

IN RE: PETITION FOR VARIANCE
N/S Shawan Road, 280' W of the c/l
York Road
(3 Shawan Road)
8th Election District
3rd Council District

Shawan Associates, LLC
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 02-264-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, Shawan Associates, LLC, by John E. Day, Member. The Petitioners request relief from Section 255.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) (BR Section 238.2) to permit a side yard setback of 24 feet in lieu of the required 30 feet for a proposed two-story addition. The subject property and requested relief 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 in support of the request was John E. Day, on behalf of Shawan Associates, LLC, owner of the subject property. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a rectangular shaped parcel located on the north side of Shawan Road, just west of its intersection with York Road, not far from the Hunt Valley Mall in Hunt Valley. The property is improved with a two-story building, which is presently used to house the offices of Mr. Day's business. Mr. Day is a contractor by trade, specializing in the development/redevelopment of retail and commercial sites. The Petitioner proposes enclosing an existing porch, which is located to the rear (northwest) corner of the dwelling. The proposed addition will be 11.1' x 16.3' in dimension and provide additional office space to the interior of the building. Although the proposed addition will not bring the

ORDER RECEIVED FOR FILING

Date 3/15/12

By [Signature]

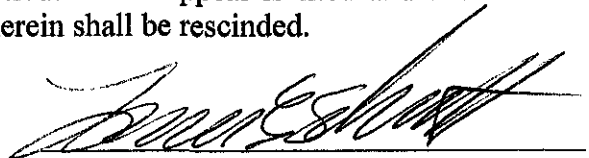
building any closer to the property line, the new construction requires a variance in view of the location of the existing structure, which currently provides a 24-foot setback on that side. It is also to be noted that the side yard setback on the other side of the building is 5.5 feet. Both side yards are insufficient, but nonconforming, inasmuch as the building was constructed many years ago, prior to the establishment of the zoning regulations. However, the relief requested is necessary in order to legitimize the location of the existing structure and allow for the proposed improvement.

Based upon the testimony and evidence presented, I am persuaded to grant the relief. I am satisfied that the Petitioner has satisfied the requirements of Section 307 of the B.C.Z.R. It is clear that the proposed construction is minor and will not materially alter the use or appearance of the structure. Moreover, the relief requested will cause no detrimental impact to adjacent 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.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 15th day of March, 2002 that the Petition for Variance seeking relief from Section 255.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) (BR Section 238.2) to permit a side yard setback of 24 feet in lieu of the required 30 feet for a proposed two-story addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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 3/15/12
By [Signature]



Baltimore County
Zoning Commissioner

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

March 15, 2002

Mr. John E. Day
Shawan Associates, LLC
3 Shawan Road
Cockeysville, Maryland 21030

RE: PETITION FOR VARIANCE
N/S Shawan Road, 280' W of the c/l York Road
(3 Shawan Drive)
8th Election District – 3rd Council District
Shawan Associates, LLC - Petitioners
Case No. 02-264-A

Dear Mr. Day:

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 Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel; Case File





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at #3 Shawan Road

which is presently zoned MLR

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) 255.1 (BR Section 238.2) to allow a sideyard setback of 24 feet in lieu of the minimum required 30 feet.

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

The existing building is an old converted house that already has deficient sideyard setbacks. The petitioner desires to add 329 square feet of space and the location shown is the most practical given the layout of the existing floors.

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):

Shawan Associates, LLC

John E. Day, Member

Name - Type or Print

Signature

Name - Type or Print

Signature

3 Shawan Road

(410) 771-9100

Address

Telephone No.

Cockeysville, Maryland 21030

City

State

Zip Code

Representative to be Contacted:

Geoffrey C. Schultz

McKee & Associates, Inc. (410) 527-1555

Name

5 Shawan Road, Suite 1

(410) 527-1555

Address

Telephone No.

