

|                                           |   |                     |
|-------------------------------------------|---|---------------------|
| IN RE: PETITION FOR ADMIN. VARIANCE       | * | BEFORE THE          |
| N/S Huntfield Court, approximately 225' W |   |                     |
| centerline of Hunting Tweed Drive         | * | ZONING COMMISSIONER |
| 4th Election District                     |   |                     |
| 2nd Councilmanic District                 | * | OF BALTIMORE COUNTY |
| (4 Huntfield Court)                       |   |                     |
|                                           | * | CASE NO. 03-538-A   |
| Aleksander & Tatyana Zemeishtern          |   |                     |
| <i>Petitioners</i>                        | * |                     |

\* \* \* \* \*

### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Administrative Variance filed by Aleksander and Tatyana Zemeishtern, the legal owners of the subject property. The variance request is for property located at 4 Huntfield Court in the Owings Mills 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 an attached garage with a side yard setback of 20 ft. in lieu of the required 50 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 subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Administrative 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 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

6/14/03  
R. J. Jenson



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 Zoning Commissioner for Baltimore County, this 4<sup>th</sup> day of June, 2003, that a variance from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an attached garage with a side yard setback of 20 ft. in lieu of the required 50 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.



LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

LES:raj

6/4/03  
R. E. Schmidt





Baltimore County  
Zoning Commissioner

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

June 4, 2003

Mr. & Mrs. Aleksander Zemeishtern  
4 Huntfield Court  
Owings Mills, Maryland 21117

Re: Petition for Administrative Variance  
Case No. 03-538-A  
Property: 4 Huntfield Court

Dear Mr. & Mrs. Zemeishtern:

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 black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt  
Zoning Commissioner

LES:raj  
Enclosure

Come visit the County's Website at [www.co.ba.md.us](http://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 4 HUNTFIELD COURT

which is presently zoned R.C. - 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) 1A04.3.B.2, BCZR

To permit an attached garage with a side yard setback of 20 feet  
in lieu of the required 50 feet.

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):

Alexander Zemelshtern

Name - Type or Print

X A. ZEMELSHTERN

Signature Tatyana Zemelshtern

Mikhail Zemelshtern

Name - Type or Print

X T. Zemelshtern X M. Jfm

Signature

4 Huntfield Court

Address

443-831-0268

Telephone No.

Owings Mills,

MD

21117

City

State

Zip Code

## Representative to be Contacted:

RICHARD E. MATZ, COLBERT MATZ ROSENFEI, INC.

Name

2035 SMITH AVE, SUITE G

Address

410-404-8757

443-8410-6838

Telephone No.

BALTIMORE

MD

21209

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 03/14/02 day of March, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 03-5381A

Reviewed By JCM

Date 5-9-03

Estimated Posting Date 5-18-03

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 4 HUNTFIELD COURT  
Address  
OWINGS MILLS, MD 21117  
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):

1. Home was originally built by others at a location not permitting any additional construction to the sides.
2. The addition of the garage will permit conformity with the majority of homes in the subdivision.

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.

A. ZEMELSHTERN  
Signature

Aleksander Zemelshtern  
Name - Type or Print

T. Zemelshtern  
Signature

Tatyana Zemelshtern  
Signature  
Mikhail Zemelshtern  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5<sup>th</sup> day of May, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Aleksander Zemelshtern, Tatyana Zemelshtern & Mikhail Zemelshtern  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Diane D. Seidel  
Notary Public

My Commission Expires 9/1/03



# 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.

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Address  
OWINGS MILLS, MD 21117  
City State Zip Code

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1. Home was originally built by others at a location not permitting any additional construction to the sides.
2. The addition of the garage will permit conformity with the majority of homes in the subdivision.

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.

X A. ZEMELSHTERN  
Signature

Aleksander Zemelshtern  
Name - Type or Print

X T. Zemelshtern  
Signature

Tatyana Zemelshtern  
Mikhail Zemelshtern  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5<sup>th</sup> day of May, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Aleksander Zemelshtern, Tatyana Zemelshtern & Mikhail Zemelshtern  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Diane D. Seidel  
Notary Public

My Commission Expires 9/1/03





# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 4 HUNTFIELD COURT

which is presently zoned R.C. - 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) 1A04.3.B.2, BCZR

To permit an attached garage with a side yard setback of 20 feet  
in lieu of the required 50 feet.

