

IN RE: PETITION FOR ADMIN. VARIANCE  
NE/S Stockton Road, 860' SE of the c/l  
Woodbark Lane  
(2002 Stockton Road)  
10<sup>th</sup> Election District  
3<sup>rd</sup> Council District

James P. Krebs & Helen Karagiozis  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 04-102-A

\*

\* \* \* \* \*

### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, James P. Krebs and Helen Karagiozis. The Petitioners seek relief from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 25 feet in lieu of the required 35 feet for a proposed 17' x 10' addition to an existing dwelling. The subject property and requested relief are more particularly described on the site plan submitted with the Petition filed and marked into evidence as Petitioner's Exhibit 1.

The Petition was filed through the administrative variance process, pursuant to Section 26-127 of the Baltimore County Code, which allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. Under the Code, any property owner residing within 1,000 feet of the property in question who objects to the relief requested has 15 days from the date of the sign posting to demand a public hearing for a determination as to the merits of the request. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner can schedule the matter for a public hearing if deemed appropriate.

In this case, the Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information contained therein, I find that the relief requested meets the spirit and intent of Section 307.1 of the B.C.Z.R. and will not result in any

ORDER RECEIVED FOR FILING

Date

By

9/26/03

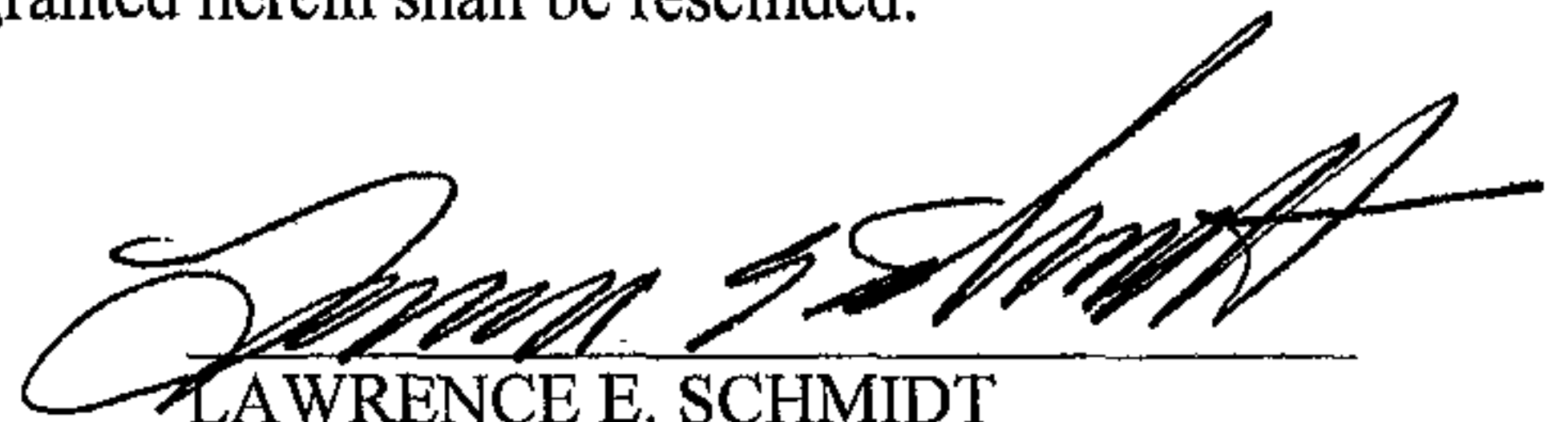
*[Signature]*

detriment to the health, safety and general welfare of the surrounding locale. The Petitioners submitted a signed Petition of support from the adjacent property owners, including those who would be most affected by the request, which indicate that they have no objections to the proposal. Moreover, there were no adverse comments submitted by any County reviewing agency. For all of these reasons, I am persuaded to grant the variance.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 26<sup>th</sup> day of September 2003 that the Petition for Administrative Variance seeking relief from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 25 feet in lieu of the required 35 feet for a proposed 17' x 10' addition to an existing dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restriction:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at his 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 9/26/03  
By [Signature]

## Zoning Commissioner

Suite 405, County Courts Building  
401 Bosley Avenue  
Towson, Maryland 21204  
Tel: 410-887-3868 • Fax: 410-887-3468



