

IN RE: PETITION FOR VARIANCE
E/S of Donerin Way, 1,180' S
centerline of Dunstan Court
10th Election District
6th Councilmanic District
(3922 Donerin Way)

Misty & Matthew T. Murnane
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 03-128-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, Misty and Matthew T. Murnane. The Petitioners are requesting variance relief for property they own at 3922 Donerin Way. The subject property is a single-family lot of record comprising 1.26 acres, zoned R.C.5. It is known as "Lot No. 13" of the subdivision known as "Locksley's Conserve".

Appearing at the hearing on behalf of the variance request were Matthew Murnane, owner of the property, Richard Matz, the engineer who prepared the site plan of the property, Gary Houston, and Howard Alderman, Jr., the attorney representing the Petitioners. There were no protestants or others in attendance.

Testimony and evidence indicated that the Petitioners are in the process of constructing a home on their property located at 3922 Donerin Way. As is usual and customary, during the construction process, the lending institution required a surveyor's certificate as to the location of the foundation on the Petitioners' property. At that time, it was discovered that the corner of the Petitioners' foundation is actually situated 73 ft. from the street centerline in lieu of the required 75-ft. For the most part, this was attributable to the curvilinear nature of Donerin Way, the street upon which this property is located. There were other factors discussed at the hearing, which attributed to the location of the foundation, which warrants this variance relief.

10/22/02
R. Quason

There were no protestants in attendance and no one has complained of this very minor setback infraction. Therefore, based on the testimony and evidence offered at the hearing, I find that the variance should be granted to allow the Petitioners' home to be situated 73 ft. from the centerline of Donerin Way in lieu of the required 75 ft.

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

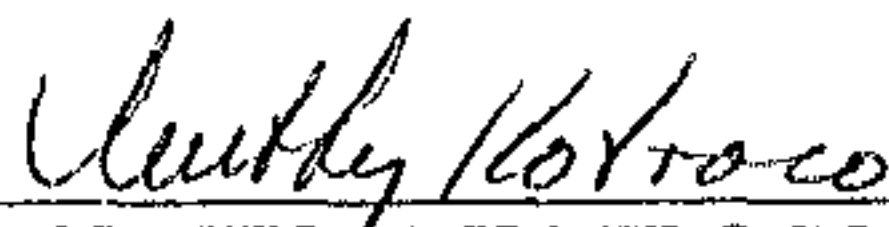
After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of 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.

10/22/02
R. Emerson

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 22nd day of October, 2002, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations, for a 73 ft. setback from a dwelling to the centerline of a street in lieu of the 75 ft. required, be and is hereby GRANTED.

IT IS FURTHER ORDERED, that any appeal of this decision must be made within thirty (30) days of the date of this Order.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

10/22/02
D.P. [Signature]



Baltimore County
Zoning Commissioner

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

October 22, 2002

Howard L. Alderman, Jr., Esquire
Levin & Gann
502 Washington Avenue, 8th Floor
Towson, Maryland 21204

Re: Petition for Variance
Case No. 03-128-A
Property: 3922 Donerin Way

Dear Mr. Alderman:

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 cursive script, reading "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Mr. & Mrs. Matthew T. Murnane, 1 Gunview Farm Ct., Perry Hall, MD 21128
Richard Matz, P.E., 2835 Smith Ave., Suite G, Baltimore, MD 21209
Gary Houston, 2328 Blue Mount Road, Monkton, MD 21111

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



Printed with Soybean Ink
on Recycled Paper



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3922 Donerin Way
which is presently zoned R.C.-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 of thereof, hereby petition for a Variance from Section(s)

1A01.3.B.3, for a 73-foot setback from a dwelling to the center line of a street in lieu of 75 feet required.

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

The uniqueness and peculiarity of the property causes the zoning provisions to impact disproportionately upon the property. Practical difficulty and unreasonable hardship result from the disproportionate impact of the provisions of the zoning regulations caused by the property's uniqueness.

Property 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 _____

Case No. 03-128-A

Legal Owner(s):

Matthew T. Murnane

Name - Type or Print _____

Signature _____

Misty Murnane

Name - Type or Print _____

Signature _____

1 Gunview Farm Court

410-256-0850

Address _____

Telephone No. _____

Perry Hall

Md. 21128

City _____

State Zip Code _____

Representative to be Contacted:

Richard E. Matz, P.E.

