

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
N/S Howard Forest Lane, 94' W		
centerline of Old House Court	*	ZONING COMMISSIONER
3rd Election District		
2nd Councilmanic District	*	OF BALTIMORE COUNTY
(8818 Howard Forest Lane)		
	*	CASE NO. 01-207-A
Vicki Margolis		
Petitioner	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, Vicki Margolis. The variance request is for property located at 8818 Howard Forest Lane in the Pikesville area of Baltimore County. The Petitioner herein seeks a variance from Section 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing single-family dwelling with an open projection (deck) to have a side yard setback of 11 ft. in lieu of the required 23.5 ft. and to amend the Final Development Plan. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

The Petitioner 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 Petitioner 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 Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts

ORDER RECORDED FOR FILING
12/13/02
R. J. [Signature]

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 Petitioner.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 13th day of December, 2000, that a variance from Section 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing single-family dwelling with an open projection (deck) to have a side yard setback of 11 ft. in lieu of the required 23.5 ft. and to amend the Final Development Plan, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 1) The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.


LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:raj

CLERK OF THE COURT
12/13/00
R. J. Gannon



Baltimore County
Zoning Commissioner

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

December 13, 2000

Ms. Vicki Margolis
8818 Howard Forest Lane
Baltimore, Maryland 21208

Re: Petition for Administrative Variance
Case No. 01-206-A
Property: 8818 Howard Forest Lane

Dear Ms. Margolis:

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 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 "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:raj
Enclosure

c: Mr. Brian Kish
4113 Aquarium Place
Baltimore, MD 21215





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 8819 HOWARD FOREST LA.
which is presently zoned RESIDENTIAL
D.R. 10.5

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) 301.1.A (BC2R)

TO PERMIT AN EXISTING, SINGLE FAMILY DWELLING WITH
AN OPEN PROJECTION (DECK) TO HAVE A YARD OF 11 FEET
IN LIEU OF THE REQUIRED 23.5 FEET.

AND TO AMEND THE F.A.P.

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Telephone No.

Zip Code

Representative to be Contacted:

Name

Address

City

State

Telephone No.

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. 01-207-A

Reviewed By CTM

Date

11/16/00

Estimated Posting Date

11/26/00

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 8818 HOWARD FOREST LA.
Address
BALTIMORE, MD 21204
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):

DUE TO THE FACT THAT SEVERAL OF MS. MARGOLIS' NEIGHBORS ALREADY HAVE DECKS OF SIMILAR CONSTRUCTION; THE HOMEOWNERS ASSOCIATION AND MANAGEMENT COMPANY HAVE APPROVED THE DECK AS PROPOSED; AND THE DECK WILL NOT ADVERSELY AFFECT THE AESTHETICS OR INTERFERE WITH THE PRACTICAL USE OF THE SAID PROPERTIES OR SURROUNDING PROPERTIES.

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.

X [Signature]
Signature
VICKI MARGOLIS
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21 day of SEPT, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

VICKI MARGOLIS
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

11/15/00
Date

[Signature]
Notary Public
My Commission Expires 12-01-00

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

Address 9818 HOWARD FOREST LA,
City BALTIMORE, State MD Zip Code 21208

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):

DUE TO THE FACT THAT SEVERAL OF MS. MARGOLIS' NEIGHBORS ALREADY HAVE DECKS OF SIMILAR CONSTRUCTION; THE HOME-OWNERS ASSOCIATION AND MANAGEMENT COMPANY HAVE APPROVED THE DECK AS PROPOSED; AND THE DECK WILL NOT ADVERSELY AFFECT THE AESTHETICS OR INTERFERE WITH THE PRACTICAL USE OF THE SAID PROPERTY OR SURROUNDING PROPERTIES.

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.

X [Signature]
Signature
X VICKI MARGOLIS
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21 day of SEPT, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

VICKI MARGOLIS
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

Date

11/15/00

[Signature]
Notary Public

My Commission Expires 12-01-00



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 8818 HOWARD FOREST LA
which is presently zoned RESIDENTIAL
D.R. 10-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) 301.1.A (BCZR)

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING WITH AN OPEN
PROJECTION (BECK) TO HAVE A YARD OF 11 FEET IN LIEU OF THE
REQUIRED 23.5 FEET.

AND TO AMEND THE F.D.P.

