

IN RE: PETITION FOR ADMIN. VARIANCE

N/S of Big Falls Road, 50' W
centerline of Monkton Road
7th Election District
3rd Councilmanic District
(17101 Big Falls Road)

Annie E. & Donald B. Foster
Petitioners

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 03-379-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, Annie and Donald Foster. The variance request is for property located at 17101 Big Falls Road in the Monkton area of Baltimore County. The variance request is from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 20 ft. in lieu of the required 50 ft. for an addition. 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.

ORDER PREPARED FOR FILE

03-379-A

R. J. [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 12th day of March, 2003, that a variance from Section 1A04.3.B.2 of the B.C.Z.R., to permit a side yard setback of 20 ft. in lieu of the required 50 ft. for an addition, 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

2003 MAR 12 10:03 AM
Baltimore County
Zoning Department
3/12/03
R. J. [Signature]



Baltimore County
Zoning Commissioner

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

March 12, 2003

Mr. & Mrs. Donald B. Foster
17101 Big Falls Road
Monkton, Maryland 21111

Re: Petition for Administrative Variance
Case No. 03-379-A
Property: 17101 Big Falls Road

Dear Mr. & Mrs. Foster:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

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



Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 17101 Big Falls Road, Monkton
which is presently zoned R.C.E

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) 1A04.3.B.2; BC2R, TO

PERMIT A SIDEYARD SETBACK OF 20 FT. IN LIEU OF
THE REQUIRED 50 FT. FOR AN ADDITION-

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):

Donald B. Foster
Name - Type or Print _____
Donald B Foster
Signature _____
Annie E. Foster
Name - Type or Print _____
Annie E Foster
Signature _____
17101 Big Falls Rd (410) 357.5127
Address _____ Telephone No. _____
Monkton, MD 21111
City _____ State _____ Zip Code _____

Representative to be Contacted:

Paul W. Botzler, P.E.
Name _____
PO Box 261 (410) 329.2696
Address _____ Telephone No. _____
MONKTON, MD 21111
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. 03-379A

Reviewed By JUM Date 1.14.03

Estimated Posting Date 03.03.03

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 17101 BIG FALLS ROAD
Address
MONKTON, MARYLAND 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):

DUE TO HEALTH CONSTRAINTS, THE FOSTERS REQUIRE ADDITIONAL LIVING/SLEEPING SPACE TO BE ADDED TO THEIR HOUSE AT THE FIRST FLOOR LEVEL.

DUE TO THE UNIQUE SITUATION OF THE EXISTING HOUSE ON THE EXISTING LOT, CONSTRUCTION OF SUCH ADDITION WITHOUT ZONING RELIEF PRESENTS A SEVERE PRACTICAL DIFFICULTY.

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.

Donald B Foster
Signature

Donald B. Foster
Name - Type or Print

Annie E Foster
Signature

Annie E. Foster
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11th day of February, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Donald B Foster & Annie E. Foster
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Jeanne A Botzler
Notary Public

JEANNE A. BOTZLER
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires My Commission Expires November 1, 2006

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.

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Address
MONKTON, MARYLAND 21111
City State Zip Code

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DUE TO THE UNIQUE SITUATION OF THE EXISTING HOUSE ON THE EXISTING LOT, CONSTRUCTION OF SUCH ADDITION WITHOUT ZONING RELIEF PRESENTS A SEVERE PRACTICAL DIFFICULTY.

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.

Donald B. Foster
Signature

Donald B. Foster
Name - Type or Print

Annie E. Foster
Signature

Annie E. Foster
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11th day of February, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Donald B. Foster & Annie E. Foster
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Jeanne A. Botzler
Notary Public

My Commission Expires NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires November 1, 2006



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 17101 Big Falls Road, Monkton
which is presently zoned R.C.E

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) 1A04.3.B.2; BCZR, TO

PERMIT A SIDEYARD SETBACK OF 20 FT. IN LIEU OF
THE REQUIRED 50 FT. FOR AN ADDITION.

