

IN RE: PETITION FOR ADMIN. VARIANCE

N/S Upperlanding Road, 1,265' W

centerline of Mace Avenue

15th Election District

7th Councilmanic District

(324 Upperlanding Road)

Terry B. & Mary M. Honeycutt

Petitioners

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 03-071-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Terry B. and Mary M. Honeycutt. The variance request is for property located at 324 Upperlanding Road in the eastern area of Baltimore County. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (*shed*) with a height of 19 ft. in lieu of the permitted 15 ft. 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 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.

FILED FOR FILING
Date 9/16/02
By R. O. [Signature]

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 16th day of September, 2002, that a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (shed) with a height of 19 ft. in lieu of the permitted 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.

TMK:raj

R. J. Penner



Baltimore County
Zoning Commissioner

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

September 16, 2002

Mr. & Mrs. Terry B. Honeycutt, Jr.
324 Upperlanding Road
Baltimore, Maryland 21221-4815

Re: Petition for Administrative Variance
Case No. 03-071-A
Property: 324 Upperlanding Road

Dear Mr. & Mrs. Honeycutt:

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



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 324 UPPERLANDING RD., 21221
which is presently zoned D.R.S.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) 400.3 (BCZR)

TO PERMIT AN ACCESSORY STRUCTURE (SHED) WITH A HEIGHT OF
19 FEET IN LIEU OF THE PERMITTED 15 FEET.

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

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 9/16/02 day of September, 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.

Legal Owner(s):

MR. TERRY B. HONEYCUTT, JR.
Name - Type or Print

Mr. Terry B. Honeycutt, Jr.
Signature

MRS. MARY M. HONEYCUTT
Name - Type or Print

Mrs. Mary M. Honeycutt
Signature

324 Upperlanding Rd. 410-391-7947
Address Telephone No.

Essex MD. 21221-4815
City State Zip Code

Representative to be Contacted:

MR. TERRY B. HONEYCUTT
Name

324 Upperlanding Rd. 410-391-7947
Address Telephone No.

Essex MD. 21221-4815
City State Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 03-071-A

REV 10/25/01

Reviewed By D. THOMPSON Date 8/8/02

Estimated Posting Date 8/19/02

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 324 Upper Landing Rd.
Address
Essex MD. 21221-4815
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):

The Reason we need a VARIANCE IS:
1) The STORAGE shed is 18 FT. 6 IN. high.
2) The Zoning Rules allow only 15 FT. high.
3) The House is VERY SMALL - we need STORAGE space.

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.

Terry B. Howercutt Jr.
Signature
TERRY B. HOWERCUTT JR.
Name - Type or Print

Mary M. Honeycutt
Signature
MARY M. HONEYCUTT
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12 day of July, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Colan P. Szymanski Jr.
Notary Public
My Commission Expires 9/10/2003

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 324 Upper Landing Rd.
Address
Essex MD. 21221-4815
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):

The Reason we need a Variance is:

- 1) The Storage shed is 18 FT. 6 IN. high.
- 2) The Zoning Rules allow only 15 FT. high.
- 3) The House is very small - we need storage space.

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.

Terry B. Honeycutt Jr.
Signature
TERRY B. HONEYCUTT JR.
Name - Type or Print

Mary M. Honeycutt
Signature
MARY M. HONEYCUTT
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12 day of July, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Alan R. Smyth Jr.
Notary Public
My Commission Expires 9/10/2003



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 324 UPPERLANDING RD., 21221
which is presently zoned D.R.S.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) 400.3 (BCZR)

TO PERMIT AN ACCESSORY STRUCTURE (SHED) WITH A HEIGHT OF
19 FEET IN LIEU OF THE PERMITTED 15 FEET.

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):

MR. TERRY B. HONEYCUTT, JR.
Name - Type or Print

Mr. Terry B. Honeycutt, Jr.
Signature

MRS. MARY M. HONEYCUTT
Name - Type or Print

Mrs. Mary M. Honeycutt
Signature

324 UPPERLANDING RD. 410-391-7947
Address Telephone No.

ESSEX MD. 21221-4815
City State Zip Code

Representative to be Contacted:

MR. TERRY B. HONEYCUTT
Name

324 UPPERLANDING RD. 410-391-7947
Address Telephone No.

ESSEX MD. 21221-4815
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 _____ 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. 03-071-A