COLBERT MATZ ROSENFELT, INC (eve) 410-484-8757

2835 Smith Avenue, Suite G (day) 410-653-3838

Address _____

Telephone No. _____

Baltimore

MD 21209

City _____

State Zip Code _____

OFFICE USE ONLY

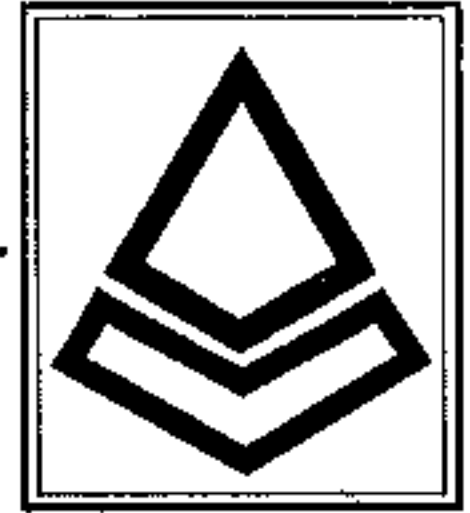
ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By SMH Date 09-13-07

Colbert Matz Rosenfelt, Inc.

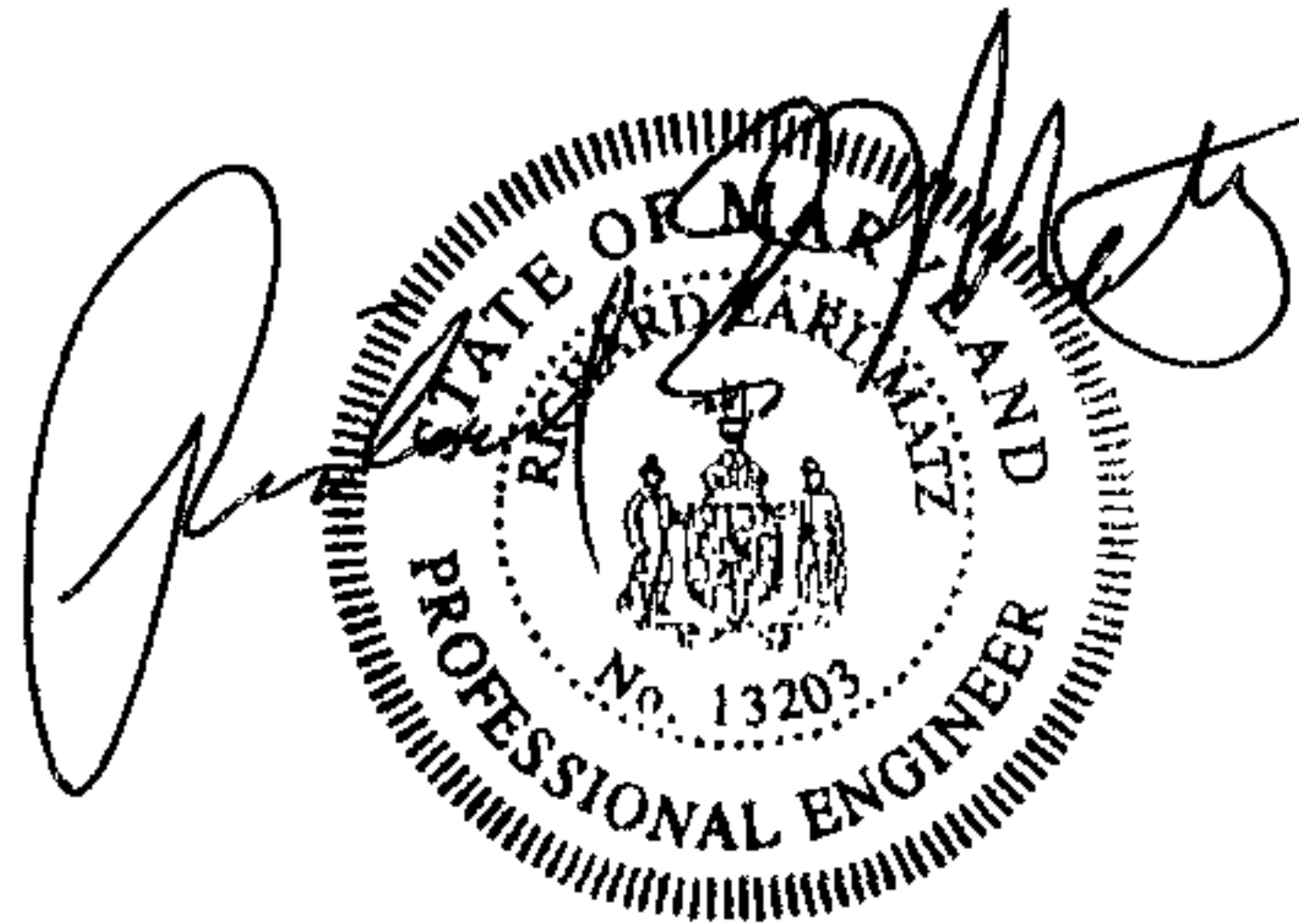
Civil Engineers • Surveyors • Planners



ZONING DESCRIPTION 3922 DONERIN WAY

Beginning at a point on the east side of Donerin Way, which is 40 feet wide, at the distance of 1180 feet south of the centerline of Dunstan Court, which is 40 feet wide.

