

IN RE: PETITION FOR VARIANCE
NW/S Walnut Grove Road and
NE/S Walnut Point Road
15th Election District
5th Councilmanic District
(505 Walnut Grove Road)

Suzanne B. & Steven R. Maddox
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-104-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, Suzanne B. & Steven R. Maddox. The Petitioners are requesting a variance for property they own at 500 Walnut Grove Road, to permit a garage with a height of 19 ft. in lieu of the required 15 ft.

Appearing at the hearing on behalf of the variance request was Steven Maddox, owner of the property. There were no protestants or others in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 1.0324 acres, more or less, zoned DR 2. The subject property is improved with an old farm house which the property owner intends to restore. In conjunction with the restoration of the old farm house, the Petitioners are requesting permission to construct a garage which will be 19 ft. in height. The reason for the height of the garage is to allow the roof pitches of the garage to match that of the old farm house. In order to proceed with the construction of the garage, the variance request is necessary.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioners and their property. McLean v. Soley, 270 Md. 208

RECEIVED 11/5/01

11/5/01

By *JP*

(1973). To prove practical difficulty for an area variance, the Petitioners 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.

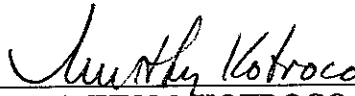
Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

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 Petitioners seek 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 Petitioners, I find that the Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED this 5th day of November, 2001, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 400.3 of the Baltimore County Zoning Regulations, to permit a garage with a height of 19 ft. in lieu of the required 15 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 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 11/15/01
BY J.R. [signature]



Baltimore County
Zoning Commissioner

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

November 5, 2001

Mr. & Mrs. Steven R. Maddox
14 ½ Linden Terrace
Towson, Maryland 21286

Re: Petition for Variance
Case No. 02-104-A
Property: 500 Walnut Grove Road

Dear Mr. & Mrs. Maddox:

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 Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 500 Walnut Grove Rd
which is presently zoned DR 2

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) 400.3 to permit a height of

19 ft. in lieu of the required 15 ft. for an accessory structure (garage) in the rear yard.

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

Increase height of garage to match roof line of existing house.

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):

Steven R. Maddox
Name - Type or Print

Signature

Suzanne B. Maddox
Name - Type or Print

Signature

14 1/2 Linden Terr. 410-321-4259
Address Telephone No.

Towson, MD 21286 410-339-2782
City State Zip Code

Representative to be Contacted:

Owners

Name

Address Telephone No.

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By DR Date 9/13/01

Case No. 02-104-A

2001/11/15/98

Zoning Description for 500 Walnut Grove Rd., Essex, MD

Beginning at a point on the ~~east~~^{WEST} side of Walnut Grove Road which is a 50 foot wide which is half mile south of Marlyn Ave of the nearest improved intersecting street, being Lot No. 115, as shown on Plat entitled, "final Plat Four, Walnut Point", which Plat is recorded among the Land Records of Baltimore County in Plat Book SM No. 73, folio 29. The lot area is 1.0324 Ac. Also known as 500 Walnut Grove Road, located in the 15th Election District, 5th Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 07781

DATE 12/7 ACCOUNT 1001
RD06 G150

AMOUNT \$ 10.00

RECEIVED FROM: MADDOX

FOR: ZONING VERIFICATION

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT	ACTUAL	TIME
12/07/2001	12/07/2001	15:49:58
REG W504	CASHIER DOOL AND DRAVER	2
RECEIPT # 167604		0FLH
Desc	5 528 ZONING VERIFICATION	
CR NO.	07781	

Rec'd Tot 10.00
10.00 TX .00 CH
Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

5735

DATE 9/12/01 ACCOUNT R001-006-6150

AMOUNT \$ 50.00

RECEIVED FROM: Suzanne Modell

FOR: Zoning Variance

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Item # 104

PAID RECEIPT

PAYMENT	ACTUAL	TIME
9/13/2001	9/12/2001	15:14:56
US01 CASHIER JRIC JHR DRAWER 1		
RECEIPT # 062298		OFLN
5 528 ZONING VERIFICATION		
PRN. 005735		

Expt Tot 50.00
50.00 PK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

**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: #02-104-A
505 Walnut Grove Road
NW/S Walnut Grove Road and
NE/S Walnut Point Road
15th Election District
5th Councilmanic District
Legal Owner(s): Suzanne B. &
Steven R. Maddox
Variance: to permit a height
of 19 feet in lieu of the al-
lowed 15 feet for an acces-
sory structure (garage) in
the rear yard.
Hearing: Monday, Novem-
ber 5, 2001 at 9:00 a.m. in
Room 407, County Courts
Building, 481 Bosley Ave-
nue.

