

IN RE: PETITION FOR ADMIN. VARIANCE
N/S California Avenue, 680' W
centerline of Avondale Road
14th Election District
6th Councilmanic District
(3102 California Avenue)

Anne C. & Leroy E. Lang
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 03-208-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, Anne C. and Leroy E. Lang. The variance request is for property located at 3102 California Avenue in the Parkville area of Baltimore County. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing single-family dwelling with addition (sunroom) to have a side yard setback of 3 ft. in lieu of the required 10 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.

12/29/02
H. Spindler

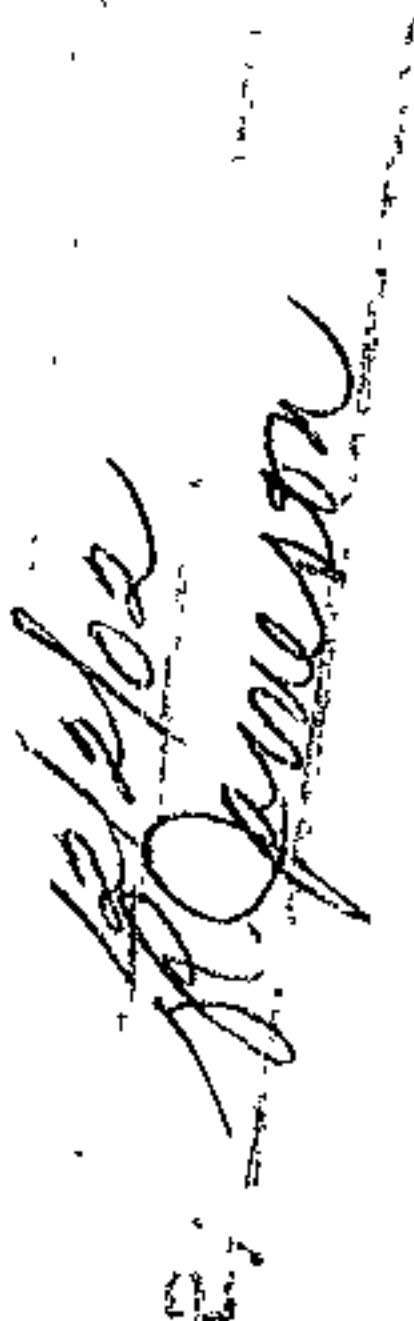
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 2nd day of December, 2002, that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing single-family dwelling with addition (sunroom) to have a side yard setback of 3 ft. in lieu of the required 10 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.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj





Baltimore County
Zoning Commissioner

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

December 2, 2002

Mr. & Mrs. Leroy E. Lang
3102 California Avenue
Baltimore, Maryland 21234

Re: Petition for Administrative Variance
Case No. 03-208-A
Property: 3102 California Avenue

Dear Mr. & Mrs. Lang:

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 that reads "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Gerard Anderson
7034 Golden Ring Road
Baltimore, MD 21237

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



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on Recycled Paper



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3105 California Ave
 which is presently zoned D.R 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) 1802.3.C1 (BCZR)

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING WITH ADDITION (SUNROOM) TO HAVE A SIDETARD SETBACK OF 3' IN LIEU OF REQUIRED 10'.

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 _____
 Signature _____
 Address _____ Telephone No. _____
 City _____ State _____ Zip Code _____

Lang Anne C
 Name - Type or Print _____
Anne C Lang
 Signature _____
Lang Leroy E
 Name - Type or Print _____
Leroy E Lang
 Signature _____
3102 California Ave 410-665-8685
 Address Telephone No. _____
Balto MD 21234
 City State Zip Code _____

Attorney For Petitioner:

Representative to be Contacted:

Name - Type or Print _____
 Signature _____
 Company _____
 Address _____ Telephone No. _____
 City _____ State _____ Zip Code _____

Gerard Anderson
 Name _____
7034 Golden Ring Rd 410780-0062
 Address Telephone No. _____
Balto MD 21237
 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. 03-208-A

Reviewed By LTM Date 10/30/02

REV 10/25/01

Estimated Posting Date 11/11/02

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 _____
Address

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 house has only a 9' side back^{set}. If we build the 6x12' patio room it would leave us only 3' from the side property line
This is the only place we can put this room.
reason being the layout house and side door

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.

