

IN RE: PETITION FOR VARIANCE
N/S Hayfields Road, 3795' +/- W
centerline of Western Run Road
8th Election District
3rd Councilmanic District
(4 Hayfields Court, Lot 34)

Hayfields, Inc., Legal Owner
and
John Hock, Contract Purchaser
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 00-513-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Hayfields, Inc. and the contract purchaser, John Hock. The petition was prepared and filed by Joseph C. LaVerghetta, attorney representing the Petitioner. There were no protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 1.351 acres, more or less, zoned RC 4. The subject property is unimproved at this time. The Petitioner is desirous of constructing a single-family home on the property. In order to take full advantage of the vistas and views offered by the subject property, a variance is requested to allow some flexibility in the siting of the house. Therefore, the Petitioner is requesting a variance from Section 1A03.4.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a setback from the RC 2 zone line of 30 ft. in lieu of the required 100 ft.

The Petitioner has submitted a site plan into evidence which depicts the lot in question and the proposed location of the house. After considering the testimony and evidence offered at the hearing, the lack of opposition from any party and the approval of the various County reviewing agencies, I find that the Petitioner's request for variance should be granted.

DATE 7/24/00
BY J.P. JAMES

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and their property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioner's variance request should be granted.

ORIGINAL FILED IN 76460

Date 7/24/00

By R. J. J. J.

THEREFORE, IT IS ORDERED this 24th day of July, 2000, by this Deputy Zoning Commissioner, that the Petitioner's request for variance from Section 1A03.4.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a setback from the RC 2 zone line of 30 ft. in lieu of the required 100 ft., 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 his 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 7/24/00
BY J. J. [Signature]



Baltimore County
Zoning Commissioner

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

July 24, 2000

Joseph C. LaVerghetta, Esquire
Commercial Contractors, Inc.
1205 York Road
Lutherville, Maryland 21093

Re: Petition for Variance
Case No. 00-513-A
Property: 4 Hayfields Court (Lot 34)

Dear Mr. LaVerghetta:

Enclosed please find the decision rendered in the above-captioned case. The Petition for 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 Department of Permits and Development Management. 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 black ink, appearing to read "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Mr. Louis Mangione
1205 York Road
Lutherville, MD 21093

Mr. John Hock
2016 Dumont Road
Timonium, MD 21093

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



Printed with Soybean Ink
on Recycled Paper



Petition for Variance

to Amend the FDP of Hayfields Manor
to the Zoning Commissioner of Baltimore County

for the property located at 4 Hayfields Court (Lot 34)
which is presently zoned R4

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)

IA03.4.B.2 - to permit a setback from the R2 district of 30 feet
in lieu of the required 100 feet, if the 100 foot setback applies

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

The unique and unusual shape and topography of the lot and the location of the septic area causes the setback provisions of the zoning regulations to impact the subject property in a way that is different from other properties and more unusable. As a result, there are practical difficulties and hardships in being unable to have a fully functional rear yard in an area of development that envisions such a use.

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:

John Hock
Name - Type or Print
Signature
2016 Dumont Road
Address Telephone No.
Timonium, MD 21093
City State Zip Code

Attorney For Petitioner:

Joseph C. LaVerghetta, Attorney
Name - Type or Print
Signature
Commercial Contractors, Inc.
Company
1205 York Road (410) 825-8400
Address Telephone No.
Lutherville, MD 21093
City State Zip Code

Legal Owner(s):

Hayfields, Inc.
Name - Type or Print
Signature
Louis Mangione
Name - Type or Print
Signature
1205 York Road (410) 825-8400
Address Telephone No.
Lutherville, MD 21093
City State Zip Code

Representative to be Contacted:

Joseph C. LaVerghetta, Attorney
Name
1205 York Road (410) 825-8400
Address Telephone No.
Lutherville, MD 21093
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING
Reviewed By Date 6.1.00

Case No. 00-513A

ORDER RECEIVED FOR FILING
Date 9/15/98
By

ZONING DESCRIPTION for 4 Hayfields Court

Beginning at a point on the North side of Hayfields Road which is 40 feet wide at the distance of 3795 feet West of the centerline of the nearest improved intersecting street Western Run Road which is 60 feet wide. Being Lot No. 34, in the subdivision of Hayfields Manor as recorded in Baltimore County Plat Book No. 72, Folio No. 5, containing 1.351 acres. Also known as 856 Hayfields Road and located in the 8th Election District, 3rd Councilmanic District.