## Baltimore County

James T. Smith, Jr., County Executive  
Lawrence E. Schmidt, Zoning Commissioner

September 24, 2003

Mr. James P. Krebs  
Ms. Helen Karagiozis  
2002 Stockton Road  
Phoenix, Maryland 21131

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
NE/S Stockton Road, 860' SE of the c/l Woodbark Lane  
**(2002 Stockton Road)**  
10<sup>th</sup> Election District – 3<sup>rd</sup> Council District  
James P. Krebs & Helen Karagiozis - Petitioners  
Case No. 04-102-A

Dear Mr. Krebs & Ms. Karagiozis:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative 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,

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

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: People's Counsel; Case File





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

for the property located at

2002 Stockton Rd. Phoenix, MD 21131

which is presently zoned

RC2

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)

1A.01.3B.3 to Permit A

REAR YARD SETBACK OF 25 FT. IN LIEU OF 35 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

City State Zip Code

## Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

City State Zip Code

## Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City State Zip Code

## Representative to be Contacted:

Name

Address

City State Zip Code

Zoning Commissioner of Baltimore County

Reviewed By JRA Date 08-26-02

Estimated Posting Date 09-07-03

ORDER RECEIVED FOR FILING

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

CASE NO. 04-102-A

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

Address 2002 Stockton Rd.  
City Phoenix, MD 21131 State MD Zip Code 21131

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. The existing home lacks a dining room.
2. There is insufficient square footage in the home to allow for a dining room for my wife, myself and my 2 children.
3. There is an existing brick patio, which includes an existing roof and entrance/exit to the rear of the home.
4. There are no other existing entrances/exits on either of the ends of the home.
5. None of the current neighbors adjacent to this property are opposed to enclosing this brick patio.

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

Name - Type or Print

Signature

Name - Type or Print

James P. Krebs  
James P. Krebs  
410-853-3774 (W)  
410-472-6909 (H)

Helen Karagiozis  
Helen Karagiozis  
410-521-7851  
410-472-6909 (H)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13th day of August, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

JAMES KREBS & HELEN KARAGIOZIS  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires 7/16/05

# 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

Address

City

State

Zip Code

2002 Stockton Rd.  
Phoenix, MD 21131

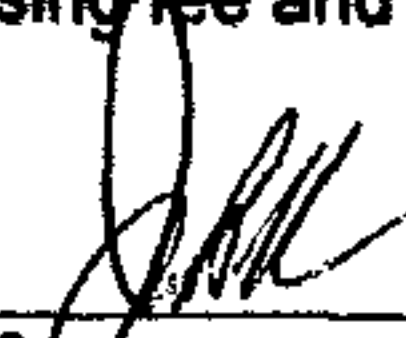
That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (Indicate hardship or practical difficulty):

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2. There is insufficient square footage in the home to allow for a dining room for my wife, myself and my 2 children.
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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

Name - Type or Print

  
James P. Krebs 410-853-3774 (W)  
410-472-6909 (H)

Signature

Name - Type or Print

Helen Karagiozis (W)  
Helen Karagiozis 410-521-7851  
410-472-6909 (A)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13th day of AUGUST, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

JAMES KREBS & HELEN KARAGIOZIS  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires

  
7/16/05



# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at

2002 Stockton Rd. Phoenix MD 21131

which is presently zoned

RC2

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) 1A01.3B.3 TO PERMIT A

REAR YARD SETBACK OF 25 FT. W/LGW OF 35 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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address Telephone No.

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. 04-102-A

Reviewed By [Signature] Date 08-26-03

REV 10/25/01

Estimated Posting Date 09-07-03

## **Zoning Description**

Zoning Description for 2002 Stockton Road.

Beginning at a point on the Northeast side of Stockton Road which is 18 feet wide at the distance of 860 feet Southeast of the centerline of the nearest improved intersecting street Woodbark Lane which is 16 feet wide. Containing 30,927 square feet. Also known as 2002 Stockton Road and located in the 10<sup>th</sup> Election District, 3<sup>rd</sup> Councilmanic District.

“As recorded in Deed Liber 13164, Folio 451” and include the measurements and directions (metes and bounds only) here and on the plat in the correct location. Typical metes and bounds: S.24 01'30" W. 273.91ft., N.62 50' W. 113.13ft., S.27 10' W. 273ft., N.62 50' W. 98.12ft.