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

Name

Address

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 11 day of November, 2000, 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. 01-207-A

Reviewed By CTM Date 11/16/00

Estimated Posting Date 11/26/00

R20 9/15/98

ZONING DESCRIPTION FOR: 8818 Howard Forest Lane, Baltimore,
MD 21208

Beginning at a point on the north side of Howard Forest Lane which is 27 feet wide at the distance of 94 feet west of the centerline of the nearest improved intersecting street of Old House Court which is 27 feet wide. Being Lot # 02 , Block -- , Section # B13 in the *condo* subdivision of Grey Rock as recorded in Baltimore County Plat Book #20, Folio #129, containing 2,774 square feet. Also known as 8818 Howard Forest Lane and located in the 3rd Election District, 2nd Councilmanic District.

207

**BALTIMORE COUNTY, MAR
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

DATE 11/16/2000 ACCOUNT 8676 No. 8676

AMOUNT \$ 100.00

RECEIVED FROM: SEE CASHIER

FOR: CASH VALUE

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PAYMENT NO. 111-2000 12-13-21
RECEIVED BY CASHIER JRC JRP WAGER
5 528 CASHING VERIFICATION
CR NO. 00676
CASH INL 100.00
TO TX 200.00 LA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 01-207-A

Petitioner/Developer: VICKI MARGOLIS

Date of Hearing/Closing: 11 Dec 2000

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 8818 HOWARD FOREST LN

The sign(s) were posted on 11 25 2000
(Month, Day, Year)

Sincerely,

 11/25/2000
(Signature of Sign Poster and Date)

SSG Robert Black
(Printed Name)

1508 Leslie Road
(Address)

Dundalk Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)

**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: 01-207-A
Petitioner: VICKI MARGOLIS
Address or Location: 0818 HOWARD STREET LA. BALTO, MD
21208

PLEASE FORWARD ADVERTISING BILL TO:

Name: BRIAN KISH
Address: 4113 AQUARIUM PL.
BALTO, MD 21215
Telephone Number: # 350-7575

Revised 2/20/98 - SCJ

#207

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 01- 207 -AAddress 8818 HOWARD FOREST LNContact Person: LYND T. MOXLEY

Phone Number: 410-887-3391

Planner, Please Print Your Name

Filing Date: 11/16/00Posting Date: 11/26/00Closing Date: 12/11/00

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- I HAVE RECEIVED POSTING INFO
- 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.
 - 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.
 - 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.
 - 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 01- 207 -AAddress 8818 HOWARD FOREST LNPetitioner's Name VICKI MARGOLISTelephone 410 602 3317Posting Date: 11/26/00Closing Date: 12/11/00Wording for Sign: To Permit AN EXISTING SINGLE FAMILY
DWELLING WITH AN OPEN PROJECTION (DECK) TO
HAVE A YARD OF 11 FEET LIEU OF THE REQUIRED
23.5 FEET



Baltimore County
Department of Permits and
Development Management

Permits and Licenses
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3900
Fax: (410) 887-2824

December 11, 2000

Vicki Margolis
8818 Howard Forest Lane
Baltimore, MD 21208

Dear Ms. Margolis:

RE: Case Number: 01-207-A, 8818 Howard Forest Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 16, 2000.

The Zoning Advisory Committee (ZAC), which consists of representatives from several 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.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. 6D2
Supervisor, Zoning Review

WCR: gdz

Enclosures

C: Brian Kish, 4113 Aquarium Place, Baltimore 21215
People's Counsel



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: December 4, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For December 4, 2000
Item Nos. 204, 206, 207, 208, & 210

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

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: January 11, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For December 24, 2001
Item No. 207

The Bureau of Development Plans Review has reviewed the subject zoning item.

The elevation protection for this site is 11.2 feet.

The rear of buildings may not be constructed within 20 feet of the flood plain as established for a 100-year flood level with a 1-foot freeboard. *See Plate D19 in the Baltimore County Design Manual.*

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must at 1 foot above the flood plain elevation in all construction.

In accordance with *Bill No. 18-90, Section 26-276*, filling within a flood plain is prohibited.

The developer is responsible for the cost of temporary structures and measures required in the event of sectional development.

The building engineer shall require a permit for this project.

Building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of the structure with materials resistant to flood damage.