Reviewed By DTHOMPSON Date 8/8/02

Estimated Posting Date 8/19/02

ZONING DESCRIPTION

- 01.) ADDRESS: 324 UPPERLANDING RD.
- 02.) The PROPERTY is on the NORTH side of UPPERLANDING RD.
- 03.) The PROPERTY is 50 ft. WIDE.
- 04.) The PROPERTY is 1265 ft. WEST of the CENTERLINE of MACE AVENUE (nearest improved intersecting street) which is 50 ft. WIDE.
- 05.) The PROPERTY is located in the subdivision of :
BACK RIVER HIGHLANDS, LOT # 30, SECTION # A, BLOCK # ____.
- 06.) This PROPERTY is RECORDED in the BALTIMORE COUNTY PLAT BOOK # 4 , Folio # 64
- 07.) The SIZE of the LOT is 12,342-sq..ft.
- 08.) The LOT is known as 324 UPPERLANDING RD.
- 09.) The LOT is located in the 15th ELECTION DISTRICT, in the 7th COUNCILMANIC DISTRICT.

03-071-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 10457

DATE 8/8/02 ACCOUNT 0010066150
AMOUNT \$ 50.00

RECEIVED FROM: TERRY HONEYCUTT JR.

FOR: ITEM # 071 03-071-A

324 UPPERLANDING RD BY D. THOMPSON

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT
PAID RECEIPT

BUSINESS ACTUAL TIME

8/08/2002 8/08/2002 10:26:01

REG W504 WALKIN DDOL DWD DRAWEE 2

RECEIPT # 191313 8/08/2002 0-LH

Desc \$ 520 ZONING VERIFICATION

CR ID. 016437

Recpt Tot \$50.00

50.00 CK .00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 03-071-A

Petitioner/Developer: HONEYCUTT

Date of Hearing/Closing: 9/3/02

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 324 UPPERLANDING

RD 21221

The sign(s) were posted on 8/19/02
(Month, Day, Year)

Sincerely,



(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

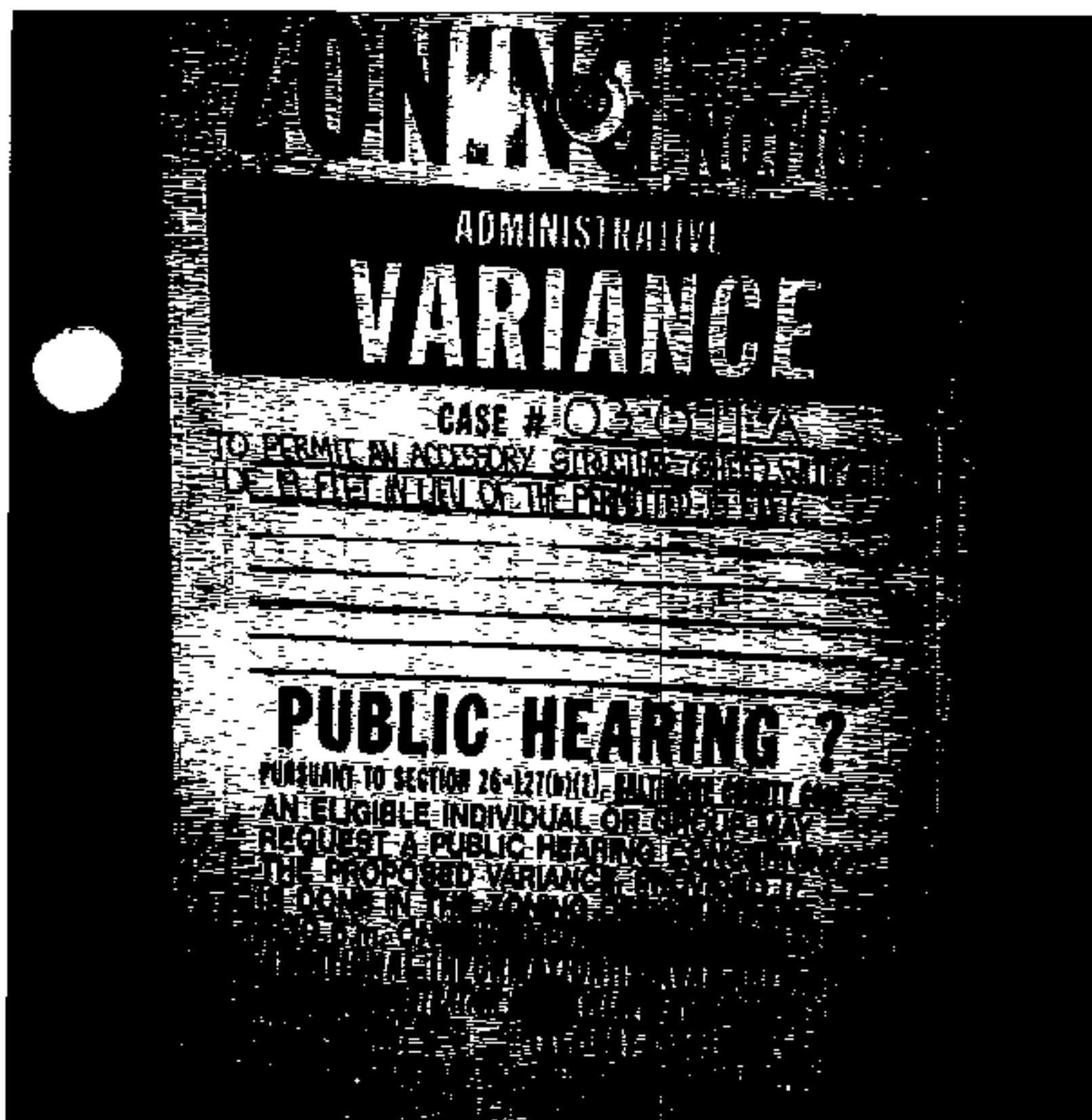
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 03- 071 -AAddress 324 UPPERLANDING RD, 21221Contact Person: DONNA THOMPSON
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 8/8/02Posting Date: 8/19/02Closing Date: 9/3/02