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):

Alexander Zemelshtern

Name - Type or Print

A. ZEMELSHTERN

Signature Tatyana Zemelshtern

Mikhail Zemelshtern

Name - Type or Print

M. Zemelshtern x M. Mym

Signature

4 Huntfield Court

Address

443-831-0268

Telephone No.

Owings Mills,

City

MD

State

21117

Zip Code

## Representative to be Contacted:

RICHARD E. MATZ - COLBERT MATZ ROSENFELO

Name

2035 SMITH AVE. SUITE G.

Address

410-484-8757 H

410-653-3838

Telephone No.

BALTO. MD

City

State

21209

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 03 day of May, 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. 03-538A

Reviewed By JCM

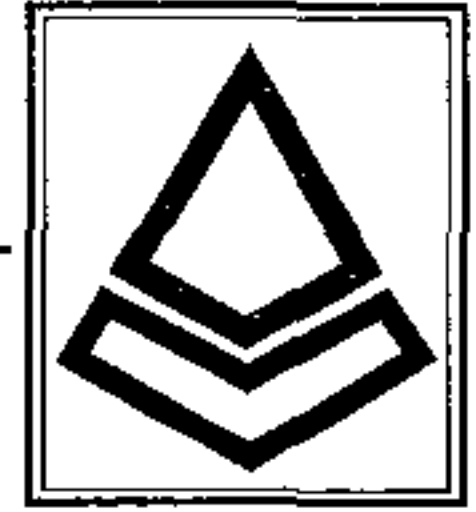
Date 5-9-03

Estimated Posting Date 5-18-03



# Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



## ZONING DESCRIPTION 4 HUNTFIELD COURT

Beginning at a point on the north side of Huntfield Court, which is 50 feet wide, approximately 225 feet west of the centerline of Hunting Tweed Drive, which is 50 feet wide.

Being Lot 118, Section 2 of the Valley Hills subdivision, as recorded in Baltimore County Plat Book EHK, Jr. 39. Folio 88, and containing 1.09 acres. Also known as 4 Huntfield Court and located in the 4<sup>th</sup> Election District, 2<sup>nd</sup> Councilmanic District.



5/7/03

538



538

DATE 4.9.03 ACCOUNT CC/ 104-6152  
AMOUNT \$ 65.00

RECEIVED FROM: M Zimmittsen - 4 Huntfield Ct

FOR: Mr. J. P. H.

| BUSINESS  | ACTUAL         | TIME                    | DRW  |
|-----------|----------------|-------------------------|------|
| 5/12/2003 | 5/09/2003      | 14:15:31                | 4    |
| REG MO06  | WALKIN         | KNOX KXH                |      |
| >R        | CEIPT # 155276 | 5/12/2003               | OFLM |
| Dep       | 5              | 520 ZONING VERIFICATION |      |
| CR NO.    | 023517         |                         |      |

