

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
SE/S Ivy Mill Road, 1500' S		
centerline of Green Hill Farm Road	*	DEPUTY ZONING COMMISSIONER
4 th Election District		
4th Councilmanic District	*	OF BALTIMORE COUNTY
(12509 Ivy Mill Road)		
	*	CASE NO. 03-384-A
John H. Bare, Trustee		
<i>Petitioner</i>	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by John H. Bare, Trustee, the legal owner of the subject property. The variance request is for property located at 12509 Ivy Mill Road in the Reisterstown area of Baltimore County. The Petitioner herein seeks a variance from Sections 400.1, 400.3 and 101 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an accessory structure (barn) to be located in the front/side yard and with a height of 20 ft. in lieu of the required rear yard and maximum allowed 15 ft. height respectively and to allow this accessory structure to be larger than the dwelling. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

The Petitioner 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.

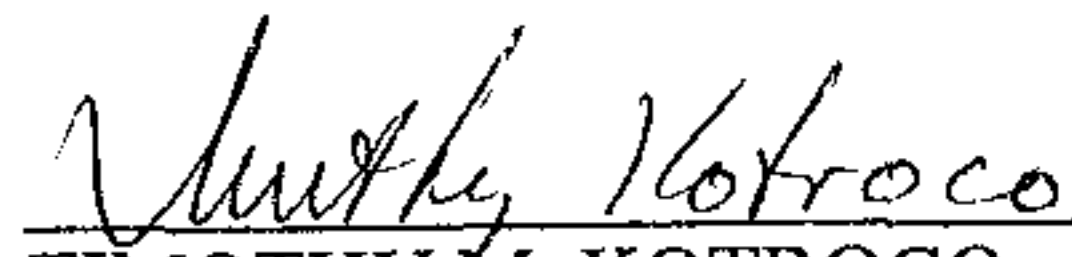
The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public 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 Petitioner.

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 3rd day of April, 2003, that a variance from Sections 400.1, 400.3 and 101 of the B.C.Z.R., to allow an accessory structure (barn) to be located in the front/side yard and with a height of 20 ft. in lieu of the required rear yard and maximum allowed 15 ft. height respectively and to allow this accessory structure to be larger than the dwelling, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner or subsequent owners shall not allow or cause the barn to be converted to a second dwelling unit and/or apartment.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

4/3/03
R. G. Gannon
TMK:raj



Baltimore County
Zoning Commissioner

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

April 3, 2003

Mr. John H. Bare
12521 Ivy Mill Road
Reisterstown, Maryland 21136

Re: Petition for Administrative Variance
Case No. 03-384-A
Property: 12509 Ivy Mill Road

Dear Mr. Bare:

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 12509 Ivy Mill Rd.

which is presently zoned RC-4

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1, 400.3, 101, To allow an accessory structure to be located in the front/side yard & with a height of 20 ft. in lieu of the required rear yard & maximum allowed 15 ft height respectively and to allow this accessory structure to be larger than the dwelling.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, It is ordered by the Zoning Commissioner of Baltimore County, this 10 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.

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 03-384-A

Reviewed By [Signature] Date 2-20-03

Estimated Posting Date 3-02-03

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

12521 Ivy Mill Rd
Address
Reisterstown MD 21136
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):

Cannot build structure in rear as septic, woods, ^{stream}, and steep grade are there.

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.

John H. Bare, Trustee
Signature

Signature

John H. Bare, Trustee
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20th day of February, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Debra A. Ramos
Notary Public

My Commission Expires DEBRA A. RAMOS
NOTARY PUBLIC, STATE OF MARYLAND
My Commission Expires April 1, 2003



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 12509 Ivy Mill Rd.

which is presently zoned RC-4

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1, 400.301 to allow an

accessory structure to be located in the front/side yard & with a height of 20 ft. in lieu of the required rear yard & maximum allowed 15 ft. respectively, AND TO allow this accessory structure to be larger than the dwelling -

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

Name - Type or Print

Signature

Signature

Address

Telephone No

Name - Type or Print

City

State

Zip Code

Signature

410 547-5969 W

Attorney For Petitioner:

12501 Ivy Mill Rd.

410 833-0392 H

Name - Type or Print

Address

Telephone No.

Signature

Reisterstown

MD

21136

City

State

Zip Code

Company

Representative to be Contacted:

Address

Telephone No

Name

Address

Telephone No.

City

State

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 2 day of February, 2003, 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. 03-384-1A

Reviewed By [Signature]

Date 2-20-03

Estimated Posting Date 3-02-03

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

12521 Ivy Mill Rd
Address
Reisterstown MD 21136
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):

Can not build structure in rear as septic, woods, stream and steep grade are there.

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.