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

1. **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.
2. **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.
3. **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.
4. **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 03- 071 -AAddress 324 UPPERLANDING RD., 21221Petitioner's Name HONEYCUTTTelephone 410-391-7947Posting Date: 8/19/02Closing Date: 9/3/02Wording for Sign: To Permit AN ACCESSORY STRUCTURE (SHED) WITH A
HEIGHT OF 19 FEET IN LIEU OF THE PERMITTED 15 FEET.

WCR - Revised 6/28/00

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: 03-071-A

Petitioner: HONEYCUTT

Address or Location: 324 UPPERLANDING RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. & MRS TERRY B. HONEYCUTT, JR.

Address: 324 UPPERLANDING RD.

ESSEX, MD 21221-4815

Telephone Number: 410-391-7947



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

September 3, 2002

Terry B. and Mary M. Honeycutt
324 Upperlanding Road
Essex, MD 21221-4815

Dear Terry and Mary:

RE: Case Number: 03-071, 324 Upperlanding Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 8, 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. GDL
Supervisor, Zoning Review

WCR:

Enclosures

c: People's Counsel

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



Printed with Soybean Ink
on Recycled Paper

AV
9/3



Baltimore County BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

and Resource Management

401 Bosley Avenue, Suite 416
Towson, Maryland 21204

TO: Arnold Jablon

FROM: R. Bruce Seeley *RES/TET*

DATE: September 11, 2002

Zoning Petitions

Zoning Advisory Committee Meeting of August 19, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

69, 71, 73, 74, 76, 77



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 8, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For August 26, 2002
Item Nos. 068, 069, 070, (071) 072, 073,
074, 076, 077, and 080

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

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 19, 2002

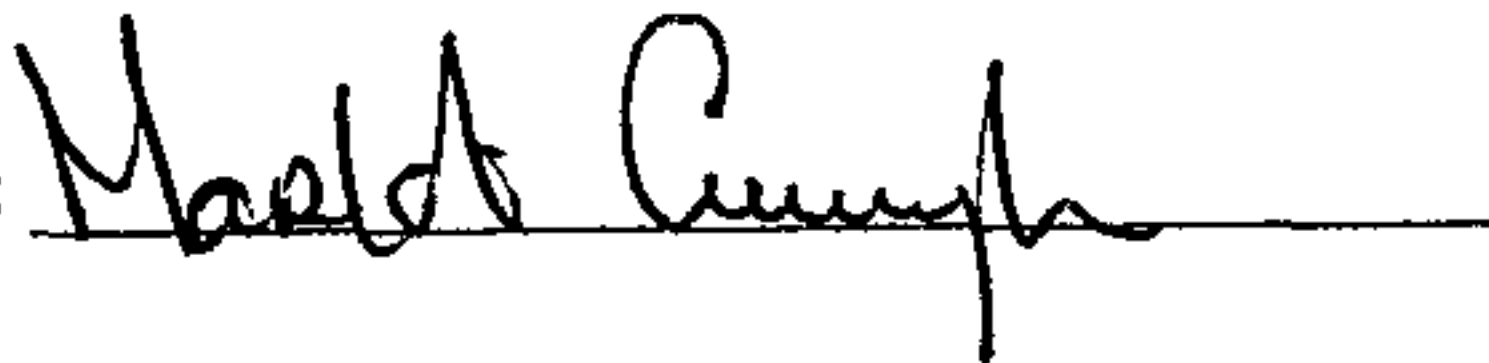
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

