IN RE: PETITION FOR ADMIN. VARIANCE NW Corner of Ridgemont and Chippendale Roads 8th Election District 2nd Councilmanic District (11806 Ridgemont Road) Barri & Steven Klein *Petitioners*	* * * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 03-400-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, Barri and Steven Klein. The variance request is for property located at 11806 Ridgemont Road in the Lutherville area of Baltimore County. The variance request is from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) (Sections 202.2, 202.3 & 202.4, 1955 Regulations), to permit a side yard setback of 12 ft. in lieu of the required 20 ft., to permit a rear yard setback of 15 ft. and a front yard setback of 44 ft. in lieu of the required 50 ft., and to permit a front yard setback to the centerline of the road of 71 ft. in lieu of the required 75 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

Date 4/3/03 By R. Jameson

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.

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 Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) (Sections 202.2, 202.3 & 202.4, 1955 Regulations), to permit a side yard setback of 12 ft. in lieu of the required 20 ft., to permit a rear yard setback of 15 ft. and a front yard setback of 44 ft. in lieu of the required 50 ft., and to permit a front yard setback to the centerline of the road of 71 ft. in lieu of the required 75 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 Kotroco

TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

Date 4/3/03
By R. Johnston

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. & Mrs. Steven Klein
11806 Ridgemont Road
Lutherville, Maryland 21136

Re: Petition for Administrative Variance
Case No. 03-400-A
Property: 11806 Ridgemont Road

Dear Mr. & Mrs. Klein:

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,

Timothy Kotroco

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Printed with Soybean Ink
on Recycled Paper

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 11806 Ridgemont Rd.
which is presently zoned RC-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)

1B02.3.B (Sections 202.2, 202.3, and 202.4, 1955 regulations) to permit a side yard setback of 12 ft. in lieu of the required 20 ft., to permit a rear yard setback of 15 ft. and a front yard setback of 44 ft. in lieu of the required 50 ft., and to permit a front yard setback to the centerline of the road of 71 ft. in lieu of the required 75 ft.

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):

Barry Klein
Name - Type or Print

Signature

STEVEN KLEIN
Name - Type or Print

Signature

11806 Ridgemont Rd 410-560-6395
Address Telephone No

Lutherville MD 21093
City State Zip Code

Representative to be Contacted:

Name

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 ___ 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

ORDERED 4/3/03

CASE NO. 03-400-A

Reviewed By BM **Date** 3/3/03

Estimated Posting Date 3/16/03

REV 10/25/01

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 11800 RIDGEMONT RD.
Address
LUTHERVILLE MD 21093
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 CONFIGURATION OF THE HOUSE ON THE LOT MAKES IT DIFFICULT TO PLACE AN ADDITION ANYWHERE ELSE. SEPTIC FIELDS AND WELL SYSTEMS ARE IN REAR OF HOUSE, WHICH MAKE IT IMPOSSIBLE TO EXPAND IN THE REAR. THE ONLY LOGICAL PLACE TO CONFIGURE AN ADDITION IS ON THE NORTH END OF THE HOME, THUS KEEPING THE DESIGN OF THE STRUCTURE CONSISTENT.

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
STEVEN KLEIN
Name - Type or Print

Signature
Barri Klein
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27 day of February, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

27 Feb 2003
Date

Sherrai Makes
Notary Public

My Commission Expires 08/07/2000

REV 09/15/98

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
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City State Zip Code

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Signature

STEVEN KLEIN
Name - Type or Print

Signature

Barri Klein
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27 day of February, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

27 Feb 2003
Date

Sheila McAkers
Notary Public

My Commission Expires 08/07/2006

REV 09/15/98

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 11806 Ridgemont Rd.

which is presently zoned RC-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)

1B02.3.B (Sections 202.2, 202.3, and 202.4, 1955 regulations) to permit a side yard setback of 12 ft. in lieu of the required 20 ft., to permit a rear yard setback of 15 ft. and a front yard setback of 44 ft. in lieu of the required 50 ft., and to permit a front yard setback to the centerline of the road of 71 ft. in lieu of the required 75 ft.