John A. Bare, Trustee
Signature

Signature

John A. Bare, Trustee
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20th day of February, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Debra A. Ramos
Notary Public

My Commission Expires DEBRA A. RAMOS
NOTARY PUBLIC, STATE OF MARYLAND
My Commission Expires April 1, 2003

ZONING DESCRIPTION

FOR

12509 Ivy Mill Road

Beginning at a point on the Southeast side of Ivy Mill Road which is 30 feet wide at the distance of 1500 feet South of the centerline of the nearest improved intersecting street Green Hill Farm Road which is 30 feet wide. As recorded in Deed Liber # 4320, Folio # 151, (Metes and bounds: S. 81 57' W. 739.4 ft., S. 2 14' 41" E. 343.85 ft., S. 13 33' 28" W. 248.56 ft., S. 31 57' 13" W. 160.8 ft., S. 50 42' 57" W. 283.0 ft., S. 12 41' 57" W. 30.82 ft., S. 29 34' 03" E. 131.17 ft., S. 4 47' 57" W. 77.64 ft., S. 75 17' 57" W. 472.29 ft., N. 1 40' 57" E. 458.2 ft., N. 48 04' 22" E. 403.79 ft., N. 39 44' 34" E. 675.7 ft., S. 58 35' 15" E. 9.9 ft. to place of beginning.) containing 9.64 acres. Also known as 12509 Ivy Mill Road and located in the 4th Election District, 4th Councilmanic District.

384

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 03- 384 -A Address 12509 Ivy Mill Rd.

Contact Person: John Sullivan Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3-03-03 Posting Date: 3-16-03 Closing Date: 3-31-03

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- 384 -A Address 12509 Ivy Mill Rd.

Petitioner's Name John H. BARE Telephone 410-547-5969

Posting Date: 3-16-03 Closing Date: 3-31-03

Wording for Sign: To Permit an accessory structure to be located in the front/side yard with a height of 20 ft in lieu of the required rear yard's maximum allowed 15 ft height respectively and to allow this accessory structure to be larger than the dwelling.

WCR - Revised 6/28/00

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Check No. **19313**
03-384-A

DATE 2-20-03 ACCOUNT R-001-006-6150

AMOUNT \$ 65.⁰⁰

RECEIVED FROM: M. D. APE

FOR: Residential Variance Filing fee at
12509 Ivy Mill Rd.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME
2/21/2003	2/20/2003	14:26:10
REG 0306	WALKIN	KMCH KXM
DRAMER		4
>> RECEIPT # 135285		2/21/2003
OFLN		
Dept	5	528 ZONING VERIFICATION
CR NO.	019313	
Recpt Tot	\$65.00	
65.00	CK	.00 CA
Baltimore County, Maryland		

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 03-384-A

Petitioner/Developer: _____

John H. Bare

Date of Hearing/Closing: 3-31-03

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 12509 Ivy Mill Rd.
Reisterstown, MD 21136

The sign(s) were posted on March 14, 2003
(Month, Day, Year)

Sincerely,

Stacy Gardner 3-17-03
(Signature of Sign Poster and Date)

Stacy Gardner

SHANNON BAUM SIGNS INC.
105 COMPETITIVE GOALS DR.
ELDERSBURG, MD. 21784

(City, State, Zip Code)

410-781-4000



CERTIFICATE OF POSTING

RE: Case No.: 03-384-A

Petitioner/Developer: _____

John H. Bare

Date of Hearing/Closing: 3-17-02

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 12509 Ivy Mill Road
Reisterstown, MD 21136

February 27, 2003

(Month, Day, Year)

Sincerely,

Sharon Gardner 2/27/03
(Signature of Sign Poster and Date)

