

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
Corner SW/S Reston Lane &	*	DEPUTY ZONING COMMISSIONER
NW/S Springhouse Circle	*	OF BALTIMORE COUNTY
14th Election District	*	CASE NO. 02-485-A
6th Councilmanic District	*	
(7800 Reston Lane)	*	
Gail L. & Edward F. Mathus	*	
<i>Petitioners</i>	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by Gail L. and Edward F. Mathus, legal owners, of that property known as 7800 Reston Lane in the eastern area of Baltimore County. The Petitioners herein seek relief from Sections 1B01.2.C.1.b, and 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit the rear yard setback of an existing dwelling to be 28 ft. in lieu of the required 30 ft., to allow a proposed deck with a 16 ft. rear yard setback in lieu of the required 22.5 ft., and to amend the Final Development Plan for Lot No. 46 in the subdivision of "Springhouse Station". The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners 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 Petitioners 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 Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the

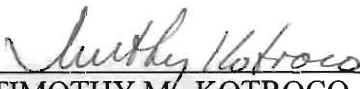
ORDER RECEIVED FOR FILING
Date 5/30/02
By J.P. [Signature]

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 Petitioners.

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 Deputy Zoning Commissioner for Baltimore County, this 30th day of May, 2002, that a variance from Sections 1B01.2.C.1.b, and 303.1 of the B.C.Z.R., to permit the rear yard setback of an existing dwelling to be 28 ft. in lieu of the required 30 ft., to allow a proposed deck with a 16 ft. rear yard setback in lieu of the required 22.5 ft., and to amend the Final Development Plan for Lot No. 46 in the subdivision of "Springhouse Station", 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 5/30/02
By J.R. Jamison



Baltimore County
Zoning Commissioner

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

May 30, 2002

Mr. & Mrs. Edward F. Mathus
7800 Reston Lane
Baltimore, Maryland 21237-3423

Re: Petition for Administrative Variance
Case No. 02-485-A
Property: 7800 Reston Lane

Dear Mr. & Mrs. Mathus:

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 cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

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



Printed with Soybean Ink
on Recycled Paper

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

7800 RESTON LANE
Address
BALTIMORE MD 21237-3423
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):

WE ARE REQUESTING THAT THE COUNTY LESSEN ITS SETBACK REQUIREMENTS SO THAT WE MIGHT ADD A DECK WHICH WILL BE 26'X12'. THERE ARE 30' FROM THE BACK WALL OF OUR HOUSE TO OUR PROPERTY LINE AND WE ARE REQUIRED TO MAINTAIN 22.5' FROM THE PROPERTY LINE TO ANY STRUCTURE WE BUILD. THIS WOULD REDUCE THE PROPOSED DECK'S DEPTH TO 7.5' RATHER THAN 12' AND WE BELIEVE THAT SHALLOW A STRUCTURE WOULD NOT BE IN KEEPING WITH THE LINES OF OUR HOUSE, OTHER DECKS IN THE NEIGHBORHOOD, AND WOULD LIMIT ITS USEFULNESS. THE REAR YARD VARIANCE FOR THE EXISTING HOUSE IS DUE TO A LOCATION ERROR BY THE BUILDER AND IS NOT SOMETHING WE CAUSED. WE SEEK CORRECTION FOR THIS UNFORTUNATE ERROR.

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.

Edward F. Mathus

Signature

EDWARD F. MATHUS

Name - Type or Print

Gail L. Mathus

Signature

GAIL L. MATHUS

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20th day of April, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Edward F. Mathus and Gail L. Mathus

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires

Nov 22, 2004



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 7800 RESTON LANE
which is presently zoned DR 5.5

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) 1301.2.C.1.b AND 303.1 BCZR TO PERMIT THE REAR SETBACK OF AN EXISTING DWELLING TO BE 28 FT. IN LIEU OF 30 FT. TO ALLOW A PROPOSED DECK WITH A 16 FT. REAR SETBACK IN LIEU OF 22 1/2 FT AND TO AMEND THE FINAL DEVELOPMENT PLAN FOR LOT 46 IN THE SUBDIVISION OF SPRINGHOUSE STATION.

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 Telephone No.