AUG 20 2002

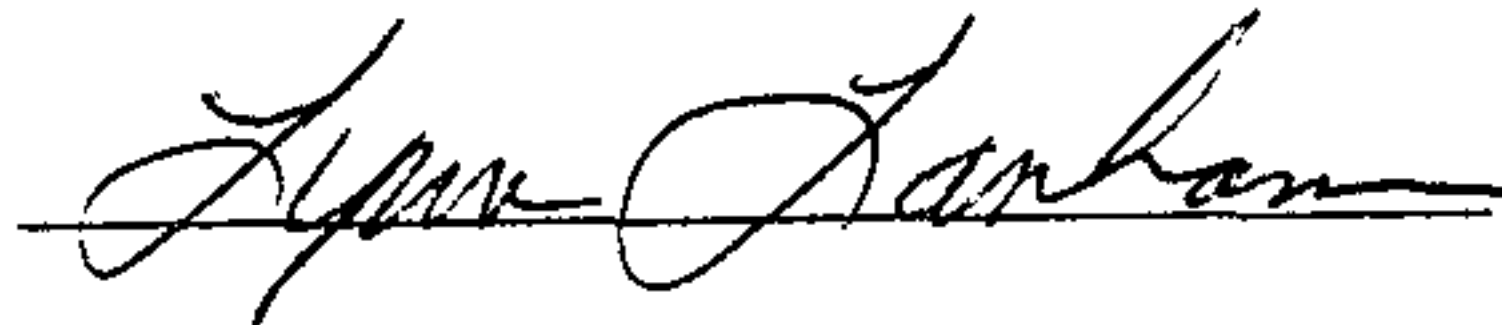
SUBJECT: Zoning Advisory Petition(s): Case(s) 03-031, 03-059, & 03-071

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: 9.6.02

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

RE: Baltimore County
Item No. 071

DT

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,

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



Maryland Department of Planning

Parris N. Glendening
Governor
Kathleen Kennedy Townsend
Lt. Governor

Roy W. Kienitz
Secretary
Mary Abrams
Deputy Secretary

August 23, 2002

Mr. George Zahner
Baltimore County Department of Permits and Development Management
County Office Building
Room 111
111 West Chesapeake Avenue
Mail Stop #1105
Towson MD 21204

Re: Zoning Advisory Committee Agenda, 8/26/02 re: Case numbers 03-068-SPHXA, 03-069-A, 03-070-SPHX, 03-071-A, 03-072-SPH, 03-073-SPH, 03-074-A, 03-075-A, 03-076-A, 03-077-A, 03-078-A, 03-079-A, 03-080-A

Dear Mr. Zahner:

The Maryland Department of Planning has received the above-referenced information on 8/22/02. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this review process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,