Sharon Gardner

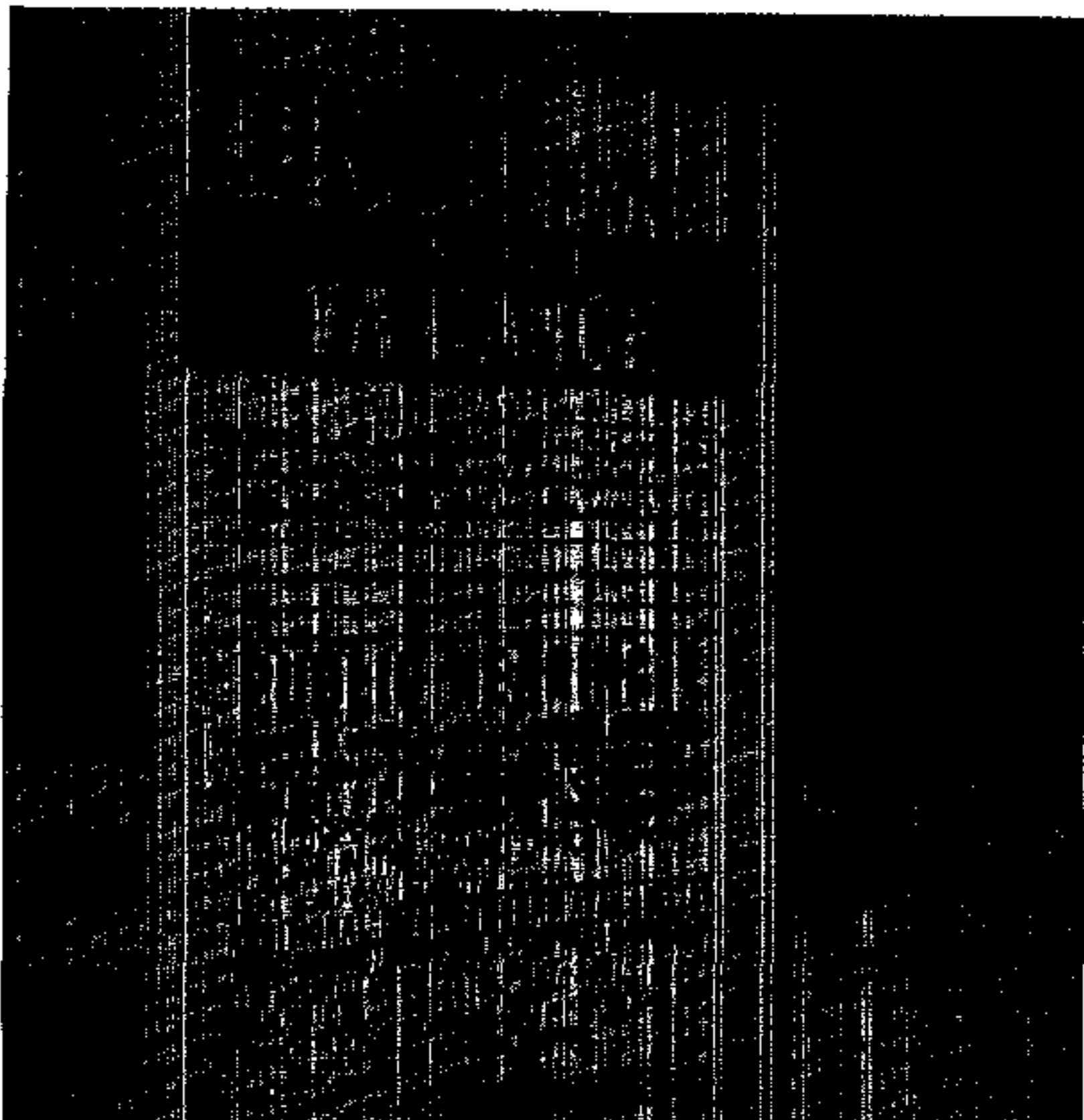
(Printed Name)

SHANNON-BAUM SIGNS INC.
105 COMPETITIVE GOALS DR.
ELDERSBURG, MD. 21784

(City, State, Zip Code)

410-781-4000

(Telephone Number)





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 31, 2003

John H. Bare, Trustee
12521 Ivy Mill Road
Reisterstown, MD 21136

Dear Mr. Bare:

RE: Case Number: 03-384-A, 12509 Ivy Mill Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 20, 2003.

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, reading "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rlh

Enclosures

c: People's Counsel

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





**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

ATTENTION: Rebecca Hart

Distribution Meeting of: March 10, 2003

Item No.: 384 395

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





MARYLAND DEPARTMENT OF TRANSPORTATION

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

Date: 3.11.03

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

RE: Baltimore County
Item No. 384 JJS

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

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

My telephone number/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

AY
3/31

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *RBS HRS*
DATE: April 9, 2003
SUBJECT: Zoning Item 384
Address 12509 Ivy Mill Road (Bare Property)

Zoning Advisory Committee Meeting of March 10, 2003

- ☐ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- ☐ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- ☒ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
 - ☒ If streams or wetlands occur on or within 200 feet of the property, the development of the property may need to comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
 - ☒ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
 - ☐ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Additional Comments:

The FEMA Map indicates a 100 year floodplain onsite.

Reviewer: John Russo

Date: 4/8/03

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 13, 2003

RECEIVED

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

MAR 13 2003

SUBJECT: Zoning Advisory Petition(s): Case(s) 03-384 & 03-389
Administrative Variance

ZONING COMMISSIONER

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:

Lynne Larkman

AFK/LL:MAC

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 17, 2003
Item Nos. 384, 385, 388, 389, 393,
394, and 395

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

RWB:CEN:jrb

cc: File

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor

MDP
Maryland Department of Planning

Audrey E. Scott
Secretary

Florence E. Burlan
Deputy Secretary

March 12, 2003

Ms. Rebecca Hart
Baltimore County Department of Permits and Development Management
County Office Building
111 West Chesapeake Avenue
Room 111, Mail Stop #1105
Towson MD 21204