513

00-513-A

NOTICE OF ZONING HEARING
The Zoning Commission 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: #00-513-A
4 Hayfields Court (Lot 34)
N/S of Hayfields Road, 3795 sq. ft. +/- W of c/l of Western Run Road

8th Election District - 3rd Councilmanic District

Legal Owner(s): Hayfields, Inc.

Contract Purchaser(s): John Hock

Variance: to permit a setback from the R.C.2 district of 40 feet in lieu of the required 100 foot setback, if the 100 foot setback applies and to amend the FDP of Hayfields Manor.

Hearing: Friday, July 21, 2000 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson, MD 21204.

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.

7/002 July 6

C402168

CERTIFICATE OF PUBLICATION

TOWSON, MD, 7/6/, 2000

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 7/6/, 2000.

THE JEFFERSONIAN,

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE Case No. 00-513-APetitioner/Developer HOCK, ETALDate of Hearing/Closing 7/21/00

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 #4 HAYFIELDS MANOR

The sign(s) were posted on

7/4/00

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 7/12/00
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

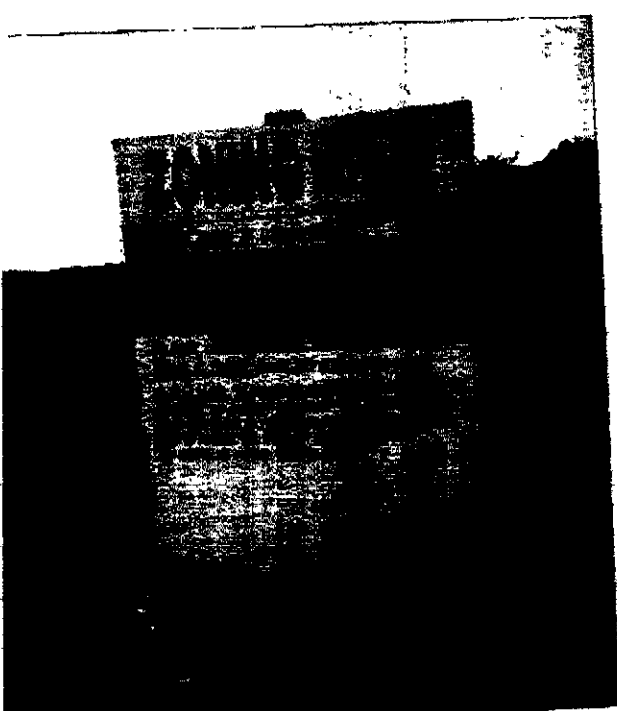
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

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

(Telephone Number)



RE: PETITION FOR VARIANCE
4 Hayfields Court (Lot 17), N/S Hayfields Ct,
3795 sq.' +/- W of c/l Western Run Rd
8th Election District, 3rd Councilmanic

Legal Owner: Hayfields, Inc.
Contract Purchaser: John Hock
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-513-A

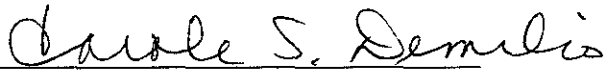
* * * * *

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.

All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.


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 23rd day of June, 2000 a copy of the foregoing Entry of Appearance was mailed to Joseph C. LaVerghetta, Esq., 1205 York Road, Suite 39C, Lutherville, MD 21093, attorney for Petitioner(s).


PETER MAX ZIMMERMAN



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

June 20, 2000

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: 00-513-A

4 Hayfields Court (Lot 34)

N/S of Hayfields Road, 3795 sq. ft. +/- W of c/l of Western Run Road

8th Election District – 3rd Councilmanic District

Legal Owner(s): Hayfields, Inc.

Contract Purchaser(s): John Hock

HEARING: FRIDAY, JULY 21, 2000 at 2:00 p.m. in Room 407 County Courts Building, 401 Bosley Avenue, Towson MD 21204.