Cockeysville, Maryland 21030

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

JNP

Date

12/20/01

ORDER RECEIVED FOR FILING
Date 3/15/98
By [Signature]
Case No. 02-264-A

McKEE & ASSOCIATES, INC.

*Engineering • Surveying • Environmental Planning
Real Estate Development*

December 17, 2001

ZONING DESCRIPTION

#3 SHAWAN ROAD

8TH ELECTION DISTRICT

3RD COUNCILMANIC DISTRICT

BALTIMORE COUNTY, MARYLAND



BEGINNING at a point on the north side of Shawan Road, said point being 280 feet west of the centerline of York Road; thence running along the north side of Shawan Road, South 85 degrees 35 minutes 42 seconds West, 60.03 feet; thence North 04 degrees 00 minutes 13 seconds West, 197.89 feet; thence North 85 degrees 34 minutes 40 seconds East, 59.98 feet, and South 04 degrees 01 minutes 07 seconds East, 197.91 feet to the place of beginning. Containing 11,874 square feet or 0.273 acres of land as recorded in Deed Liber 11297, folio 171.

02-264-A

No.

20

R-001-006-6150

ACCOUNT

21

AMOUNT

00-070

Schultz, Mark & Associates

(0775714) 2016 NVA N=9

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DISTRIBUTION

EMERGENCY AGENCY

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1990

THE UNIVERSITY OF CHICAGO

Figure 1

1990

THE

THE

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CERTIFICATE OF PUBLICATION

_____ 2/15/2002

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 2/14/2002.

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

P. Williams

LEGAL ADVERTISING

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 #02-264-A
 #3 Shawan Road
 175 Shawan Road, 2607 W of York Road
 8th Election District
 3rd Contemneant District
 Legal Owner(s): John E. Day
 Variance: to allow a side yard setback of 24 feet in lieu of the minimum required 30 feet.

Hearing: Monday, March 4, 2002 at 11:30 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 (440) 867-4396.
 (2) For information concerning the file and/or Hearing, Contact the Zoning Review Office at (410) 867-3391.

2/107-Feb. 14 6520626

CERTIFICATE OF POSTING

RE: Case No.: 02-264-A

Petitioner/Developer: DAY, ETAL

M^cKEE / G. SCHULTZ

Date of Hearing/Closing: 3/4/02

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

Attention: Ms. Gwendolyn Stephens / GEORGE ZAYNER

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 #3 - SHAWAN RD.

The sign(s) were posted on

2/16/02

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 2/20/02

(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

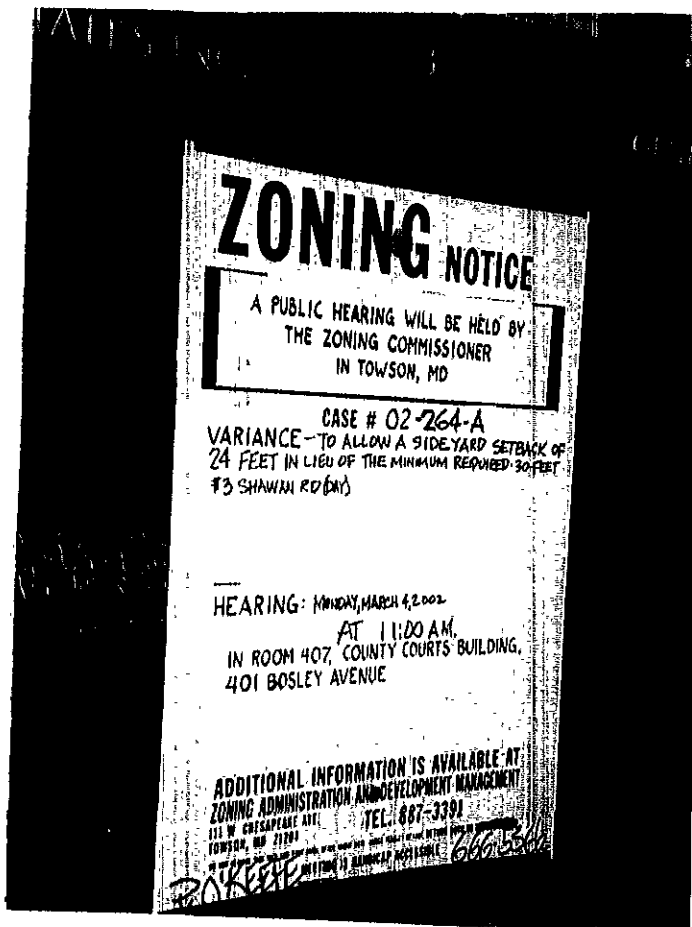
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