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):

Barri Klein
Name - Type or Print

Signature

STEVEN KLEIN
Name - Type or Print

Signature

11806 Ridgemont Rd — 410-560-6395
Address — Telephone No

Lutherville — MD — 21093
City — State — Zip Code

Representative to be Contacted:

Name

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 ____ 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. 03-400-A

Reviewed By BR **Date** 3/3/03

Estimated Posting Date 3/16/03

REV 10/25/01

Zoning Description

ZONING DESCRIPTION FOR 11806 RIDGEMONT ROAD,
LUTHERVILLE, MARYLAND 21093

Beginning at a point on the west side of Ridgemont Road which is 50 feet wide at the distance of 0 feet North of the centerline of the nearest improved intersecting street Chippendale Road which is 60 feet wide. Being Lot # 6,BlockD, Section #3 in the subdivision of Ridgemont as recorded in the Baltimore County Plat Book # 27, Folio # 74 containing 0.81 acres. Also known as 11806 Ridgemont Road and located in the 8th Election District, 2nd Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 22326

DATE 3/3/03 ACCOUNT R001-006-615-C

AMOUNT $ 65.00

RECEIVED FROM: David Steve Klein

FOR: Administrative Variance

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Item # 03-400-A

PAID RECEIPT
BUSINESS ACTUAL TIME DRW
3/03/2003 3/03/2003 10:19:01 2
REG WG02 WAIL JEWA JEE
RECEIPT R 255651 3/03/2003 OFLN
DEP 5 526 ZONING VERIFICATION
CK NO. 022326
Recpt Tot $65.00
65.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 03-400-A

Petitioner/Developer: BARRI & STEVE KLEIN

Date of Hearing/ Closing: MAR. 31, 2003

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

Attention: ~~Mr. George Zahner~~ BECKY HART

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 #11806 RIDGEMONT ROAD

The sign(s) were posted on MARCH 12, 2003
(Month, Day, Year)

Sincerely,

Garland E. Moore
(Signature of Sign Poster and Date)