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):

Donald B. Foster

Name - Type or Print _____

Donald B. Foster
Signature _____

Annie E. Foster

Name - Type or Print _____

Annie E. Foster
Signature _____

17101 Big Falls Rd (410)357.5127
Address _____ Telephone No. _____

Monkton, MD 21111
City _____ State _____ Zip Code _____

Representative to be Contacted:

Paul W. Botzler, P.E.

Name _____

PO Box 261 (410)329.2696
Address _____ Telephone No. _____

MONKTON, MD 21111
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. 03-379A

Reviewed By JCM Date 1-14-03

Estimated Posting Date 03-03-03

PROPERTY DESCRIPTION

17101 BIG FALLS ROAD, MONKTON, MD

DONALD B. AND ANNIE E. FOSTER

1824/119

BEGINNING for the outlines to include the same at a pipe in the North edge of the macadam of Big Falls Road at the end of 180.4 feet in the North 83-1/2 degrees West 17 perches line of the first parcel described in a deed from Emma G. Wilhelm, widow, to Allan A. Foster and wife, dated September 24, 1911, recorded among the Land Records of Baltimore County, in Liber C.H.K. No. 1191, folio 81, etc. running thence binding on that parcel, the four following lines as now surveyed by magnetic bearings, 1949, North 80 degrees 8 minutes West 100 feet to a nail in or near the center line of the macadam of said road, North 66 degrees 38 minutes West 232.65 feet to a pipe set on the North bank of the road, 17 feet North of the center line of the macadam, thence North 13 degrees 38 minutes West 100.65 feet to a stake, on the Northwest side of the road, approximately 13 feet Northwest of the center line, thence North 80 degrees 52 minutes East 316.8 feet to a pipe, thence by a line of division, South 5 degrees 8 minutes East 249.4 feet to a pipe on the North side of the Big Falls Road, thence continuing the same course, South 5 degrees 8 minutes East 9.5 feet to the place of beginning. Containing 1 acre and 295 one-thousandths of an acre (1.295) of land more or less.

37A

CERTIFICATE OF POSTING

RE: Case No.: 03-379-A

Petitioner/Developer: FOSTER,
BOTZLER ETAL.

Date of Hearing/Closing: MARCH 3, 2003

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

ATTENTION: BECKY HART.

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: 17101 BIG FALLS ROAD.

The sign(s) were posted on FEBRUARY 16, 2003
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 2/20/03
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

