

IN RE: PETITION FOR ADMIN. VARIANCE

E/S Garfield Avenue, 650' S
centerline of Monkton Road
10th Election District
3rd Councilmanic District
(6902 Charles Ridge Road)

Cheryl S. & Jeffrey T. Bubier
Petitioners

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 03-129-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, Cheryl S. and Jeffrey T. Bubier. The variance request is for property located at 16503 Garfield Avenue in the Monkton area of Baltimore County. The variance request is from Section 1A08.6.5.a.(2) of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition with a setback of 65 ft. in lieu of the required 80 ft. between principal buildings. 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.

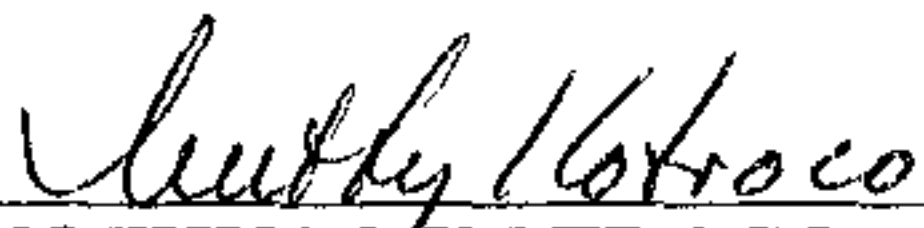
The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public 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
10/17/02
By [Signature]

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 17th day of October, 2002, that a variance from Section 1A08.6.5.a.(2) of the B.C.Z.R., to permit an addition with a setback of 65 ft. in lieu of the required 80 ft. between principal buildings, 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
10/19/02
R. Preston



Baltimore County
Zoning Commissioner

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

October 17 2002

Mr. & Mrs. Jeffrey T. Bubier
16503 Garfield Avenue
Monkton, Maryland 21111

Re: Petition for Administrative Variance
Case No. 03-129-A
Property: 16503 Garfield Avenue

Dear Mr. & Mrs. Bubier:

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 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



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 16503 Garfield Avenue
which is presently zoned RC-7

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) 1A08.6:5. a.(2) to permit a

setback of 65 ft. in lieu of the required 80 ft. between
principal buildings.

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:

N/A
Name - Type or Print
Signature
Address Telephone No.
City State Zip Code

Attorney For Petitioner:

None
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 10/17/01 day of October 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):

Jeffrey T. Bubier
Name - Type or Print
Signature
Cheryl S. Bubier
Name - Type or Print
Signature
16503 Garfield Ave. (410) 325-3695
Address Telephone No.
Monkton, MD 21111
City State Zip Code

Representative to be Contacted:

Jeffrey T. Bubier
Name
16503 Garfield Avenue (410) 329-3699
Address Telephone No.
Monkton MD 21111
City State Zip Code

Zoning Commissioner of Baltimore County

Reviewed By BK Date 9/11/02

Estimated Posting Date 9/30/02

CASE NO. 03-129-A

REV 10/25/01

ORDER RECEIVED FOR FILING
Date 10/17/01
By [Signature]

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 16503 Garfield Avenue
Address
Monkton MD 21111
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 have three children, ages 1 to 7, and our home has only one full bathroom. We are planning to build a small addition for a bedroom and full bathroom to meet our growing family's needs. We request an administrative variance to permit the building of the addition. There is no alternative to seeking a variance, as it is not economically or structurally feasible to build the addition onto the back or other side of the house. Permitting the variance will have no negative effect on the character of our street or any of our neighbors' properties. We live on a dead-end street where there is no possibility of which I am aware of any future development, streets, easements, right-of-ways, etc. Our neighbors who live on the side of our yard where the addition is planned have no objection to the addition at all. We have lived in our house for 9 years, are good friends with all of our neighbors, have a great respect and appreciation for the unique character of our street, and would never consider an addition that would have a harmful effect on our neighbors' properties or would impact any legitimate zoning concerns of the County. We hope that you will agree that permitting an administrative variance in these circumstances is warranted.

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.