James R. Gatto
Manager
Metropolitan Planning
Local Planning Assistance Unit

cc: Mike Nortrup

TO: , PDM, MAIL STOP-1105

June 7, 2002

FROM: LIEUTENANT JIMMIE MEZICK
BALTIMORE COUNTY FIRE MARSHAL OFFICE
MAIL STOP-1102F, PHONE (410) 887-4881

SUBJECT: SUBDIVISION REVIEW COMMENTS

PROJECT NAME: Terry and Mary Honeycutt

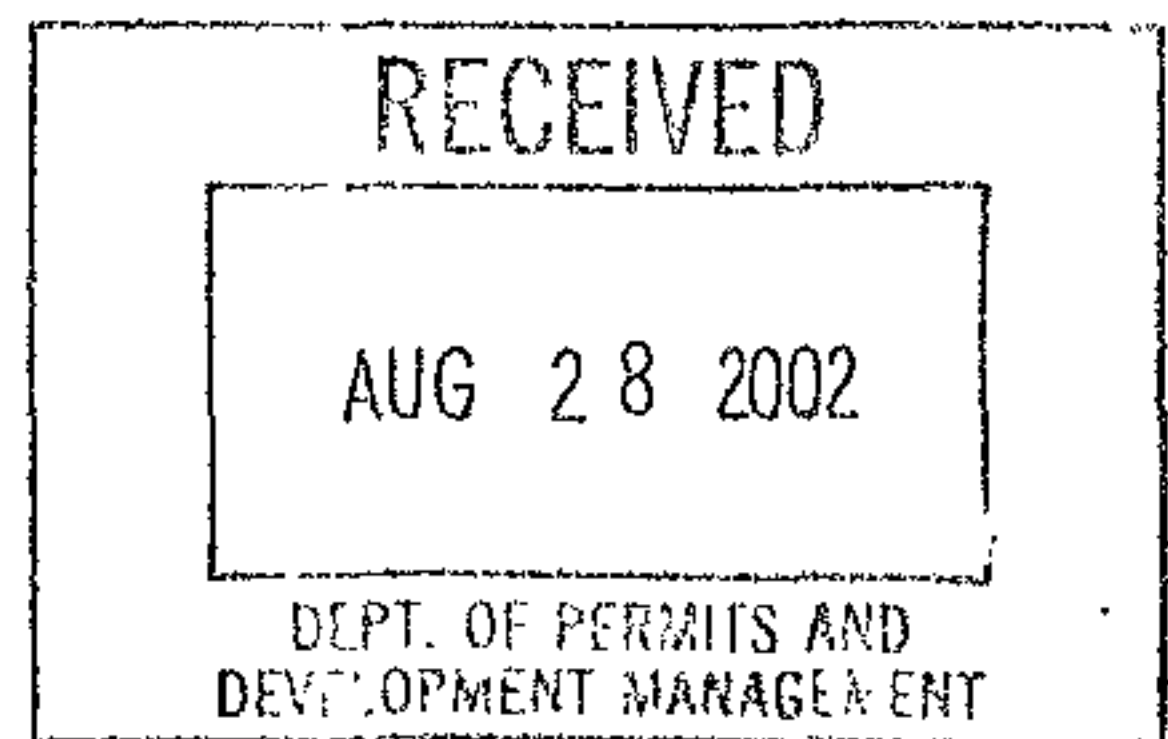
PROJECT NUMBER: 03-71A

LOCATION: 324 Upperland Rd.

DISTRICT: 15th

COMMENTS:

7. The Fire Marshal's Office has no comments at this time.



PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

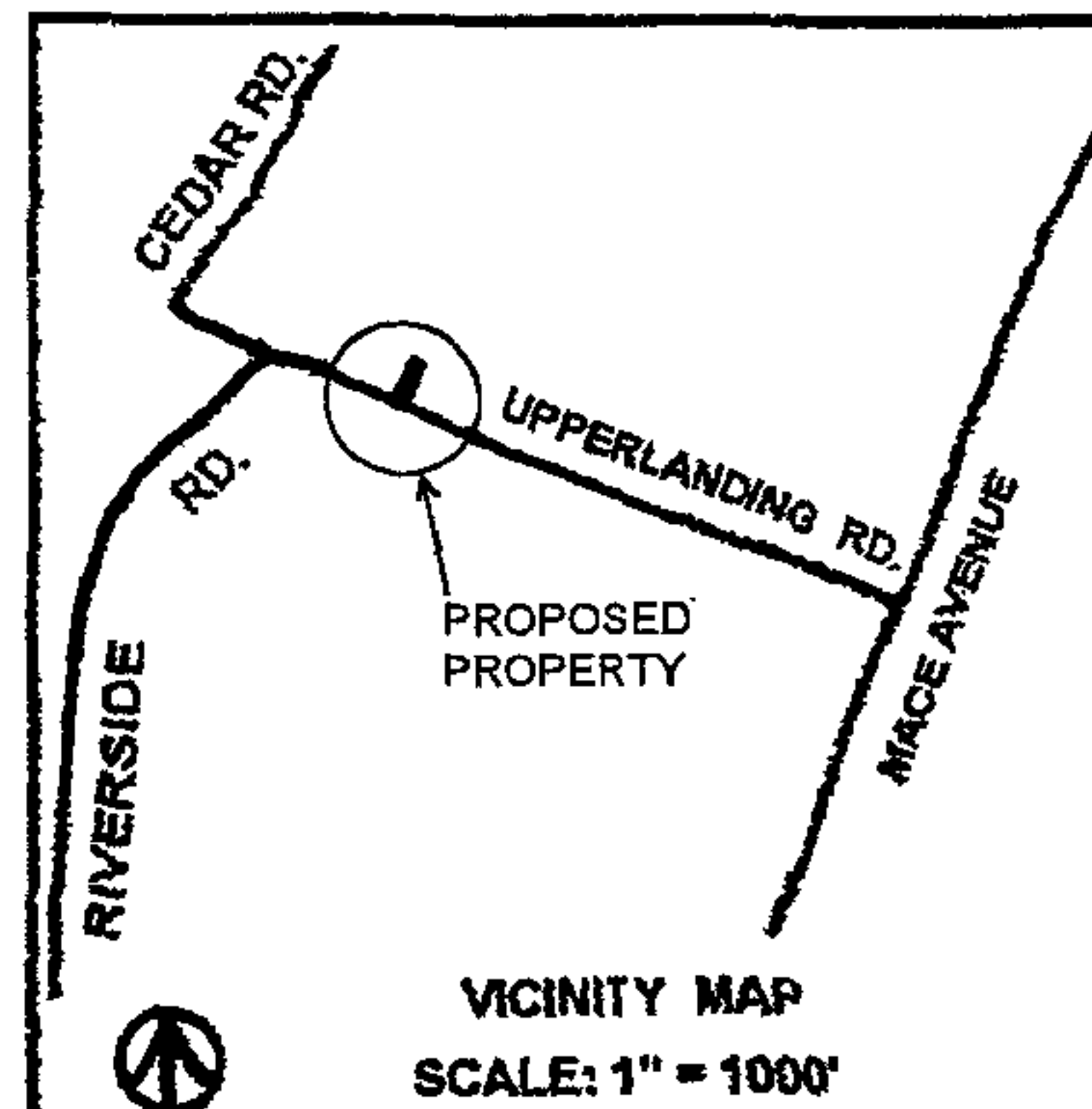
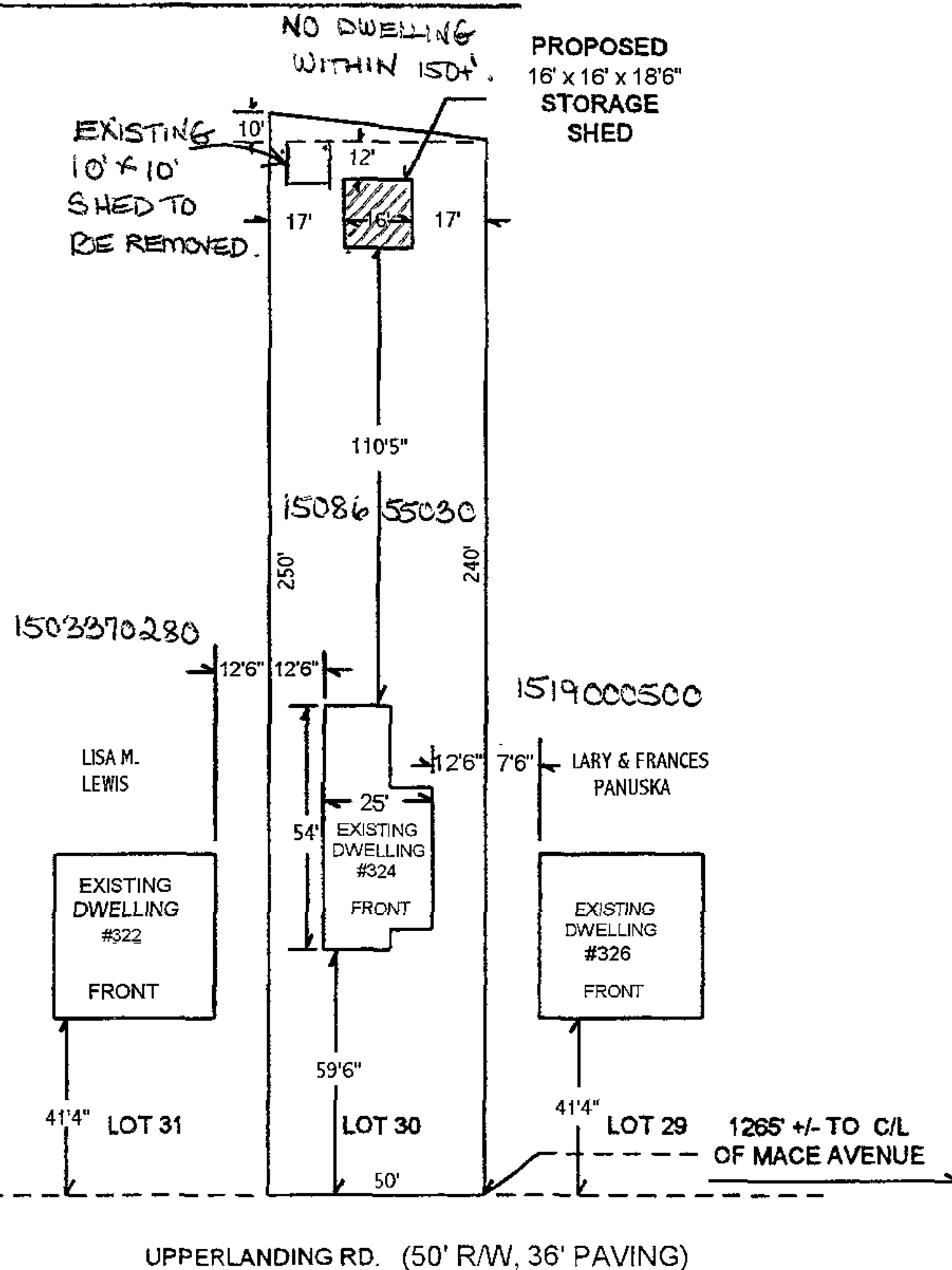
PROPERTY ADDRESS 324 UPPERLANDING RD.