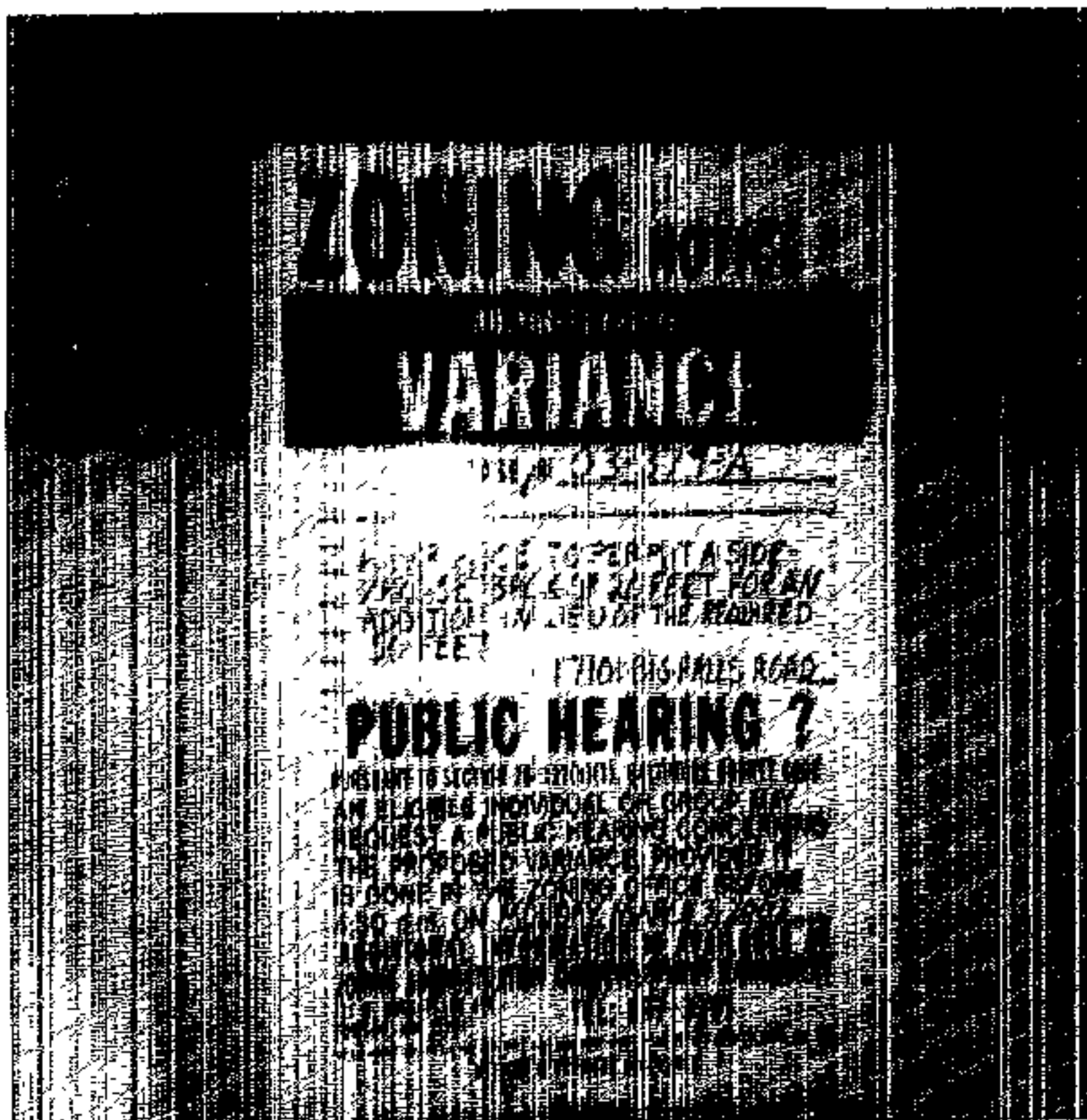
523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571
(Telephone Number)

17101 BIG FALLS RD.

a" brand fax transmitted memo 7671		# of pages 1
To	From	
Becky Hart	O'KEEFE	
Ca	Ca	
ZONING	COMM	
Dept.	Phone #	
	410-666-5366	
	Fax #	
	410-887-3468	



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

739
No. 22306

DATE 2-14-03

ACCOUNT 001-606-6120

AMOUNT \$ 65.00

RECEIVED FROM: Debra Foster — 17111 B's Falls Rd.

FOR: A. UAR.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
BUSINESS ACTUAL TIME

2/18/2003 2/14/2003 14:23:33
FEB 0903 WALKIN SHOT STAG DEPTER 3
DEPT 5 529 ZIMMING VERIFICATION 011N
CR NO. 022306

Receipt tot \$65.00
65.00 CR .00
Baltimore County, Maryland

CASHIER'S VALIDATION

**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:

379

Petitioner:

DONALD FOSTER

Address or Location:

17101 Big Fall Rd., Monkton Md. 21111

PLEASE FORWARD ADVERTISING BILL TO:

Name:

SAME

Address:

SAME

Telephone Number:

410 - 357 - 5127

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 03- 379 -A Address 17101 Big Falls Rd.