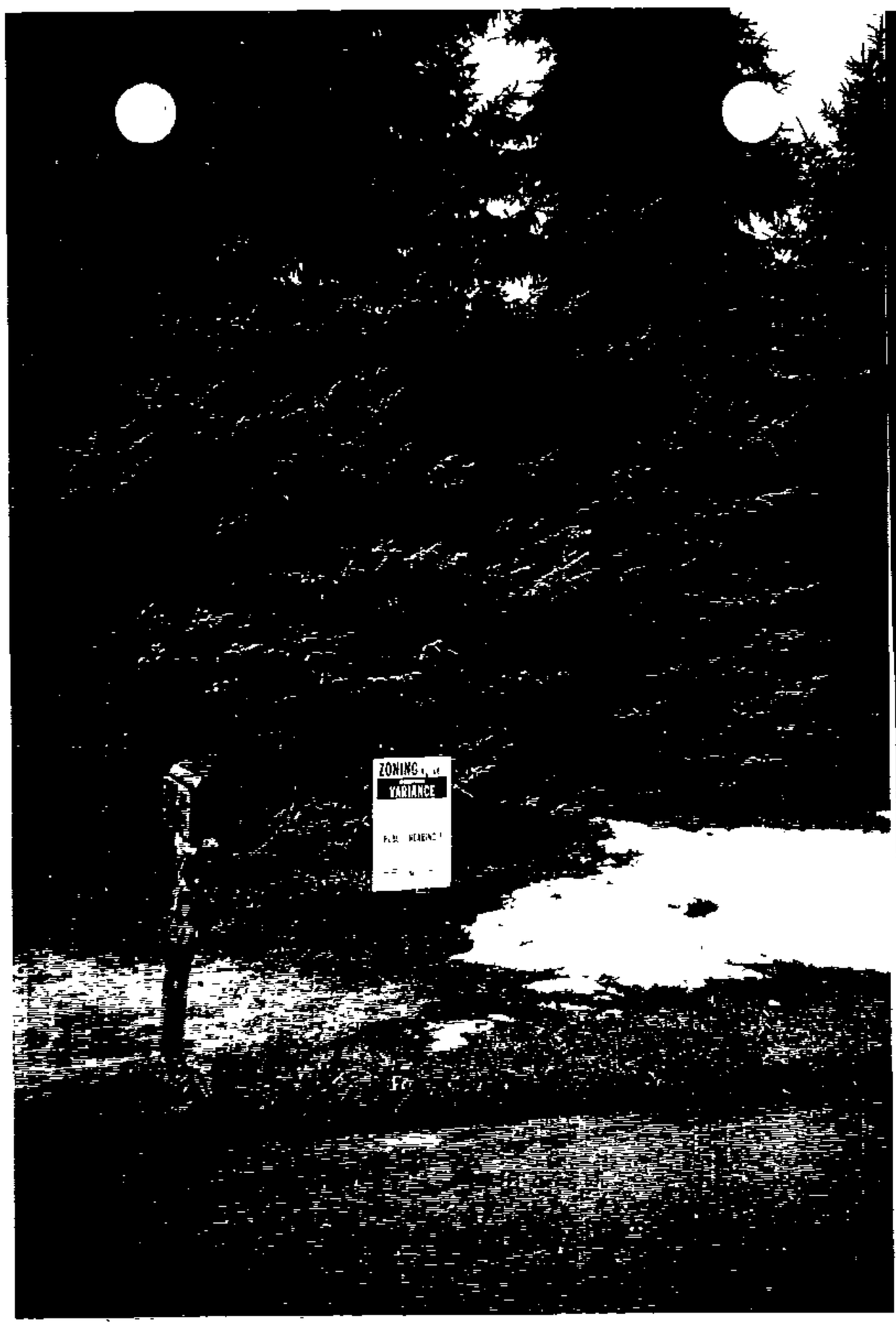
GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)

*



ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 03-400-A

TO PERMIT A SIDE YARD SETBACK OF 12 FEET IN LIEU OF THE REQUIRED 20 FEET, TO PERMIT A REAR YARD SETBACK OF 15 FEET AND A FRONT YARD SETBACK OF 44 FEET IN LIEU OF THE REQUIRED 50 FEET AND TO PERMIT A FRONT YARD SETBACK TO THE CENTERLINE OF THE ROAD OF 71 FEET IN LIEU OF THE REQUIRED 75 FEET.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE

AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED IT IS DONE IN THE ZONING OFFICE BEFORE 4:30 p.m. ON MARCH 31, 2003

ADDITIONAL INFORMATION IS AVAILABLE AT ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
TEL. 887-3391

[illegible] PENALTY OF LAW, RETURN BOTH TO ZADM, RM. 104

MEETING IS HANDICAP ACCESSIBLE

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 03- 400 -A Address 11806 Ridgemont Rd.

Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3/3/03 **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- 400 -A Address 11806 Ridgemont Rd.

Petitioner's Name Barri & Steve Klein Telephone 410-560-6395

Posting Date: 3/16/03 **Closing Date:** 3/31/03

Wording for Sign: To Permit a side yard setback of 12 ft. in lieu of the required 20 ft., to permit a rear yard setback of 15 ft. and a front yard setback of 44 ft. in lieu of the required 50 ft., and to permit a front yard setback to the centerline of the road of 71 ft. in lieu of the required 75 ft.