Anne C. Lang
Signature

Leroy E. Lang
Signature

Anne Lang
Name - Type or Print

Leroy Lang
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19 day of oct, 2002 before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Anne C. & Leroy E. Lang
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

DELORES A. SCOTT
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires November 26, 2005

Delores A. Scott
Notary Public

My Commission Expires 11/26/05

Zoning description of 3102 California Ave

Beginning at a point on the north side of California Ave. which is 30 ft. wide at the distance of 680 ft. west of the centerline of the nearest improved street Avondale Rd. which is 40 ft. wide. *being lot # 189,190,191. Map 71, Grid 21, Parcel 1139, Group 82, in the subdivision of Ridge Groove as recorded in the Baltimore county Plat Book # 11038, Folio # 613. Containing 35,838.00 sq. ft. Also known as 3102 California Ave. and located in the 14th Election District, 12th Councilmanic District.

#208

BAITMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 16923

DATE 10/30/82 ACCOUNT 20010000000000000000

AMOUNT \$ 50.00

RECEIVED FROM: CHAMBERLAIN COLLEGE

FOR: VALENTINE

00-000-A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID TO THE ORDER OF J. A. ...
RECEIVED BY ...
DATE ...
AMOUNT ...
BY ...
CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 16923

DATE 10/30/02 ACCOUNT FOONCCCC0156

AMOUNT \$ 50.00

RECEIVED FROM CHAMPION WITBROW CO.

FOR VAUANCE

02-2002-A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

TO THE CASHIER
I HEREBY CERTIFY
THAT THE ABOVE
RECEIPT IS A TRUE
AND CORRECT
REPRESENTATION
OF THE RECEIPT
FOR THE AMOUNT
STATED THEREON
AND THAT THE
SIGNED AND
OFFICIAL SEAL
OF BALTIMORE COUNTY
IS HEREON AFFIXED
IN WITNESS WHEREOF
I HAVE HEREON
SIGNED AND
OFFICIAL SEAL
OF BALTIMORE COUNTY
IS HEREON AFFIXED