Variance to permit a setback from the R.C.2 district of 40 feet in lieu of the required 100 foot setback, if the 100 foot setback applies and to amend the FDP of Hayfields Manor.

Arnold Jablon
Director

C: John Hock, 2016 Dumont Road, Timonium MD 21093
Joseph C. LaVerghetta, Esq., Commercial Contractors, Inc., 1205 York Road,
Lutherville MD 21093.

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY JULY 6, 2000.**
(2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 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.**



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

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

TO: PATUXENT PUBLISHING COMPANY
June 26, 2000 Issue – Jeffersonian

Please forward billing to:
Joseph LaVerghetta, Esq.
1205 York Road
Lutherville MD 21093
410-825-8400

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: 00-513-A
4 Hayfields Court (Lot 34)
N/S of Hayfields Road, 3795 sq. ft.+/- W of c/l of Western Run Road
8th Election District – 3rd Councilmanic District
Legal Owner(s): Hayfields, Inc.
Contract Purchaser(s): John Hock

HEARING: FRIDAY, JULY 21, 2000 at 2:00 p.m. in Room 407 County Courts Building, 401 Bosley Avenue, Towson MD 21204.

Variance to permit a setback from the R.C.2 district of 40 feet in lieu of the required 100 foot setback, if the 100 foot setback applies and to amend the FDP of Hayfields Manor.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, 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.



Baltimore County
Department of Permits and
Development Management

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

July 11, 2000

Mr. Joseph Laverghetta
Commercial Contractors, Inc.
1205 York Road
Lutherville MD 21093

Dear Mr. Laverghetta:

RE: Case Number 00-513-A , 4 Hayfields Court (Lot 34)

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 6/01/00.

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 black ink that reads "W. Carl Richards, Jr." followed by a stylized flourish.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:rsj

Enclosures

c: Louis Mangione
John Hock



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: July 14, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For June 19, 2000
Item Nos. 512 and 513

The Bureau of Development Plans Review has reviewed the subject zoning items, and we did not receive plans for these items.

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

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

June 16, 2000

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: HAYFIELDS, INC. - 512
HAYFIELDS, INC. - 513

Location: DISTRIBUTION MEETING OF June 12, 2000

Item No.: 512 and 513

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.

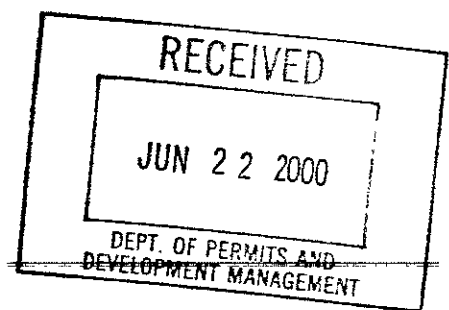
NO PLAN PROVIDED - NO REVIEW

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

cc: File



Printed with Soybean Ink
on Recycled Paper



Date: June 22, 2000

To: Arnold L. Jablon, PDM

From: Bruce Seeley, DEPRM RBS/AC

Subject: Zoning Item # 513 **Revised Comments**
4 Hayfields Court

Zoning Advisory Committee Meeting of June 12, 2000

- _____ The Department of Environmental Protection and Resource Management has no comments on the above referenced zoning item.
- _____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above referenced zoning item:
- _____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Section 14-331 through 14-422 of the Baltimore County Code.)
- _____ Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code.)
- _____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code.)

GROUND WATER MANAGEMENT

The proposed house must be a minimum of 20 feet to the Septic Reserve Area and at least 30 feet to the well.

AGRICULTURAL PRESERVATION

The Department of Environmental Protection and Resource Management has no issue with this zoning item. The RC 2 is in golf course use and thus the 100 feet is not necessary to protect agricultural uses.

Reviewers: Wally Lippincott

Date: June 22, 2000

Date: June 22, 2000

To: Arnold L. Jablon, PDM

From: Bruce Seeley, DEPRM *BMS*

Subject: Zoning Item # 513
4 Hayfields Court

Zoning Advisory Committee Meeting of June 12, 2000

- ☐ The Department of Environmental Protection and Resource Management has no comments on the above referenced zoning item.
- ☐ The Department of Environmental Protection and Resource Management requests an extension for the review of the above referenced zoning item to determine the extent to which environmental regulations apply to the site.
- ☒ The Department of Environmental Protection and Resource Management offers the following comments on the above referenced zoning item:
 - ☐ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Section 14-331 through 14-422 of the Baltimore County Code.)
 - ☐ Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code.)
 - ☐ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code.)