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

(Telephone Number)



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: 02-264-A

Petitioner: SHAWAN ASSOCIATES, LLC

Address or Location: 3 SHAWAN ROAD, COCKEYSVILLE, MD 21030

PLEASE FORWARD ADVERTISING BILL TO:

Name: SHAWAN ASSOCIATES, LLC C/O JOHN DAY

Address: 3 SHAWAN ROAD
COCKEYSVILLE, MD 21030

Telephone Number 410-771-9100

TO: PATUXENT PUBLISHING COMPANY
Thursday, February 14, 2002 Issue – Jeffersonian

Please forward billing to:

John E Day
Shawan Associates
3 Shawan Road
Cockeysville MD 21030

410 771-9100

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: 02-264-A

#3 Shawn Road

N/S Shawn Road, 280' W of York Road

8th Election District – 3rd Councilmanic District

Legal Owner: John E Day

Variance to allow a side yard setback of 24 feet in lieu of the minimum required 30 feet.

HEARING: Monday, March 4, 2002 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT 672
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

January 30, 2002

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: 02-264-A
#3 Shawan Road
N/S Shawan Road, 280' W of York Road
8th Election District – 3rd Councilmanic District
Legal Owner: John E Day

Variance to allow a side yard setback of 24 feet in lieu of the minimum required 30 feet.

HEARING: Monday, March 4, 2002 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

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

Arnold Jablon GDL
Director

C: John E Day, Shawan Associates, 2 Shawan Road, Cockeysville 21030
Geoffrey C Schultz, McKee & Associates Inc, 5 Shawan Road, Suite 1,
Cockeysville 21030

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SUNDAY, FEBRUARY 17, 2002.**
(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.



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

March 1, 2002

Shawan Associates LLC
John E Day
2 Shawan Road
Cockeysville MD 21030

Dear Mr. Day:

RE: Case Number: 02-264-A, #3 Shawan Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 20, 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. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Geoffrey C Schultz, McKee & Associates Inc, 5 Shawan Road, Suite 1,
Cockeysville 21030
People's Counsel



file
34

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: February 28, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
for February 4, 2002
Item Nos. 263, 264, 265, 267, 268, 269,
270, 271, 272, 273, 274, 275, 276, 278,
279, 280, 281, 282, 283, 284, 285, 286,
287, 288, 290 and 292

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

RWB:HJO.cab

cc: File

MAR 5

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: Todd Taylor

DATE: March 1, 2002

Zoning Advisory Committee Meeting of January 28, 2002

SUBJECT: NO COMMENTS for the FOLLOWING ZONING ITEMS:

(264)
263 - 265, 268, 271, 272, 275 - 277, 279 - 281, 283, 284, 286, 287, 290 - 292

Agricultural Preservation is still reviewing Zoning Items: 270, 273, 278, and 288.

for
3/4

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 5, 2002

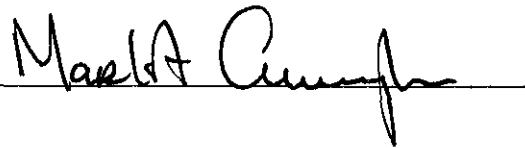
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

