IN RE: PETITION FOR VARIANCE N/S Chrishem Court, 160' E of the c/l Ingleside Avenue **(8 Chrishem Court)** 1st Election District 1st Council District Thomas L. Welch, et ux Petitioners	* * * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 03-590-A

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Thomas L. and Pamela G.-B. Welch. The Petitioners request relief from Sections 1B01.2.C.1.B and 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 15 feet in lieu of the required 22.5 feet, and to amend the last approved final development plan for Calverton Courts, Lot 18, accordingly. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing on behalf of the Petitioners was Steve Bowers, a representative of Long Fence Company, Builders. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a rectangular shaped parcel located on the north side of Chrishem Court, just east of Ingleside Drive in Catonsville. The property is approximately 38 feet wide and 87 feet deep, and contains a gross area of .076 acres, more or less, split zoned D.R.105 and D.R.5.5. The property is also known as Lot 18 of Calverton Court, a relatively new subdivision of modest single family homes. The subject lot is improved with a two-story single family dwelling, 20' x 34' in dimension, which was built approximately 2 years ago. The Petitioners are desirous of constructing a 10' x 12' deck to the rear of the existing dwelling, off the second floor. Testimony indicated that due to the location of the existing dwelling on the lot, a 25-foot rear yard setback is currently maintained. Thus, in

order to construct the proposed deck, a variance is necessary. Further testimony indicated that the rear of the property abuts open space and thus will not impact any adjacent property. Moreover, in view of the fact that the proposed deck will be constructed off the second floor, the proposed construction will not impact an existing 15-foot drainage and utility easement that runs across the rear of the property.

Based upon the testimony and evidence offered, I am easily persuaded that the variance should be granted. The uniqueness of this property is its configuration. It is clear that without a variance, the Petitioners would suffer a practical difficulty in that no deck could be constructed given the shallow depth of the rear yard. There were no adverse comments submitted by any County reviewing agency, and no one appeared in opposition to the request. Thus, it is clear that relief can be granted and that there will be no detrimental impact upon adjacent properties.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 31st day of July 2003, that the Petition for Variance seeking relief from Sections 1B01.2.C.1.B and 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 15 feet in lieu of the required 22.5 feet, and to amend the last approved final development plan for Calverton Courts, Lot 18, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 7/31/03
By bjs

Baltimore County
Zoning Commissioner

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

July 31, 2003

Mr. & Mrs. Thomas L. Welch
6500 Fawn Hollow Place
Centreville, Virginia 21021

RE: PETITION FOR VARIANCE
N/S Chrishem Court, 160' E of the c/l Ingleside Avenue
(8 Chrishem Court)
1st Election District – 1st Council District
Thomas L. Welch, et ux - Petitioners
Case No. 03-590-A

Dear Mr. & Mrs. Welch:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Steve Bowers
7 Haymarket Court, Baltimore, Md. 21236
People's Counsel; Case File

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8 CHRISHEM CRT BALT 21228

which is presently zoned DR 10.5/5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B01.2.C.1.b AND 303.1 TO PERMIT A REAR DECK SETBACK OF 15 FT IN LIEU OF 22.5 FT AND TO AMEND THE LAST APPROVED FINAL DEVELOPMENT PLAN FOR CALVERTON COURTS LOT #18.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) FINAL DEVELOPMENT PLAN FOR CALVERTON COURT LOT #18 DOES NOT ALLOW FOR A REASONABLE SIZE DECK AT THE RESIDENCE EVEN THOUGH THE HOUSE HAS A SECOND FLOOR SLIDING DOOR. SEVERAL OTHER HOMEOWNER'S HAVE PETITIONED FOR VARIANCES FOR DECKS

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

Legal Owner(s):

THOMAS L. WELCH
Name - Type or Print

Thomas L Welch
Signature

PAMELA G-B WELCH
Name - Type or Print

Pamela G-B Welch
Signature

6500 FAWN HOLLOW PL — (410) 744-3652
Address — Telephone No.

CENTREVILLE — VA — 20120
City — State — Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address — Telephone No.