04.02.A

**BALTIMORE COUNTY, MARYLAND**  
**OFFICE OF BUDGET & FINANCE**  
**MISCELLANEOUS RECEIPT**

No. **27476**

DATE 08-26-03 ACCOUNT R CCI CCG 6130

AMOUNT \$ 65.00

RECEIVED FROM: James P. Kneess - ROCKS - Sec 1 - 2003

FOR: Res. Admin. Unit

CEAC Sec

DISTRIBUTION  
 WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER C4 102.71

**PAID RECEIPT**

TIME

8/27/2003 8/26/2003 15:39:40

1

RECEIPT # 153867 8/26/2003

071N

RECEIPT # 153867 8/26/2003

CR NO. 027476

Receipt Tot \$65.00

65.00 OK .00 CA

Baltimore County, Maryland

**CASHIER'S VALIDATION**

# CERTIFICATE OF POSTING

RE: Case No.: 04-102-A

Petitioner/Developer: \_\_\_\_\_

KREBS

Date of Hearing/Closing: 9/22/03

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

Attention: Ms. 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 \_\_\_\_\_

2002 STOCKTON RD.

The sign(s) were posted on \_\_\_\_\_

9/7/03

(Month, Day, Year)

Sincerely,

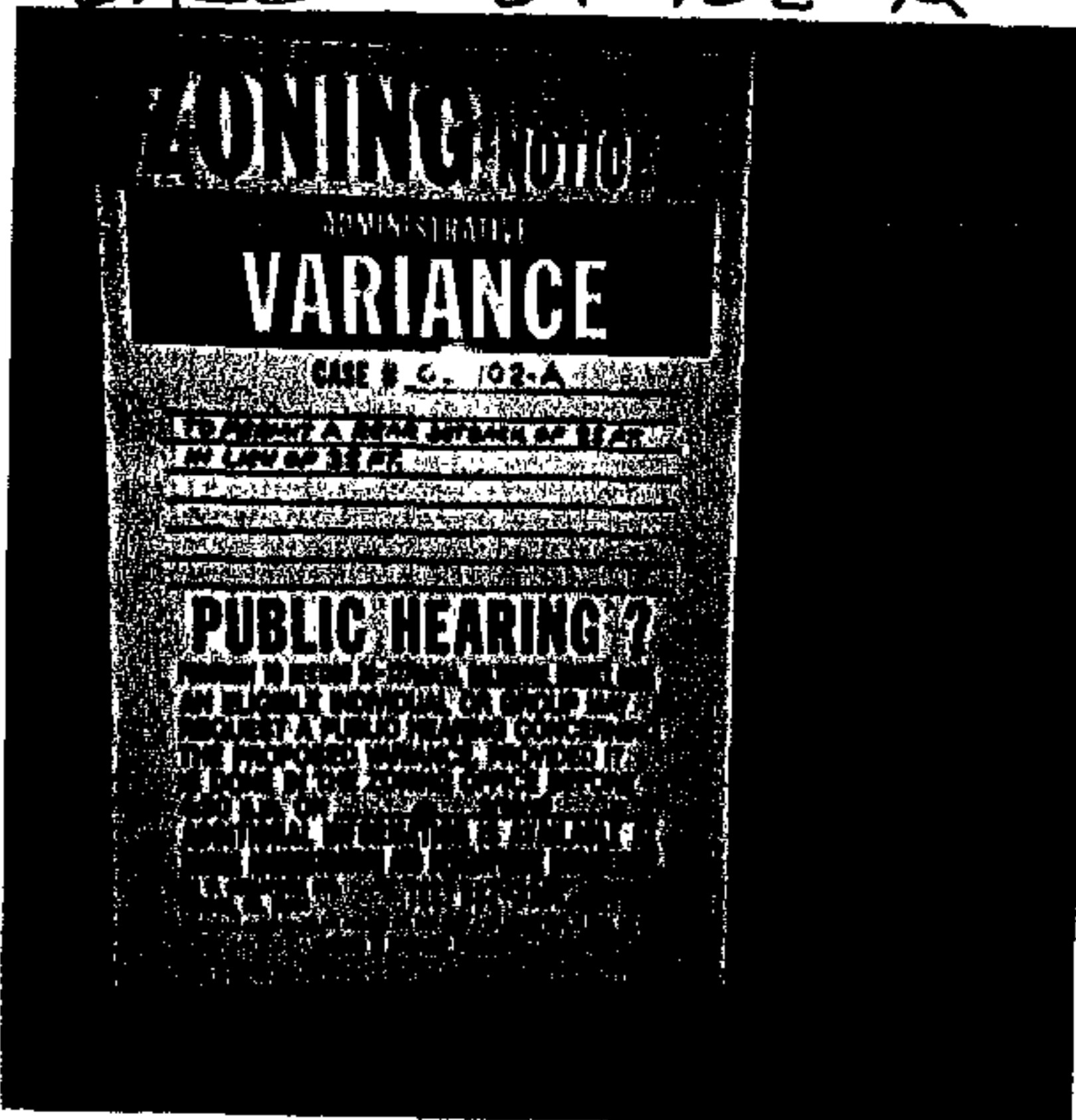
Richard E. Hoffman 9/7/03  
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN  
(Printed Name)

