

IN RE: PETITION FOR ADMIN. VARIANCE
W/S Nunnery Lane, 140' S of the c/l
Merrill Road
(100 Nunnery Lane)
1st Election District
1st Council District

Christine Seipp
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 04-194-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 owner of the subject property, Christine Seipp. The Petitioner seeks relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 3 feet in lieu of the required 10 feet for a proposed 24' x 14'6" addition. 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 Petitioner has 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 within the case file, I am persuaded to grant the requested relief. It was indicated that the proposed addition is necessary to provide more living

ORDER RECEIVED FOR FILING

Date

By

11/20/13
[Signature]

space for the Petitioner's growing family. As shown on the site plan, the proposed addition will be located on the side of the dwelling facing an alley. Moreover, an existing tree and tall bushes will screen the proposed addition from the alley and adjacent property beyond. There were no adverse comments from any County reviewing agency and there is apparently no opposition from any of the neighbors. Thus, the relief requested will be granted.

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 20th day of November 2003 that the Petition for Administrative Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 3 feet in lieu of the required 10 feet for a proposed 24' x 14'6" addition in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioner may apply for her 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 her 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 11/20/03
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

November 20, 2003

Mr. Christine A. Seipp
100 Nunnery Lane
Baltimore, Maryland 21228

RE: PETITION FOR ADMINISTRATIVE VARIANCE
W/S Nunnery Lane, 140' S of the c/l Merrill Road
(100 Nunnery Lane)
1st Election District – 1st Council District
Christine A. Seipp - Petitioner
Case No. 04-194-A

Dear Ms. Seipp:

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

Visit the County's Website at www.baltimorecountyonline.info





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 100 NUNNEY LANE
Baltimore, MD 21228
which is presently zoned Residential R-10.5

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)

1 B02.3.C.1; BC2R, To
permit A side yard set back of 3ft in lieu of the
Required 10ft For an Addition.

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):

Christine Anne Seipp
Name - Type or Print

Christine Anne Seipp
Signature

Name - Type or Print

Signature W-410-222-7825

100 Nunney Lane 410-788-5859
Address Telephone No.

Baltimore Md. 21228
City State Zip Code

Representative to be Contacted:

Same
Name

Address Telephone No

City State Zip Code

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.

Zoning Commissioner of Baltimore County

Reviewed By SCM Date 10.16.03

Estimated Posting Date 10-26-03

ORDER RECEIVED FOR FILING
Date 10/25/01
CASH NO. 04-194A

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 100 Nunery Lane
City Baltimore State MD Zip Code 21228

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):

*We got married 9/19/03
Now have 3 kids, need the room very much. Trying to
work out bedrooms and area for school work.*

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.

Christine Seipp
Signature

Christine Anne Seipp
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12th day of Oct, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Christine Seipp
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Paul R. Spenard
Notary Public

My Commission Expires 11/01/05



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 100 Nunney Lane
City Baltimore State MD Zip Code 21228

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):

*we got married 9/19/03
now have 3 kids, need the room very much. Try to
work out Bedrooms and area for school work.*

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.

Christine Anne Seipp
Signature

Christine Anne Seipp
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

Christine Seipp
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Paul R. Spenard
Notary Public

My Commission Expires 11/1/05



Paul R. Spenard, Notary Public
Baltimore County
State of Maryland
My Commission Expires Nov. 1, 2005



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 100 NUNNERY Lane
Baltimore, MD 21228
which is presently zoned ~~RD10.5~~ RD10.5

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)

permit A Side yard Setback of 1802.3 c. / BCZR, To
3 ft in Lieu of the
Required 10 ft. For An Addition.

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 04 day of 194A 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.

04-194A

Reviewed By

JCM

Date 10-16-03

Estimated Posting Date

10-26-03

ZONING DESCRIPTION FOR 100 NUNNERY LANE

Beginning at a point on the west side of Nunnery Lane, which is approximately 20 feet wide, at a distance of approximately 140 feet SW of the nearest improved intersection which is Merrill Rd. which is approximately 20 feet wide.

Located in the 01 Election District, 1 Councilmanic District.