Jeffrey T. Bubier
Signature
Jeffrey T. Bubier
Name - Type or Print

Cheryl S. Bubier
Signature
Cheryl S. Bubier
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10th day of September, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

JEFFREY T. Bubier & CHERYL S. Bubier
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 April 4, 2004

ZONING DESCRIPTION FOR 16503 GARFIELD AVENUE, MONKTON, MD 21111.

As recorded in Deed Liber 3680, Folio 206
and more particularly described as follows:

Beginning for the same at a stone on the west side of an alley in Lewis Parson's line running thence as follows: south 60-3/4 degrees east 27.35 perches to a stone south 28-1/4 degrees west 7.85 perches to a stone north 57-1/4 degrees west 27.6 perches to a stone on the west side of an alley in Lewis Parson's line thence on said Lewis Parson's line north 29-1/4 degrees east 6.2 perches to the place of beginning. Containing 1 acres and 32 perches of land more or less.

Also known as 16503 Garfield Avenue and located in the 10th Election District,
3rd Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 11152

DATE 1/11/10

ACCOUNT 15001000000000000000

AMOUNT \$ 500.00

RECEIVED FROM: 15001000000000000000

FOR: 15001000000000000000

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

11152

FILED

RECEIVED

1/11/10

15001000000000000000

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CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ADMIN

RE Case No 03-129-A

Petitioner/Developer BUBIER, ETAL

Date of Hearing/Closing 10/15/02

it™ brand fax transmittal memo 7671		# of pages ▶ 1
To BETTY & ROBIN	From O'KEEFE	
Co. ZONING COMM	Co.	
Dept.	Phone # 905 8571	
Fax # 410 887-3468	Fax # 666-0929	

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 **#16503 GARFIELD AVE**

The sign(s) were posted on 9/30/02
(Month, Day, Year)

Sincerely,

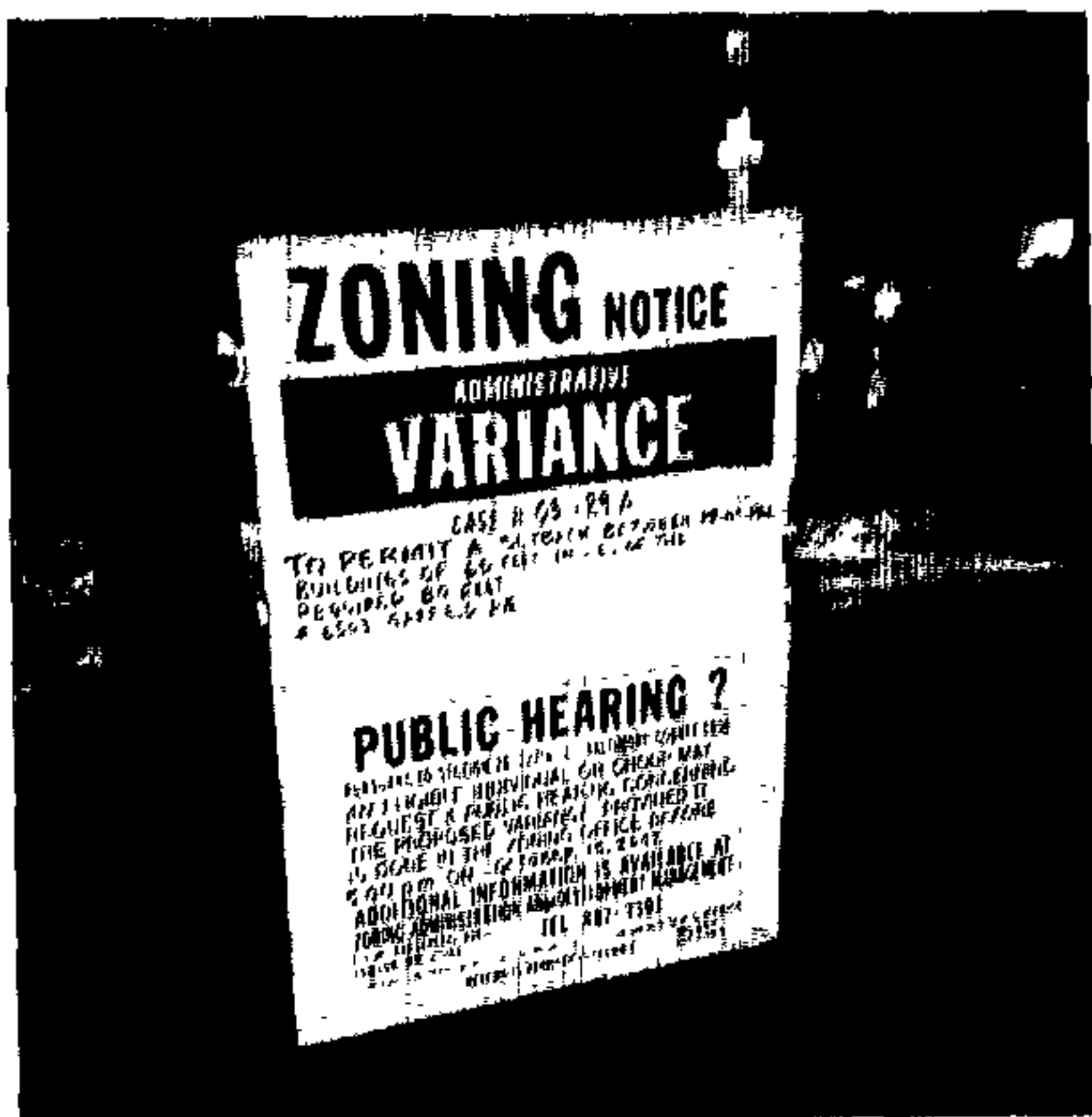
Patrick M. O'Keefe 10/2/02
(Signature of Sign Poster and Date)