Being Lot 13 in the subdivision of Locksley Conserve, as recorded in Baltimore County Plat Book No.72, folio 27, containing 54,885 square feet (1.26 acres). Also known as 3922 Donerin Way and located in the 10th Election District, 6th Councilmanic District.



9/12/02

03-128-7
No. 110

ACCOUNT

AMOUNT \$ 50.00

RECEIVED
FROM: Mr. J. W. Williams

FOR:

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

5

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: #03-128-A
3922 Donerin Way
E/side of Donerin Way 1,180
south of centerline of
Dunstan Court
10th Election District
6th Councilmanic District
Legal Owner(s): Matthew T.
Murnane

Variance: to permit a 73-foot setback from a dwelling to the centerline of a street in lieu of 75 feet required.

Hearing: Monday, October 21, 2002 at 11:00 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 (410) 887-4386.

(2) For information concerning the file and/or Hearing, Contact the Zoning Review Office at: (410) 887-3391.

10/036 Oct. 3 C568383

CERTIFICATE OF PUBLICATION

10/3/2002

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 10/3/2002.

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



LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE Case No 03-128-A

Petitioner/Developer MURNAME, ETAL
MATZ

Date of Hearing/Closing: 10/21/02

To <u>BETTY R ROBIN</u>		From <u>O'KEEFE</u>	# of pages <u>1</u>
Co. <u>ZONING COMM</u>		Co.	
Dept.		Phone # <u>905 8571</u>	
Fax # <u>410 887-3468</u>		Fax # <u>666-0929</u>	

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 ZAHNER

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 #3922 DONERIN WAY

The sign(s) were posted on 10/5/02
(Month, Day, Year)

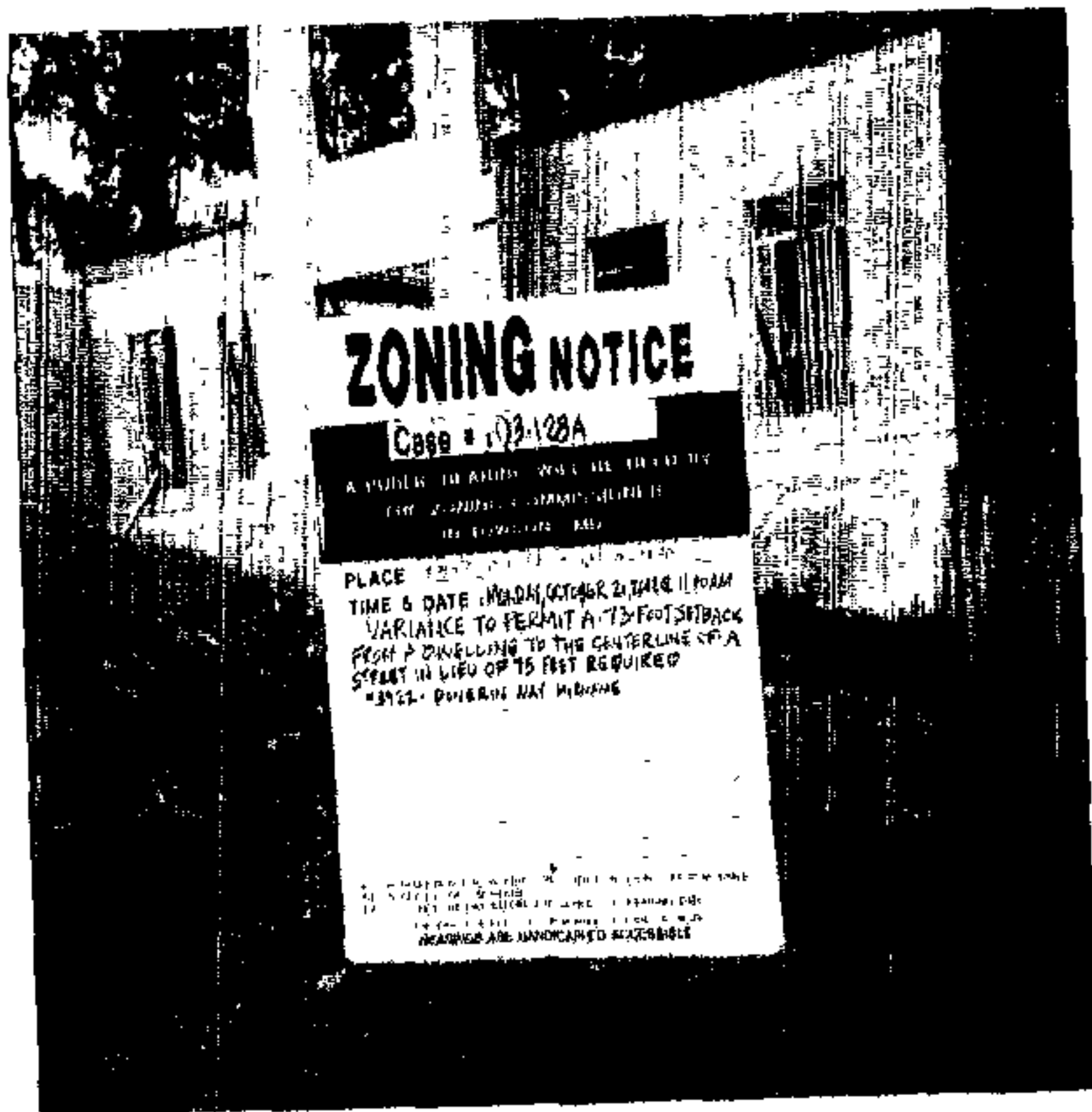
Sincerely,
Patrick M O'Keefe 10/7/02
(Signature of Sign Poster and Date)