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

November 30, 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: SEE BELOW

Location: DISTRIBUTION MEETING OF November 27, 2000

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:

204, 205, 206, 207, and 210

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

cc: File

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



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RS*

DATE: December 5, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of November 27, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
204	11809 Meylston Drive
205	9534 Cross Road
206	8816 Howard Forest Lane
207	8818 Howard Forest Lane
208	6824 & 6826 Dogwood Road
210	1500 Maywood Avenue

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 4, 2000

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

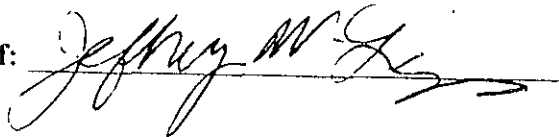
SUBJECT: Zoning Advisory Petition(s): Case(s) 01-206 & 207

The Office of Planning has reviewed the above referenced case(s) 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: 11.26.00

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

RE: Baltimore County
Item No. 207 (LTM)

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

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

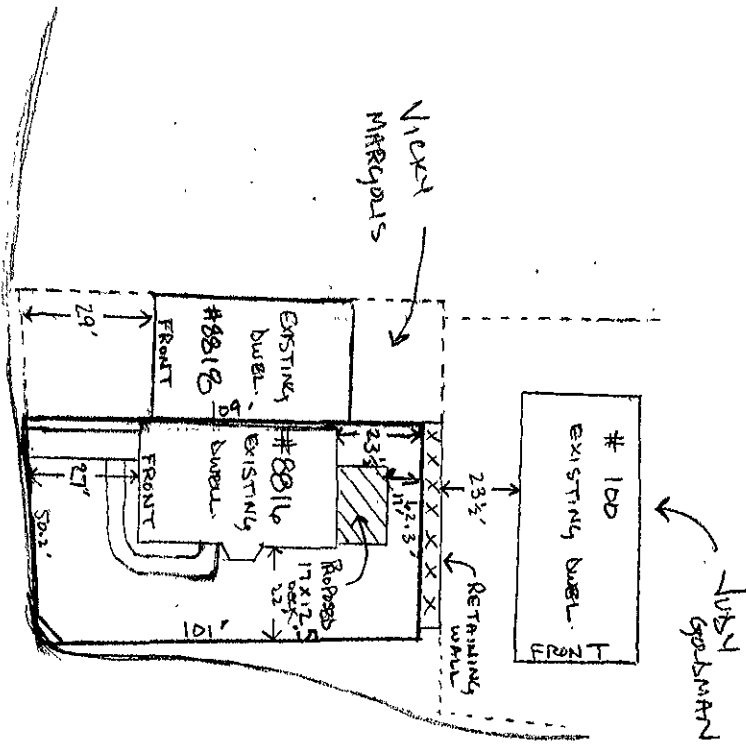
PROPERTY ADDRESS: 8816 Howard Forest LA

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

Subdivision name: GREEN ROCK

CDUPD 20, folio # 129, lot # , section # B 13

OWNER: JEFF FREEMAN

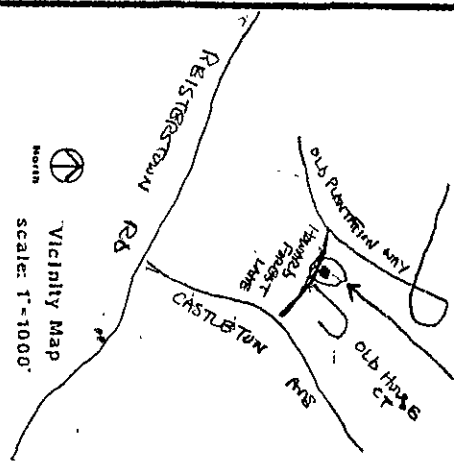


North

date:
prepared by: BK

Scale of Drawing: 1" = 50'

Howard Forest LA



LOCATION INFORMATION

Election District: # 03

Councilmanic District: # 02

1"=200' scale map#: NW-9F

Zoning: D.R. - 10.5

Lot size: 3,004 acreage square feet

SEWER: ☒ public ☐ private
 WATER: ☒ ☐
 Chesapeake Bay Critical Area: ☐ ☒
 Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE #:
CTM 201 204A

Det. Ex. #1

#1 - REAR OF 8818 HOWARD FOREST LANE.
(2ND UNIT FROM END)