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 #	

03-129-A
#16503 GARFIELD AVE
BUBIER
10/15/02

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 03-129-A
Petitioner: Jeffrey T. Bubier
Address or Location 16503 Garfield Avenue

PLEASE FORWARD ADVERTISING BILL TO

Name: Jeffrey Bubier
Address 16503 Garfield Avenue
Monkton, MD 21111
Telephone Number (410) 329-3699

Revised 2/20/98 - SCJ

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 03- 129 -A Address 16503 Garfield Ave.Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner Please Print Your NameFiling Date: 9/16/02 Posting Date: 9/30/02 Closing Date: 10/15/02

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 FORMATCase Number 03- 129 -A Address 16503 Garfield Ave.Petitioner's Name Jeff Bubier Telephone 410 329-3699Posting Date: 9/30/02 Closing Date: 10/15/02Wording for Sign To Permit a setback between principal buildings of 65 ft. in lieu of the required 80 ft.

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 16503 Garfield Avenue
Address
Monkton MD 21111
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 have three children, ages 1 to 7, and our home has only one full bathroom. We are planning to build a small addition for a bedroom and full bathroom to meet our growing family's needs. We request an administrative variance to permit the building of the addition. There is no alternative to seeking a variance, as it is not economically or structurally feasible to build the addition onto the back or other side of the house. Permitting the variance will have no negative effect on the character of our street or any of our neighbors' properties. We live on a dead-end street where there is no possibility of which I am aware of any future development, streets, easements, right-of-ways, etc. Our neighbors who live on the side of our yard where the addition is planned have no objection to the addition at all. We have lived in our house for 9 years, are good friends with all of our neighbors, have a great respect and appreciation for the unique character of our street, and would never consider an addition that would have a harmful effect on our neighbors' properties or would impact any legitimate zoning concerns of the County. We hope that you will agree that permitting an administrative variance in these circumstances is warranted.

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.