904 DELLWOOD DR.  
(Address)

FALLSTON, MD 21047  
(City, State, Zip Code)

(410) 879-3122  
(Telephone Number)

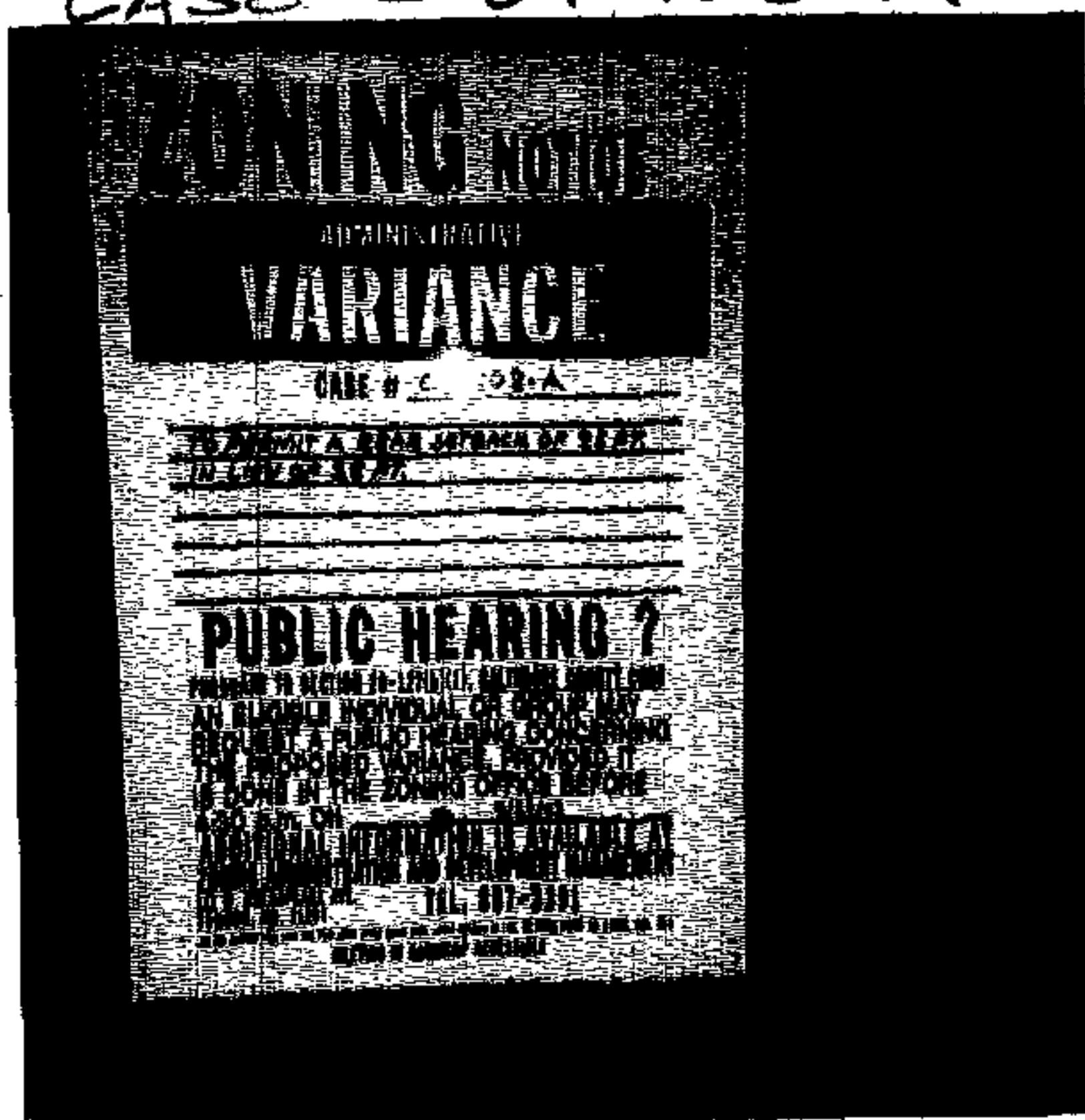


2002 STOCKTON RD

POSTED 9/7/03

Richard E. Hoffman 9/7/03

CASE # 04-102-A



2002 STOCKTON RD.

POSTED 9/7/03

Richard E. [Signature] 9/7/03

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 04- 102 -A Address 2002 Stockton Rd.  
Contact Person: Southern Area Phone Number: 410-887-3391  
Planner Please Print Your Name

Filing Date: 08-26-03 Posting Date: 09-07-03 Closing Date: 09-22-03

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- 102 -A Address 2002 Stockton Rd.  
Petitioner's Name R R 35 Telephone \_\_\_\_\_  
Posting Date: 09-07-03 Closing Date: 09-22-03  
Wording for Sign: To Permit A REAR SETBACK OF 25 FT. IN LIEU OF  
35 FT.

# 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: 04-102-A

Petitioner: James P. Krebs

Address or Location: 2032 Stockton Rd., Phoenix, MD 21131

PLEASE FORWARD ADVERTISING BILL TO:

Name: James P. Krebs

Address: 2032 Stockton Rd., Phoenix, MD 21131

Telephone Number: 410-472-6909

04-102-A



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

September 22, 2003

James Krebs  
Helen Krebs  
2002 Stockton Road  
Phoenix, MD 21131

Dear Mr. and Mrs. Krebs:

RE: Case Number: 04-102-A, 2002 Stockton Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 26, 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:

Enclosures

c: People's Counsel

Visit the County's Website at [www.baltimorecountyonline.info](http://www.baltimorecountyonline.info)



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

September 11, 2003

ATTENTION: Rebecca Hart

Distribution Meeting of: September 8, 2003

Item No.: 098-111

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

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