WCR - Revised 6/28/00

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: 03-400-A

Petitioner: BARRI & STEVE KLEIN

Address or Location: 11806 RIDGEMONT RD. LUTHERVILLE, MD 21093

PLEASE FORWARD ADVERTISING BILL TO:

Name: BARRI & STEVE KLEIN

Address: 11806 RIDGEMONT RD.
LUTHERVILLE, MD 21093

Telephone Number: (410) 560-6395

Revised 2/20/98 - SCJ

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

Ms. Barri Klein
Mr. Steven Klein
11806 Ridgemont Road
Lutherville, MD 21093

Dear Mr. and Mrs. Klein:

RE: Case Number: 03-400-A, 11806 Ridgemont Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 3, 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,

W. Carl Richards, Jr.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rlh

Enclosures

c: People's Counsel

Printed with Soybean Ink
on Recycled Paper

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 20, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: March 17, 2003

Item No.: 396 - 406 400

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.

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

cc: File

SHA
State Highway Administration
Driven to Excel

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

Date: 3.18.03

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

RE: Baltimore County
Item No. 400 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,

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

BALTIMORE COUNTY, MARYLAND

RECEIVED
MAR 1 9 2003
ZONING COMMISSIONER

INTER-OFFICE CORRESPONDENCE

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

DATE: March 18, 2003

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 03-400 – 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: Lynn Lanham

AFK/LL:MAC

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: March 24, 2003

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

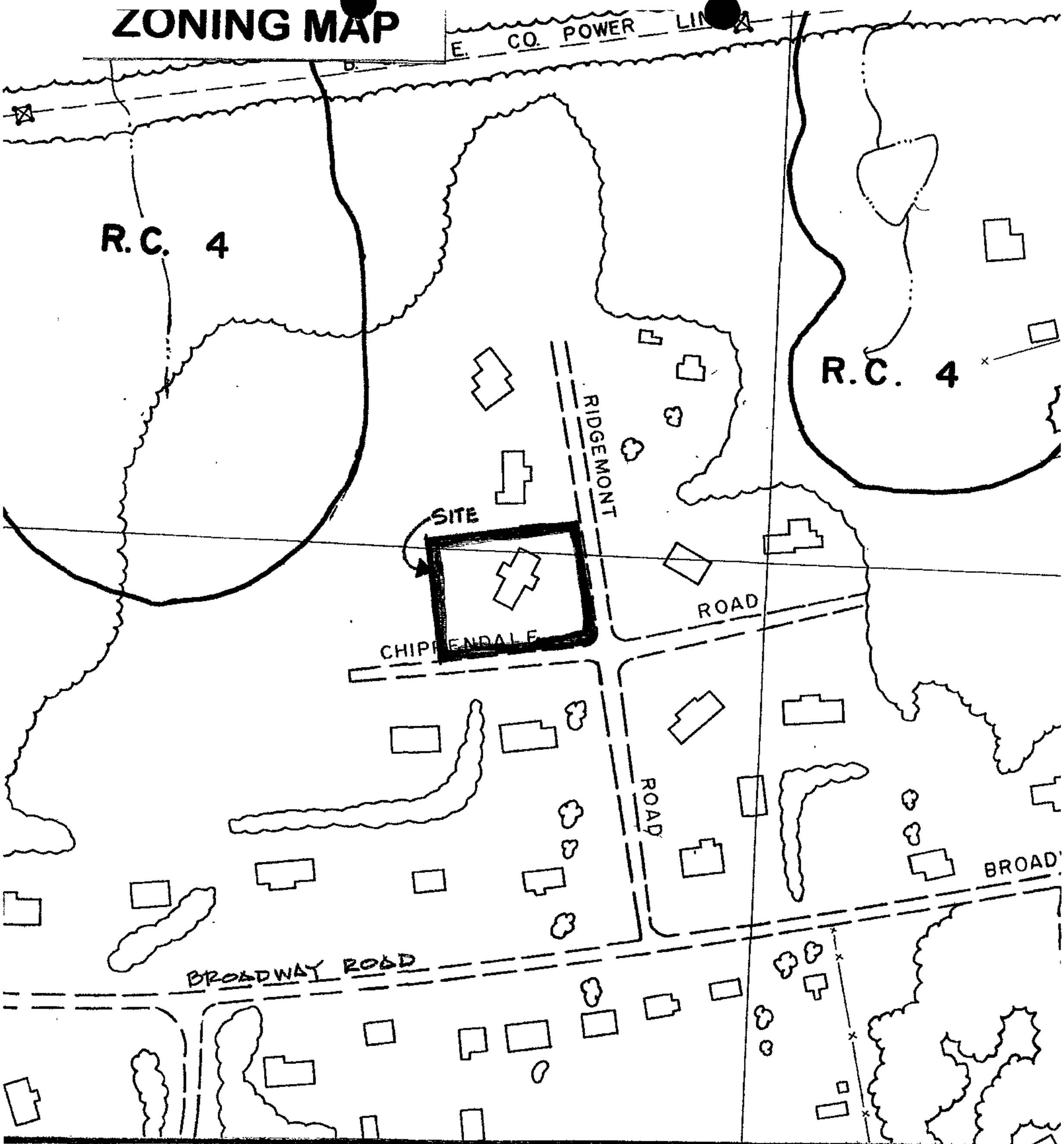
SUBJECT: Zoning Advisory Committee Meeting
For March 24, 2003
Item Nos. 396, 397, 398, 400, 401,
403, 404, 405, and 406