Signature [Signature]
Jeffrey T. Bubier
Name - Type or Print

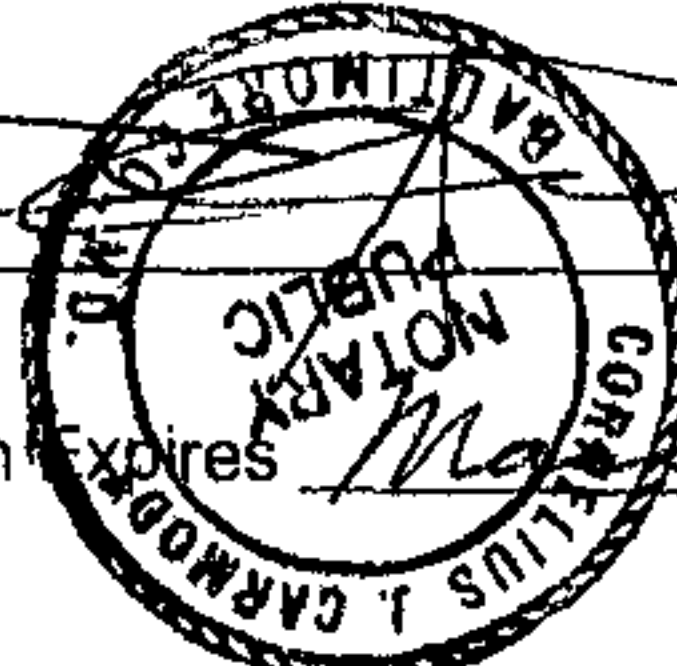
Signature [Signature]
Cheryl S. Bubier
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10th day of September, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

JEFFREY T. BUBIER & CHERYL S. BUBIER
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 March 1, 2004




Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 16503 Garfield Avenue

which is presently zoned RC-7

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) 1A08.6, 5. a. (2) to permit a

setback of 65 ft. in lieu of the required 80 ft. between principal buildings.

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:

N/A

Name - Type or Print

Signature

Address

Telephone No

City

State

Zip Code

Attorney For Petitioner:

None

Name - Type or Print

Signature

Company

Address

Telephone No

City

State

Zip Code

Legal Owner(s):

Jeffrey T. Bubier

Name - Type or Print

Signature

Cheryl S. Bubier

Name - Type or Print

Signature

Address

City

MD

State

Zip Code

Representative to be Contacted:

Jeffrey T. Bubier

Name

16503 Garfield Avenue (410) 329-3699

Address

Monkton

MD

State

21111

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 03-12-01 day of March 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. 03-129-A

Reviewed By BK

Date 9/16/02

REV 10/25/01

Estimated Posting Date 9/30/02



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 15, 2002

Jeffrey T. Bubier
16503 Garfield Avenue
Monkton, MD 21111

Dear Mr. Bubier:

RE: Case Number:03-129-A, 16503 Garfield Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 16, 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: People's Counsel