City — State — Zip Code

Representative to be Contacted:

STEVE BOWERS / LONG FENCE
Name

7 HAYMARKET CRT — (410) 529-6138
Address — Telephone No.

BALTIMORE — MD — 21236
City — State — Zip Code

ORDER RECEIVED FOR FILING
Date 7/15/03
By

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING ½ HR

UNAVAILABLE FOR HEARING —

Case No. 03-590-A

Reviewed By JL **Date** 6/17/03

REV 9/15/98

ZONING DESCRIPTION FOR 8 CHRISHEM COURT

BEGINNING AT A POINT ON THE NORTH SIDE OF CHRISHEM COURT WHICH IS 40 FEET WIDE AT THE DISTANCE OF 160 FEET EAST OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET INGLESIDE AVE WHICH IS 60 FEET WIDE. BEING LOT # 18 IN THE SUBDIVISION OF CALVERTON COURT AS RECORDED IN BALTIMORE COUNTY PLAT BOOK # 72, FOLIO # 28, CONTAINING 3,316 SQUARE FEET. ALSO KNOWN AS 8 CHRISHEM COURT AND LOCATED IN THE 1ST ELECTION DISTRICT, 1ST COUNCILMANIC DISTRICT.

590

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

JL 590 No. 25534

DATE 6/17/03 ACCOUNT 001 006 6150

AMOUNT $ 130.00

RECEIVED FROM: Mr. Rocks

FOR: Res Var & Amend of
8 Chowkan Ct.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
[illegible]
6/17/2003 6/17/2003 08:13:40 1
[illegible]
[illegible] 6/17/2003
[illegible] VERIFICATION
[illegible]
Proof Tot $130.00
130.00 CT .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows.

Case: #03-590-A
8 Chrishem Court
N/side Chrishem Court, 160 feet east Ingleside Avenue
1st Election District
5th Councilmanic District
Legal Owner(s): Thomas L. and Pamela G. Welch.
Variance: to permit a rear deck setback of 15 feet in lieu of 22.5 feet and to amend the last approved Final Development Plan for Calverton Courts Lot #18.
Hearing: Wednesday, July 30, 2003 at 2:00 p.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office, at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391

JT/7/727 July 15 C615073

CERTIFICATE OF PUBLICATION

7/17, 2003

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 ~~successive~~ week~~s~~, the first publication appearing on 7/15, 2003.

☒ The Jeffersonian
☐ Arbutus Times
☐ Catonsville Times
☐ Towson Times
☐ Owings Mills Times
☐ NE Booster/Reporter
☐ North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