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on Recycled Paper

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



Robert L. Flanagan, *Secretary*  
Nell J. Pedersen, *Administrator*

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 9.10.03

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

RE: Baltimore County  
Item No. 102 (LTM)

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

My telephone number/toll-free number is \_\_\_\_\_  
Maryland Relay Service for Impaired Hearing or Speech 1.800.201.7165 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • [www.marylandroads.com](http://www.marylandroads.com)

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: R. Bruce Seeley *RBS /TGT*

DATE: October 9, 2003

SUBJECT: Zoning Item 04-102  
Address 14520 Cuba Road

Zoning Advisory Committee Meeting of: September 8, 2003

The proposed addition must be a minimum of 20 feet to the septic area and 30 feet to the well. An inspection of the well and the septic system may be required prior to permit approval.

Reviewer: Sue Farinetti

Date: October 9, 2003

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

**TO:** Timothy M. Kotroco, Director  
Department of Permits and  
Development Management

**DATE:** September 15, 2003  
**RECEIVED**

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

SEP 16 2003  
**ZONING COMMISSIONER**

**SUBJECT:** Zoning Advisory Petition(s): Case 04-102 – 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: [Signature]

AFK/LL:MAC

**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

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

**DATE:** September 26, 2003

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For September 15, 2003  
Item Nos. 099, 101, 102, 103, 104,  
106, 107, 108, and 109

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

RWB:CEN:jrb

cc: File

8/19/03

[illegible]

(SHEET N.E. 22-A)