FEB - 5 2002

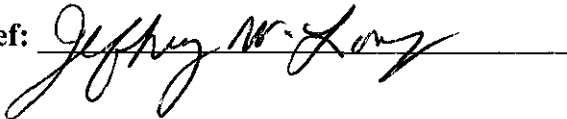
SUBJECT: Zoning Advisory Petition(s): Case(s) 02-264,02-270 & 02-278, & 02-287

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:



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: 1.29.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 264

JNP

Dear Mr. Zahner:

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
3 Shawan Road, N/S Shawan Rd,
280' W of York Rd
8th Election District, 3rd Councilmanic

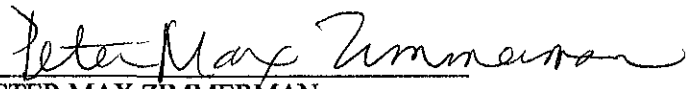
Legal Owner: Shawan Associates, LLC
Petitioner(s)

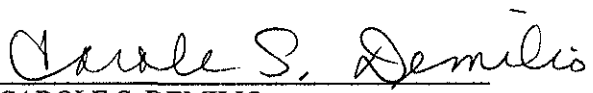
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-264-A

* * * * *

ENTRY OF APPEARANCE

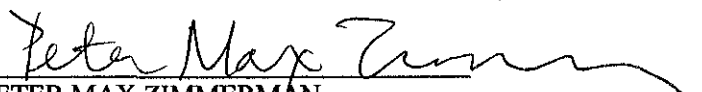
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. **All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.**

