOSLEY AVENUE.



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**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: 80-187-A
Petitioner: Ryan Homes, Inc.
Address or Location: 8 Mink Hollow Court

PLEASE FORWARD ADVERTISING BILL TO:

Name: Ryan Homes, Inc. c/o Kevin Kerwin
Address: 11460 Cranridge Drive - Suite 128
Owings Mills, MD 21117
Telephone Number: 410-654-0501



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

December 9, 1999

Mr. Newton Williams
Nolan, Plumhoff & Williams
502 Washington Avenue
Towson, Maryland 21204

Dear Mr. Williams:

RE: Case Number 00-187-A , 8 Mink Hollow Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 11/2/99.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr." followed by a stylized flourish.
W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:rsj

Enclosures

c: Kevin Kerwin, V. P.
Russel J. Dickens, Mgr.



B A L T I M O R E C O U N T Y , M A R Y L A N D

INTEROFFICE CORRESPONDENCE

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

Date: November 29, 1999

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

SUBJECT: Zoning Advisory Committee Meeting
 for November 22, 1999
 Items No. 183, 185, 187 188, 189,
 190, 191, 192, 193, 194, 195, 196,
 197 & 198

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

RWB:HJO:cab

cc: File

ZAC1122.NOC



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

November 29, 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 November 15, 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.

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

133, 185, 186, 187, 189, 190, 191, 192, 193, 194, 195, 196,
197, 198

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

cc: File



AK
12/16

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: November 30, 1999

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

30

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):

Item No(s): 187, 192, 195, 197, and 203

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:

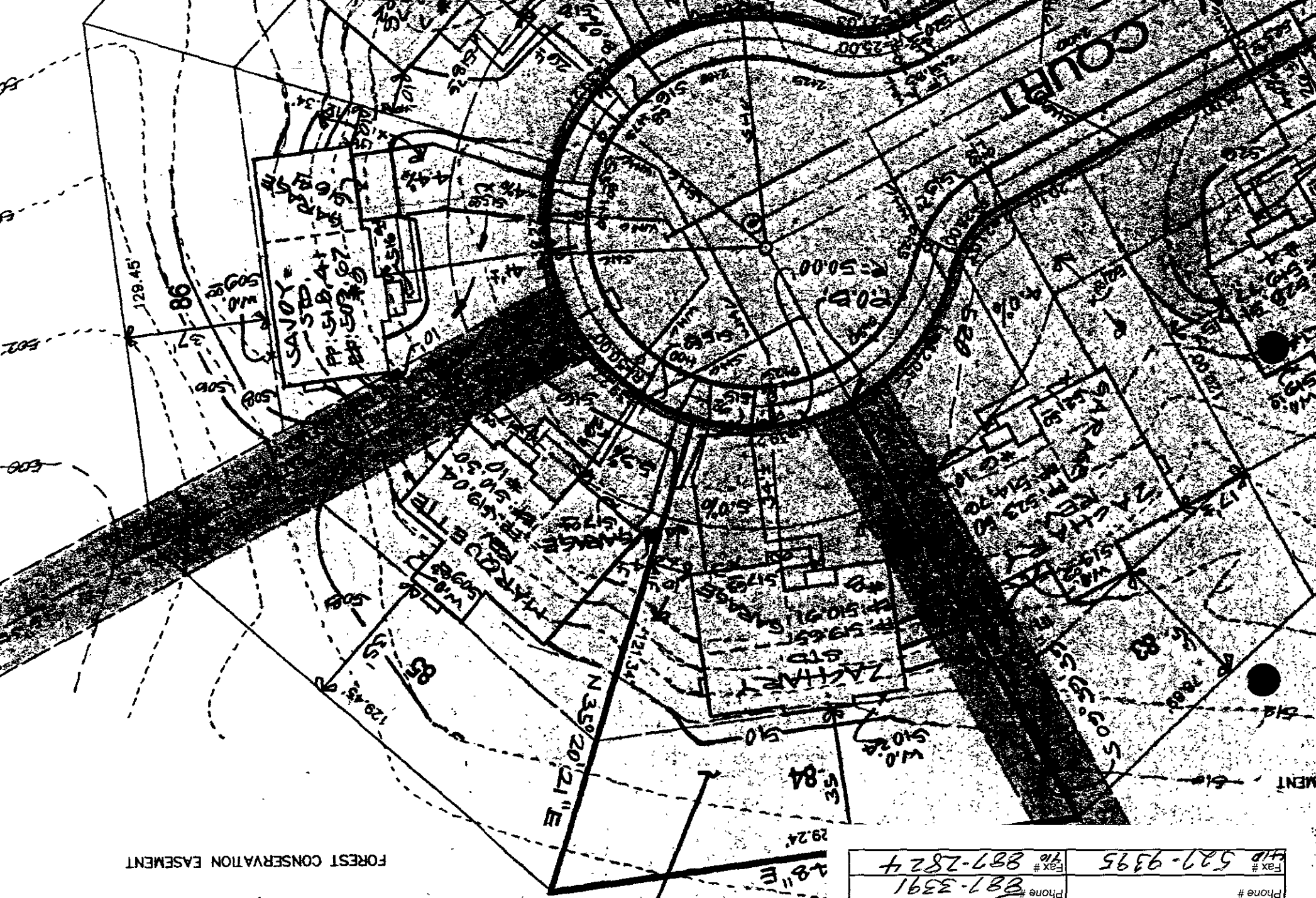


AFK/JL

To	<i>Darby</i>
Co/Dept	
From	<i>CW</i>
Date	12/24/77
# of pages	1
Phone #	881-3391
Fax #	527-9395
	887-2824