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 03-208-A

Petitioner/Developer: LEROY +
ANNE LANG

Date of Hearing/Closing: 11/20/02

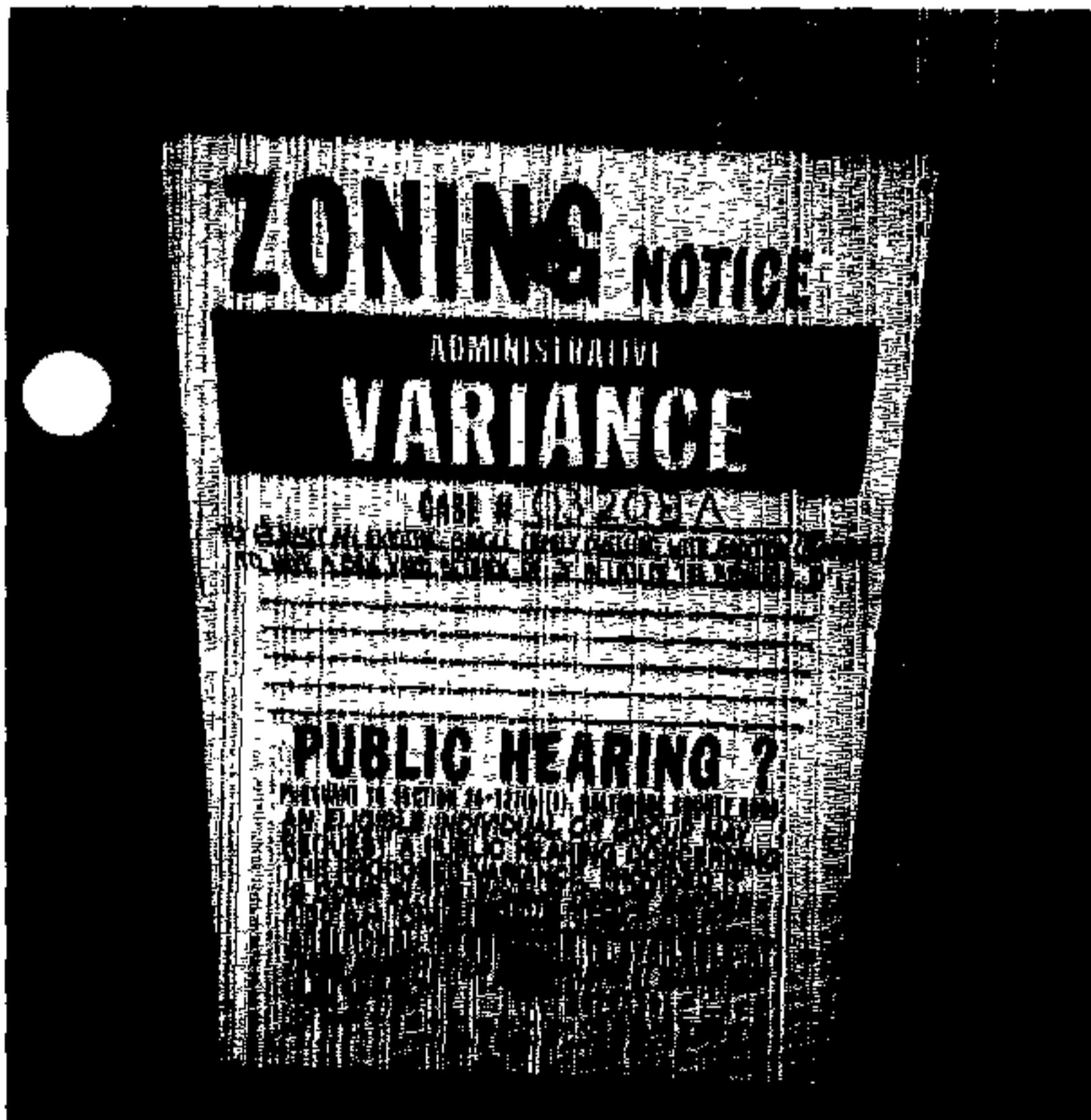
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

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 3102 CALIFORNIA
AVE

The sign(s) were posted on 11/11/02
(Month, Day, Year)



Sincerely,

[Signature] 11/11/02
(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: 03-208-A

Petitioner: Leroy + Anne Lane

Address or Location: 2102 California Ave

PLEASE FORWARD ADVERTISING BILL TO:

Name: Champion

Address: 7034 Golden Ring Rd
Balto. Md. 21237

Telephone Number: 410-780-0062

Revised 2/20/98 - SCJ

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 03- 208 -A Address 3102 CALIFORNIA AVE

Contact Person: LYOYD T. MOXLEY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10/30/02 Posting Date: 11/11/02 Closing Date: 11/26/02

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

I HAVE RECEIVED POSTING INFO

- 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 03- 208 -A Address 3102 CALIFORNIA AVE

Petitioner's Name LEROY ANNE LANG Telephone 410 665 8685

Posting Date: 11/11/02 Closing Date: 11/26/02

Wording for Sign: To Permit AN EXISTING SINGLE FAMILY
DWELLING WITH ADDITION (SUNROOM) TO HAVE
A SIDETARD SETBACK OF 3' IN LIEU OF
THE REQUIRED 10'

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

Address _____

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 house has only a 9' ^{set} side back. If we build the 6x12' patio room it would leave us only 3' from the side property line
This is the only place we can put this room.
reason being the layout house and side door

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.