City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

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 5/13/02 day of May, 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. 02485 A

REVIEWED 10/25/01

Reviewed By SL Date 5/01/02

Estimated Posting Date 5/13/02

ORDER RECEIVED FOR FILING

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

7800 RESTON LANE
Address
BALTIMORE MD 21237-3423
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):

WE ARE REQUESTING THAT THE COUNTY LESSEN ITS SETBACK REQUIREMENTS SO THAT WE MIGHT ADD A DECK WHICH WILL BE 26' X 12'. THERE ARE 30' FROM THE BACK WALL OF OUR HOUSE TO OUR PROPERTY LINE AND WE ARE REQUIRED TO MAINTAIN 22.5' FROM THE PROPERTY LINE TO ANY STRUCTURE WE BUILD. THIS WOULD REDUCE THE PROPOSED DECK'S DEPTH TO 7.5' RATHER THAN 12' AND WE BELIEVE THAT THAT SHALLOW A STRUCTURE WOULD NOT BE IN KEEPING WITH THE LINES OF OUR HOUSE, OTHER DECKS IN THE NEIGHBORHOOD, AND WOULD LIMIT ITS USEFULNESS. THE REASON FOR THE VARIANCE FOR THE EXISTING HOUSE IS DUE TO A LOCATION ERROR BY THE BUILDER AND IS NOT SOMETHING WE CAUSED - WE SEEK CORRECTION OF THIS UNFORTUNATE ERROR.

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.

Edward F. Mathus
Signature

EDWARD F. MATHUS
Name - Type or Print

Gail L. Mathus
Signature

GAIL L. MATHUS
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20th day of April, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Edward F. Mathus and Gail L. Mathus
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Laura A. Zintz
Notary Public

My Commission Expires Nov 22, 2004



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 7800 RESTON LANE
which is presently zoned DR 5.5

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) 1801.2.C.1.D AND 303.1 BCZ

TO PERMIT THE REAR SETBACK OF AN EXISTING DWELLING TO BE 28 FT. IN LIEU OF 30 FT,
TO ALLOW A PROPOSED DECK WITH A 16 FT. REAR SETBACK IN LIEU OF 22 1/2 FT AND TO
AMEND THE FINAL DEVELOPMENT PLAN FOR LOT 46 IN THE SUBDIVISION OF SPRINGHOUSE
STATION.

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:

Legal Owner(s):

Name - Type or Print

Name - Type or Print

Signature

Signature

Address Telephone No.

Name - Type or Print

City State Zip Code

Signature

Attorney For Petitioner:

7800 RESTON LANE 410-918-9637

Address Telephone No.

Name - Type or Print

BALTIMORE MD 21237-3423

City State Zip Code

Signature

Representative to be Contacted:

Company

Name

Address Telephone No.

Address Telephone No.

City State Zip Code

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 02 day of April, 2002, 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. 02 485 A

Reviewed By JL Date 5/21/02

REV 10/25/01

Estimated Posting Date 5/13/02

485

Zoning Description

ZONING DESCRIPTION FOR 7800 Reston Lane, Baltimore MD 21237-3423

Beginning at a point on the southwest side of Reston Lane which is 50 feet wide, 25 feet northwest of the centerline of the nearest improved intersecting street, Springhouse Circle which is approximately 50 feet wide. Being Lot #46 in the subdivision of Springhouse Station Plat 1 as recorded in Baltimore County Plat Book #68, Folio #62, containing 5915 square feet. Also known as 7800 Reston Lane, Baltimore MD 21237-3423, and located in the 14th Election District, 6th Councilmanic District. BEING .136 AC±

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 06717

DATE

5/01/02

ACCOUNT

285 JL
001 006 6150

AMOUNT

\$ 100.00

RECEIVED
FROM:

MATHUS

FOR:

RV and Amenity Plans

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME

5/02/2002 5/01/2002 15:53:17

REC W505 WALKIN RH05 LRB DRAWER 5

>>RECEIPT # 264376 5/01/2002 DFLN

Dept 5 528 ZONING VERIFICATION

CR NO. 000617

Recpt Tot \$100.00

100.00 CK .00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 02-485-A

Petitioner/Developer: ED & CAIU

MATHUS

Date of Hearing/Closing: 5/28/02

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

Attention: Ms. Gwendolyn Stephens

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 7800 RESTON LANE

The sign(s) were posted on 5/13/02
(Month, Day, Year)

Sincerely,

[Signature] 5/13/02
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

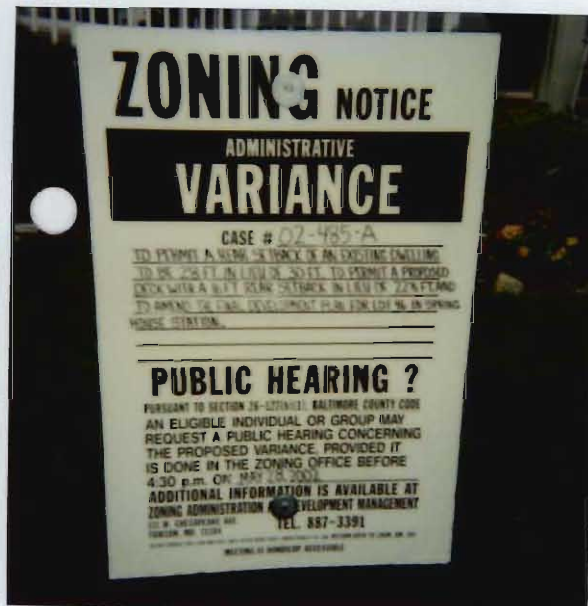
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