**CASHIER'S VALIDATION**



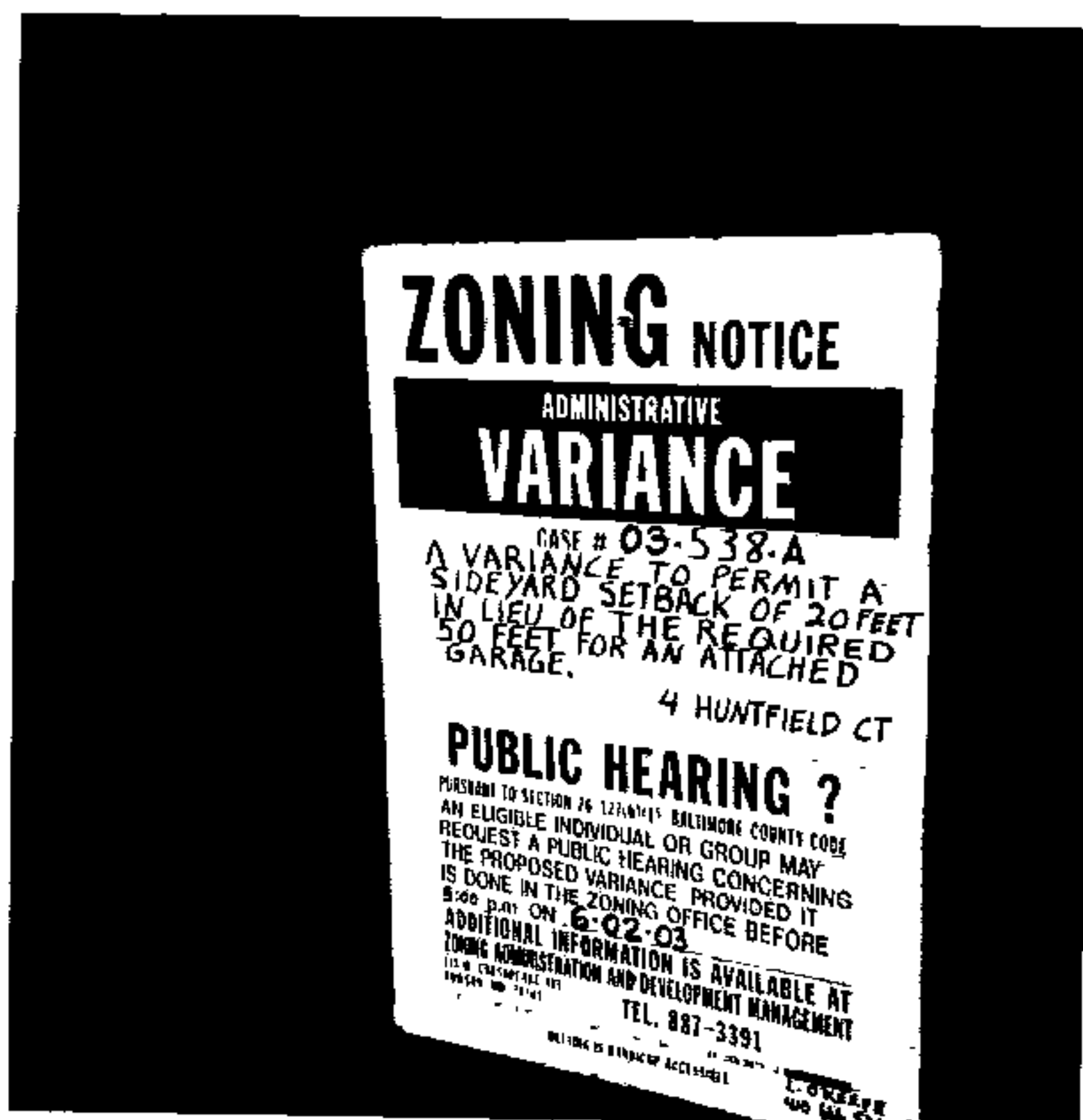
# CERTIFICATE OF POSTING

ATTENTION: BECKY HART Date: May 20, 2003

RE: Case Number 03-538-A  
Petitioner/Developer: Colbert, Matz & Rosenfelt/ETAL  
Date of Hearing/Closing: JUNE 2, 2003

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 4 Huntfield Ct.

The sign(s) were posted on May 18, 2003  
(Month, Day, Year)



4 HUNTFIELD CT.

Linda O'Keefe  
(Signature of Sign Poster)

LINDA O'KEEFE  
(Printed Name of Sign Poster)

523 Penny Lane  
(Street Address of Sign Poster)

Hunt Valley MD 21030  
(City, State, Zip Code of Sign Poster)

410-666-5366  
(Telephone Number of Sign Poster)



# 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: 538

Petitioner: MIKHAIL ZEMELSHTERN

Address or Location: 4 HUNTFIELD CT BALD. MD. 21117

PLEASE FORWARD ADVERTISING BILL TO:

Name: SAME

Address: SAME

Telephone Number: 443 - 831 - 0268



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 03- 538 -A

Address 4 HUNTFIELD CT.

Contact Person: J. Mueny  
Planner Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 5-9-03

Posting Date: 5-18-03

Closing Date: 6-2-03

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

DO NOT WRITE IN THESE SPACES

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 03- 538 -A

Address 4 HUNTFIELD CT.

Petitioner's Name A. ZEMELSHTEIN

Telephone 443-831-0268

Posting Date: 5-18-03

Closing Date: 6-2-03

Wording for Sign A VARIANCE TO PERMIT TO PERMIT A SIDEYARD SETBACK OF 20 FT. IN LIEU OF THE REQUIRED 50 FT. FOR AN ATTACHED GARAGE.