Anne C. Lang
Signature

Leroy E. Lang
Signature

Anne Lang
Name - Type or Print

Leroy Lang
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19 day of Oct, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Anne C. & Leroy E. Lang
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

DELORES A. SCOTT
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires November 26, 2005

Delores A. Scott
Notary Public

My Commission Expires 11/26/05



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3102 California Ave
 which is presently zoned D.R.-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) 1302.3.C.1 (BCZR)

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING WITH ADDITION (SUN ROOM) TO HAVE A SIDETARI D SETBACK OF 3' IN LIEU OF THE REQUIRED 10'

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

Lang Anne C
Name - Type or Print

Signature

Anne C Lang
Signature

Address Telephone No

Lang Leroy E
Name - Type or Print

City State Zip Code

Leroy E. Lang
Signature

Attorney For Petitioner:

3102 California Ave 410-665-8685
Address Telephone No.

Name - Type or Print

Balto MD 21234
City State Zip Code

Signature

Representative to be Contacted:

Company

Gerard Anderson
Name

Address Telephone No

7034 Golden Ring Rd 410780-0062
Address Telephone No

City State Zip Code

Balto MD 21237
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. 03-208-A

Reviewed By LTM Date 10/30/02

REV 10/25/01

Estimated Posting Date 11/11/02



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

November 25, 2002

Leroy E. Lang
Anne Lang
3102 California Avenue
Baltimore, MD 21234

Dear Mr. and Mrs. Lang:

RE: Case Number: 03-208-A, 3105 California Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 30, 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 black ink that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rlh

Enclosures

c: People's Counsel
Gerard Anderson, 7034 Golden Ring Road, Baltimore 21237

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





**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: *11.20.02*

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

RE: Baltimore County
Item No. *208* *LTM*

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,

A handwritten signature in cursive script, appearing to read 'K. A. McDonald Jr.'.

ka 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



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

November 20, 2002

ATTENTION: George Zahner

Property Owner:

Location:

Item No.: ZAC Dist. Meeting of 11/18/2002

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:

203-209, 211-227

208

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

cc: File



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 25, 2002

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

25

SUBJECT: Zoning Advisory Petition(s): **Case(s) 03-208 – Administrative Variance**

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: Mark A. Cunningham


Section Chief: Arnold F. Keller, III

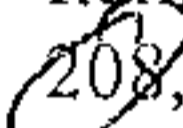
AFK/LL:MAC

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: December 9, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For November 25, 2002
Item Nos. 203, 204, 205, 206, 207,
 208, 209, 210, 211, 212, and 227

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

RWB:CEN:jrb

cc: File



Maryland Department of Planning

*Parris N. Glendening
Governor*

*Kathleen Kennedy Townsend
Lt. Governor*

*Roy W. Kienitz
Secretary*

*Mary Abrams
Deputy Secretary*

November 21, 2002

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

Re: Zoning Advisory Committee Agenda, November 25, 2002 re: case numbers 03-2103-A, 03-204-SPHXA, 03-205-A, 03-206-A, 03-207-SPH, 03-208-A, 03-209-A, 03-210-SPHA, 03-211-A, 03-212-A, 03-213-A, 03-227-XA

Dear Mr. Zahner:

The Maryland Department of Planning has received the above-referenced information on 11/20/02. The information has been submitted to Mike Nortrup.

Thank you for your cooperation in this 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

NE 8E "200'



CALIFORNIA GROVE

ARIZONA AVE.

E25,500

SITE #200

CALIFORNIA AVE.

AVENUE

MORELAND

AVE.

D.R. 5.5

SPERL

CT. AVE.

AVONDALE

RIDGE GROVE

BAKER

PUTTY

RD.

AVENUE



3102 California Ave
Baltimore, MD
21234-4107, US

SEND TO PRINTER

[Back](#)