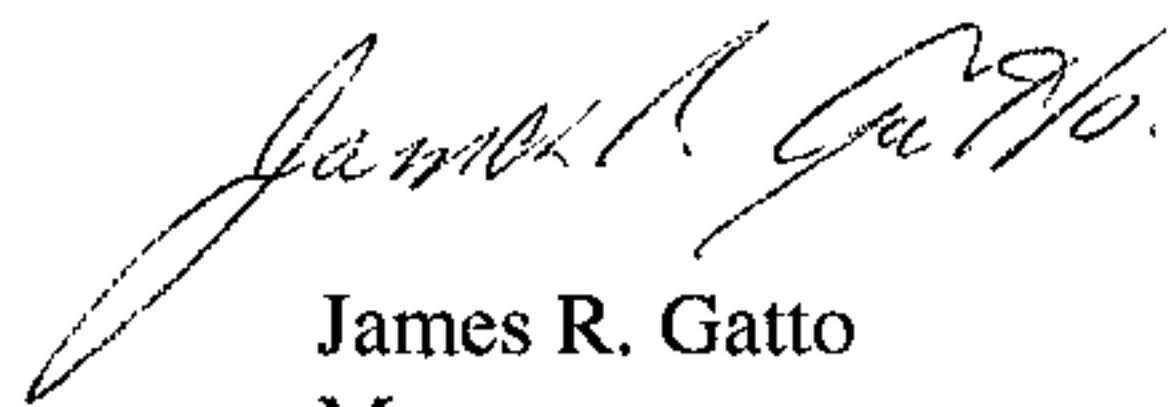
Re: **Zoning Advisory Committee Agenda, 03-17-03 regarding case numbers: 03-384-A, 03-385-A, 03-387-A, 03-388-SPH, 03-389-A, 03-390-SPH, 03-391-A, 03-392-SPHA, 03-393-SPHA, 03-394-A, 03-395-A**

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 03/11/03. The information has been submitted to Mr. Mike Nortrup.

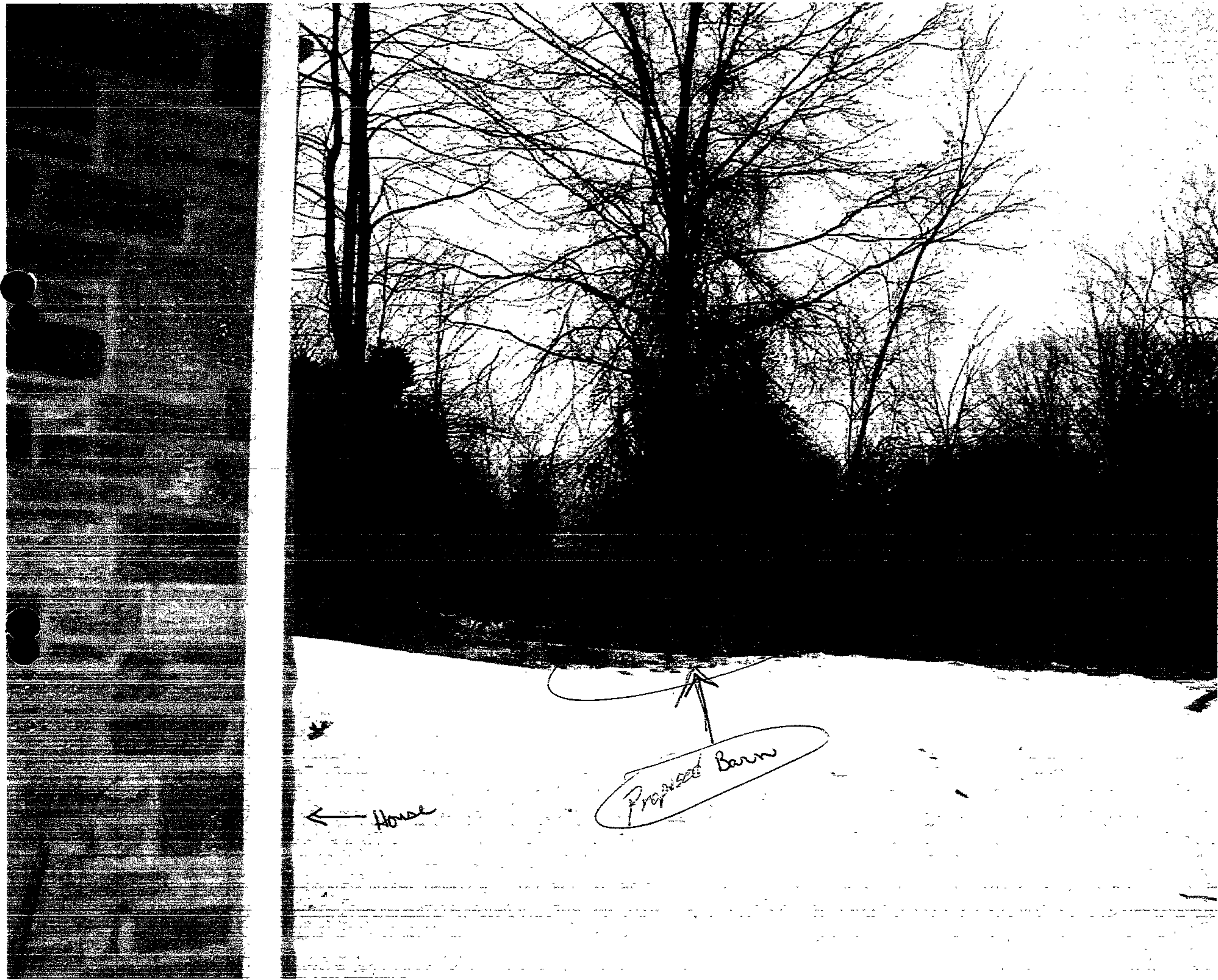
Thank you for your cooperation in this review process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,