Metes and Bounds N28 59W 50 FT., N67 16E 111.07 FT., S42 08E 30.23 FT. S29 11E 20.72 FT., S67 11W 113. FT.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

194

No. 29972

DATE 10-16-03 ACCOUNT 001-006-6150
AMOUNT \$ 65.⁰⁰

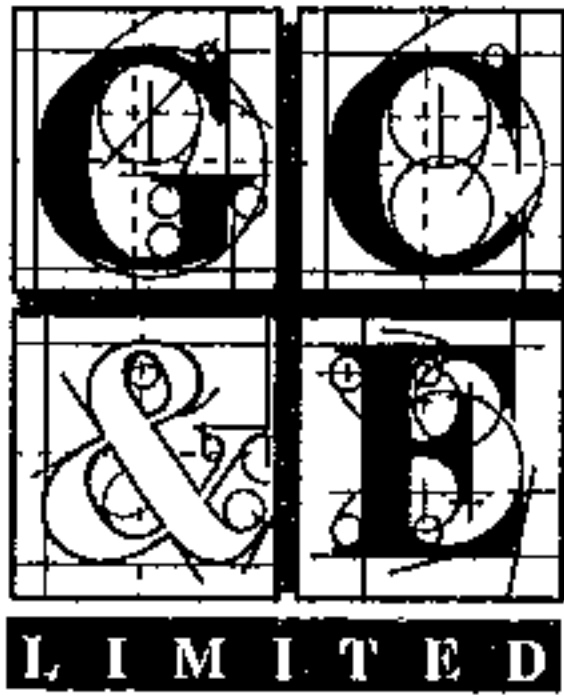
RECEIVED FROM: C. Seipp 100 Nunneley Ln.
FOR: AD. UAR.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	NOV
10/17/2003	10/16/2003	15:20:44	2
RECEIPT # 301930	10/16/2003		DEPT
5	529 ZONING VERIFICATION		
CR NO.	029972		
Report Tot	\$65.00		
00	00	00	00
00	00	00	00
Baltimore County, Maryland			

CASHIER'S VALIDATION



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE NO. 04-194 A
PETITIONER/DEVELOPER:
Christine Seipp
DATE OF HEARING:
N/A

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: REBECCA 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

LOCATION:
100 Nunnery Lane

DATE:

October 27, 2003

SIGNATURE OF SIGN POSTER

BRUCE DOAK

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320 EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE #: 04-194-A

A VARIANCE TO PERMIT A SIDE YARD
SETBACK OF 3 FEET IN LIEU OF THE
REQUIRED 10 FEET FOR AN ADDITION.

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
NOON P.M. ON NOVEMBER 10, 2003

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204
TEL. 410-823-4470

10/27/2003

POSTED ON: October 26, 2003

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number ⁰⁴~~03~~ 194 -A Address 100 NUNNERY LANE
Contact Person: J. Mennery Phone Number: 410-887-3391
Planner Please Print Your Name

Filing Date: 10-16-03 Posting Date: 10-26-03 Closing Date: 11-10-03

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 SIGN; DO NOT FILE

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number ⁰⁴~~03~~ 194 -A Address 100 NUNNERY LANE
Petitioner's Name Christine Seipp Telephone 410-222-7825
Posting Date: 10-26-03 Closing Date: 11-10-03
Wording for Sign: ADMINISTRATIVE VARIANCE
To Permit A SIDE YARD SETBACK OF 3ft.
IN LIEU OF THE REQUIRED 10ft. FOR AN ADDITION

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/neighborhood 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

194

Petitioner

Chris Seipp / Frank

Address or Location

100 Nunnery Lane, Baltimore, MD
21228

PLEASE FORWARD ADVERTISING BILL TO

Name

SAME

Address

Telephone Number

410-788-5859

Cell (Frank) 410-456-
6609

**Department of Permits and
Development Management**

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



Baltimore County

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

November 10, 2003

Christine Anne Seip
100 Nunnery Lane
Baltimore, MD 21228

Dear Ms. Seip:

RE: Case Number: 04-194-A, 100 Nunnery Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 16, 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 that reads "W. Carl Richards, Jr." The signature is stylized with a large, looped "R" and a trailing flourish.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel

Visit the County's Website at www.baltimorecountyonline.info





**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

October 27, 2003

ATTENTION: Rebecca Hart

Distribution Meeting of: October 27, 2003

Item No.: 183-194

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, *Administrator*

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 10.28.03

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

RE: Baltimore County
Item No. 194 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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 28, 2003

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

SUBJECT: Zoning Advisory Petition(s): Case 04-188, 04-190, and 194
Administrative Variance