SITE

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License/Copyright



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Atlases
& More

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World
Atlas

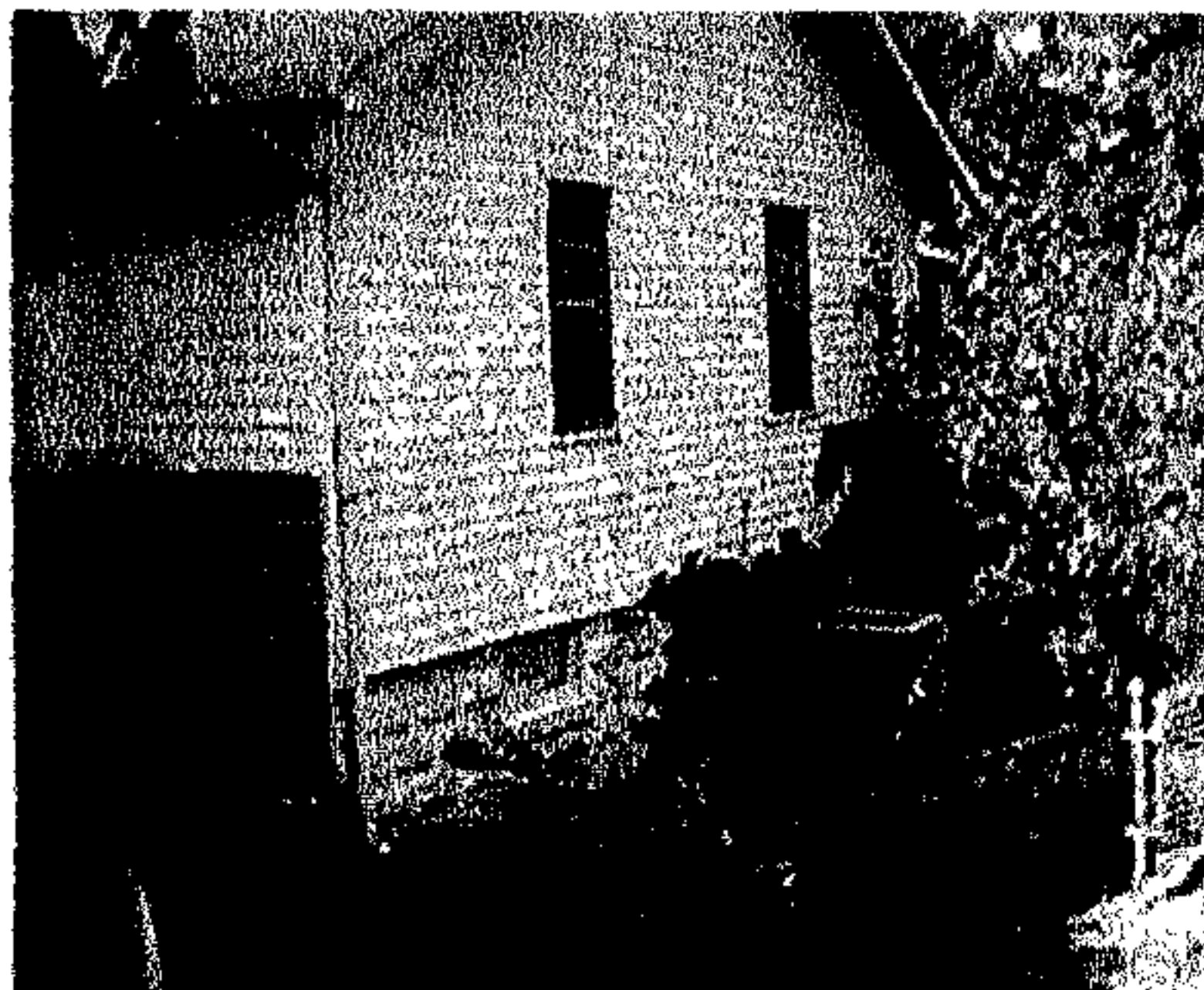
Explore now!

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World
Atlas

Explore now!