Date: 7/16/03

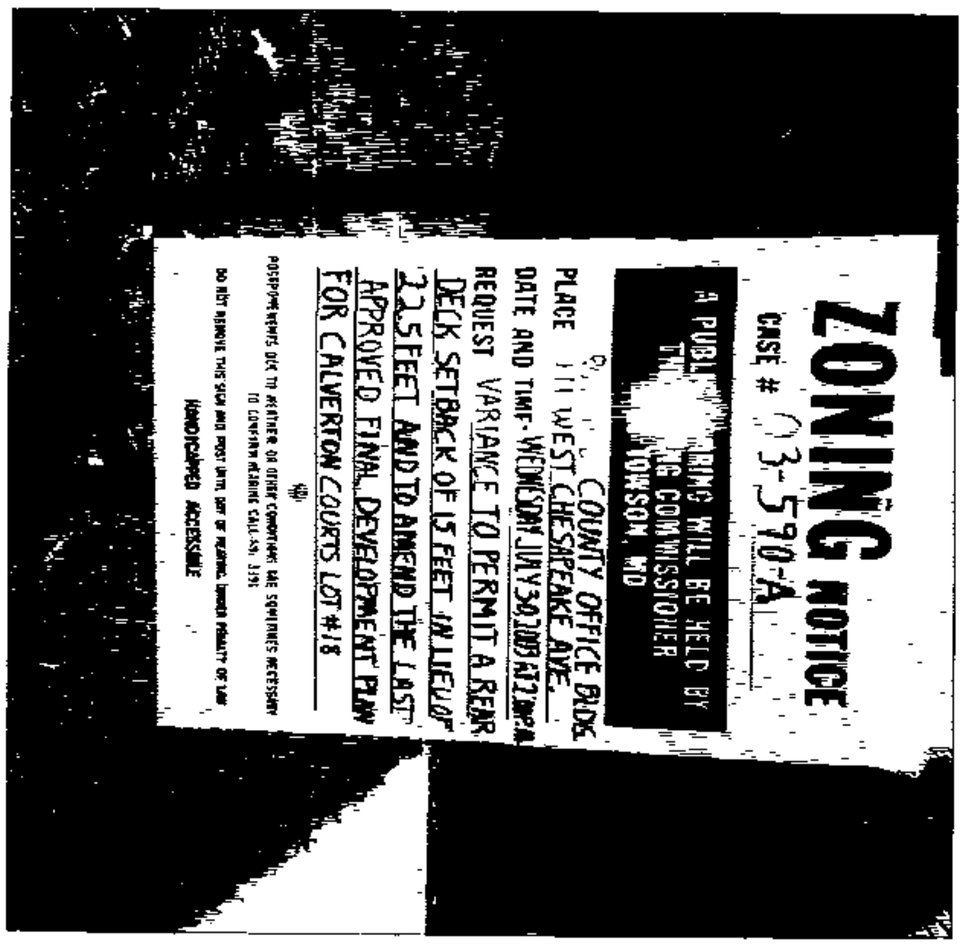
RE: Case Number 03-590-A

Petitioner/Developer: STEVE BOWERS/THOMAS & PAMELA WELCH/ETAL.

Date of Hearing/Closing: JULY 30, 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 8 CHRISHEM COURT

The sign(s) were posted on JULY 15, 2003
(Month, Day, Year)



8 CHRISHEM COURT

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)

Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

July 7, 2003

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 03-590-A
8 Chrishem Court
N/side Chrishem Court, 160 feet east Ingleside Avenue
1st Election District – 5th Councilmanic District
Legal Owner: Thomas L. and Pamela G. Welch

Variance to permit a rear deck setback of 15 feet in lieu of 22.5 feet and to amend the last approved Final Development Plan for Calverton Courts Lot #18.

Hearings: Wednesday, July 30, 2003 at 2:00 p.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue

Timothy Kotroco
Director

TK:rlh

C: Steve Bowers, Long Fence, Inc., 7 Haymarket Court, Baltimore 21236
Thomas and Pamela Welch, 6500 Fawn Hollow Place, Centreville, VA 20120

NOTES:
(1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JULY 15, 2003.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, Issue - Jeffersonian

Please forward billing to:
Mr. Steve Bowers
7 Haymarket Court
Baltimore, MD 21236

410-529-6138

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 03-590-A
8 Chrishem Court
N/side Chrishem Court, 160 feet east Ingleside Avenue
1st Election District – 5th Councilmanic District
Legal Owner: Thomas L. and Pamela G. Welch

Variance to permit a rear deck setback of 15 feet in lieu of 22.5 feet and to amend the last approved Final Development Plan for Calverton Courts Lot #18.

Hearings: Wednesday, July 30, 2003 at 2:00 p.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue

Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

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: 03-590-A

Petitioner: THOMAS & PAMELA WELCH

Address or Location: 8 CHRISHEM COURT BALT 21228

PLEASE FORWARD ADVERTISING BILL TO

Name: STEVE BOWERS

Address: 7 HAYMARKET CRT
BALTIMORE MD 21236

Telephone Number: (410) 529-6138

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

July 28, 2003

Thomas Welch
Pamela Welch
6500 Fawn Hollow Place
Centreville, Virginia 20120

Dear Mr. and Mrs. Welch:

RE: Case Number: 03-590-A, 8 Chrishem Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 17, 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.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel
Steve Bowers, 7 Haymarket Court, Baltimore 21236

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

July 1, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: June 30, 2003

Item No.: 577-580, 583-588, (590)-601

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*

State Highway Administration
Driven to Excel

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 7.1.03

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

RE: Baltimore County
Item No. 590 JL

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,

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

fio 7/31

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 1, 2003

RECEIVED
JUL - 1 2003
ZONING COMMISSIONER

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

SUBJECT: Zoning Advisory Petition(s): **Case 03-580 and 03-590**

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: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: September 5, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For July 7, 2003
Item Nos. 577, 578, 580, 581, 587,
589, 590, 593, 594, 595, 596, 597,
598, 599, and 600

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

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
Interoffice Memorandum

DATE: July 15, 2003

TO: Zoning Commissioner and File

FROM: Donna Thompson, Planner II, Zoning Review

SUBJECT: Petition for Variance, Item 590
Case No. 03-590-A
8 Chrishem Court

On July 15, 2003 petitioners for the above referenced property notified office that they could not attend zoning hearing. They are requesting that the representative named on petition form be there in their behalf. Instructed them to send notarized letter to Zoning Commissioner explaining same.