AGRICULTURAL PRESERVATION

The Department of Environmental Protection and Resource Management has no issue with this zoning item. The RC 2 is in golf course use and thus the 100 feet is not necessary to protect agricultural uses.

Reviewers: Wally Lippencott

Date: June 22, 2000

Jim
7/21

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

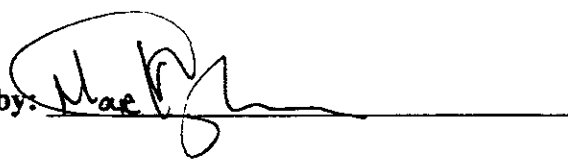
DATE: June 14, 2000

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

SUBJECT: Zoning Advisory Petition(s): Case 504, 511, 512 & 513

The Office of Planning has reviewed the above referenced case and has no comments to offer.

For any further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by: 

Section Chief: 

AFK/JL:MAC



Maryland Department of Transportation
State Highway Administration

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

Date: 6.12.00

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

RE: Baltimore County
Item No. 513 JCM

Dear Ms. Jackson:

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., 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

STUART D. KAPLOW, P.A.

ATTORNEYS AT LAW
15 EAST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21286-3306
TELEPHONE 410 339-3910
FACSIMILE 410-339-3912
E-MAIL: STUKAPLOW@AOL.COM

STUART D. KAPLOW

September 13, 1999

Via Facsimile 410 792 4694

Richard B. Talkin, Esquire
9175 Guilford Road, Suite 301
Columbia, MD 21046-1851

Re: Hayfields lot variances

Dear Mr. Talkin:

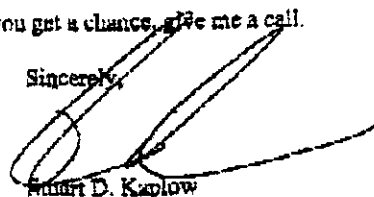
As we discussed, the second two petitions for variance for the residential lots at Hayfields were filed, utilizing the County's expedited filing process, on September 9th. All four petitions and the requisite submittals have now been received by the Department of Permits and Development Management.

I anticipate receiving notice of a hearing date in very short order. The young lady who schedules hearings of these types was out the end of last week and did not return to the office today. Given the "informality" of our submittals, she may have some comments that need to be addressed prior to the zoning commissioner hearing.

I think it necessary and proper that we discuss the issue of the Development Plan and the Final Development Plan (FDP). The Development Plan is the development approval that was subject to the hearing officer's hearing. And the FDP is a zoning document that depicts compliance with the zoning regulations. Obviously I was not involved with the earlier approvals for this project, but upon a cursory review it appears that both the building envelopes and house locations were described on both of those documents. Variances from the zoning regulations, as we have sought, do not in and of themselves alter or amend either a previously approved Development Plan or FDP. As I understand the posture of the approvals (i.e., an amended FDP was approved on August 30th), we should seek relief from the Development Review Committee, approving a minor amendment to the Development Plan and FDP.

A healthy and happy new year and when you get a chance, give me a call.

Sincerely,


Stuart D. Kaplow

SDK:bm

513

00-513-A

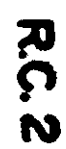
☒ Variance	☐ Special Hearing
--	--

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

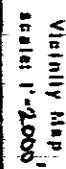
WESTERN

THE RUN ROOM

PLAT C



Scale of Drawing: 1" = 60'