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#208

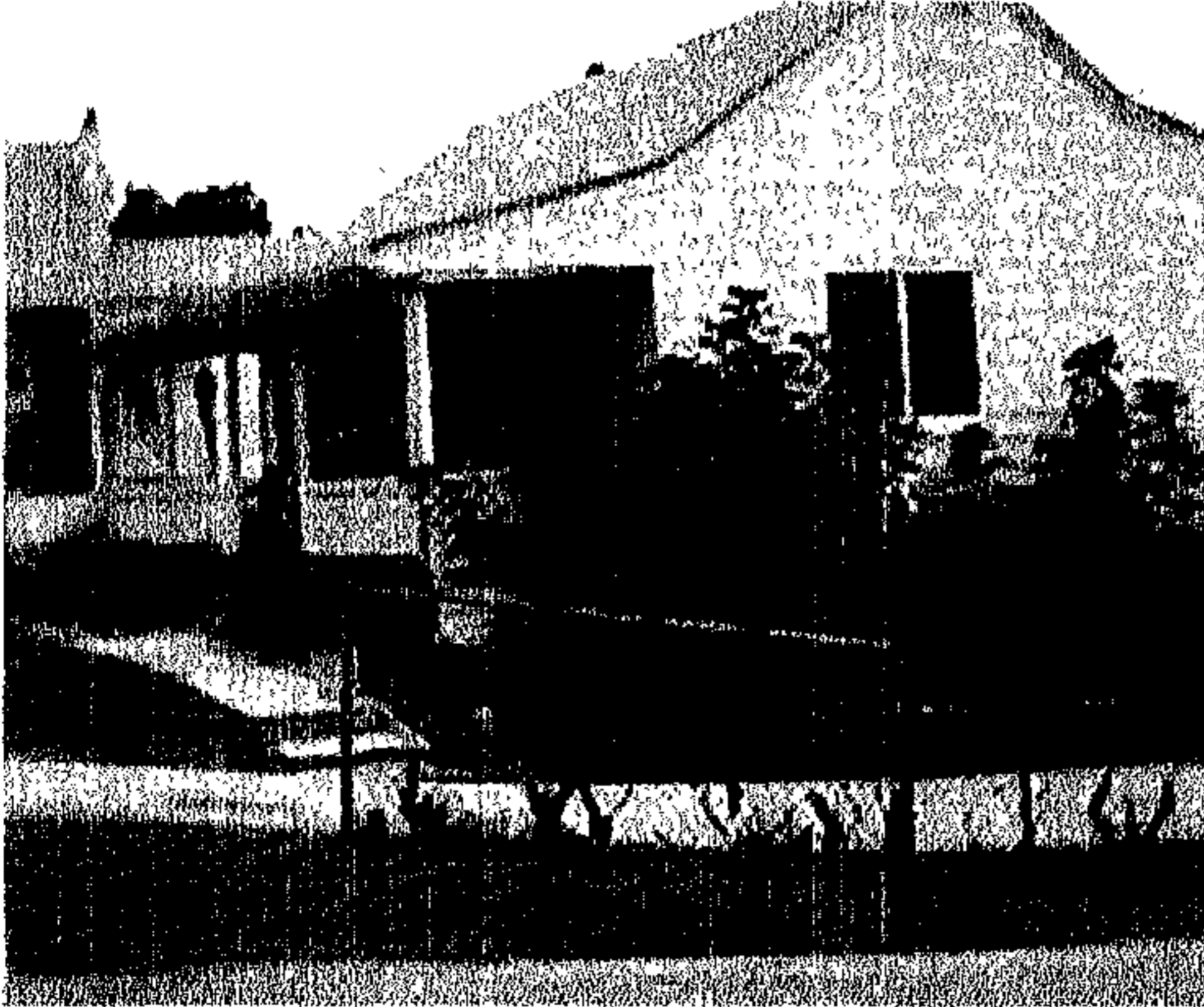


↖ side of 3102
sight of Patio Room

#208



3104



3100

#208

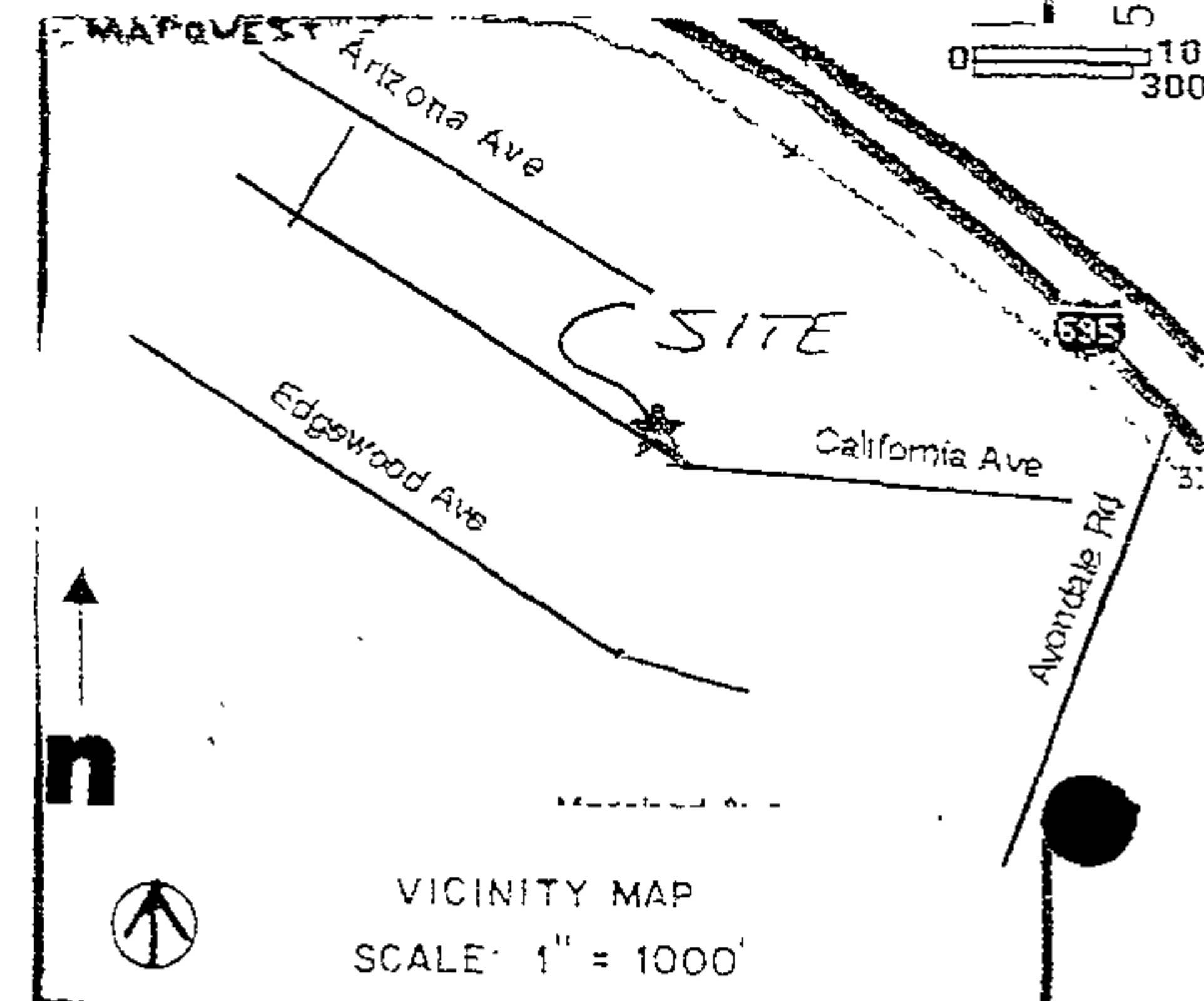
PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE SPECIAL HEARING

PROPERTY ADDRESS 3102 California Ave SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Ridge Grove