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 con-
cerning the file and/or
hearing, Contact the Zoning
Review Office at (410) 887-
3391.

10/19/01 Oct. 18 C500805

CERTIFICATE OF PUBLICATION

10/19/, 2001

THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each of 1 successive weeks, the first publication appearing
on 10/18/, 2001.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 02-104-A

Petitioner/Developer: SUZANNE B

+ STEVEN R. MADDOX

Date of Hearing/Closing: 11/5/01

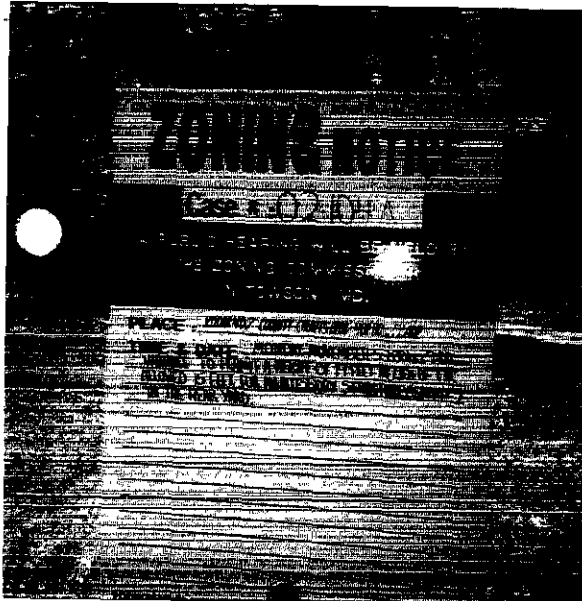
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

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 500 WALNUT GROVE
ROAD

The sign(s) were posted on 10/20/01
(Month, Day, Year)



Sincerely,

[Signature] 10/20/01
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

TO: PATUXENT PUBLISHING COMPANY
Thursday, October 18, 2001 Issue – Jeffersonian

Please forward billing to:
Suzanne Maddox
14 ½ Linden Terrace
Towson MD 21286

410 321-4259

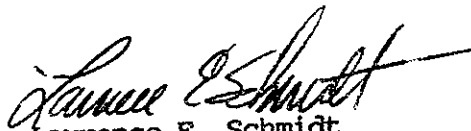
NOTICE OF ZONING HEARING

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CASE NUMBER: 02-104-A
505 Walnut Grove Road
NW/S Walnut Grove Road and NE/S Walnut Point Road
15th Election District – 5th Councilmanic District
Legal Owner: Suzanne B & Steven R Maddox

Variance to permit a height of 19 feet in lieu of the allowed 15 feet for an accessory structure (garage) in the rear yard.

HEARING: Monday, November 5, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G72
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

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

October 10, 2001

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: 02-104-A
505 Walnut Grove Road
NW/S Walnut Grove Road and NE/S Walnut Point Road
15th Election District – 5th Councilmanic District
Legal Owner: Suzanne B & Steven R Maddox

Variance to permit a height of 19 feet in lieu of the allowed 15 feet for an accessory structure (garage) in the rear yard.

HEARING: Monday, November 5, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon GDZ
Director

C: Suzanne B & Steven R Maddox, 14 ½ Linden Terrace, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, OCTOBER 20, 2001.**
- (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.

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: 02-104-A
Petitioner: Steven & Suzanne Maddox
Address or Location: 500 Walnut Grove Rd. Essex

PLEASE FORWARD ADVERTISING BILL TO:

Name: Suzanne Maddox
Address: 14112 Linden Terrace
Towson, MD 21286
Telephone Number: 410-321-4259

Revised 2/20/98 - SCJ



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

October 2, 2001

Suzanne B & Steven R Maddox
14 1/2 Linden Terrace
Towson MD 21286

Dear Mr. & Mrs. Maddox:

RE: Case Number: 02-104-A, 500 Walnut Grove Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 12, 2001.