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

RWB:CEN:jrb

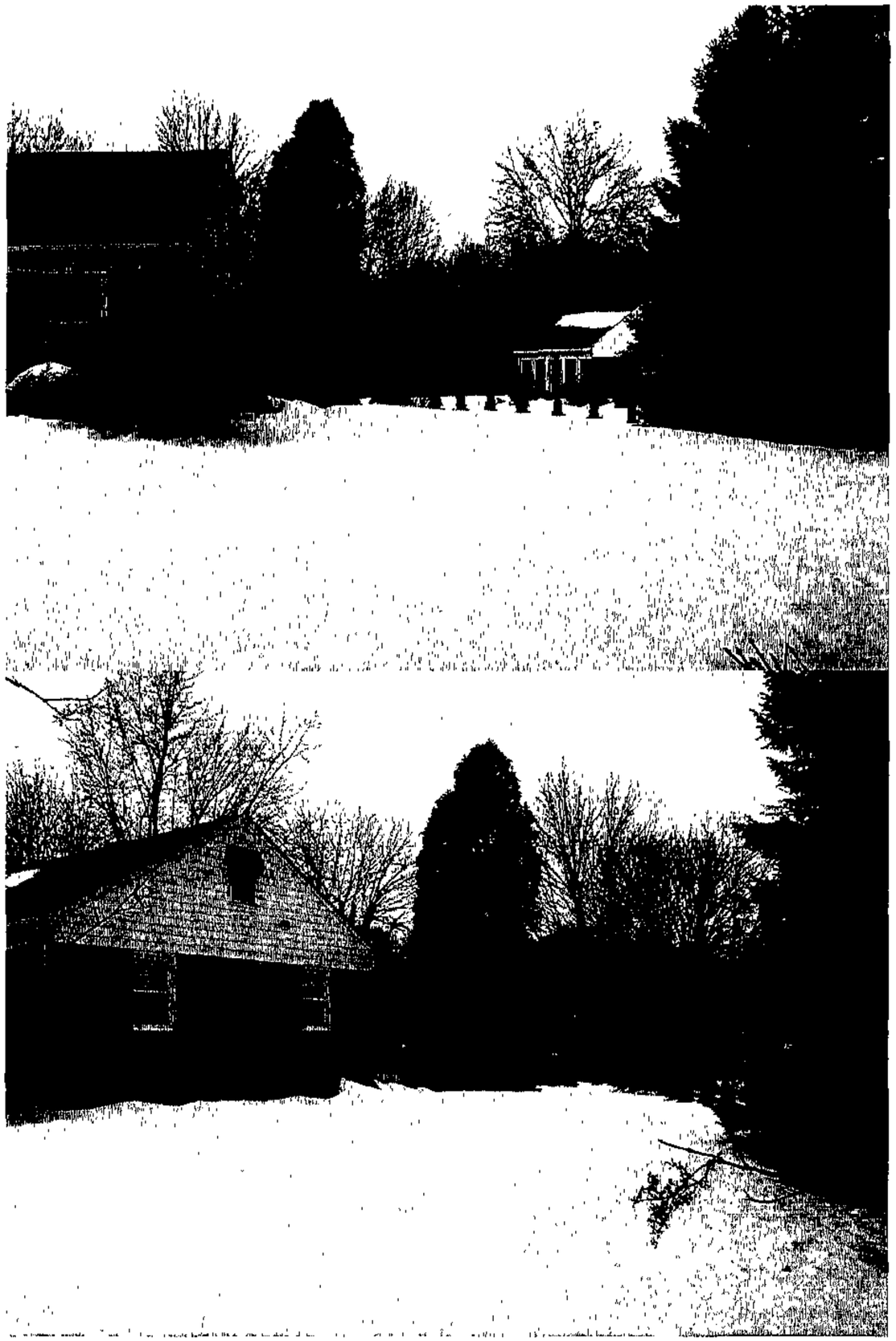
cc: File

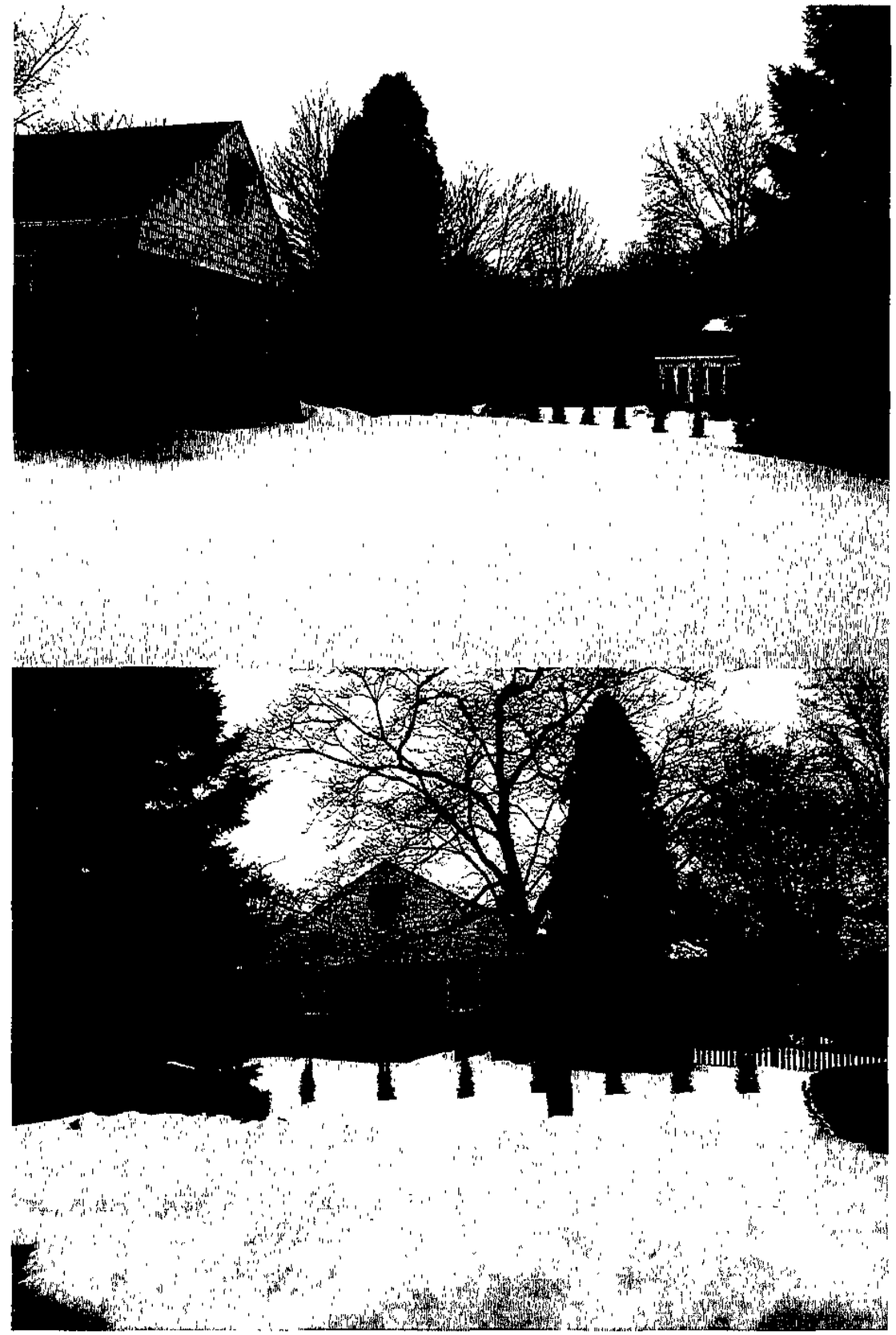
ZONING MAP



SCALE:	LOCATION	SHEET
1"=200'±	CHESTNUT RIDGE COUNTRY CLUB	N.W. 14 D

#400





#40

400