Contact Person: [Signature] Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 2.14.03 Posting Date: 2.16.03 Closing Date: 3.3.03

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- 379 -A Address 17101 Big Falls Rd.
Petitioner's Name DONALD FOSTER Telephone 410-357-5127
Posting Date: 2.16.03 Closing Date: 3.3.03
Wording for Sign: A VARIANCE To Permit A SIDEYARD SETBACK of 20ft.
FOR AN ADDITION IN LIEU OF THE REQUIRED 50ft.

WCR - Revised 6/28/00



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

March 3, 2003

Paul W. Botzler, P.E.
P.O. Box 261
Monkton, MD 21111

Dear Mr. Botzler:

RE: Case Number: 03-379-A, 17101 Big Falls Road, Monkton

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 14, 2003.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. As of this date, we have not received any comments from any of these agencies. You may verify any possible comments by contacting the agency directly at the numbers listed below:

Development Plans Review (Traffic)	410-887-3751
Fire Department	410-887-4880
State Highway Administration	410-545-5600
Office of Planning	410-887-3480
Department of Environmental Protection and Resource Management (DEPRM)	410-887-5859
Recreation and Parks	410-887-3824
Maryland Office of Planning - Chesapeake Bay Critical Area (CBCA)	410-767-4489
Department of Natural Resources - Floodplain	410-631-3914

If you need further information or have any questions, please do not hesitate to contact Zoning Review at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

C: People's Counsel
Donald Foster, 17101 Big Falls Road, Monkton, MD 21111

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



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 03-379 - 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. 'Pat' Keller, III

AFK/LL:MAC

RECEIVED
DATE: March 4, 2003

MAR 6 2003

ZONING COMMISSIONER



MARYLAND DEPARTMENT OF TRANSPORTATION

Robert L. Ehrlich, Jr., *Governor* • Michael S. Steele, *Lt. Governor* • Trent M. Kittleman, *Acting Secretary*

Date: 3.4.03

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

RE: Baltimore County
Item No. 379

JCM

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 (lgredlem@sha.state.md.us).

Very truly yours,

for Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number/toll-free 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 • Phone 410.545.0300 • www.marylandroads.com



**Baltimore County
Fire Department**

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

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

March ~~11~~, 2002
4

ATTENTION: Rebecca Hart

Distribution Meeting of: March 3, 2003

Item No.: 359, 369, 370, 374-380, 382, 383, 386
379

Dear Ms. Hart:

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.