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

June 2, 2003

Aleksander Zemelshtern  
Tatyana Zemelshtern  
Mikhail Zemelshtern  
4 Huntfield Court  
Owings Mills, MD 21117

Ladies and Gentlemen:

RE: Case Number: 03-538-A, 4 Huntfield Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 9, 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 dark ink, appearing to read "W. Carl Richards, Jr.", with a stylized flourish at the end.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel  
Richard Matz, Colbert Matz & Rosenfelt, 2835 Smith Ave., Ste. G, Baltimore 21209

Come visit the County's Website at [www.co.ba.md.us](http://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

June 3, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: May 19, 2003

Item No.: 532-536, 538-542

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



Robert L. Ehrlich, Jr., Governor  
Michael S. Steele, Lt. Governor



Robert L. Flanagan, Secretary  
Neil J. Pedersen, Acting Administrator

Date: 5.27.03

Ms. Rebecca Hart  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 538 JCM

Dear Ms. Hart:

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,

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



6/2

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** May 27, 2003

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

**SUBJECT:** Zoning Advisory Petition(s): **Case(s) 03-535 and 03-538**  
**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:

Steven L. Lumbard

AFK/LL:MAC

RECEIVED

MAY 26 2003

ZONING COMMISSIONER



538

Zoning Commissioner  
Baltimore County, MD

Dear Mr. Commissioner:

We are neighbors of the Zemelshterns and are aware of the garage addition they plan. We have no problem with your granting a variance as long as they do not exceed the 30 foot maximum width as shown on the Plan.

Signed

J. ZSEH 5/6/03  
Signature Date

3 Huntfield Ct.  
Address

S. H. H. H. 5/6/03  
Signature Date

6 Huntfield Ct  
Address

Paula D. D. 5/6/03  
Signature Date

2 Huntfield Ct.  
Address



*Robert L. Ehrlich, Jr.*  
Governor

*Michael S. Steele*  
Lt. Governor

**MDP**  
*Maryland Department of Planning*

*Audrey E. Scott*  
Secretary

*Florence E. Burlan*  
Deputy Secretary

May 19, 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

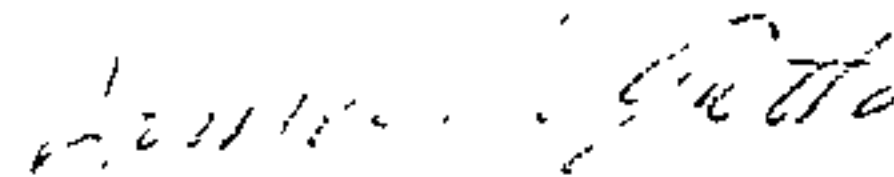
Re: **Zoning Advisory Committee Agenda 05/27/03 re: case numbers 03-532-X, 03-533-A, 03-534-SPH, 03-535-A, 03-536-SPH, 03-537-XA, 03-538-A, 03-539-A, 03-540-A, 03-541-A, 03-542-A, 03-543-X**

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 05/19/03. 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  
Planning Services

cc: Mike Nortrup



(SHEET N.W. 15-G)

N 58.000

NW 15 G

N 57.000

000.000 - R

W 42.000

N 55.000

E 287.000

W 40.500

W 38.000

HUNTING

HOUNDS HOLLOW CT.

HUNT MEADOW CT.

TWEED

WICK ELLEN WAY

SITE

HUNTFIELD CT.

HUNTER HORN CT.

HEIGHTS

POND

R.C. 5

R.C. 5



# PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 4 HUNTFIELD CT, OWINGS HILLS SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME VALLEY HILLS