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on Recycled Paper



**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: 129
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

AN
10/16

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

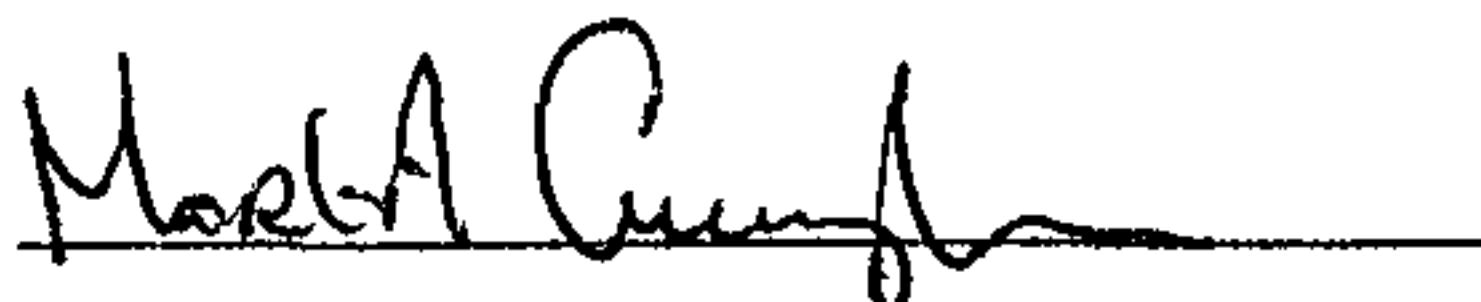
DATE: September 24, 2002

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

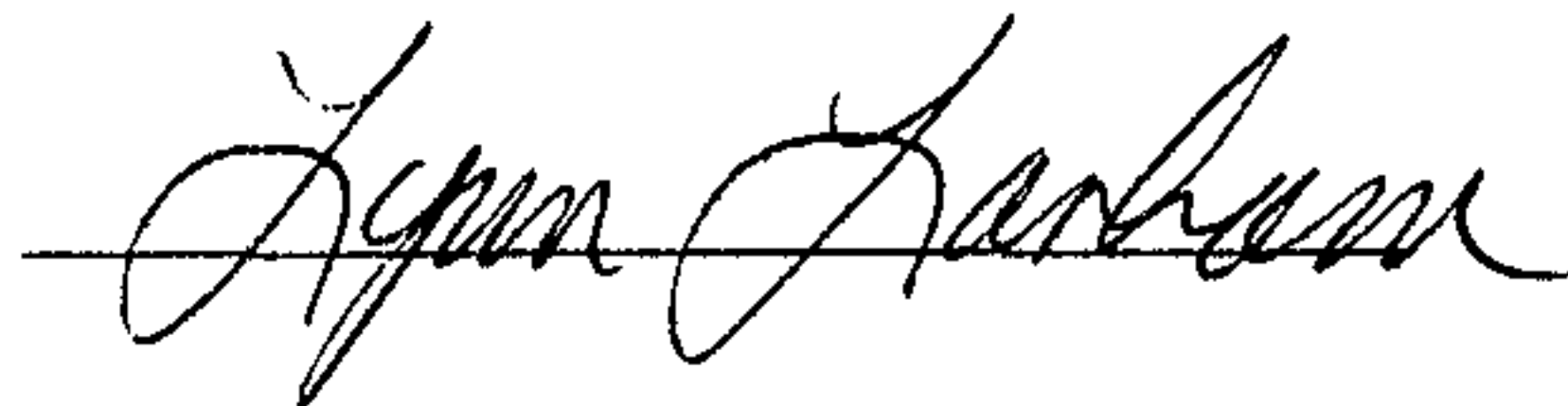
SUBJECT: Zoning Advisory Petition(s): Case(s) 03-114, 03-121, & 03-129