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

cc: File

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 14, 2003

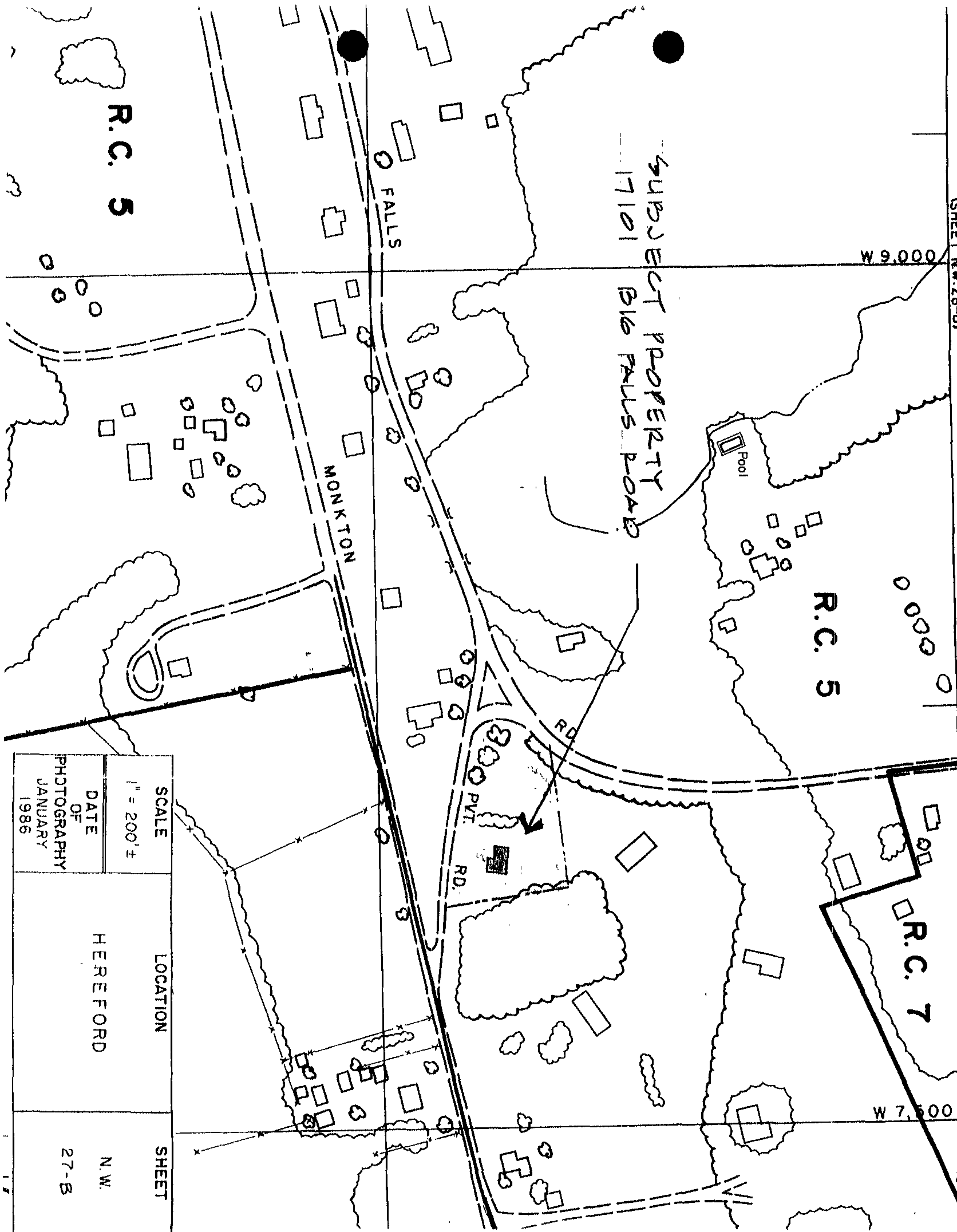
FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For March 10, 2003
Item Nos. 359, 369 REVISED,
370 REVISED, 372, ~~373~~, 374,
375, 376, 377, 378, ~~379~~, 380,
381, 382, 383, and 386