E-3,000

R.C. 2

Scale 1"=200'  
LOCATION: PHOENIX  
SHEET# N.E. 21-A

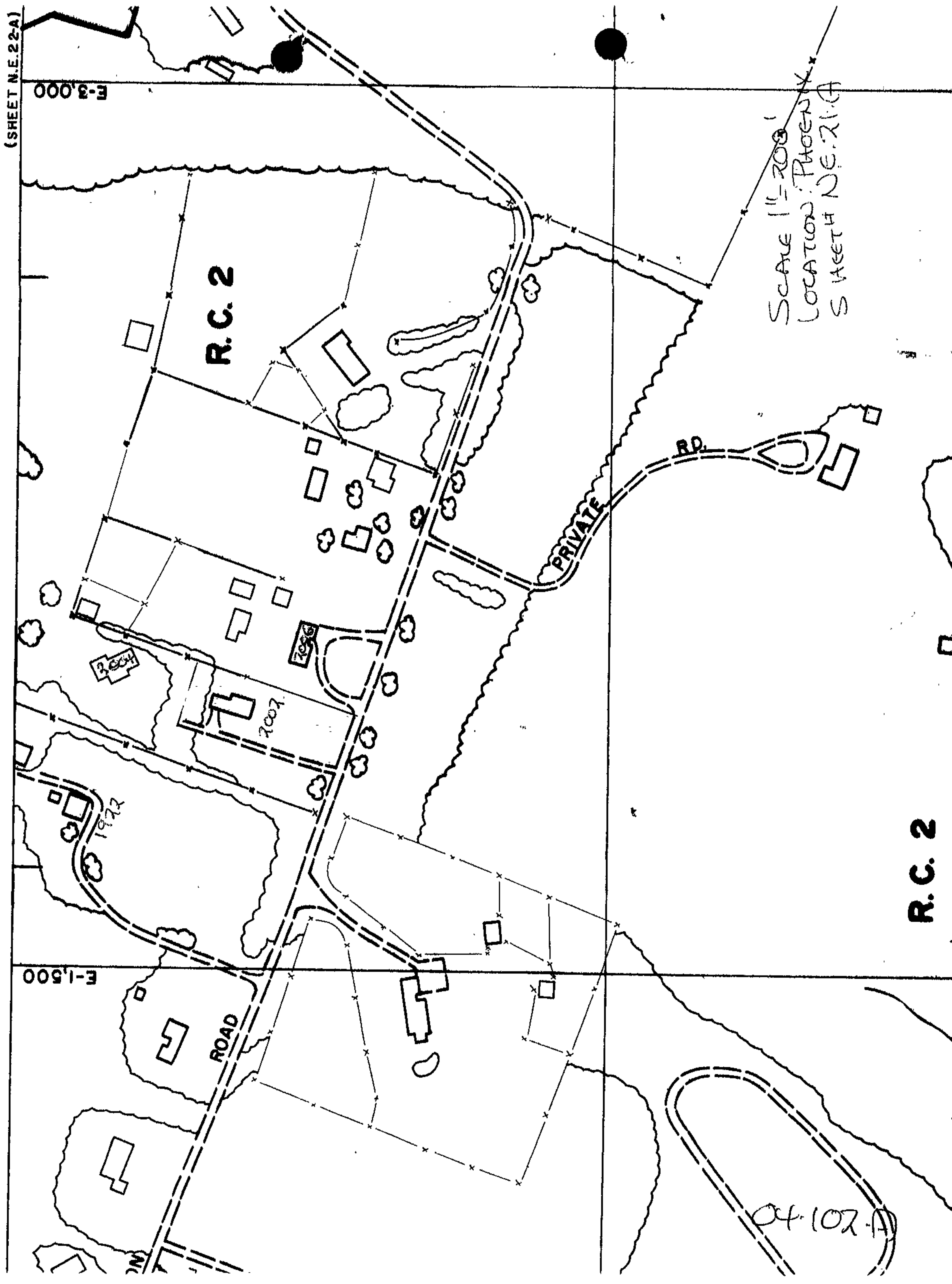
PRIVATE RD.