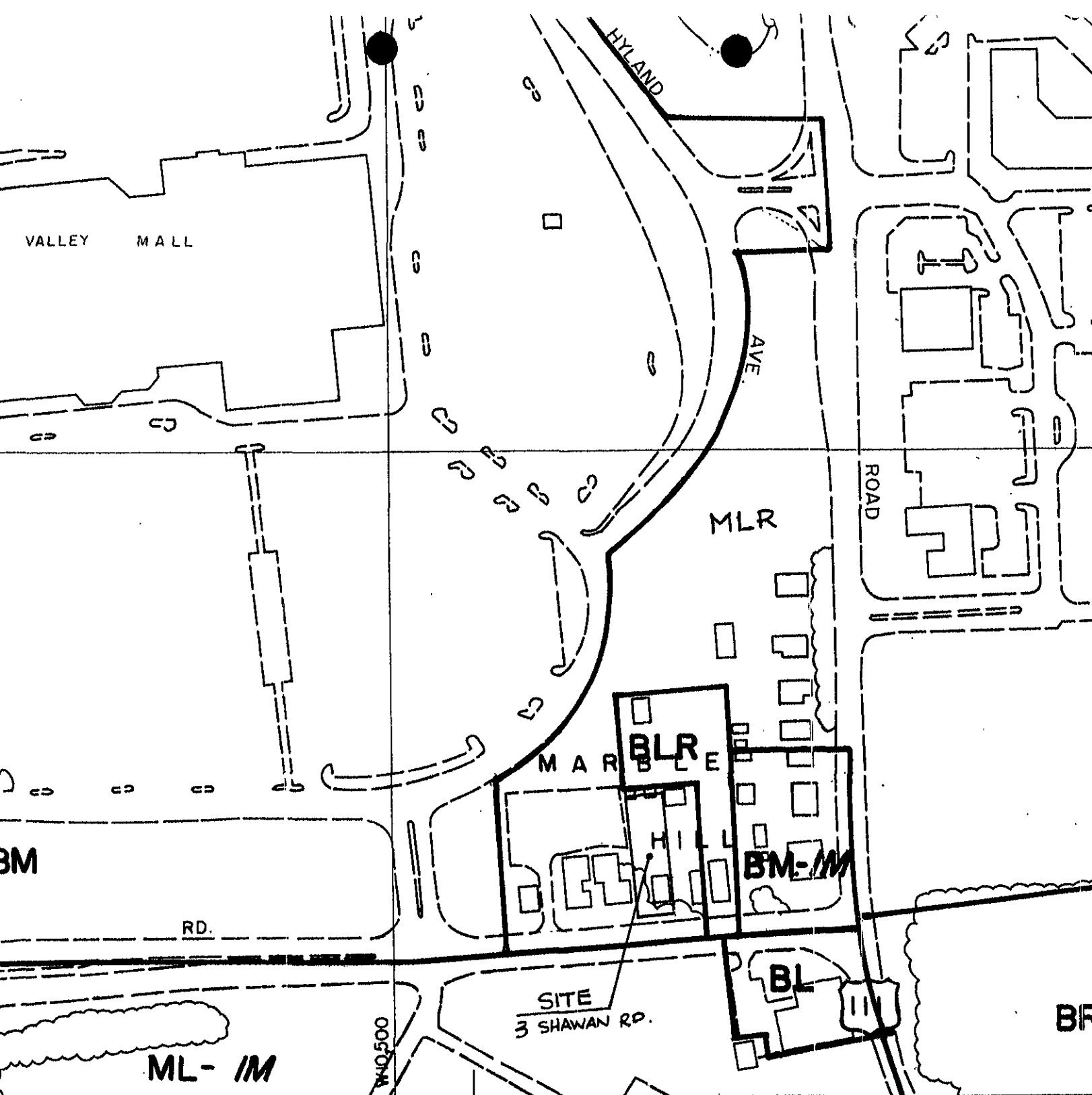

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


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 30th day of January, 2002 a copy of the foregoing Entry of Appearance was mailed to Geoffrey C. Schultz , McKee & Assoc., Inc., 5 Shawan Road, Suite 1, Hunt Valley, MD 21030, representative for Petitioners.


PETER MAX ZIMMERMAN



2000 COMPREHENSIVE ZONING MAP
ADOPTED by
THE BALTIMORE COUNTY COUNCIL
OCTOBER 10, 2000

Bills Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00,

Joseph Bortolillo
 Chairman, County Council

200 SCALE ZONING MAP
 # 3 SHAWAN ROAD

BALTIMORE
OFFICE OF
OFFICIALS

02-264-A

SITE DATA

- Existing Zoning MLR
- Gross Area 13,674 SF = 0.314
- Net Area 11,874 SF = 0.273
- Existing Use General Office
- Proposed Use General Office
- Existing Floor Areas
1st Floor 1316 SF
2nd Floor 1136 SF
Total 2452 SF
- Proposed Addition
1st Floor 181 SF
2nd Floor 148 SF
Total 329 SF
- Total Proposed Floor Areas
1st Floor 1497 SF
2nd Floor 1284 SF
Total 2781 SF
- Floor Area Increase 329 SF/2452 = 13%
- Floor Area Ratio 2781/13674 = 0.20
- Floor Area Ratio Permitted = 0.60
- Parking Required (2781/1000 x 3.3) = 10 Spaces
- Parking Proposed 14 Spaces
- Election District 8th
- Councilmanic District 3rd
- Tax Map 42 Parcel 254
- Account Number 08-08-000400
- Deed Reference 11297/171
- Census Tract 4084.00
- Watershed: Loch Raven
- Subwatershed: 37

ZONING REQUEST

REQUESTING A VARIANCE TO SECTION 255.1 BCZR (B. R. SECTION 238.2) TO ALLOW A SIDE YARD SETBACK OF 24 FEET IN LIEU OF THE MINIMUM REQUIRED 30 FEET

GENERAL NOTES

- 200 SCALE ZONING MAP NO. NW-198.
- THIS PROPERTY IS SERVED BY PUBLIC WATER AND PRIVATE SEPTIC.
- ALL PROPOSED SIGNS ARE TO COMPLY WITH ALL APPLICABLE ZONING REGULATIONS.
- THERE ARE NO STREAMS, WETLANDS, FOREST BUFFERS, STORMWATER MANAGEMENT SYSTEMS, OR DRAINAGE SYSTEMS WITHIN 100 FEET OF THIS PROPERTY.
- THIS PROPERTY IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THIS PROPERTY IS NOT SUBJECT TO FOREST CONSERVATION REGULATIONS. (GROSS AREA LESS THAN 40,000 SF)
- THERE WILL BE NO INCREASE IN IMPERVIOUS AREA UNDER THIS PROPOSAL.