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)



Post-It® Fax Note	7671	Date	# of pages
To	From		
Co./Dept.	Co.		
Phone #	Phone #		
Fax #	Fax #		

03-128-A
#3922- DONERIN WAY
MURNAME, ETAL
10/21/02

RE: PETITION FOR VARIANCE.
3922 Donerin Way E/side of Donerin Way
1180' south of ctrl of Dunstan Court
10th Election District 6th Councilmanic
District
Legal Owner: Matthew & Misty Murnane
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* 03-128-A

* * * * *

ENTRY OF APPEARANCE

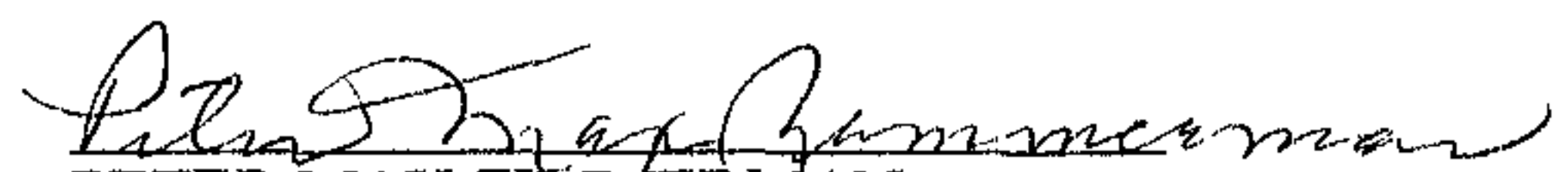
Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in 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 25th day of September, 2002, a copy of the foregoing Entry of Appearance was mailed to Richard E. Matz, P.E., COLBERT MATZ ROSENFELT, INC., 2835 Smith Avenue, Suite G, Baltimore, MD 21209 Representative for Petitioner(s)


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY
Thursday, October 3, 2002 Issue – Jeffersonian

Please forward billing to:
Richard Matz, Colbert Matz Rosenfelt, Inc.
2835 Smith Avenue, Suite G
Baltimore, MD 21209

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: 03-128-A

3922 Donerin Way
E/side of Donerin Way 1,180 south of centerline of Dunstan Court
10th Election District – 6th Councilmanic District
Legal Owner: Matthew T. Murnane

Variance to permit a 73-foot setback from a dwelling to the centerline of a street in lieu of 75 feet required.

HEARING: Monday, October 21, 2002 at 11:00 a.m. in Room 407, County Courts Building



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
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

September 25, 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: 03-128-A

3922 Donerin Way
E/side of Donerin Way 1,180 south of centerline of Dunstan Court
10th Election District – 6th Councilmanic District
Legal Owner: Matthew T. Murnane

Variance to permit a 73-foot setback from a dwelling to the centerline of a street in lieu of 75 feet required.

HEARING: Monday, October 21, 2002 at 11:00 a.m. in Room 407, County Courts Building

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

Arnold Jablon
Director

C: Matthew T. Murnane, 1 Gunview Court, Perry Hall 21128

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, OCTOBER 5, 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.



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: 03-128A

Petitioner: MURNANES

Address or Location: ~~1 CONVIEW FARM COURT~~
3922 DONERIN WAY

PLEASE FORWARD ADVERTISING BILL TO:

Name: RICHARD MATZ, COLBERT MATZ, ROSENFELT, INC.