James R. Gatto
Manager
Metropolitan Planning
Local Planning Assistance Unit

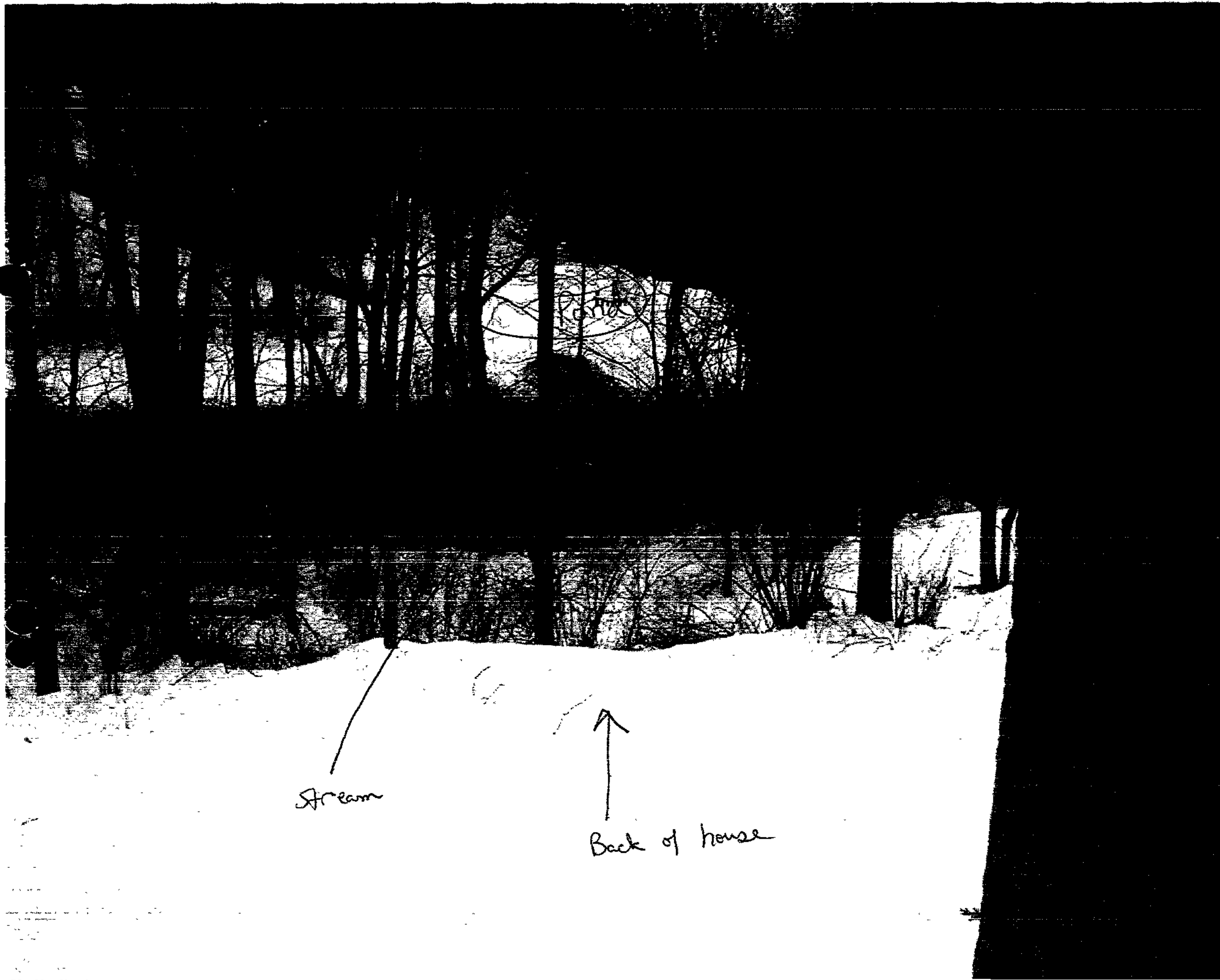
cc: MikeNortrup



03-384-A



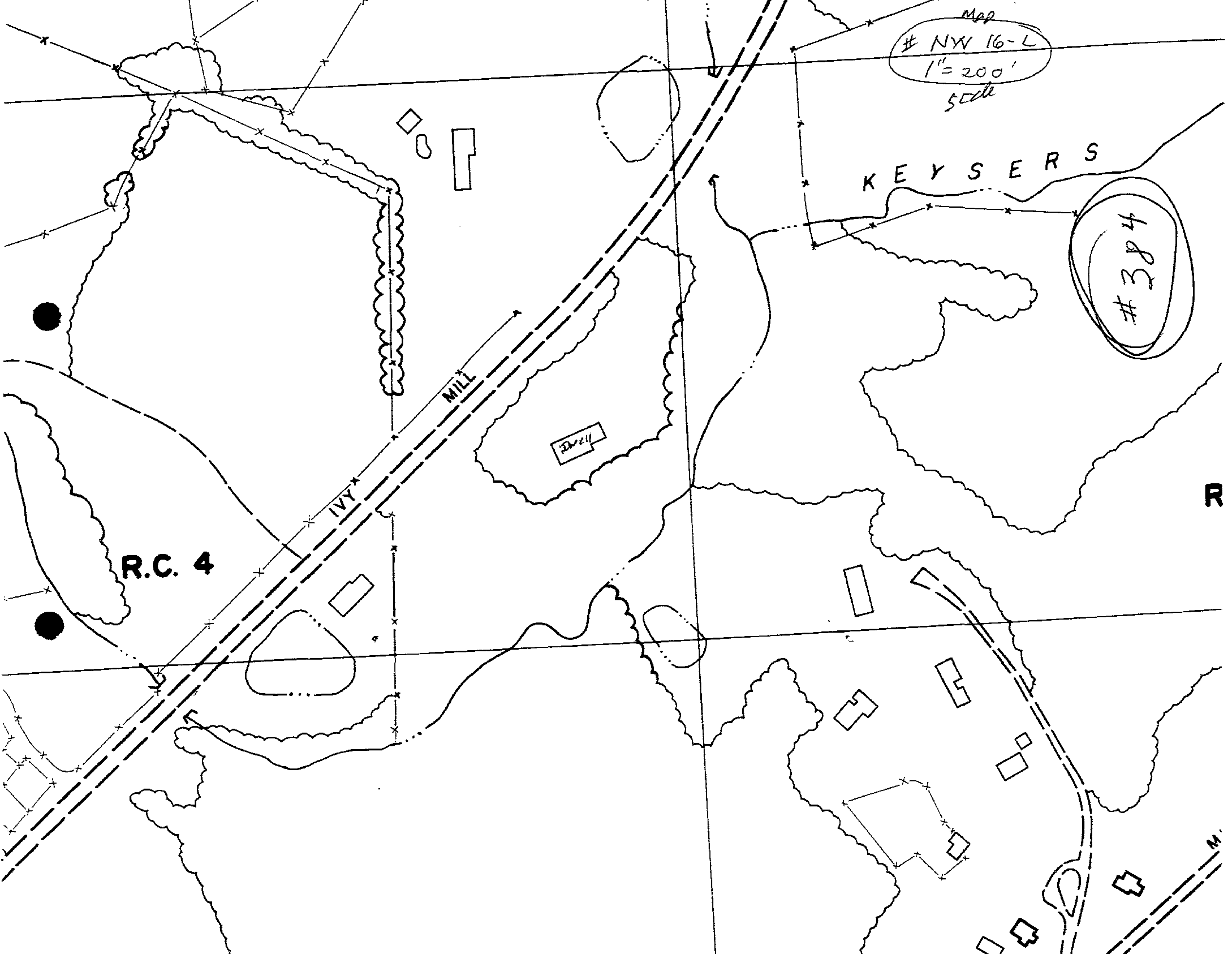
03- 384-A



Stream