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

RWB:CEN:jrb

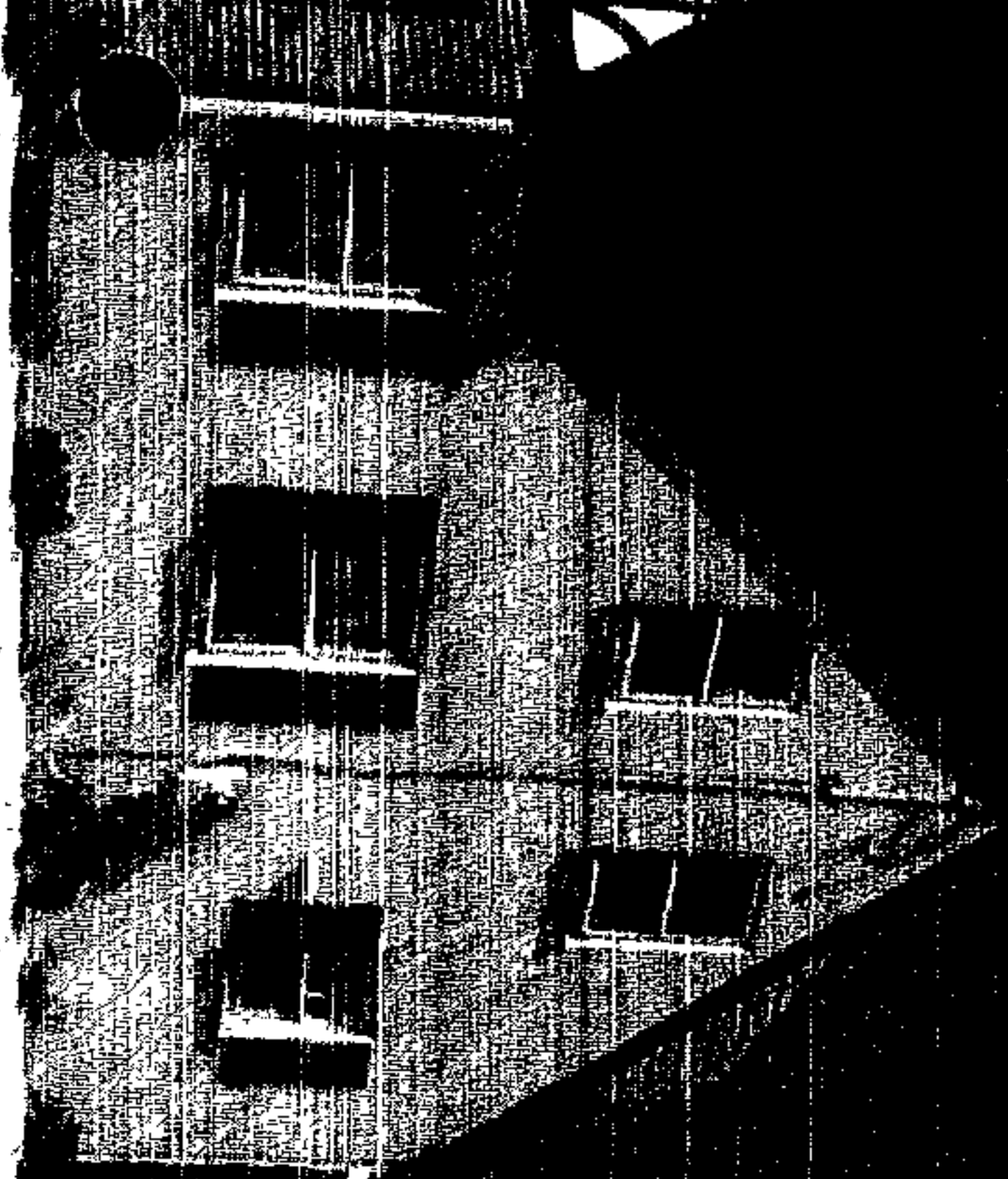
cc: File



addition here.