Address: 2835 SMITH AVENUE, SUITE G.
BALTIMORE, MD 21209

Telephone Number: 410-4653-3838

Revised 2/20/98 - SCJ

- 16 -
03-128A



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 16, 2002

Matthew T. Murnane
Misty Murnane
1 Gunview Farm Court
Perry Hall, MD 21128

Dear Mr. and Mrs. Murnane:

RE: Case Number: 03-128-A, 3922 Donerin Way

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 13, 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,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rlh

Enclosures

c: Richard E. Matz, P.E., Colbert Matz Rosenfelt, Inc., 2835 Smith Avenue, Suite G,
Baltimore 21209
People's Counsel

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**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

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

September 24, 2002

ATTENTION: George Zahner

Property Owner:

Location:

Item No.:

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.

7. The Fire Marshal's Office has no comments at this time, in reference to the following items: 128
116-117, 121-130

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
INTEROFFICE CORRESPONDENCE

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

DATE: October 21, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For September 30, 2002
Item Nos. 106, 116, 117, 118, 119,
120, 121, 122, 123, 124, 126, 128,
129, and 130

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

RWB:CEN:jrb

cc: File

Sim
10/21

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 25, 2002

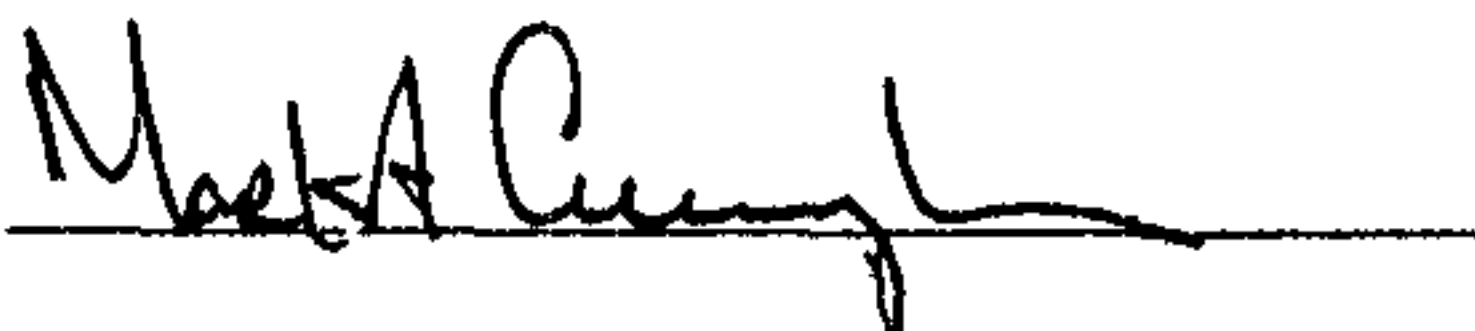
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SEP 26 . . .

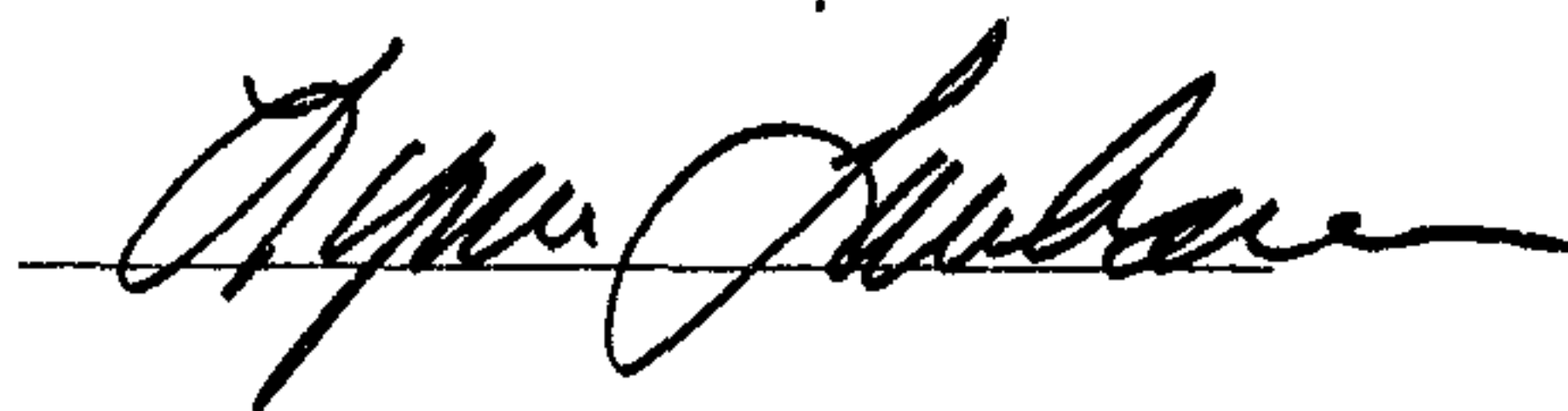
SUBJECT: Zoning Advisory Petition(s): Case(s) 03-103, 03-128, & 03-130