RECEIVED

OCT 30 2003

ZONING COMMISSIONER

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared By:

Mark A. Cunningham

Section Chief:

Lynne Leuba

AFK/LL

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: November 13, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For November 3, 2003
Items Nos. 183, 184, 185, 186, 187,
188, 189, 190, 191, 192, 193, and 194

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

RWB:CEN:jrb

cc: File

10/8/03

To Whom It May Concern:

Re: Variance
100 Nunnery Lane
Baltimore, MD 21228

We are applying for a variance for the addition we want to add on to our home. We need the variance because we would be closer to the property line than the limit allows. We feel that the addition will improve our home and not have any negative impact for the surrounding homes. We live on a block, which is mostly row homes on one end and across the street and apartments on the other end of the street, with about six single-family homes in the middle, which we are one of them.

The side that the addition will be on is facing an alleyway with a tree and tall bushes between the property and the alleyway.

We need this addition because we recently got married on 9/19/03 and we now have two adults and three children in our family and need the extra living space, with five people and 3 bedrooms space is limited.

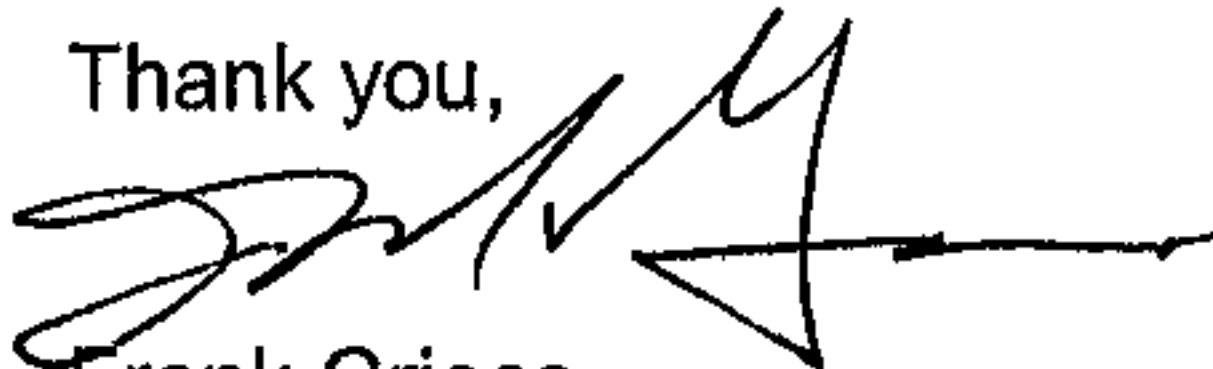
We can't build in back because the set back goes about 3 feet from the back of the house and we also have a screened in deck in the back and it would be out of our budget to have that taken down and add the addition and rebuild the deck. Please if you have any questions, please feel free to call me at the following numbers.

Work 410-284-9395

Cell 410-456-6609

Home 410-788-5859

Thank you,



Frank Grieco

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 100 Nunnery Lane Balt. MD 21228

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

SUBDIVISION NAME Catonsville/Edmondson Ridge

PLAT BOOK # FOLIO # 100 LOT # SECTION #

OWNER Christine Anne Seipp 9/9/03

Alley N28°S9°W 50'