#207

#2 - View From EAST SIDE OF 8814 HOWARD FOREST LANE
(2ND UNIT FROM END)

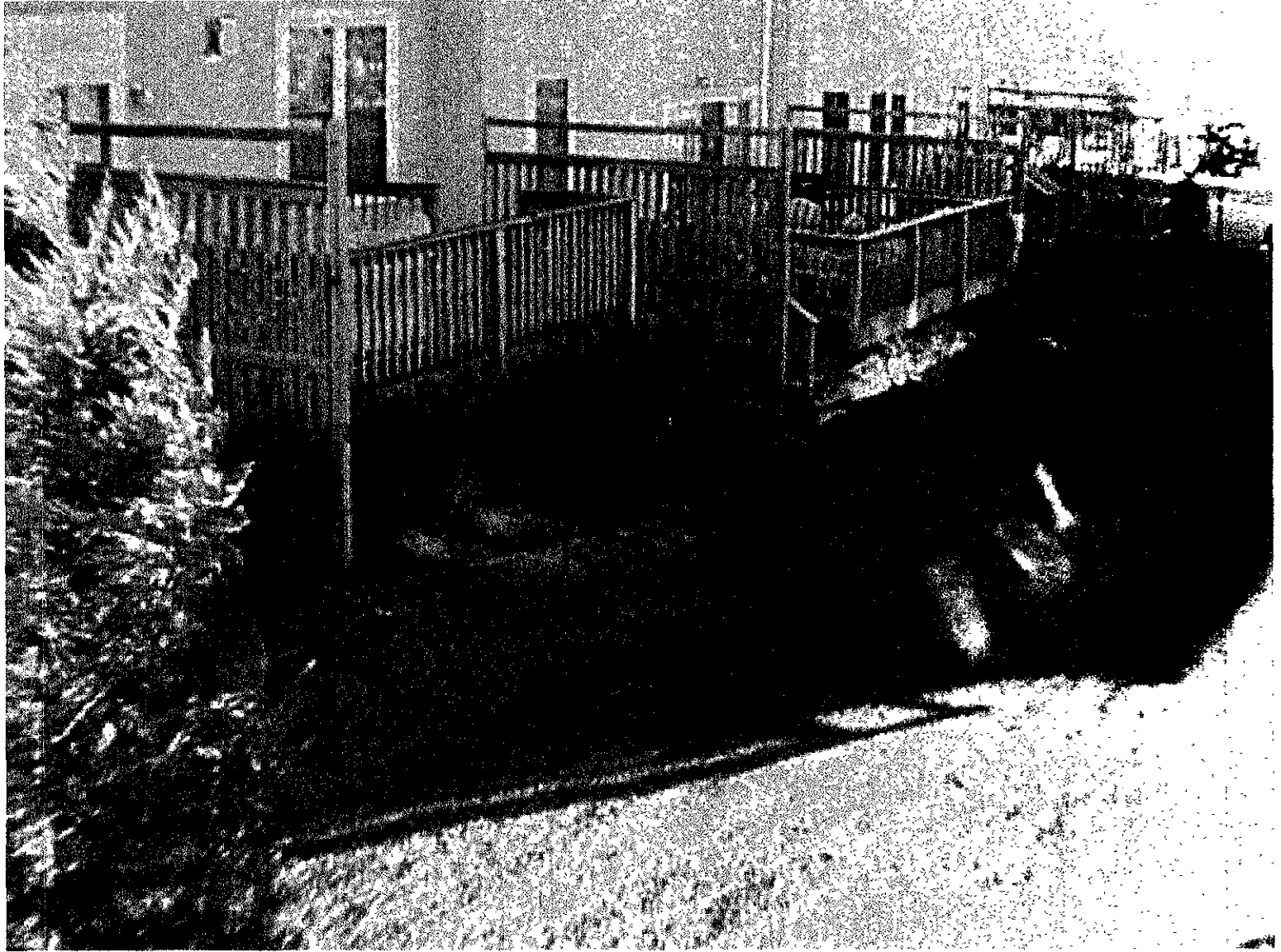
* PROPOSED DECK WILL ONLY EXTEND TO THE END OF
DIVIDER FENCE.