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: 9.24.02

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

RE: Baltimore County
Item No. 128 JRA

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,

1- 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

CASE NAME 3922 DOWERIN WAY
CASE NUMBER 03-128-A
DATE Monday October 21, 2002

PETITIONER'S SIGN-IN SHEET

[illegible]



Maryland Department of Planning

Parris N. Glendening
Governor
Kathleen Kennedy Townsend
Lt. Governor

Roy W. Krentz
Secretary
Mary Abrams
Deputy Secretary

September 23, 2002

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

Re: Zoning Advisory Committee Agenda re: case numbers 03-106-SPH, 03-116-A, 03-117-A, 03-118-A, 03-119-A, 03-120-XA, 03-121-A, 03-122-A, 03-123-XA, 03-124-A, 03-125-A, 03-126-A, 03-127-SAHSPH, 03-128-A, 03-129-A, 03-130-A

Dear Mr. Zahner:

The Maryland Department of Planning has received the above-referenced information on 09/23/02. 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

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 3922 DONERIN WAY

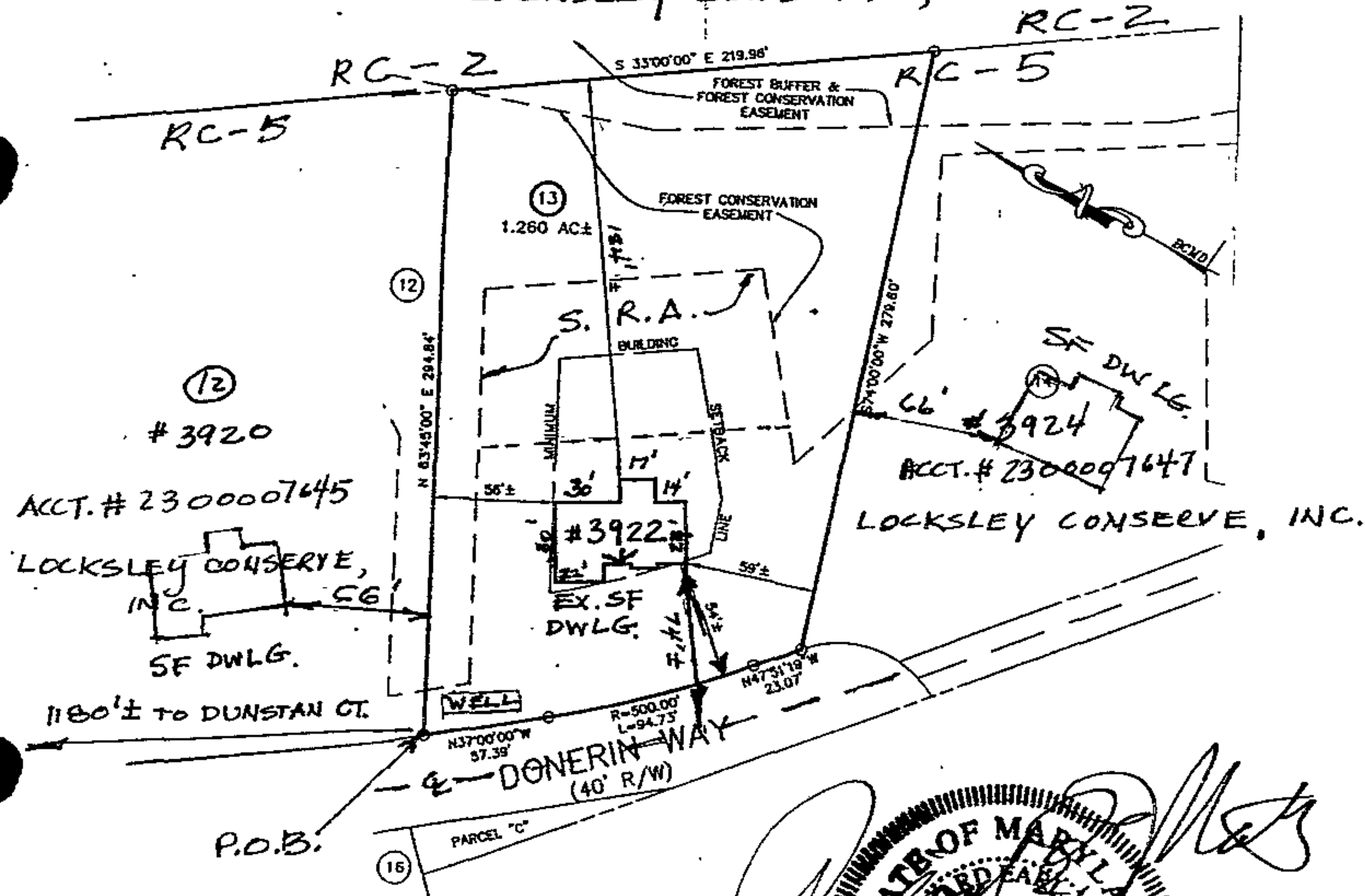
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME LOCKSLEY CONSERVE.