DT

RE:	PETITION FOR VARIANCE 8 Chrishem Court; N/side Chrishem Court, 160' E Ingleside Avenue 1st Election & 1st Councilmanic Districts Legal Owner(s): Thomas L & Pamela G-B Welch Petitioner(s)	* * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 03-590-A

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 3rd day of July, 2003, a copy of the foregoing Entry of Appearance was mailed to, Steve Bowers, Long Fence, 7 Haymarket Court, Baltimore, MD 21236, Representative for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

7/30

Thomas L. & Pamela G. B. Welch
6500 Fawn Hollow Place
Centreville, Va 20120
703-830-2160

RECEIVED
JUL 18 2003
ZONING COMMISSIONER

July 15, 2003

Baltimore County
Zoning Commissioners Office
401 Bosely Avenue
Towson, MD 21204

RE: Case Number 03-590-A
8 Chrishem Court

To Whom It May Concern:

Please allow Steve Bowers of Long Fence to represent us at the Variance Zoning Hearing on Wednesday, July 30, 2003 for property located at 8 Chrishem Court. We will be unable to attend this meeting during this time. He is responsible for getting us the Variance and Building permit to allow Long Fence to install a deck at this location.

I have attached a copy of the Notice of Zoning Hearing for your reference. I will be sending Steve Bowers this letter as well, so that he may bring it to the hearing if needed.

Sincerely,

Thomas L. Welch

Thomas L. Welch

Pamela G. B. Welch

Pamela G. B. Welch

County/City of Fairfax
Commonwealth/State of Virginia
The foregoing instrument was acknowledged before me this 15 day of July, 2003 by Thomas L. + Pamela G.B. Welch

Lia M. Canala Vang
Notary Public

My commission expires: 12/31/05

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor

Maryland Department of Planning

Audrey E. Scott
Secretary

Florence E. Burian
Deputy Secretary

July 1, 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, 07/07/03 re: case numbers 03-577-A, 03-578-A, 03-579-SPH, 03-580-SPHA, 03-583-A, 03-584-A, 03-585-SPHXA, 03-586-SPH, 03-587-A, 03-588-A, 03-589-SPH, 03-590-A, 03-591-A, 03-592-A, 03-593-A, 03-594-A, 03-595-SPH, 03-596-SPH, 03-597-A, 03-598-SPHA, 03-599-A, 03-600-HAS & 03-601-A**

Dear Ms. Hart:

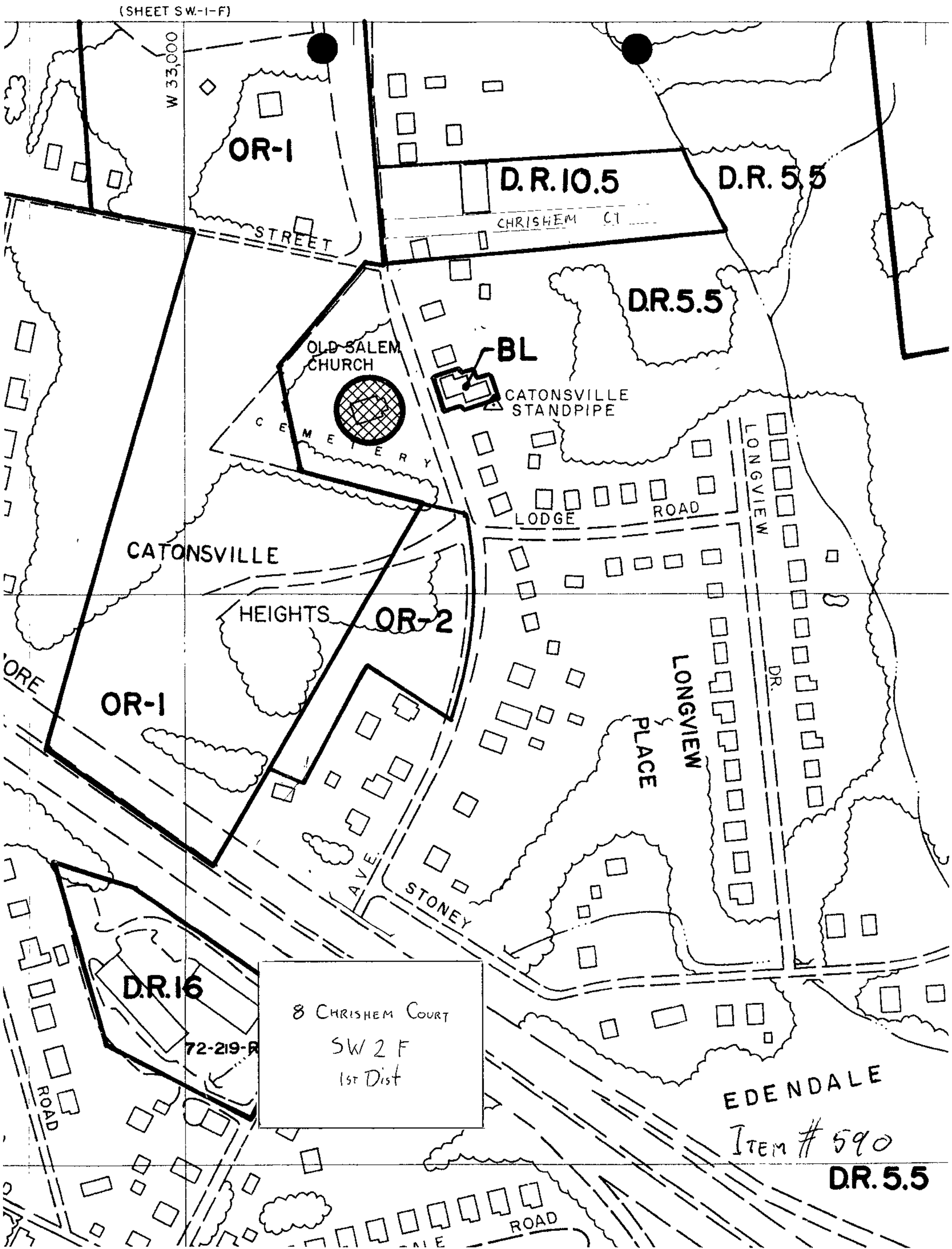
The Maryland Department of Planning has received the above-referenced information on 07/01/03. The information has been submitted to Mr. Mike Nortrup.

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 SW.-1-F)
W 33,000
OR-1
D.R.10.5
D.R. 5.5
CHRISHEM CT
STREET
D.R.5.5
OLD SALEM CHURCH
BL
CATONSVILLE STANDPIPE
CEMETERY
LODGE ROAD
LONGVIEW
CATONSVILLE
HEIGHTS
OR-2
OR-1
LONGVIEW DR.
PLACE
AVE.
STONEY
D.R.16
8 CHRISHEM COURT
SW 2 F
1st Dist
72-219-R
ROAD
EDENDALE
ITEM # 590
D.R.5.5
ROAD