Acct. # 0113202940

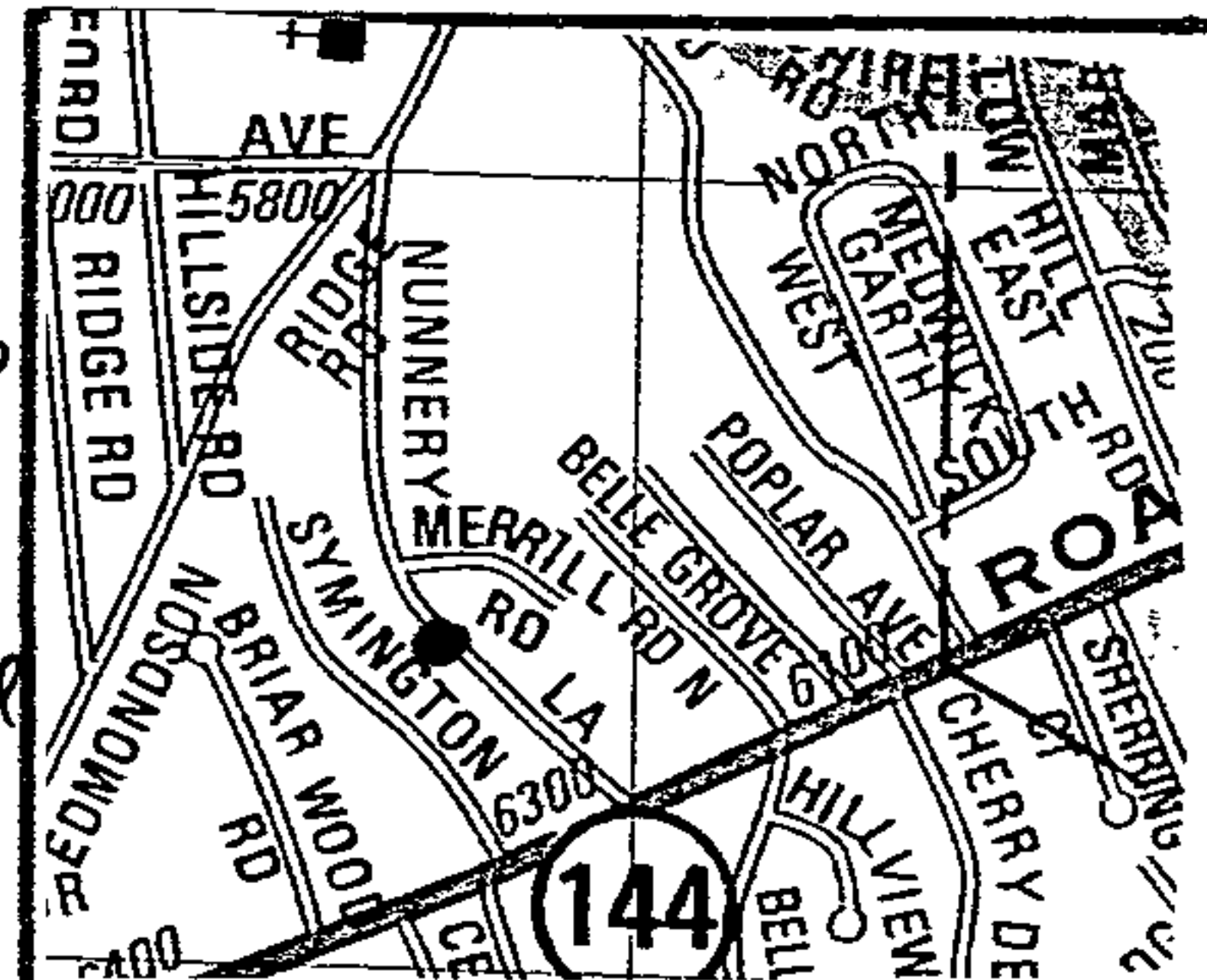
Deed Ref.

7194/237

Map 101 Grid 3 Parcel 1159

John F. Kasko Jr.

Bonney A. Bongiovanni
102 Nunnery Lane



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 01

COUNCILMANIC DISTRICT 1

1" = 200' SCALE MAP #

ZONING DR 10.5

LOT SIZE .13 ACREAGE 5,700 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

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

PRIOR ZONING HEARING None

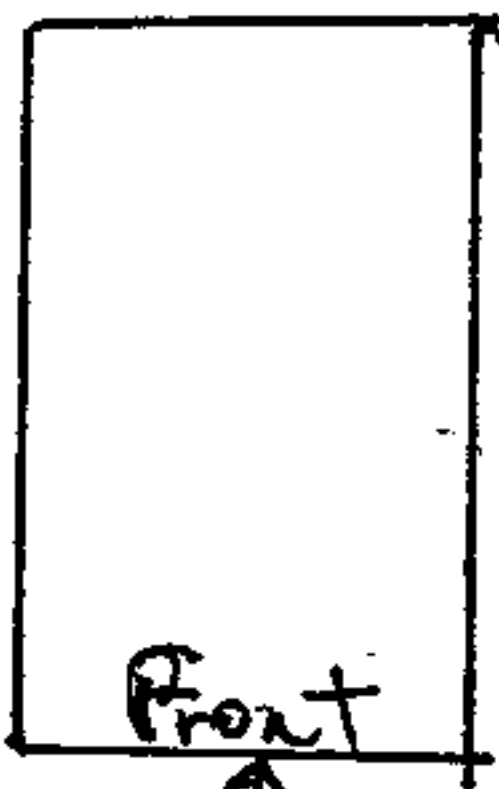
ZONING OFFICE USE ONLY

REVIEWED BY JAM ITEM # 194 CASE #

Deed Ref.
16855/86
Map 101 Grid 3 Parcel 1157
District of
Act. # 0113207070 Alley way