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

SEP 25



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 7.24.02

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

RE: Baltimore County
Item No. 129 BR

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



Maryland Department of Planning

Parris N. Glendening
Governor
Kathleen Kennedy Townsend
Lt. Governor

Roy W. Kientz
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

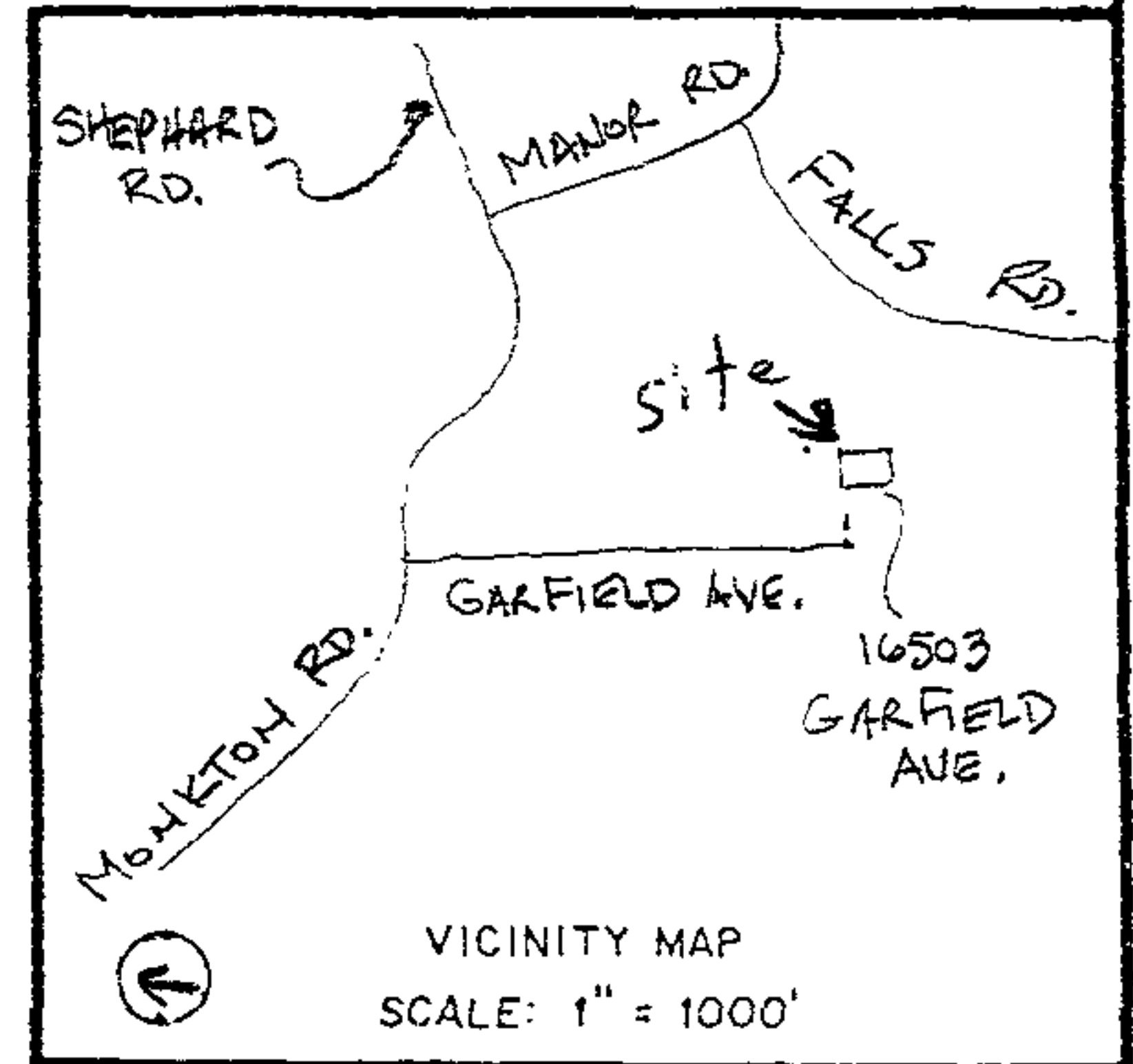
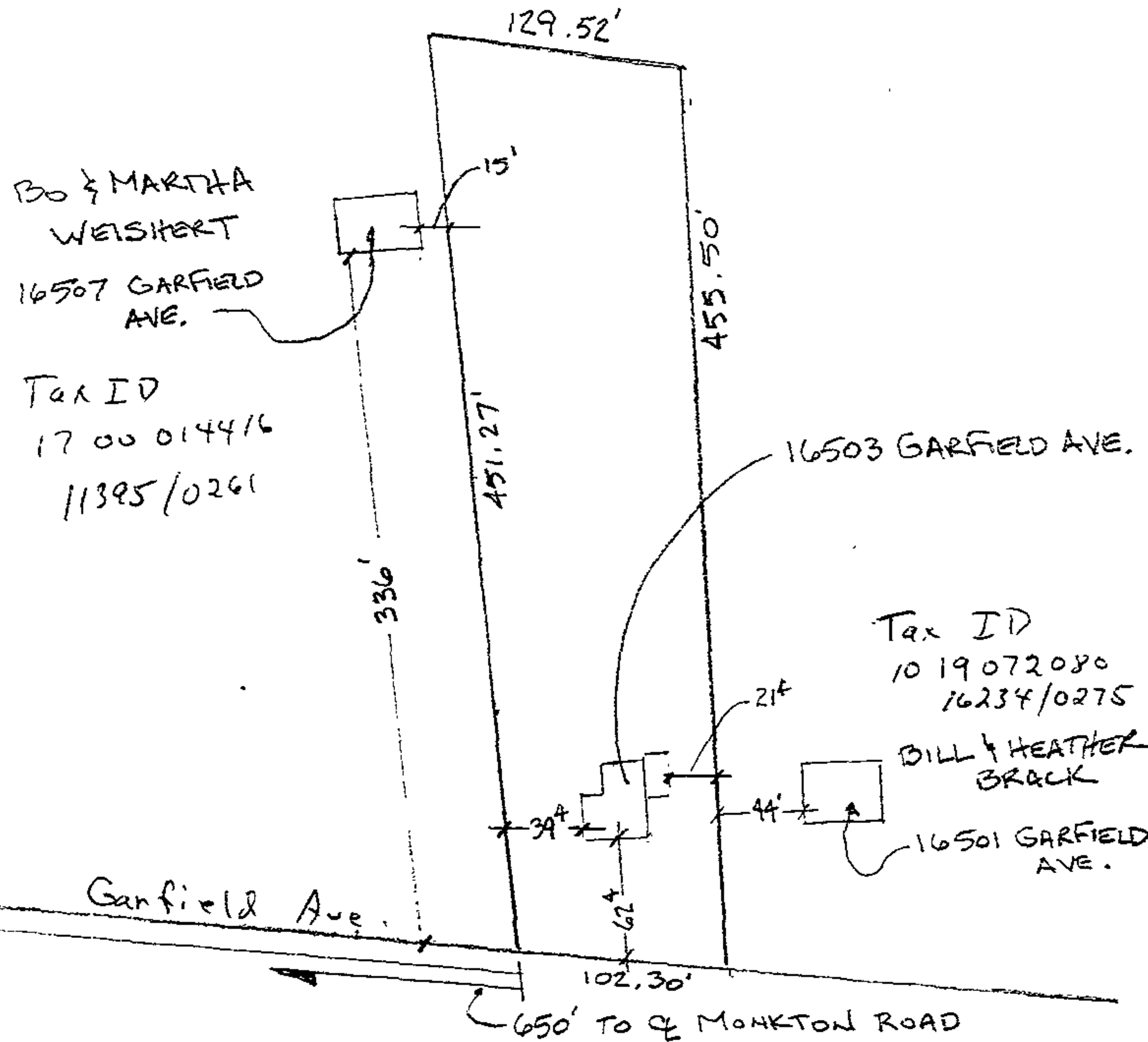
PROPERTY ADDRESS 16503 GARFIELD AVE.