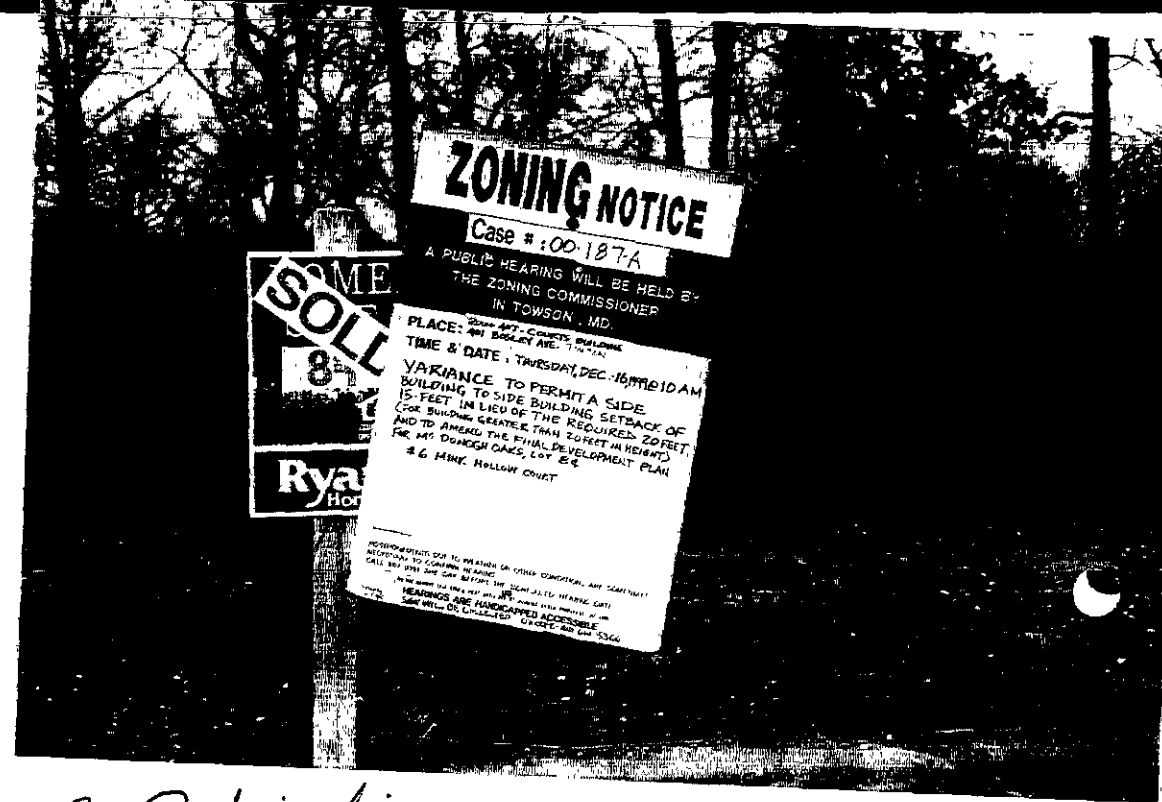
FIRST CONSERVATION EASEMENT

SUBJECT OF VARIANCE REQUEST





A. Entrance Sign -



B. Posting Signs

Ryan Homes
McDonough Oaks

00-187-A



C, Lot 83
#6 Mink Hollow Court.

Subject Property
Lot 84
#8 Mink Hollow
Court.

Lot 85.
#10 Mink Hollow
Court.

00-187-A

D.R. 3.5

W 51,000

(SHEET N.W. - 8-2)

MORE COUNTY PLANNING AND ZONING L ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92