PLAT BOOK #5/84 FOLIO #716 LOT #189 SECTION #190.191

OWNER Lang Leroy + Anne



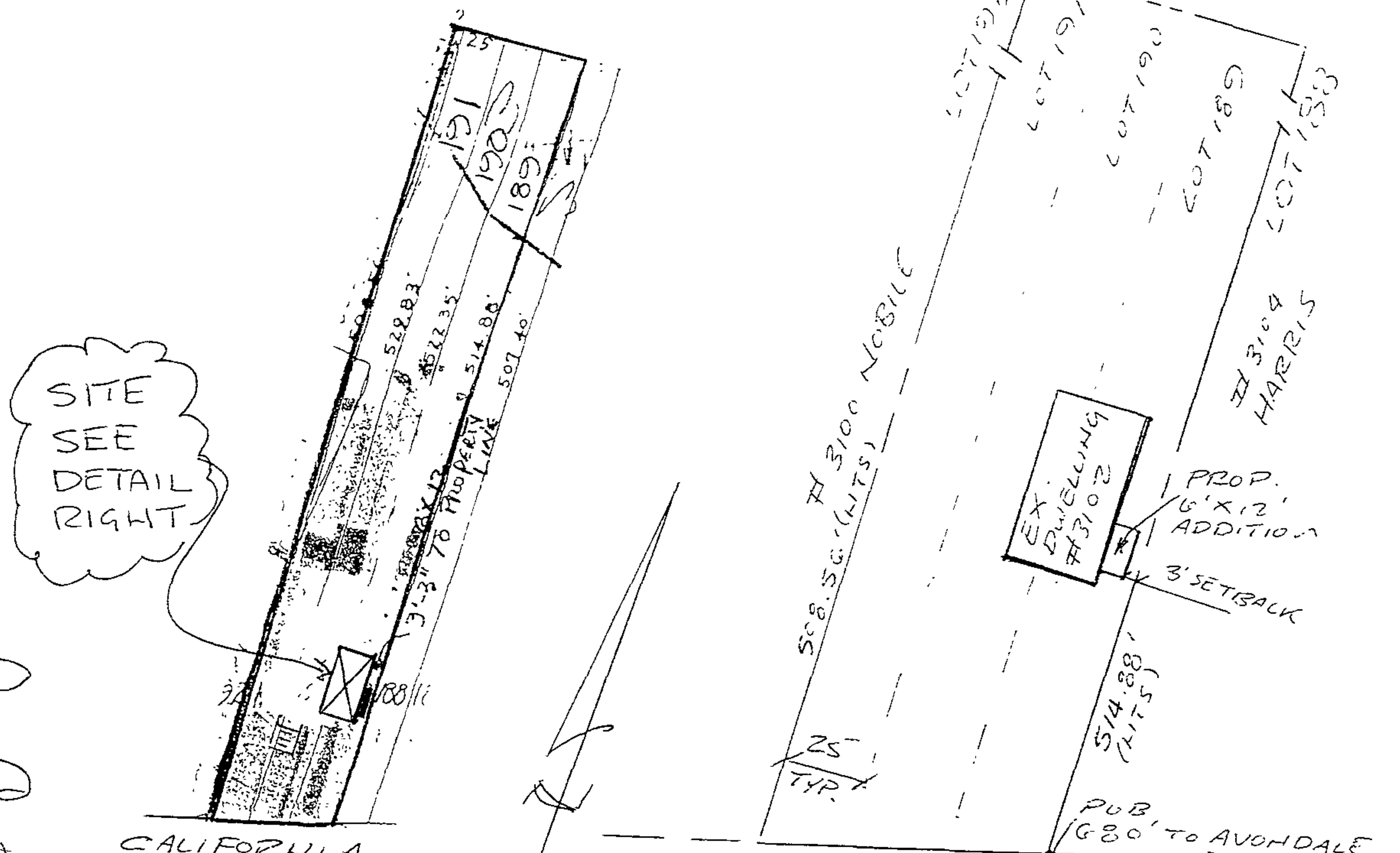
LOCATION INFORMATION

ELECTION DISTRICT 14
 COUNCILMANIC DISTRICT T26
 1" = 200' SCALE MAP # NEBE
 ZONING D.R.5.5
 LOT SIZE .82 35,838
 ACREAGE SQUARE FEET

	PUBLIC	PRIVATE	YES	NO
SEWER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
WATER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
CHESAPEAKE BAY CRITICAL AREA			<input type="checkbox"/>	<input checked="" type="checkbox"/>
100 YEAR FLOOD PLAIN			<input type="checkbox"/>	<input checked="" type="checkbox"/>
HISTORIC PROPERTY / BUILDING			<input type="checkbox"/>	<input checked="" type="checkbox"/>
PRIOR ZONING HEARING	<u>NONE</u>			

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
<u>LTN</u>	<u>208</u>	



SITE SEE DETAIL RIGHT

Plat # 1

CALIFORNIA AVE 25' WIDE
 1" = 100'

CALIFORNIA AVE 25' WIDE

PREPARED BY Gerard Andersen SCALE OF DRAWING: 1" = 40'