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: 02 485 A
Petitioner: EDWARD F. MATTHUS
Address or Location: 7800 RESTON LANE, BALTIMORE MD 21237-3423

PLEASE FORWARD ADVERTISING BILL TO:

Name: EDWARD F. MATTHUS
Address: 7800 RESTON LANE
BALTIMORE MD 21237-3423
Telephone Number: 410-918-9637

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

app has factors dist
ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 02- 485 -A

Address 7800 RESTON LA.

Contact Person: JOHN LEWIS
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 5/01/02

Posting Date: 5/13/02

Closing Date: 5/28/02

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

- 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 02- 485 -A

Address 7800 RESTON LA

Petitioner's Name ED + BAIL MATHUS

Telephone 410 918 9637

Posting Date: 5/13/02

Closing Date: 5/28/02

Wording for Sign: To Permit A REAR SETBACK OF AN EXISTING DWELLING TO BE 28 FT. IN LIEU OF 30 FT., TO PERMIT A PROPOSED DECK WITH A 16 FT REAR SETBACK IN LIEU OF 22 1/2 FT. AND TO AMEND THE FINAL DEVELOPMENT PLAN FOR LOT 46 IN SPRINGHOUSE STATION



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

May 28, 2002

Mr. & Mrs. Edward F Mathus
7800 Reston Lane
Baltimore MD 21237-3423

Dear Mr. & Mrs. Mathus:

RE: Case Number: 02-485-A, 7800 Reston Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 01, 2002.

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: People's Counsel

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



Baltimore County
Fire Department

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

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

May 9, 2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF May 13, 2002

Item No.: See Below

Dear Mr. Zahner:

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.

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

472, 475-479, 482-487

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

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

MAY 22 2002

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

DATE: May 21, 2002

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-485

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/LL:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 5.10.02

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

RE: Baltimore County
Item No. 485

JL

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

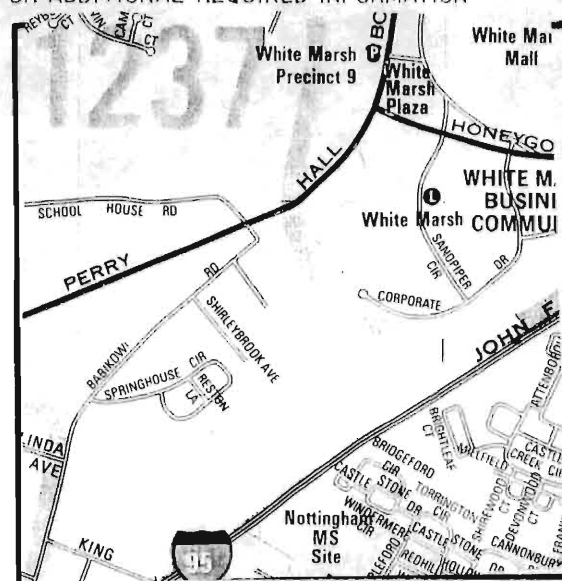
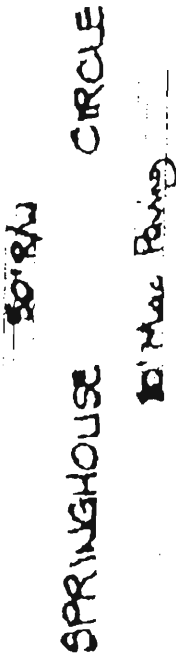
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SPRINGHOUSE STATION, PLAT 1

68 FOLIO # 62 LOT # 46 SECTION

EDWARD AND GAIL MATTHEWS



LOCATION INFORMATION

ELECTION DISTRICT 14

COUNCILMANIC DISTRICT 6

1" = 200' SCALE MAP # NE 76

ZONING DR 5.5

LOT SIZE 136 5915
ACREAGE SQUARE FEET

SEWER PUBLIC ☒ PRIVATE ☐

WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY/
BUILDING ☐ ☒

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

A05







NE-7-G

D.R. 5.5

D.R. 5.5

ML

485

GREENHOUSES

BABIKOW

SHIRLEYBROOK

AVE.

D.R. 5.5

D.R. 3.5

D.R. 3.5

ROAD

PRIVATE

2800 RETINA
LANE

RESTAURANT
POB
CIRCLE
SPRINGHOUSE

E 37,500

E 39,000

PRIVATE

PRIVATE

PRIVATE ROAD

ROAD

ROAD