Addition
for





Norfolk to East



Plat to accompany Petition for Zoning Administrative Variance

PROPERTY ADDRESS: 17101 Big Falls Rd, MONKTON

Subdivision name: _____

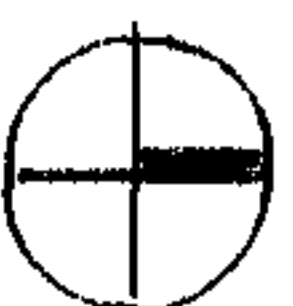
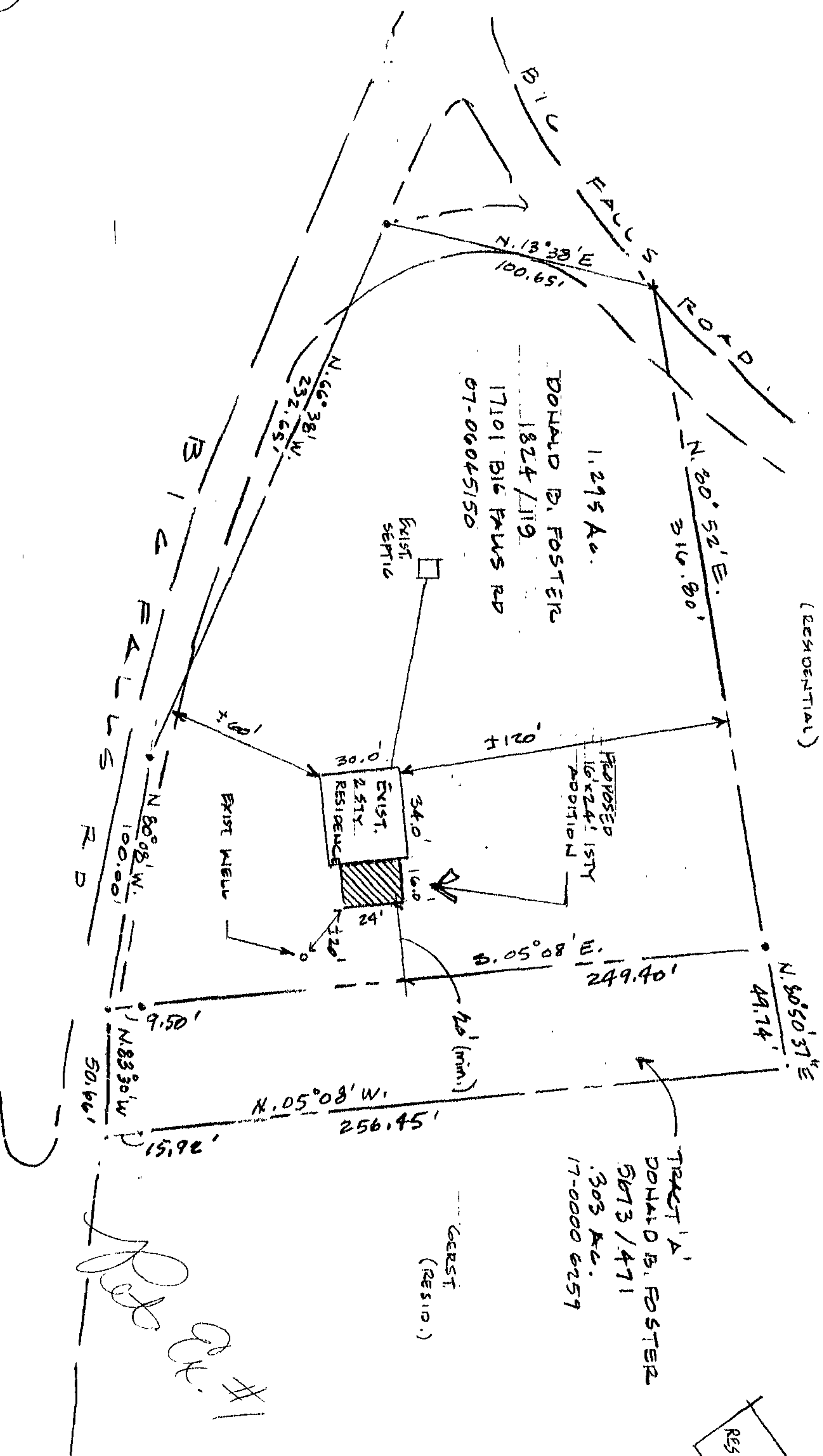
plat book # 1824, folio # 119, lot # _____, section # _____

OWNER: Donald B. and Annie E. Foster

MARION D. FOSTER
4805/369
(RESIDENTIAL)

RES.