8. No prior zoning hearings

OWNER

Shawan Associates, LLC
3 Shawan Road
Hunt Valley, MD 21030

McKEE & ASSOCIATES, INC.

Engineering - Surveying - Natural Resources Planning

Red Estate Development

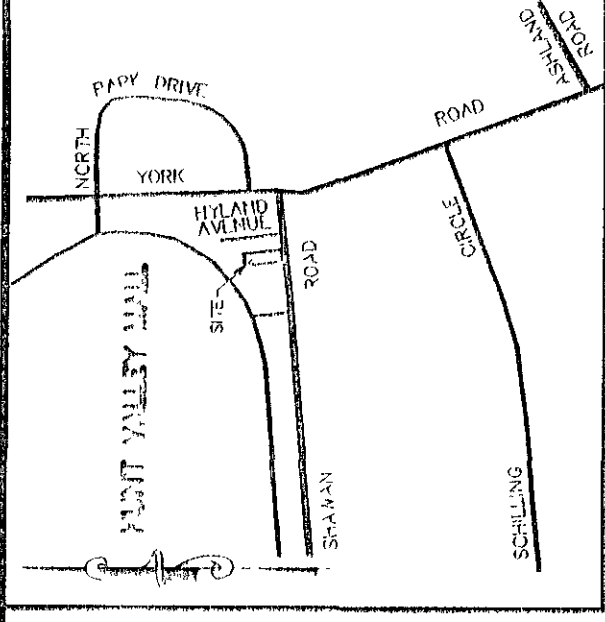
SHAWAN PLACE, 5 SHAWAN ROAD HUNT VALLEY, MARYLAND 21030
TELEPHONE: (410) 527-1555 FACSIMILE: (410) 527-1555

James W. McKee 12/17/04 DATE
JAMES W. MCKEE
MARYLAND REG. NO. 9012

SHAWAN ROAD
(R/W VARIES)

3RD ELECTION DISTRICT BALTIMORE COUNTY, MD
DECEMBER 17, 2001
SCALE 1" = 30'

02-264-A



VICINITY MAP
SCALE: 1" = 1000'

MAURICE F. KEARNEY, JR.
TAX MAP 42 PARCEL 253
DEED 1367/92
ACCT. NO. 08-11-015550
EX. ZONING MLR
EX. USE: RESIDENTIAL
#2 SHAWAN ROAD

MARBLE HILL PARTNERSHIP
TAX MAP 42 PARCEL 253
DEED 6805/614
ACCT. NO. 20-00-011069
EX. ZONING MLR
EX. USE: GENERAL OFFICE
#5 SHAWAN ROAD

Handwritten signature/initials.

DRC INFORMATION
DRC NO.: 061900H
GRANTED: LIMITED EXEMPTION IN ACCORDANCE WITH SECTION 26-171(c)(7) OF THE DEVELOPMENT REGULATIONS

PLAT TO ACCOMPANY
PETITION FOR
"ZONING VARIANCE"
AT

#3 SHAWAN ROAD

YORK VALLEY MALL

N85°34'40"E 59.98'

S04°01'07"E

EXISTING

14

SPACES

EXISTING
PAVED
LOT

PROPOSED
2 STORY
ADDITION
11.1' X 18.3'

EX.
OFFICE
BUILDING

EX.
DWELLING

PCB

S85°35'42"W 60.03'

EX. PAVING

MLR

ML-M

230' TO 2

YORK ROAD

MLR

ML-M