R.C. 2

E-1,500

ROAD

04-102-A



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

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

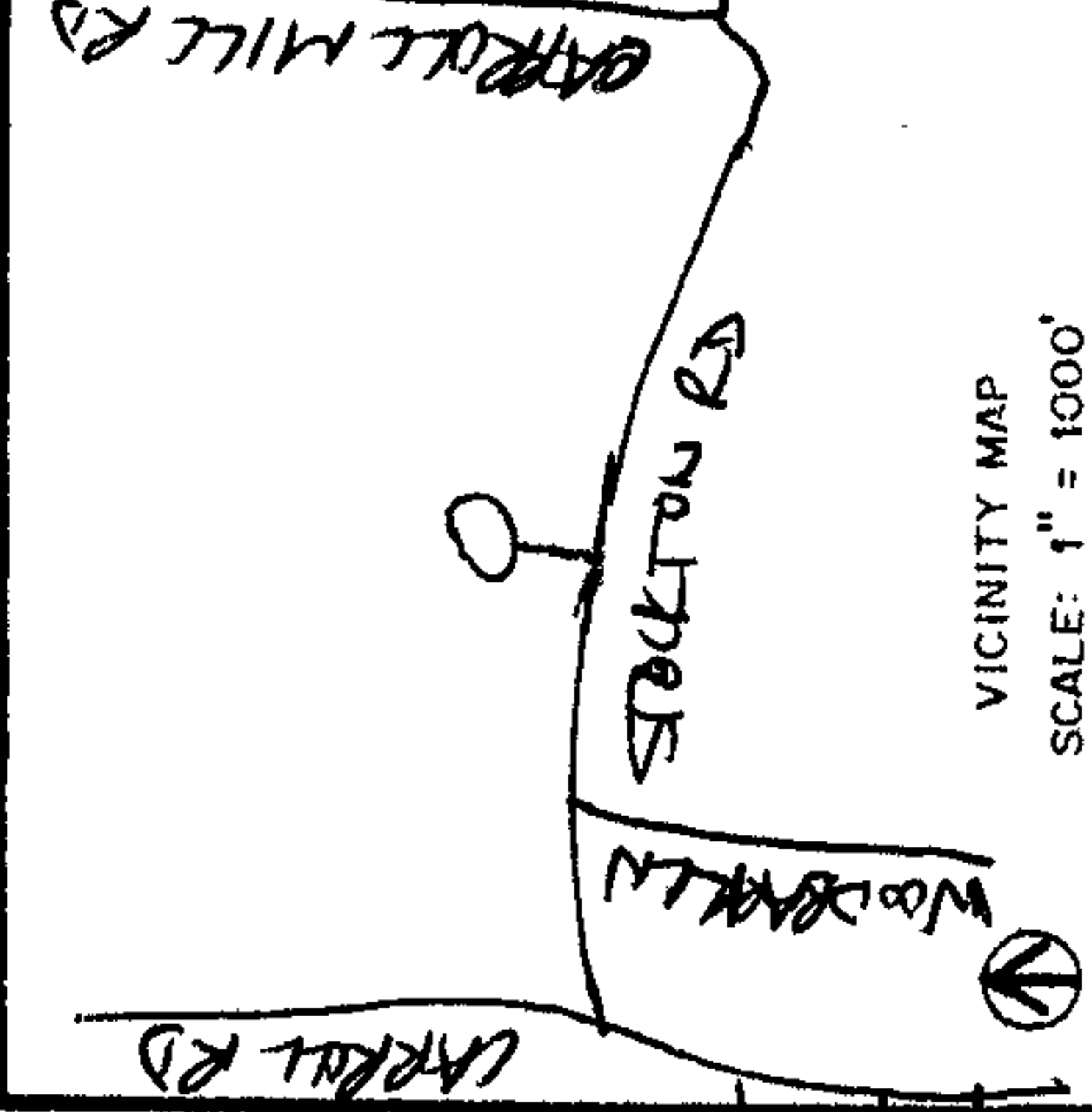
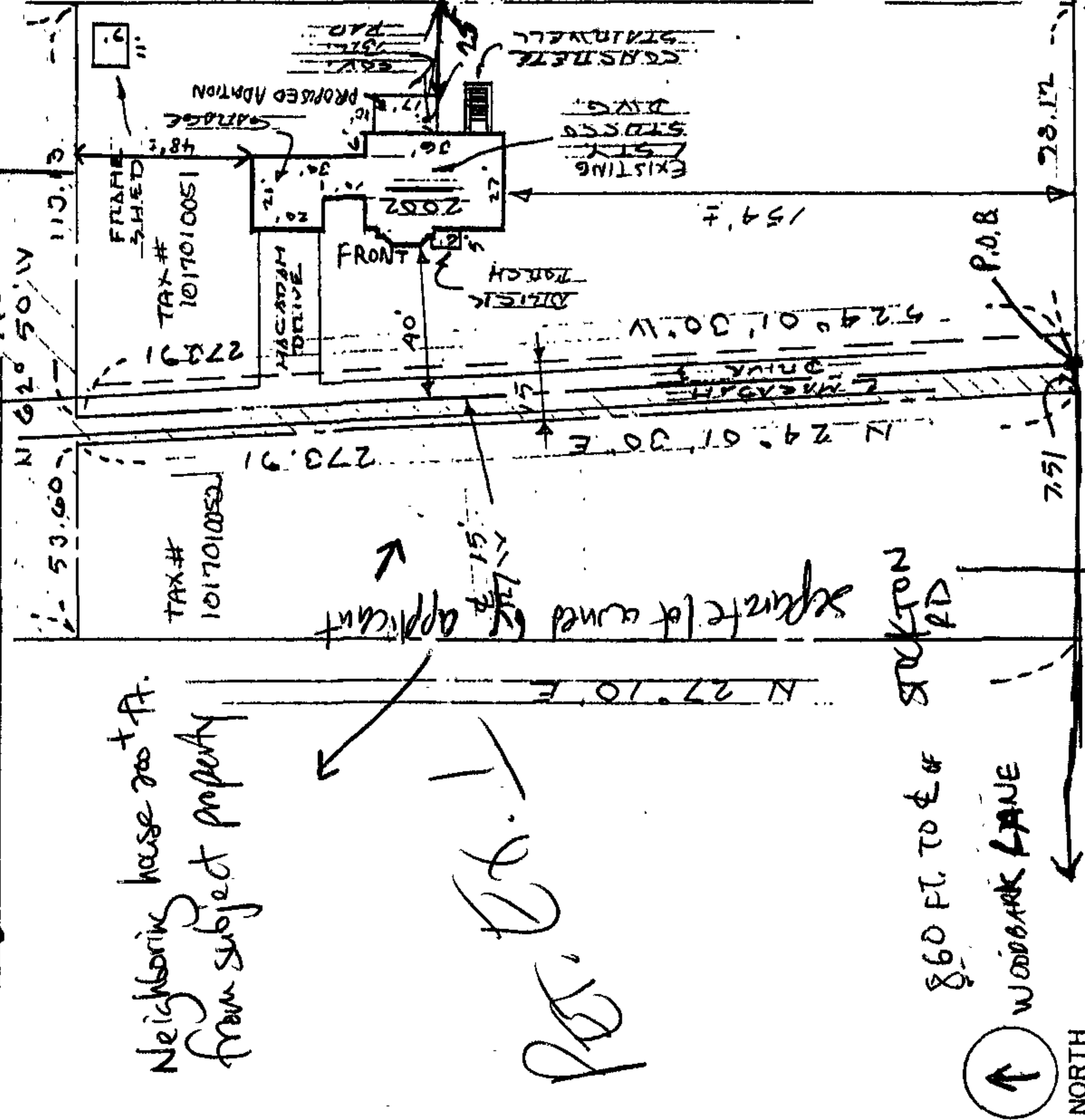
PROPERTY ADDRESS 2002 STOCKTON ROAD

SUBDIVISION NAME N/A

PLAT BOOK # JAMES P. KREBS & HELEN VARA 610215 LOT # SECTION #

OWNER

NEIGHBORING HOUSE 200+ FT. FROM SUBJECT PROPERTY



## LOCATION INFORMATION

ELECTION DISTRICT 10

COUNCILMANIC DISTRICT 3

1" = 200' SCALE MAP # NE-21-A

ZONING R.C. 2

LOT SIZE 30,927 ACRES

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 SDR ITEM # 1021 CASE # 04-1021

PREPARED BY MARK & KIANST

STOCKTON ROAD (18' 18" PAVING) SCALE OF DRAWING: 1" = 50'

04-1021