Back of house

03-384-A



Map
NW 16-L
1" = 200'
Scale

KEYSERS

384

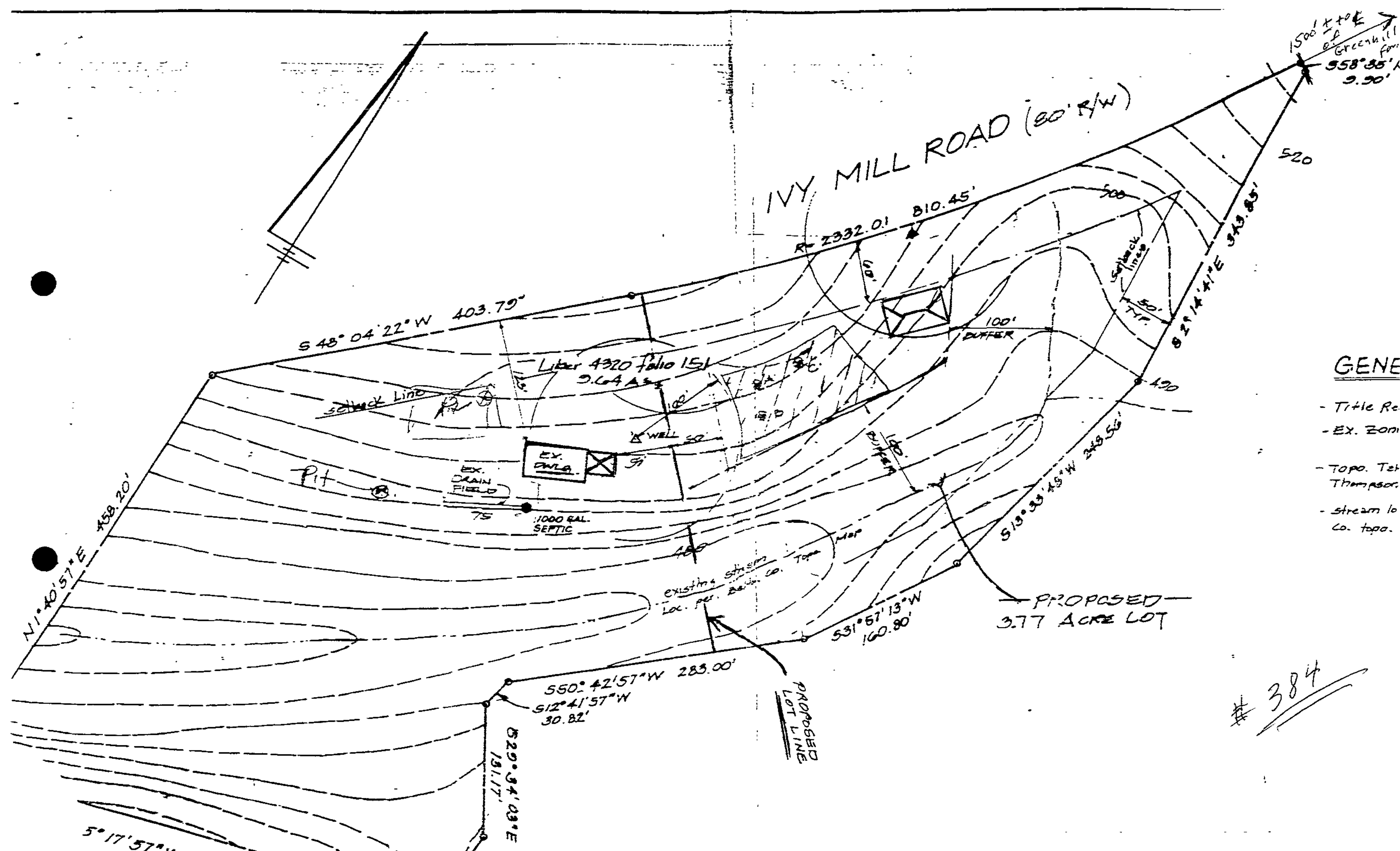
MILL

IVY

R.C. 4

Well

R



GENE

- Title Re
- EX. Zoni
- Topo. Tet Thompson
- stream lo Co. topo.