PLAT BOOK # 39 FOLIO # 88 LOT # 118 SECTION # 2

OWNER MIKHAIL, TATYANA & ALEKSANDER ZEMELSHTERN

BARRY & SHERRI  
HERSHFELD

#170000966

LOT 117

JUDITH L. CHIPCHIN

#1700009670

LOT 120

LOT 118  
#4

PROP.  
GARAGE

WOOD DECK

EX.  
DRIVE

BRUCE & PAULA  
GREENBERG

#1700009669

LOT 119

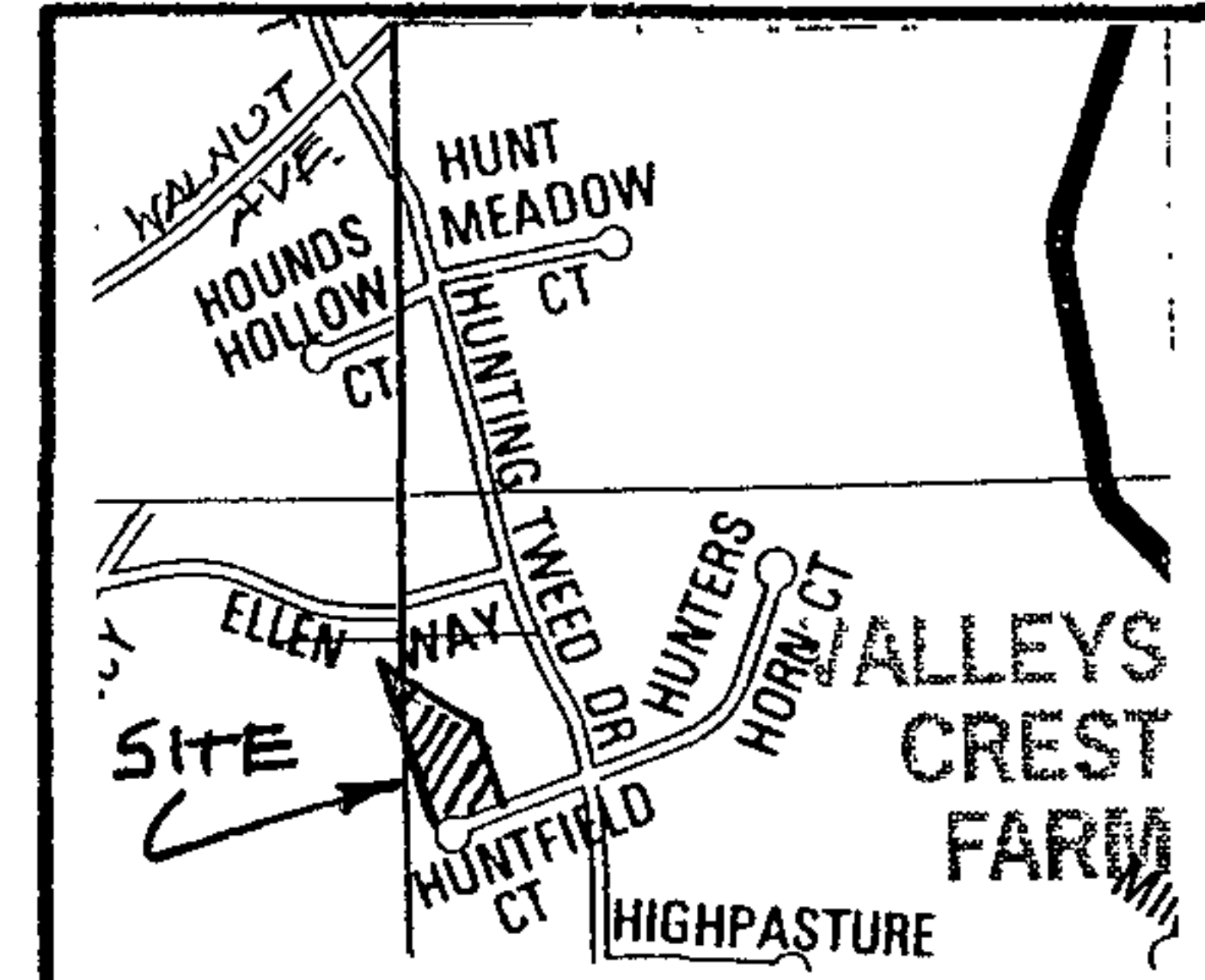
50' MIN.  
300 G  
50' BACK  
LINE

HUNTFIELD COURT  
(50' W)

225'± TO &  
HUNTING TWEED DR.