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

SUBDIVISION NAME _____

PLAT BOOK # _____ FOLIO # _____ LOT # _____ SECTION # _____

OWNER JEFFREY & CHERYL BUBIER



LOCATION INFORMATION			
ELECTION DISTRICT	10		
COUNCILMANIC DISTRICT	3		
1"=200' SCALE MAP #	NW 26-A		
ZONING	RC7		
LOT SIZE	1.20 ACREAGE	52,272 SQUARE FEET	
SEWER	PUBLIC ☐	PRIVATE ☒	
WATER	☐	☒	
CHESAPEAKE BAY CRITICAL AREA	YES ☐	NO ☒	
100 YEAR FLOOD PLAIN	☐	☒	
HISTORIC PROPERTY/BUILDING	☐	☒	
PRIOR ZONING HEARING			

ZONING OFFICE USE ONLY		
REVIEWED BY	ITEM #	CASE #
BR	129	63-129-A

PREPARED BY RICHARD STOVER

SCALE OF DRAWING: 1" = 100'

R.C.7
B.C.H.D.

R.C.7

VALLEY BROOK
FARM

R.C.7

MONKTON HOTEL

MONKTON

BL-65

R.C.7

FRUITFUL VALLEY

Silo

NW 26-A

FALLS

RD.

GUNPOWDER

#129

N 103,000

N 102,000

N 101,000

N 634,000

SHEET NW 26-A