384

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

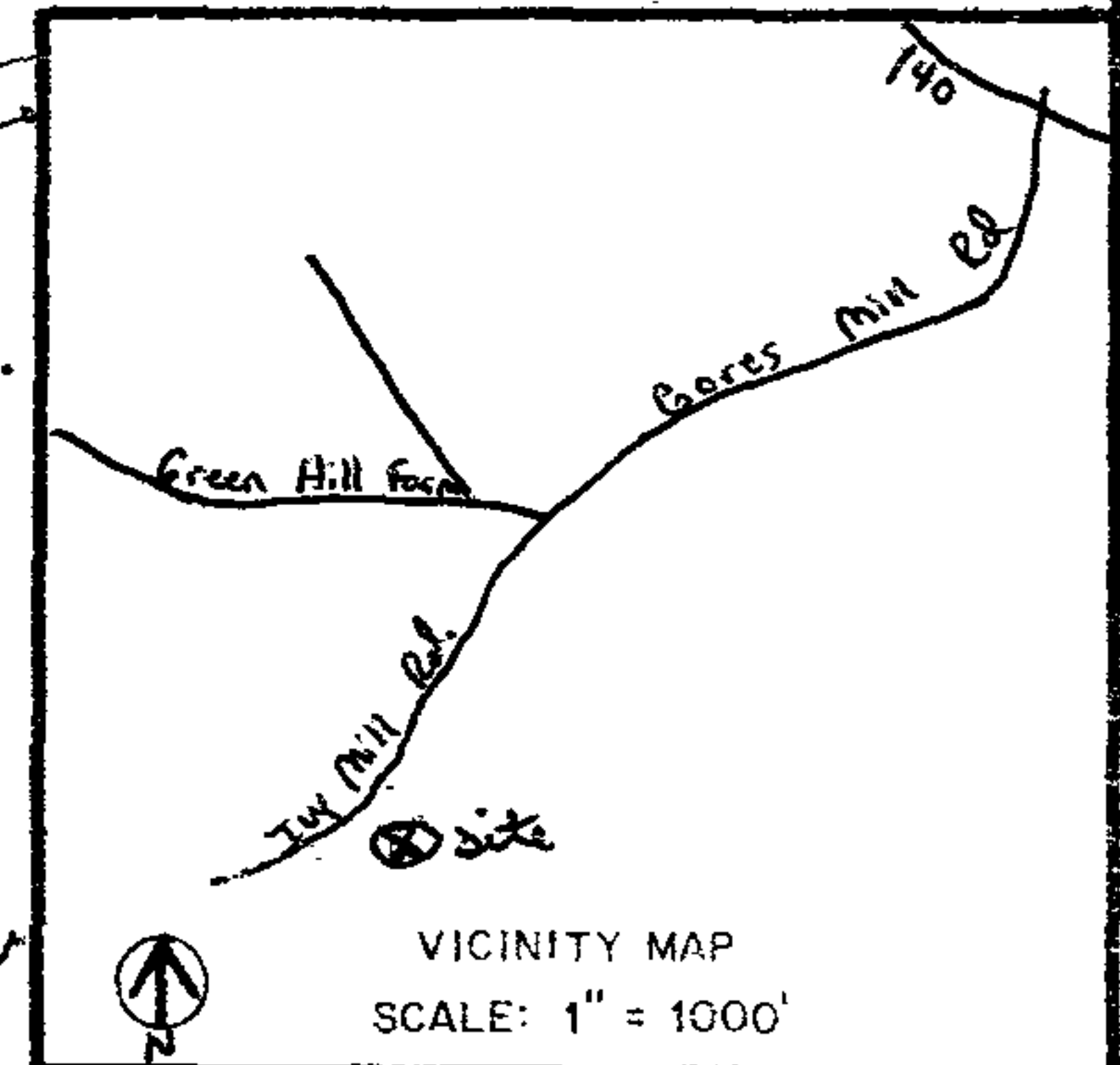
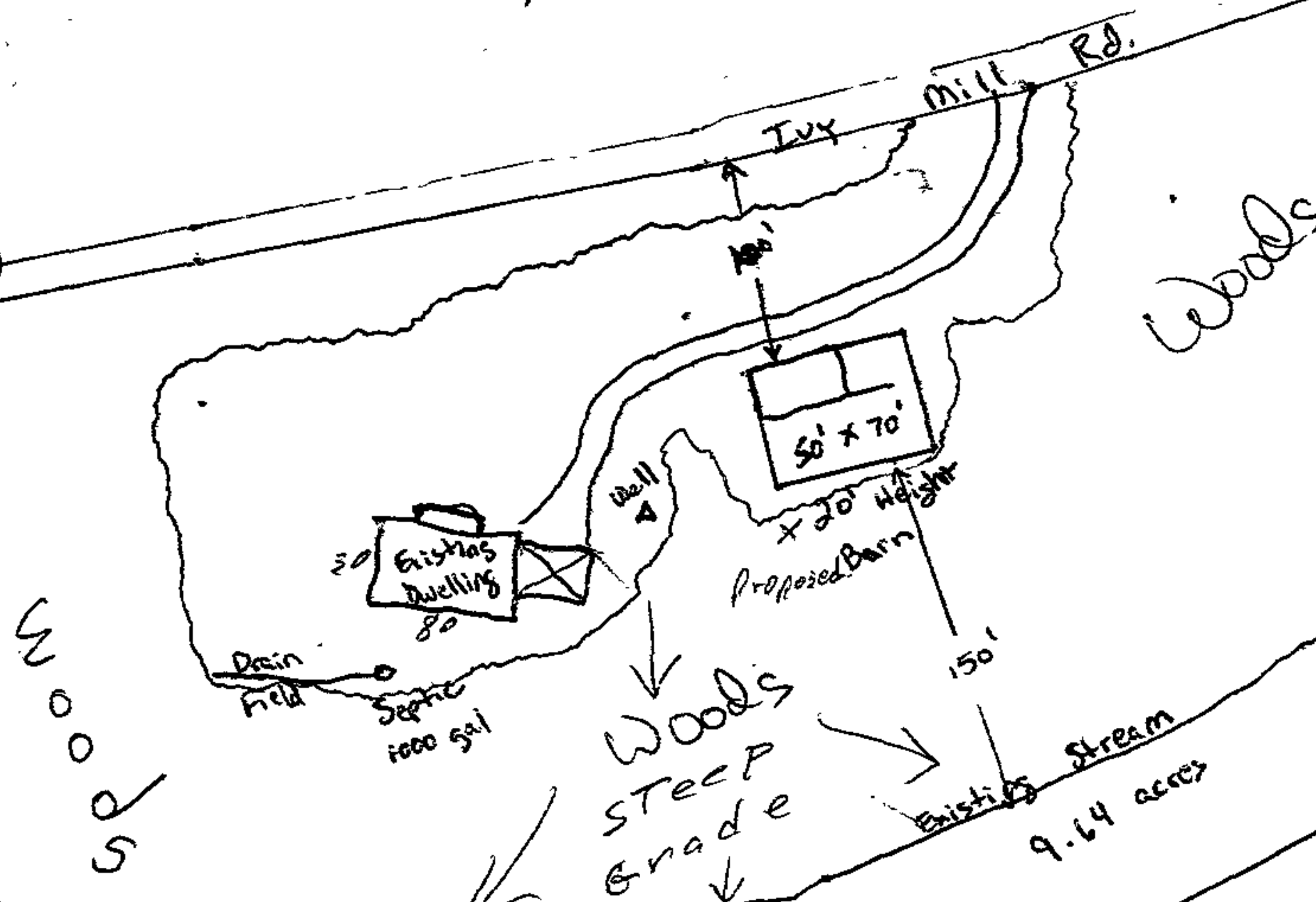
PROPERTY ADDRESS 12509 Ivy Mill Rd.

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

SUBDIVISION NAME _____

PLAT BOOK # 4320 FOLIO # 151 LOT # _____ SECTION # _____

OWNER John H. Bane, Trustee



LOCATION INFORMATION

ELECTION DISTRICT 4
 COUNCILMANIC DISTRICT 4
 1" = 200' SCALE MAP # NW 16 L
 ZONING RC 4
 LOT SIZE 9.64 n/a
 ACREAGE SQUARE FEET
 PUBLIC PRIVATE
 SEWER ☐ ☒
 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 # _____

PAR 384

PREPARED BY _____

SCALE OF DRAWING: 1" = 100'

Det. Ex. #1