William A. Howard IV
Chairman, County Council

SCALE
1" = 200' ±

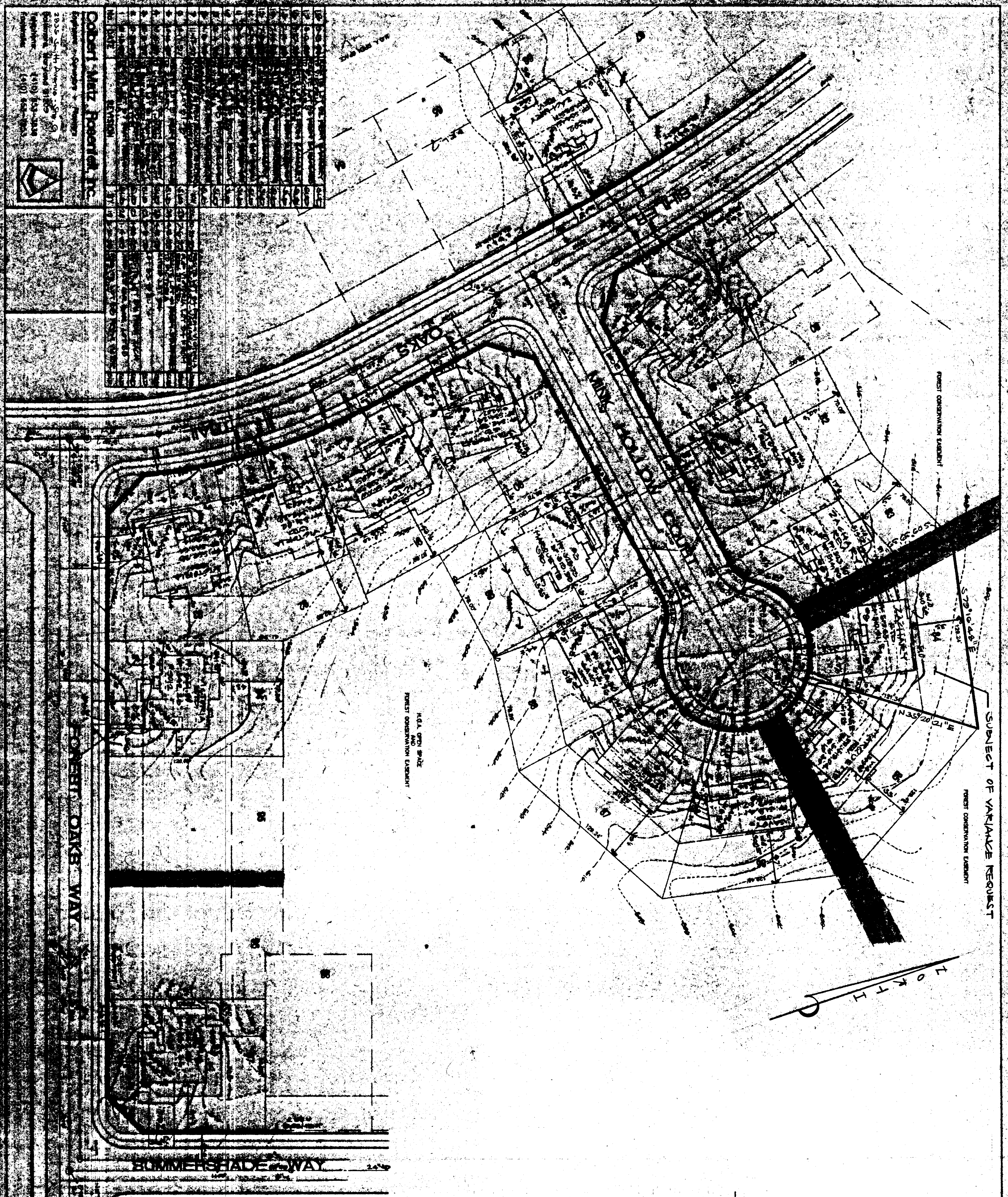
2	DATE OF PHOTOGRAPHY
	JANUARY 1986

LOCATION

Mc DONOUGH
VICINITY

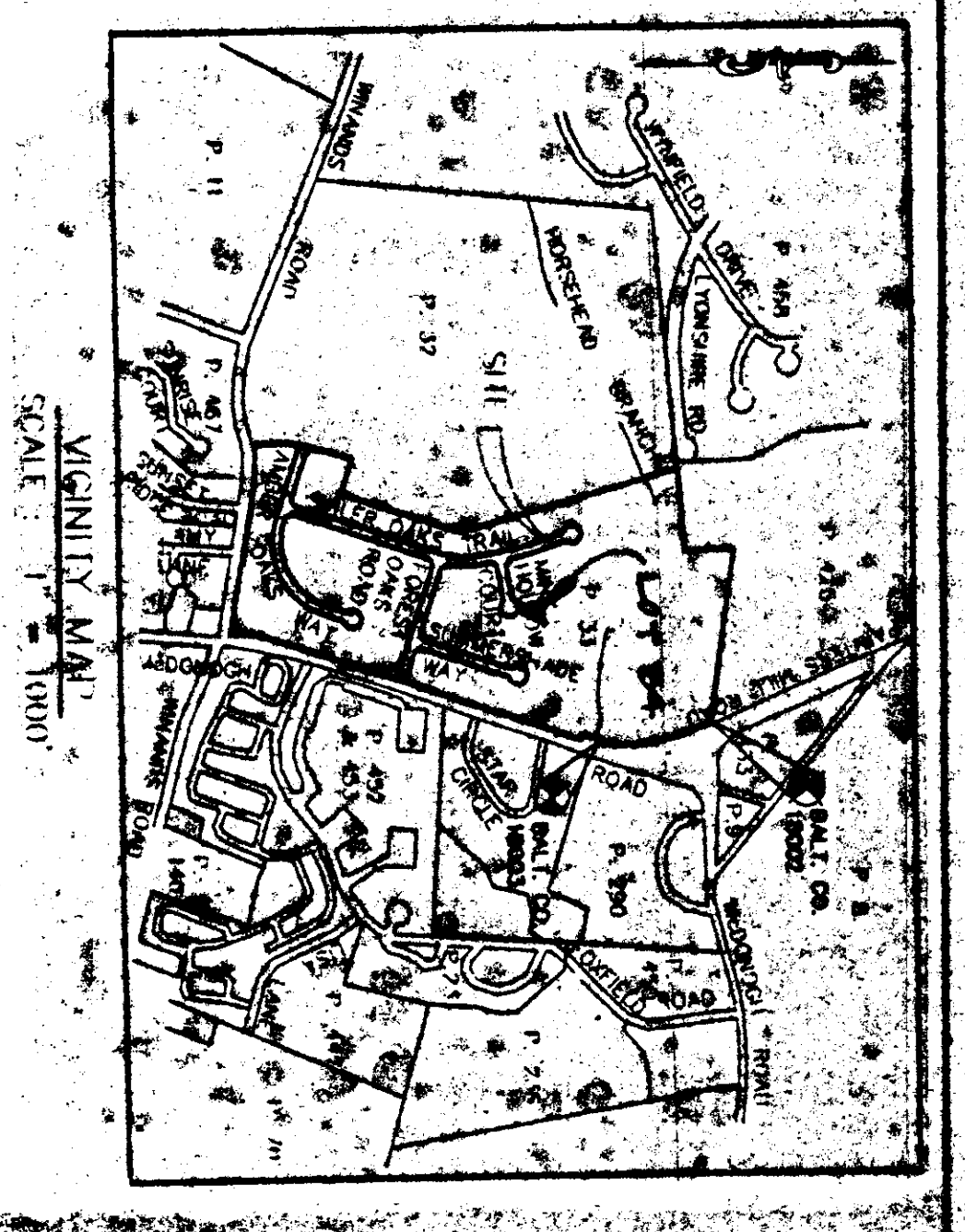
N 32,000
SHEET

N. W.
9-1



Robert Metz Properties, Inc.
 2825 S. Highway 101, Suite 100
 Henderson, Nevada 89002
 (702) 555-1000

NO.	DESCRIPTION	REMARKS
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- GENERAL NOTES:**
1. BLOCK 10, DISTRICT 3, CONSUMPTION DISTRICT 3
 2. PROPERTY ADDRESS: 2825 S. Highway 101, Suite 100
 3. OWNER: Robert Metz Properties, Inc.
 4. TR. MAP: 67 BLOCK 10 PARCEL 35 LOT 84
 5. TR. ACCOUNT NO.: 02-220027811 (P.B. 68/116)
 6. SITE AREA: 5084 sq. ft. or 0.2986 ac.
 7. PREVIOUS ZONING: HEAVILY 11
 8. CASE NO. 98-350-A
 9. A VARIANCE TO PERMIT A BUILDING TO STREET FRONT SETBACK OF 20 FT. AND TO AMEND THE FINAL DEVELOPMENT PLAN FOR LOT 70, GRANTED BY ORDER DATED 8/29/98.
 10. SITE 16 SERVED BY PUBLIC WATER & SEWER.
 11. SITE 16 NOT LOCATED WITHIN THE CRITICAL AREA
 12. ZONING MAP (200-SCALE): NW 01
 13. VARIANCE FROM SECTION 18.01.2.C.4b (V.B. 3.0) OF THE B.C. 2.16. TO PERMIT A MINIMUM SIDE 15' IN BUILDING TO STREET BULIDING SETBACK OF 15' IN 150' AND TO AMEND THE FINAL DEVELOPMENT PLAN FOR MCDONOUGH OAKS LOT 84.

PLAN TO ACCOMPANY VARIANCE PETITION
 and to
 AMEND THE FINAL DEVELOPMENT PLAN

SITE GRADING PLAN
MCDONOUGH OAKS
 2825 S. Highway 101, Suite 100
 Henderson, Nevada 89002

00-187-4

PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME

John Blum

ADDRESS

Quincy Mills
6 Mink Hollow Ct 21117

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

RICHARD E. MATZ

2835 SMITH AVE, SUITE G 71209

Norton A. Williams

502 Wash. Ave.