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. GDE
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: People's Counsel

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



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 16, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For October 8, 2001
Item Nos. 082, 101, 104, 105, 107,
108, 110, 111, 112, 113, 114, 115,
116, 117, and 118

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

October 15, 2001

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 October 1, 2001

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:

082, 102, 103, 104, 105, 106, 107, 109, 110, 111,
112, 113, 114, 115, 116, 117, and 118

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

cc: File

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



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley
DATE: October 16, 2001
SUBJECT: Zoning Item 104
Address 500 Walnut Grove Road

Zoning Advisory Committee Meeting of 10/1/01

- _____ 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:
- _____ If streams or wetlands occur on or within 200 feet of the property, the development of the property may need to comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- _____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- X 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).

Additional Comments:

Reviewer: Kieth Kelley

Date: 10/16/01

Jim
11/5

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 15, 2001

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

OCT 15

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-104

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For 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: Mark A. Cunningham

Section Chief: Jeffrey W. Long

AFK/JL:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 10.5.01

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

RE: Baltimore County
Item No. 174 BR

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,

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

RE: PETITION FOR VARIANCE
500 Walnut Grove Road, NW/S Walnut Grove Rd
and NE/S Walnut Point Rd
15th Election District, 5th Councilmanic

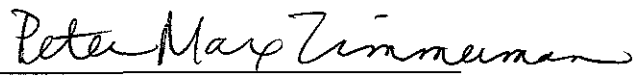
Legal Owners: Steven R. & Suzanne B. Maddox
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-104-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 31st day of October, 2001 a copy of the foregoing Entry of Appearance was mailed to Legal Owners Steven R. & Suzanne B. Maddox, 14-1/2 Linden Terrace, Towson, MD 21286, Petitioners.


PETER MAX ZIMMERMAN

APPROVED AS BEING
WITHIN THE SPIRIT AND
INTENT OF CASE NO
02-104-A

Dec. 7, 2001
14 1/2 Linden Terrace
Towson, MD 21286
410-321-4259

for 12/7/01
Arnold Tablon
Director of P.D.M.,
111 West Cheapeake Ave.
Towson, MD 21204

Dear Mr. Arnold Tablon;

I am writing to you about zoning
case # 02-104-A for the construction of
our garage building permit # B465575.
The propose of the hearing case was to
allow the garage to be higher than the 15'
allowed so that it will match the historic
house. It has come to our attention that
by putting the garage in the proposed location
it will cause the basement of the house
to continue to flood. There will not be
enough room between them to allow for
the proper drainage. It is our intent
to move the garage 8 feet to the North
and 12' west (back)*. It is our intent
to be with in the nature and intent of
the ^{zoning with} ~~keep~~ having the garage moved. The style,
size, and design has not changed.
*The result set back will be 7' and 23'.

Sincerely,

Auzanne B. Maff

P.S. environment has approved this.

CASE # 02-104
REVISED
12/7/01

VISIONARY SECTION THREE

VICINITY MAP

SCALE: 1"=1,000'

Bob Ward Development, LLC
c/o Bob Ward Companies
2700 Philadelphia Road
Edgewood, MD 21040
Attn: Mr Robert Ward, President
Phone: 410-879-5000

GLASS-HILL LANDSCAPE
BUFFER EASEMENT
SEE GENERAL NOTE 10.

EXISTING
DRAINAGE TO BE
RELOCATED

N 23° 17' 41" E 181.10'
104.59'

35' STRUCTURE TO
CRITICAL AREA
EASEMENT SETBACK

PROPOSED
DRIVE

EXISTING
FARMHOUSE

N 50° 34' 4" W 88.53'

EXISTING ELECTRICAL
EASEMENT 11355/608

CRITICAL AREA
EASEMENT

N 65° 58' 43" W 124.94'

MAINLY FRONT BUILDING RESTRICTION LINE

REVERTIBLE
SLOTE EASEMENT

N 23° 17' 41" E 181.10'