RES



North

date: 2/12/03

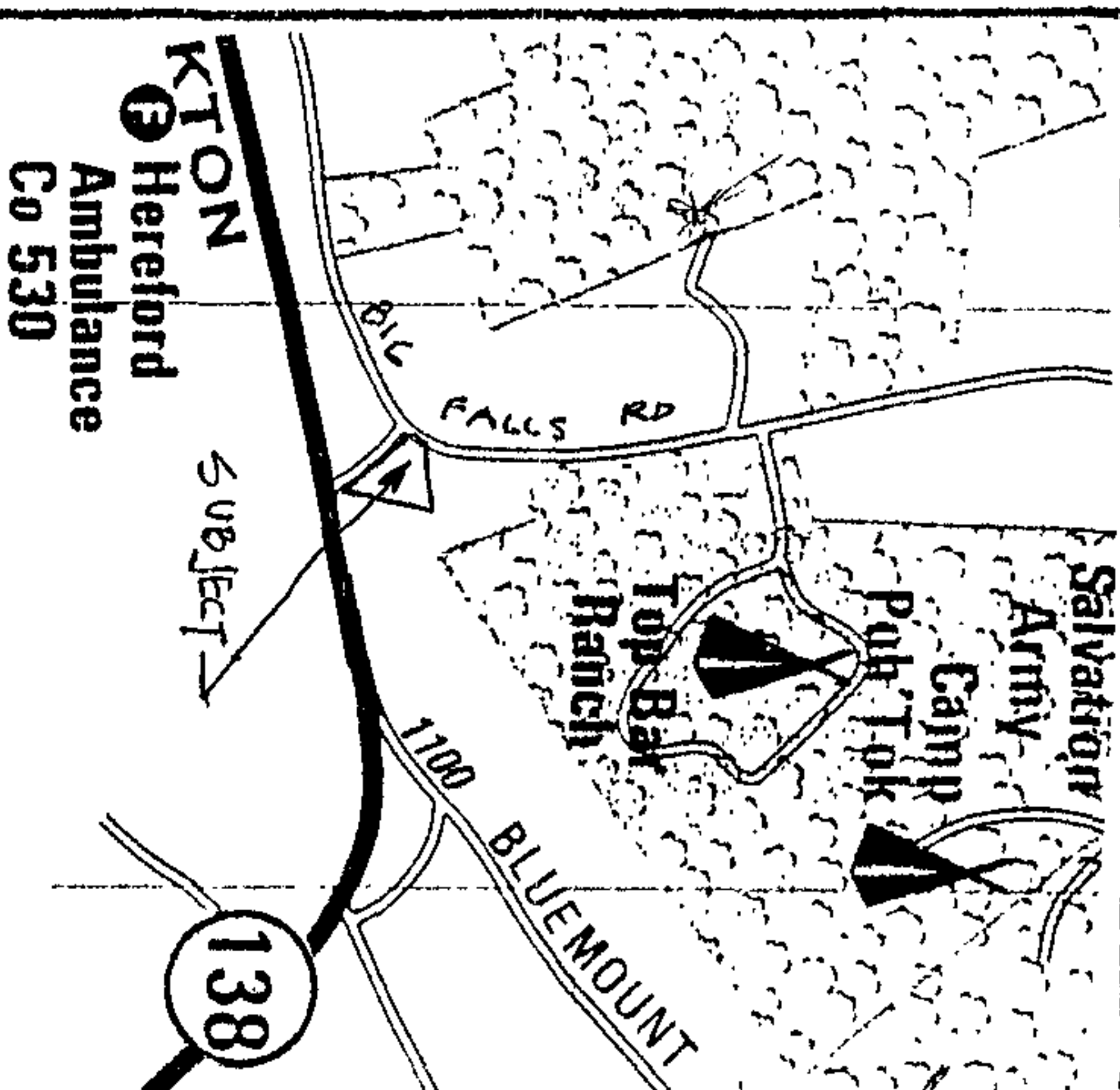
prepared by: Paul W. Botslev, P.E.

Scale of Drawing: 1" = 50'

EXISTING PAVING

MONKTON

R.D.



Vicinity Map
Scale: 1" = 1000'

LOCATION INFORMATION

Election District: 7th

Councilmanic District: 3rd

T=200 scale map: NW 27B

Zoning: R.C. 5

Lot size: 1.295 acreage 56,410 square feet

	Public	Private
SEWER:	☐	☒
WATER:	☐	☒

Chesapeake Bay Critical Area: ☐

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE #: _____

Sam 379