5-7-03

PREPARED BY COLBERT MATZ ROSENFELT, INC. SCALE OF DRAWING: 1" = 100'

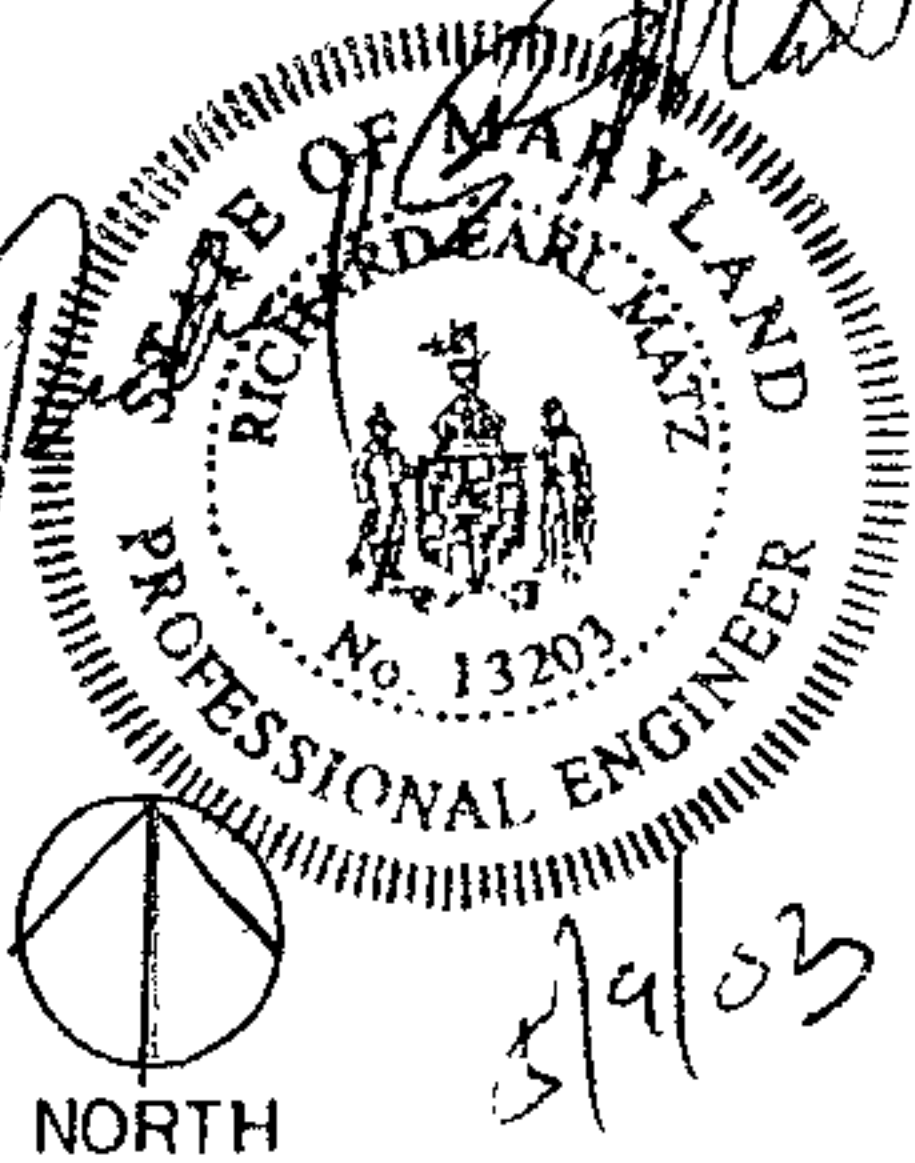


VICINITY MAP  
SCALE: 1" = 1000'

## LOCATION INFORMATION

ELECTION DISTRICT 4  
COUNCILMANIC DISTRICT 2  
1" = 200' SCALE MAP # N.W. - 15G  
ZONING R.C.-5  
LOT SIZE 1.09 AC. 47,480  
ACREAGE SQUARE FEET  
SEWER PUBLIC ☐ PRIVATE ☒  
WATER PUBLIC ☐ PRIVATE ☒  
CHESAPEAKE BAY CRITICAL AREA YES ☐ NO ☒  
100 YEAR FLOOD PLAIN YES ☐ NO ☒  
HISTORIC PROPERTY/BUILDING YES ☐ NO ☒  
PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY  
REVIEWED BY JAM ITEM # 538 CASE #



Det. 4. #1