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 8 CHRISHEM COURT

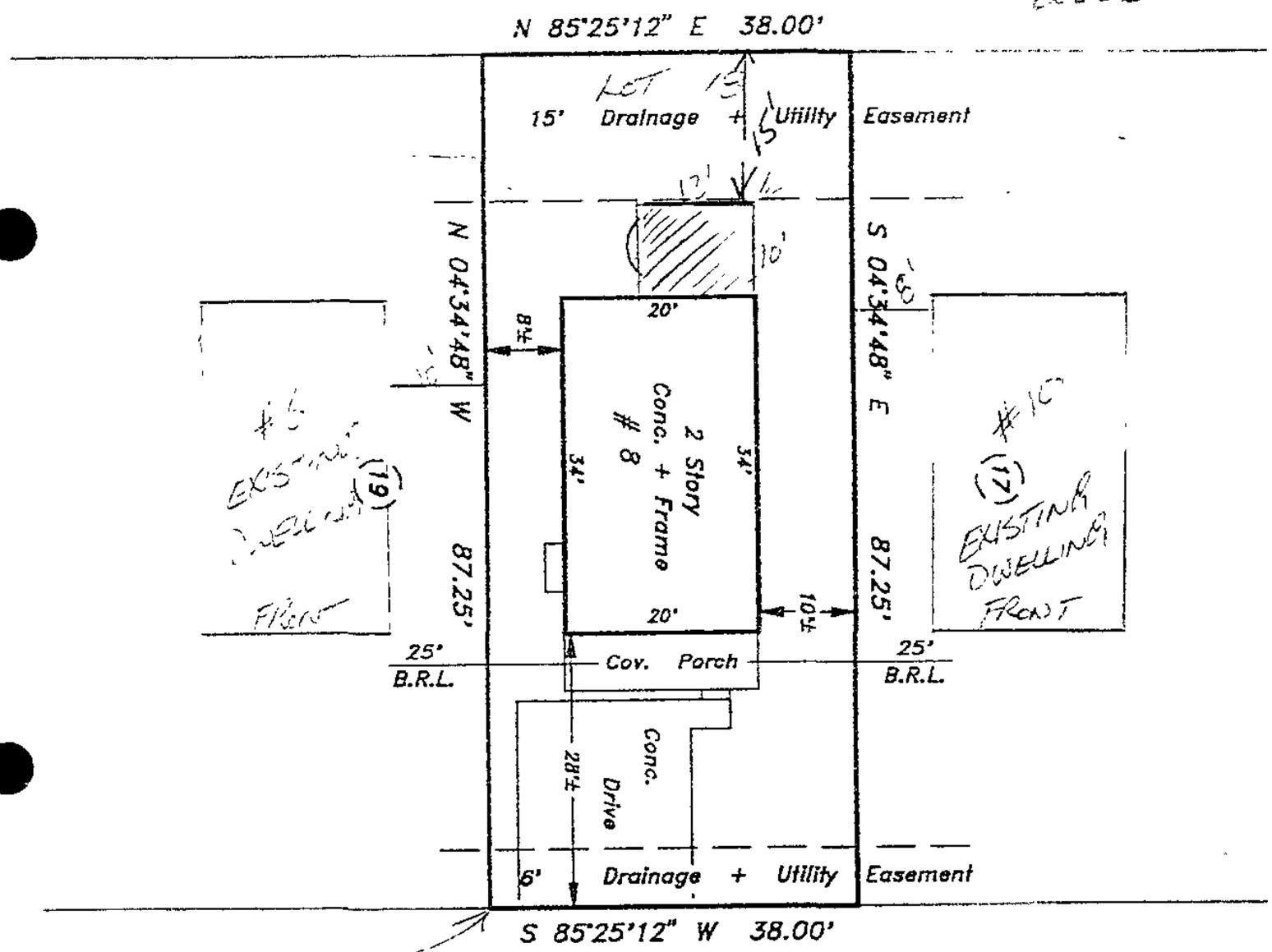
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

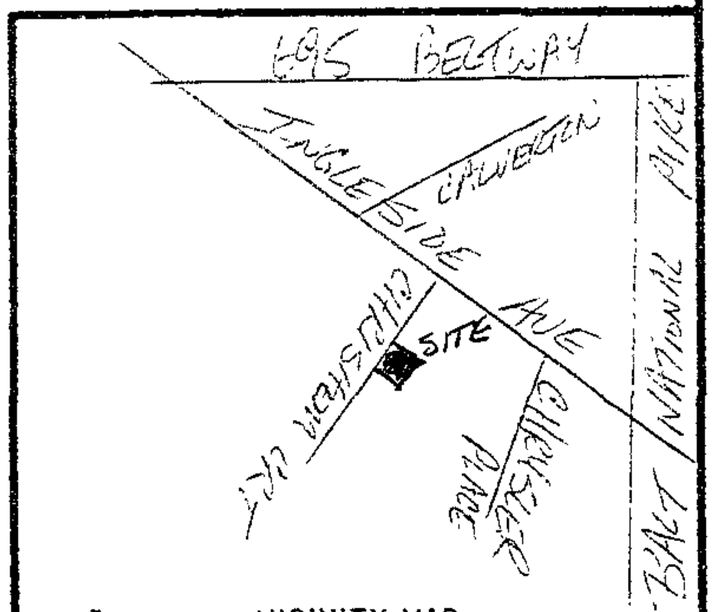
SUBDIVISION NAME CHALVERTON COURT

PLAT BOOK # 72 FOLIO # 26 LOT # 18 SECTION # —

OWNER THOMAS & PAMELA WELCH

PROPOSED 12'x10' OPEN WOOD DECK





VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 1

COUNCILMANIC DISTRICT 1

1"=200' SCALE MAP # SW2F

ZONING DR10.5/DR5.5

LOT SIZE .076 (ACREAGE) 3316 (SQUARE FEET)

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☒

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
	590	

PREPARED BY STEVE TRUERS

SCALE OF DRAWING: 1" = 20'