LOCATION INFORMATION

Election District: 8TH
Councilmanic District: 3RD

1:200 scale map: NY 20-C

Zoning: R.C.4

56/050
1.551
Lot 61221
AC10000
square foot

SEVEN: ☐ ☒

WATER: ☐ ☒

Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings:
18-95-138

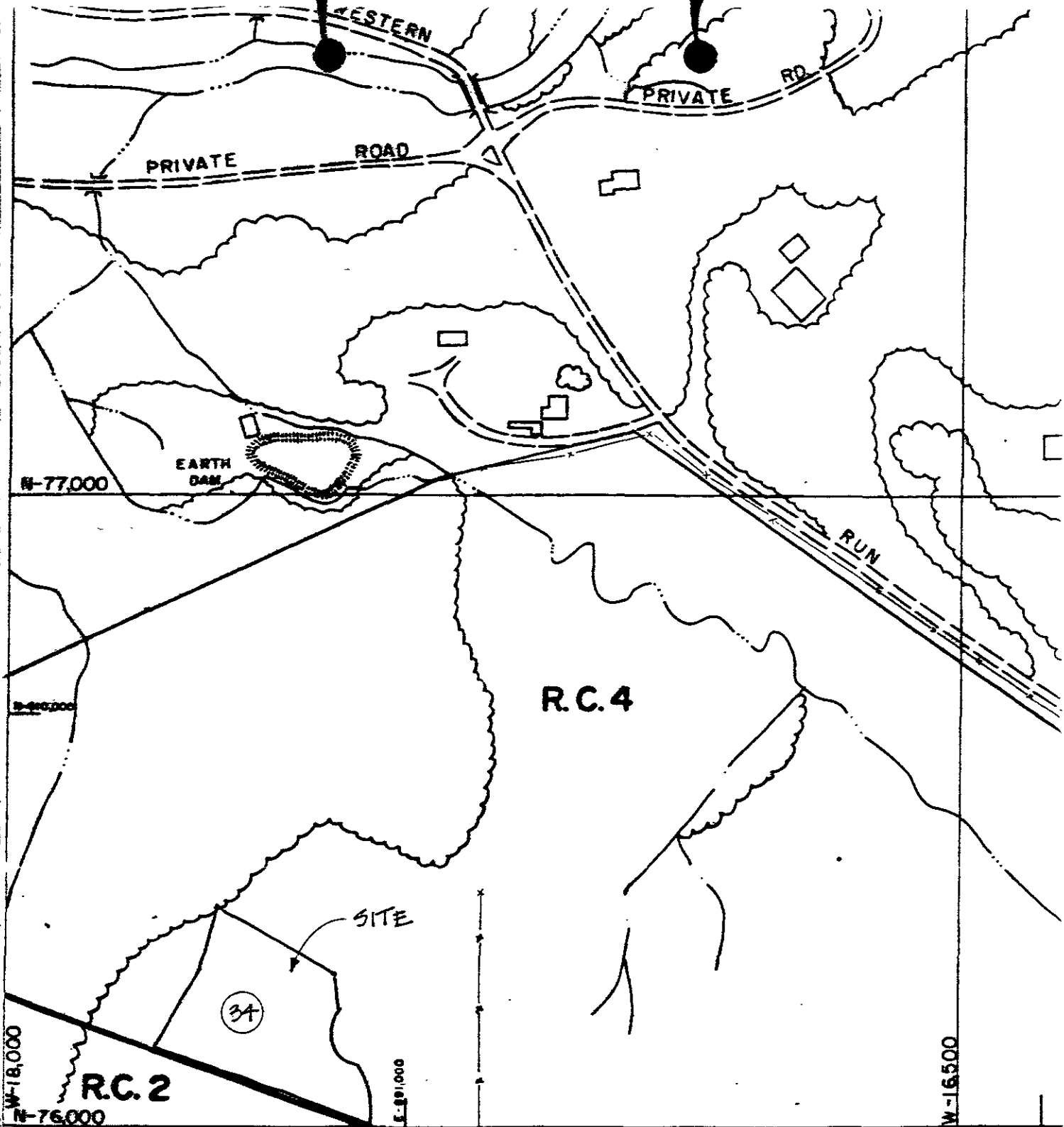
95-308-X

REVIEWING OFFICER'S COMMENTS	ITEM #:	CASE#:
reviewed by:		

2

217

00-513-A



SCALE 1" = 200' ±	LOCATION 513 WESTERN RUN	SHEET N.W. 20-C
DATE OF PHOTOGRAPHY JANUARY 1986		

00-513-A