PLAT BOOK # 72 FOLIO # 27 LOT # 13 SECTION #

OWNER MATTHEW & MISTY MURNANE

PARCEL B
ACCT. # 2300007658
LOCKSLEY CONSERVE, INC.



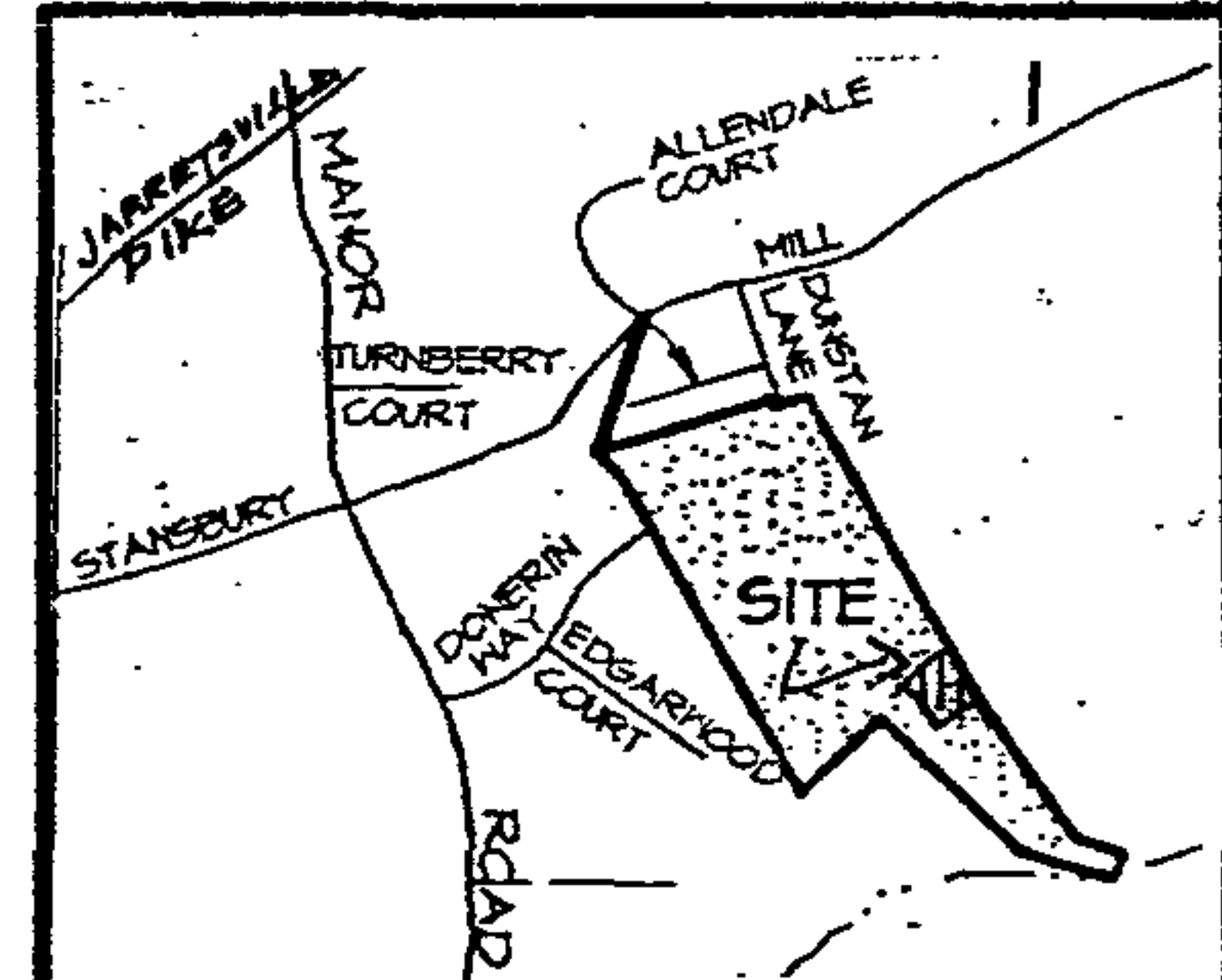
NORTH

Ref Ex #1



9/13/02

PREPARED BY COLBERT MATZ ROSENFELT SCALE OF DRAWING: 1" = 100'