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

SUBDIVISION NAME ESSEX

PLAT BOOK # 4 FOLIO # 64 LOT # 30 SECTION # A

OWNER TERRY B. HONEYCUTT and MARY M. HONEYCUTT



LOCATION INFORMATION

ELECTION DISTRICT #15

COUNCILMANIC DISTRICT #7

1" = 200' SCALE MAP # NE 2-G

ZONING D.R. 5.5

LOT SIZE 0.28 ACREAGE 12,342 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/BUILDING	☐	☒

PRIOR ZONING HEARING NONE

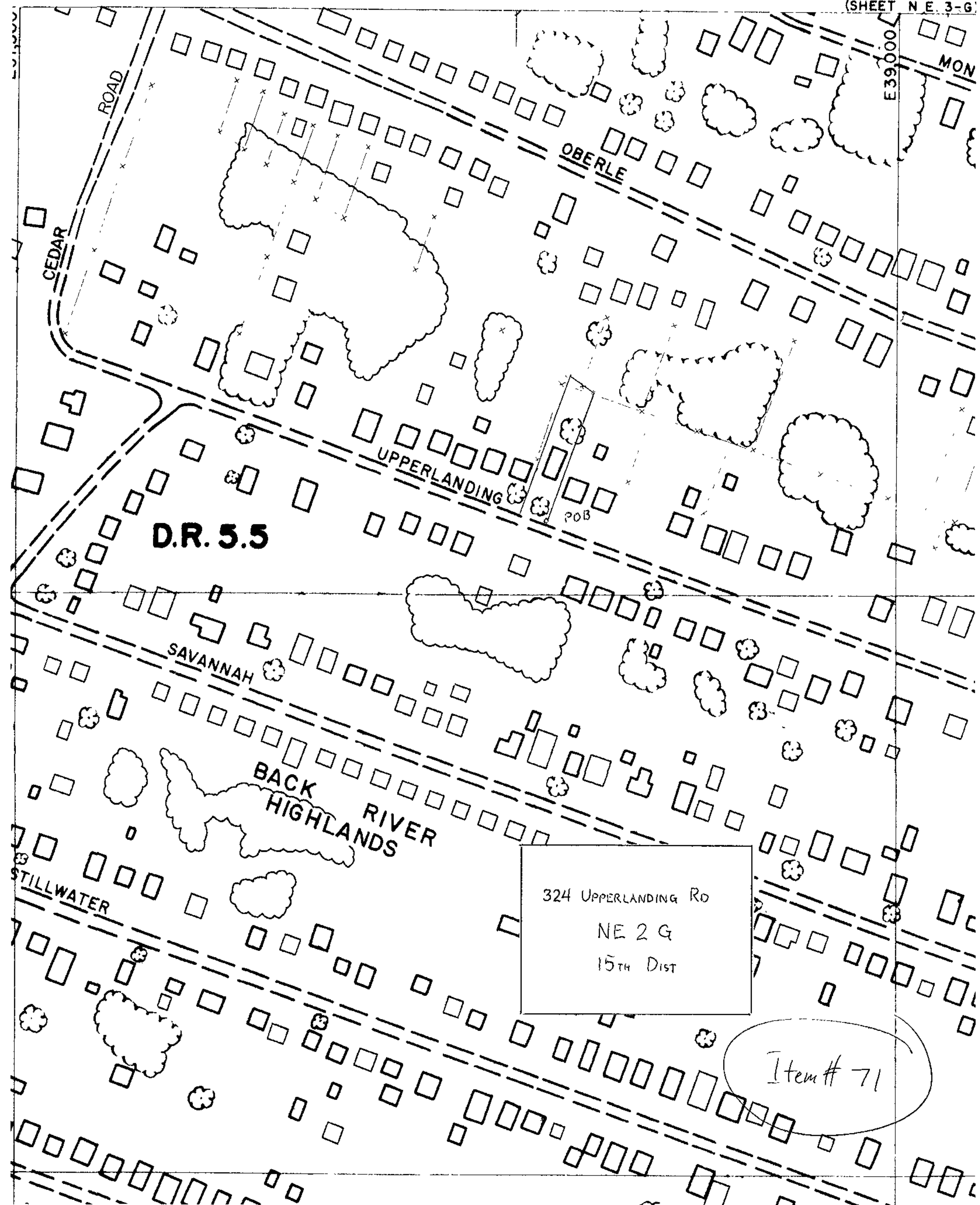
ZONING OFFICE USE ONLY

REVIEWED BY ITEM # CASE #

D. THOMPSON 071 03-071-A

PREPARED BY TERRY B. HONEYCUTT

SCALE OF DRAWING: 1" = 50'