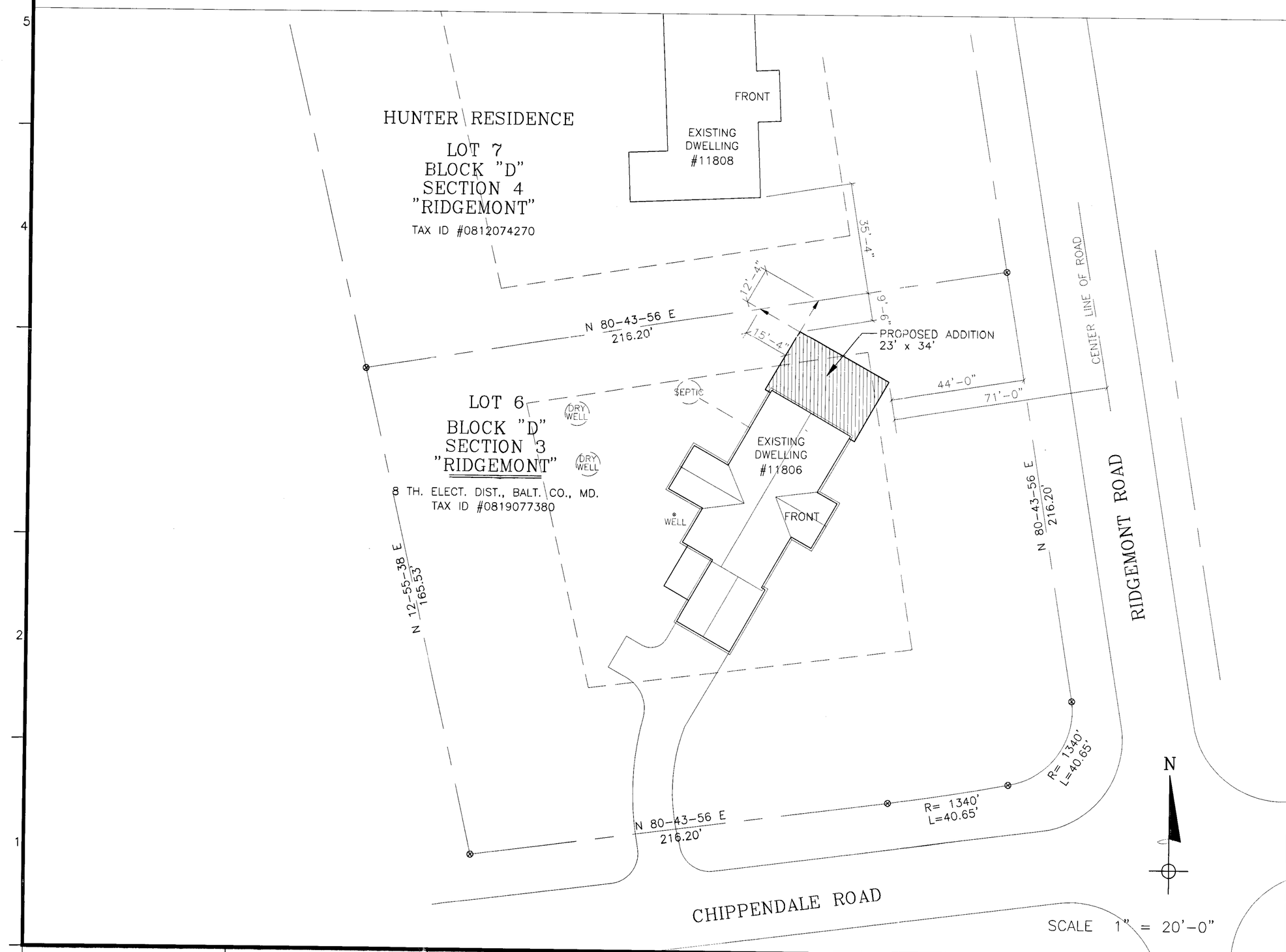
PLAT TO ACCOMPANY PETITION FOR ZONING [X] VARIANCE [ ] SPECIAL HEARING

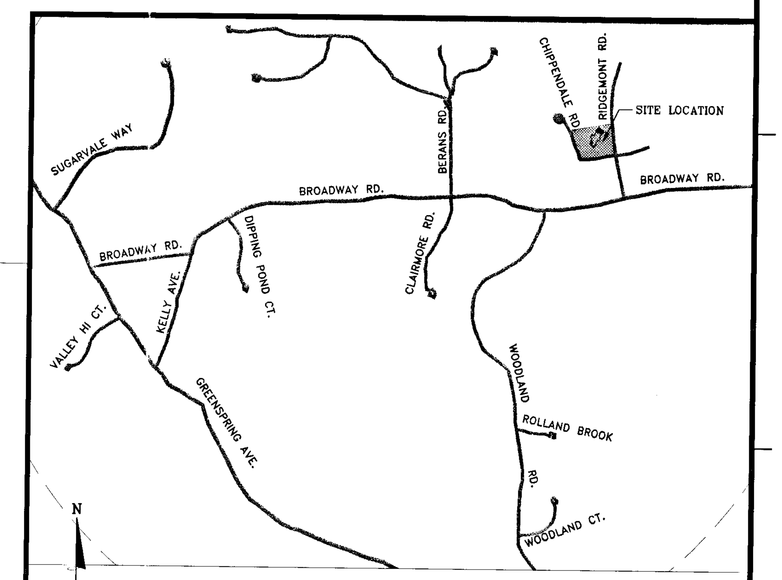
PROPERTY ADDRESS 11806 RIDGEMONT ROAD

SUBDIVISION NAME RIDGEMONT

PLAT BOOK # 27 FOLIO # 74 LOT # 6 SECTION # 3

OWNER BARRI & STEVE KLEIN





VICINITY MAP
SCALE 1" = 500'

LOCATION INFORMATION

ELECTION DISTRICT 8 th.

COUNCILMAN DISTRICT 2

1"=200' SCALE MAP # 14D

ZONING RC-5 (FORMERLY R-40)

LOT SIZE = 0.75 ACREAGE 32,670 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	[ ]	[X]
WATER	[ ]	[X]

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	[ ]	[X]
100 YEAR FLOOD PLAIN	[ ]	[X]
HISTORIC PROPERTY BUILDING	[ ]	[X]

PRIOR ZONING HEARING NONE

Page #1

ZONING OFFICE USE ONLY

REVIEWED BY:	ITEM #	CASE #
BM	400	03-400-A