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 10

COUNCILMANIC DISTRICT 6

1"=200' SCALE MAP # NE 21-D &
NE 22-D

ZONING R.C.-5

LOT SIZE 1.26 54,885
ACREAGE SQUARE FEET

SEWER PUBLIC PRIVATE
 ☐ ☒

WATER ☐ ☒

CHESAPEAKE BAY
CRITICAL AREA

YES ☐ NO ☒

100 YEAR FLOOD PLAIN ☐ ☒

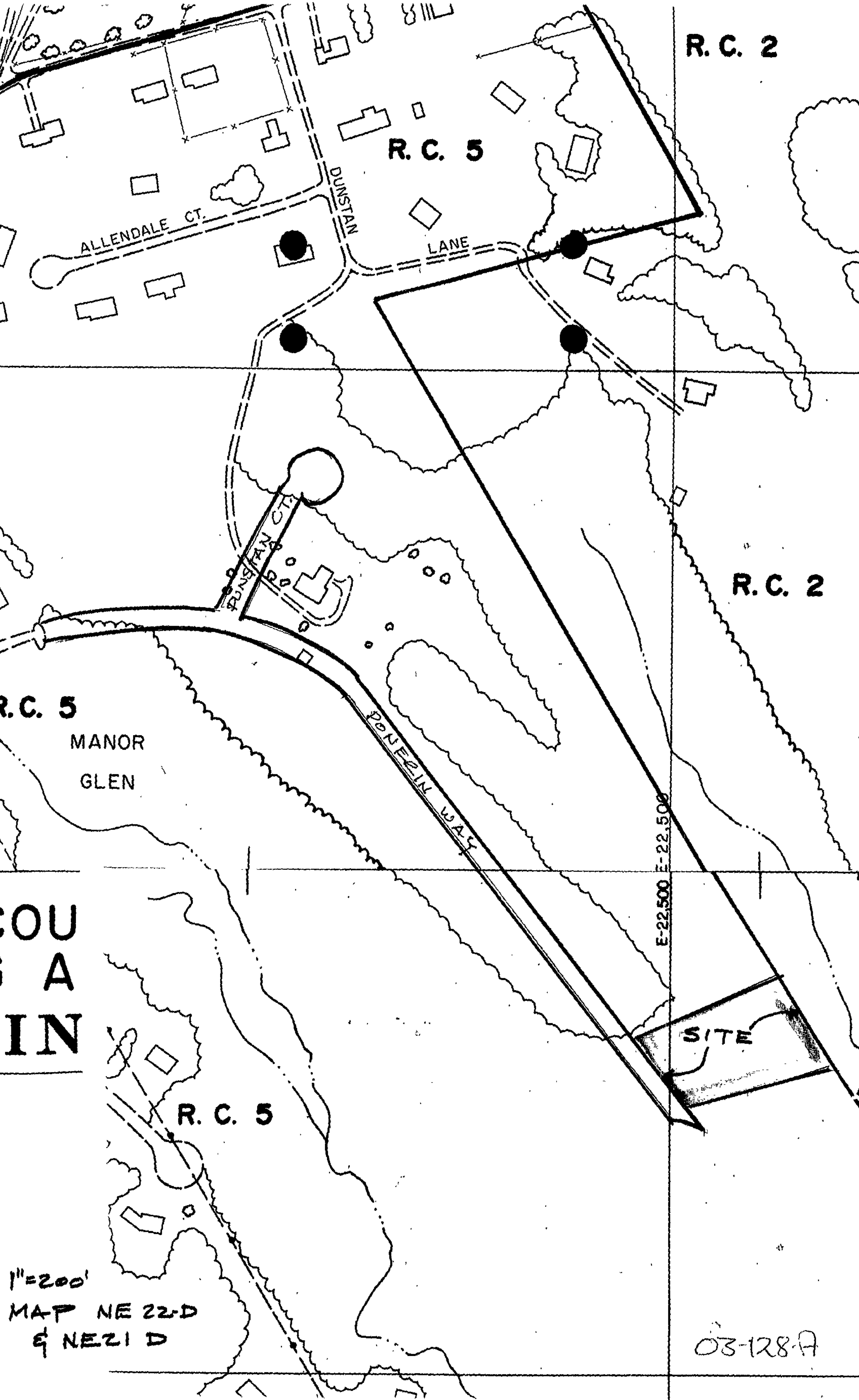
HISTORIC PROPERTY/
BUILDING ☐ ☒

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

500

103-128-A



R.C. 2

R.C. 5

ALLENDALE CT.

DUNSTAN

LANE

DUNSTAN CT.

R.C. 2

R.C. 5

MANOR
GLEN

COU
A
IN

PENEIN WAY

E-22.500 E-22.508

SITE

R.C. 5

1"=200'

MAP NE 22-D
& NE 21-D

03-128-A