D.R. 5.5

324 UPPERLANDING RD
NE 2 G
15TH DIST

Item # 71

①



03-071-A

2



03-071-A

3



03-071-A

4



03-071-A

5



03-071-A

6



7





03-071-A



03-071-A

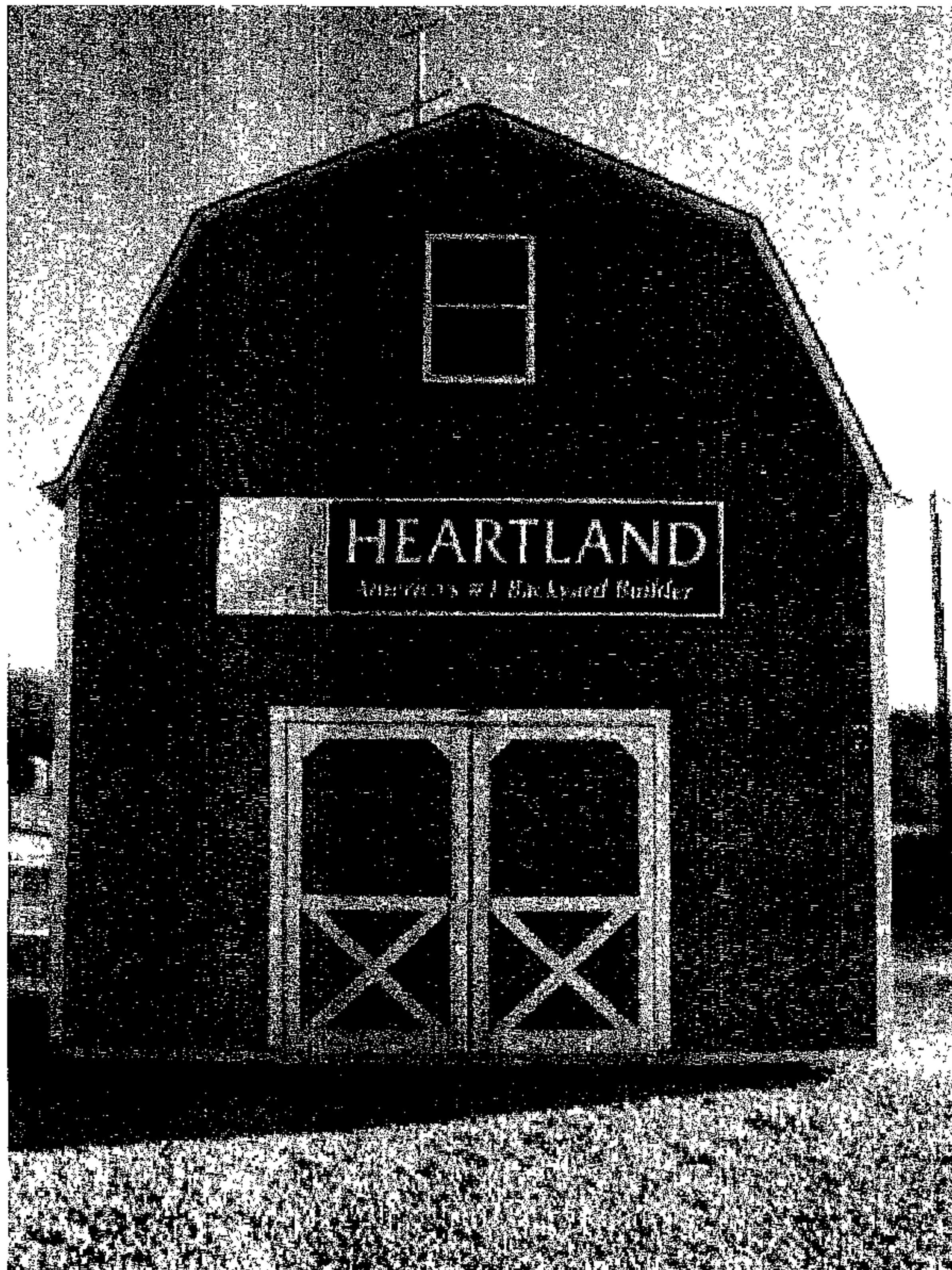


03-071-A



03-071-A

PROPOSED SHED



03-071-A

PROPOSED SHED