#8814 HOWARD FOREST



#207

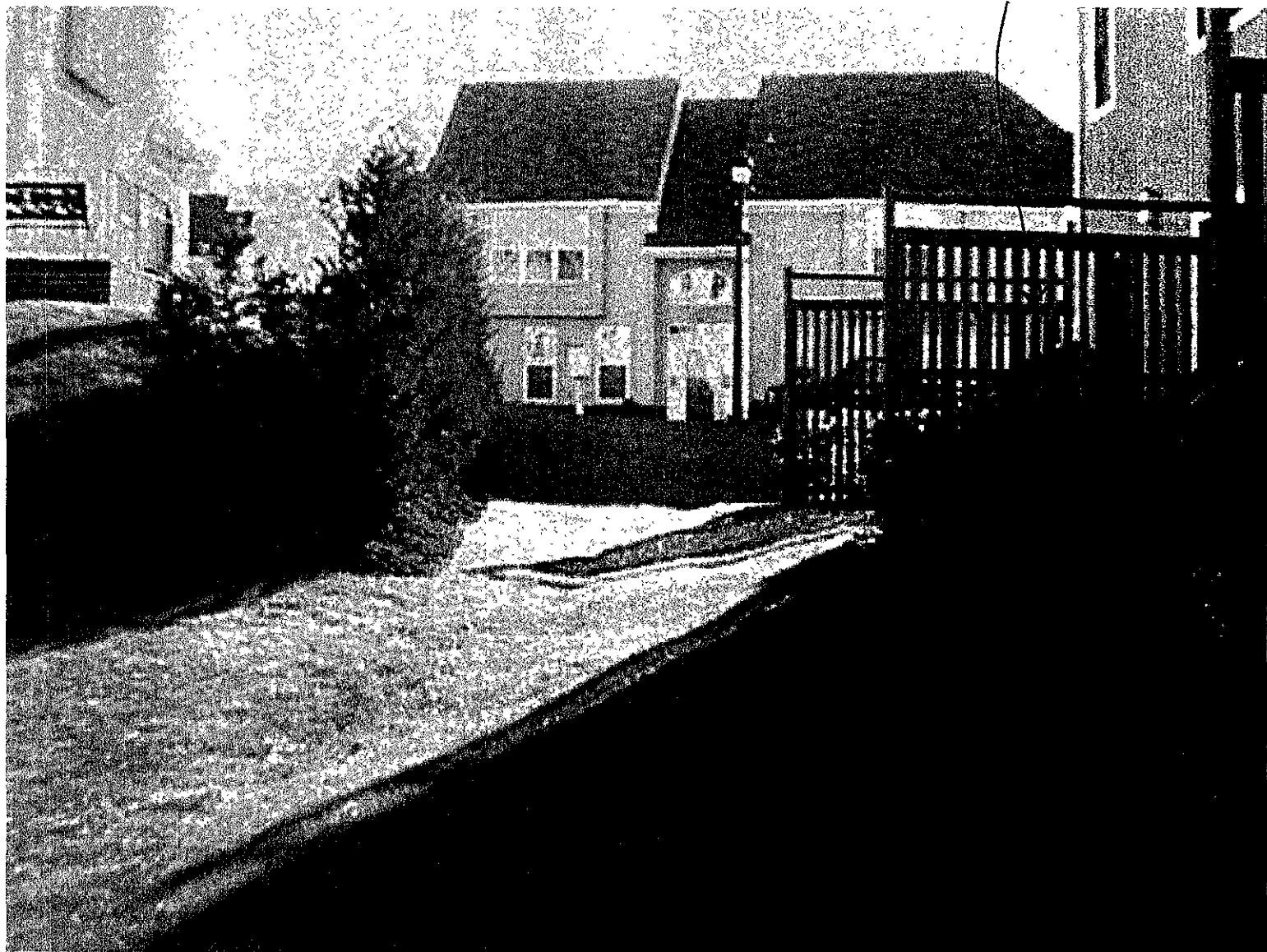
#3- SIMILAR EXISTING DECKS ON NEIGHBORS
HOUSES IN SAME ROW AS 8612 HOWARD
FOREST LANE.



#207

#4 - View from WEST SIDE OF 8619 HOWARD FOREST
LANE.

8619 HOWARD FOREST



* PROPOSED DECK WILL ONLY EXTEND TO THE END OF
EXISTING DIVIDER FENCE.

207