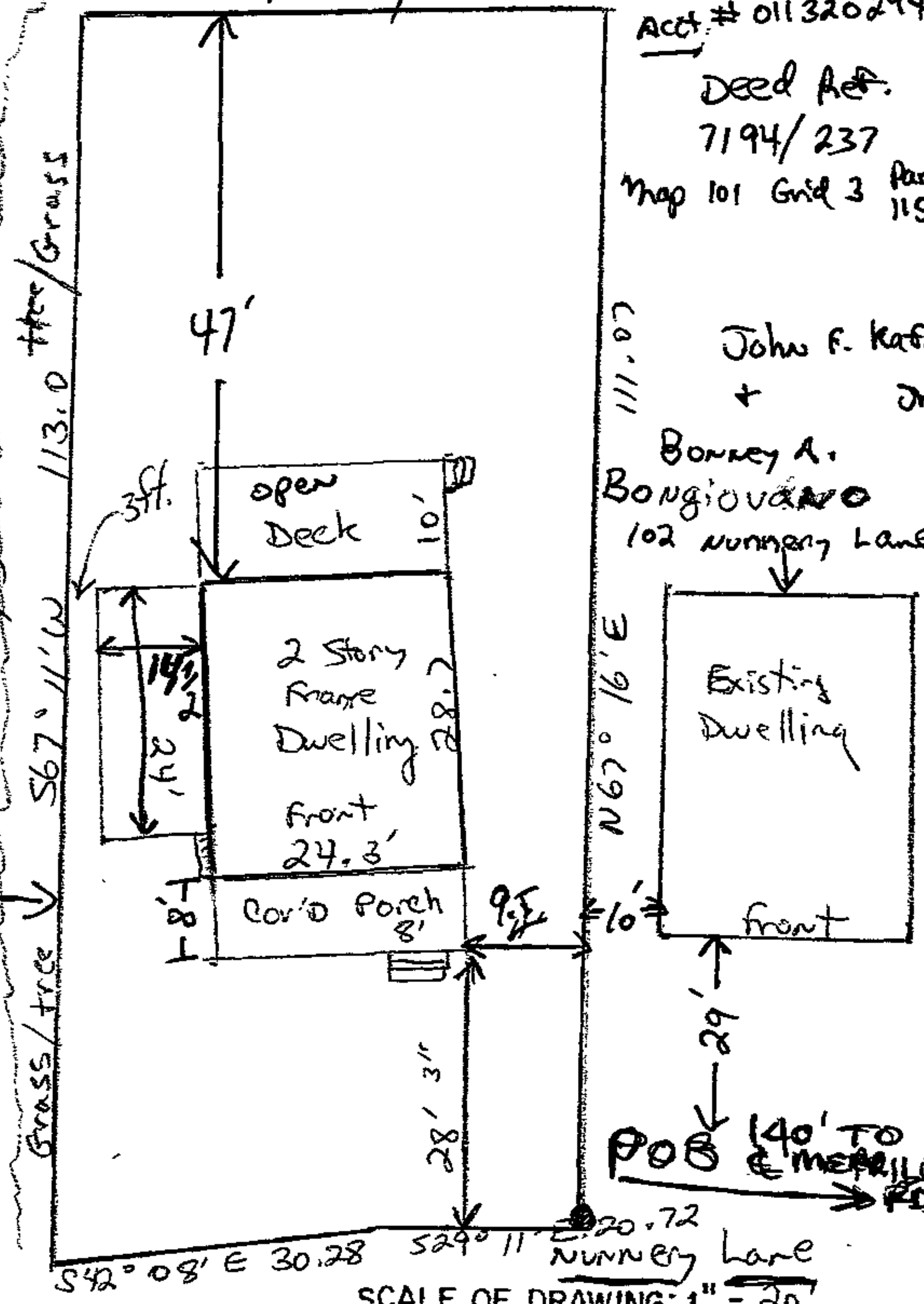
Glenn L. Singer
34 Nunnery Ln.

Row House



NORTH

PREPARED BY F. Grieco



SCALE OF DRAWING: 1" = 20'