TEMPORARY
EX. WALL
11-16-02

LOCATION INFORMATION

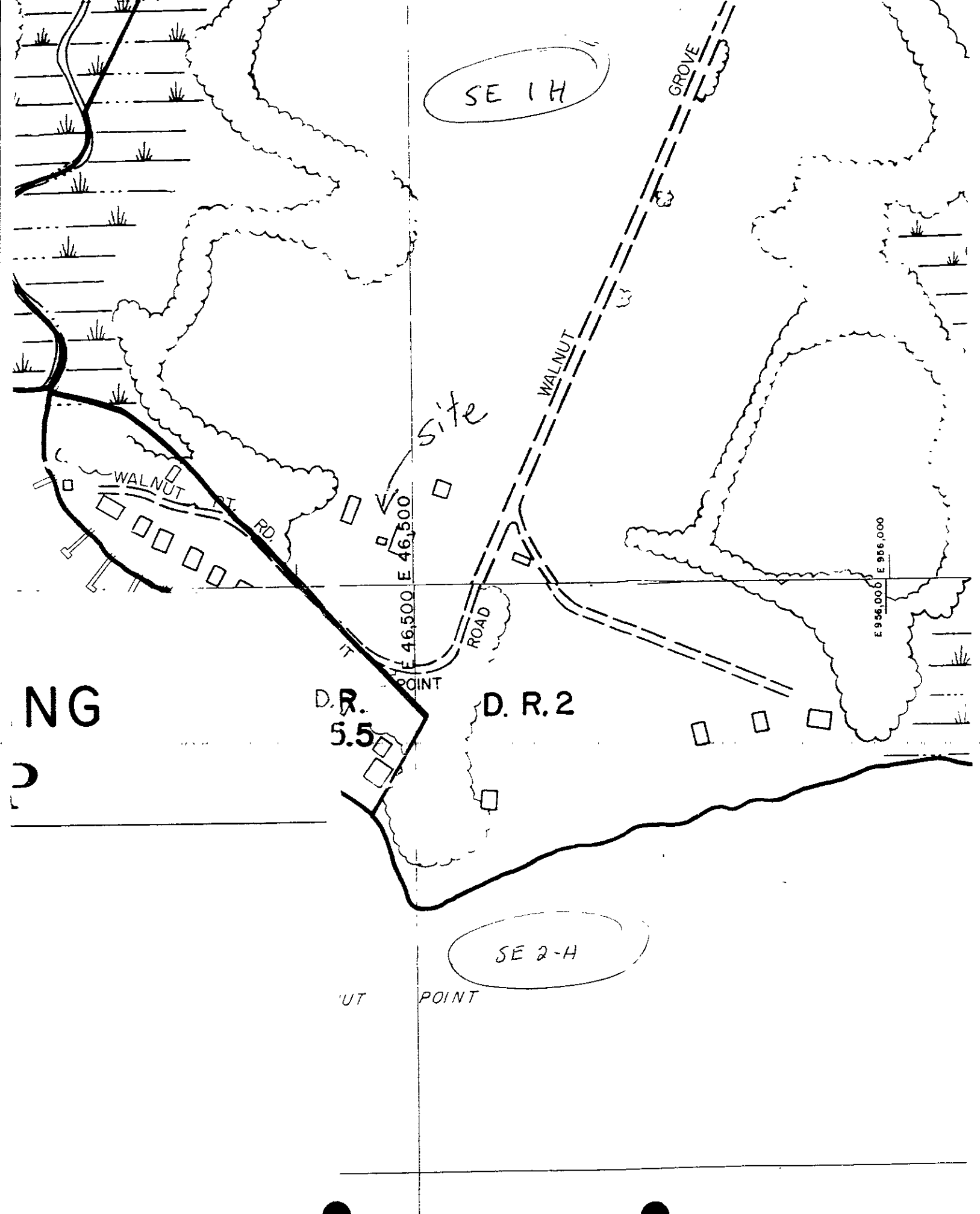
Election District: 15

Councilmanic District: 5

1"=200 scale map #: SE 192.1

Zoning: D.R.-2

Lot size: 1.0324
acres square feet



SE 1 H

site

GROVE

WALNUT

WALNUT

RD.

ROAD

POINT

D.R. 5.5

D.R. 2

E 956,000

E 46,500

SE 2-H

UT

POINT

NG

D