

IN RE: PETITION FOR ADMIN. VARIANCE
S/S of Bee Tree Road, 1,523 ft. NW
centerline of Kitzbuhel Road
7th Election District
3rd Councilmanic District
(105 Bee Tree Road)

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 04-348-A

Suzan P. & Richard G. Ballard, Jr.
Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Suzan P. and Richard G. Ballard, Jr. The variance request is for property located at 105 Bee Tree Road in the Parkton area of Baltimore County. The variance request is from 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R), to permit an accessory structure (garage) to be located in the front yard in lieu of the required rear yard. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the 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

ORDER RECEIVED FOR FILING

Date 3/5/04

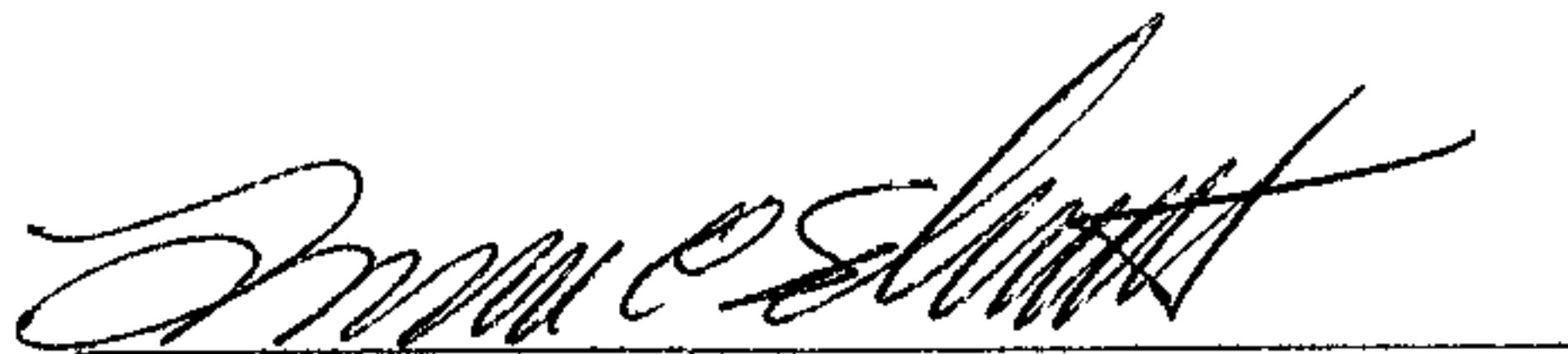
By R. G. Ballard, Jr.

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 5th day of March, 2004, that a variance from 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R), to permit an accessory structure (garage) to be located in the front yard in lieu of the required rear yard, 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

ORDER RECEIVED FOR FILING

Date

3/5/04

By



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

March 5, 2004

Mr. & Mrs. Richard G. Ballard, Jr
105 Bee Tree Road
Parkton, Maryland 21120

Re: Petition for Administrative Variance
Case No. 04-348-A
Property: 105 Bee Tree Road

Dear Mr. & Mrs. Ballard:

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

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 105 BEE TREE RD.
which is presently zoned R.L.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)

400.1 to permit an accessory structure (garage) be located in the front yard in lieu of the required rear yard.

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

A 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.

Legal Owner(s):

Richard G. BALLARD JR.
Name - Type or Print

Signature

* SUZAN P. BOLYARD
Name - Type or Print

Signature

105 BEE TREE RD. 410/357-8533
Address Telephone No.

PARKTON MD. 21120
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

Zoning Commissioner of Baltimore County

Reviewed By BH Date 2/2/04

Estimated Posting Date 2/15/04

ORDER RECEIVED FOR FILING

CASE NO. 04-348-A

DATE 3/5/04

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 105 BEE TREE RD.
City PARKTON State MD. Zip Code 21126

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. Hills (Land drops off Behind house)
2. MAKES MOST SENSE ON PROPERTY WITH DRIVEWAY LOCATION.
3. Puts Storage (Pole Barn) out of sight from neighbors on Lots # 54 & 55
4. will not conflict with our Septic Reservoir

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 [Signature]
Name - Type or Print Richard Ballard Jr.

Signature [Signature]
Name - Type or Print Suzan Ballard

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16th day of January, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public
My Commission Expires 12/24/2007

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.

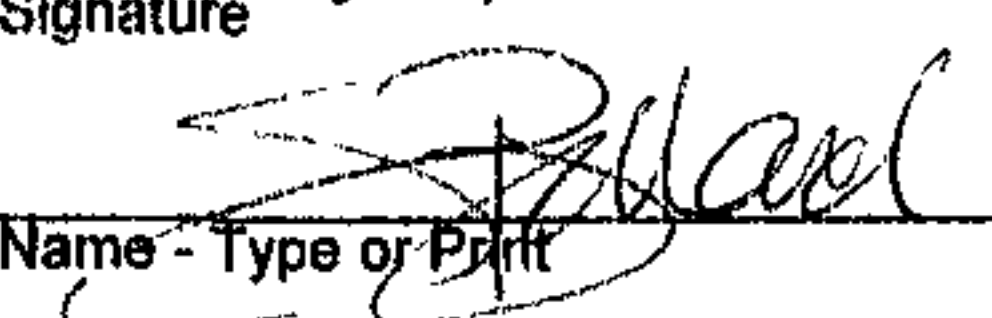
That the Affiant(s) does/do presently reside at 105 ~~BEET~~ BEE TREE RD.
Address
PARKTON MD. 21120
City State Zip Code

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. Hills (Land drops off behind house)
2. MAKES MOST SENSE ON PROPERTY WITH DRIVEWAY LOCATION.
3. Puts Storage (Pole Barn) out of sight from Neighbors, on Lots # 54 #55
4. ~~Garage~~ Will not conflict with our Septic Reservoir

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
Richard Ballard Jr.
Name - Type or Print


Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16th day of January, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal


Notary Public
My Commission Expires 12/24/2007



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 105 BEE TREE RD.
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) 400.1 to permit an accessory structure (shed) be located in the front yard in lieu of the required rear yard.

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):

Richard C. Ballard Jr.
Name - Type or Print _____
Richard C. Ballard Jr.
Signature _____
Suzanne Ballard
Name - Type or Print _____
Suzanne Ballard
Signature _____
105 BEE TREE RD. 410-357-8533
Address Telephone No _____
PARKTON MD. 21120
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. 04-348-A

Reviewed By BR Date 2/2/04

REV 10/25/01

Estimated Posting Date 2/15/04

Zoning Description
105 Bee Tree Road

Beginning at the point on the south side of Bee Tree Road which is 50 feet at the distance of 1523 feet northwest of the centerline of the nearest improved intersecting street Kitzbuhel Road which is 50 feet wide. Being Lot #52 section #3 in the subdivision Chalet De La Rance as recorded in Baltimore County Plat Book #38, Folio #127 containing 2,995 acres. Also known as 105 Bee Tree Road and located in the 7th Election District, 3rd Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 32618

DATE 2/2/04 ACCOUNT 6150

AMOUNT \$ 65.00

RECEIVED FROM Richard Bellard

FOR Administration - Van Ness

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

1130 11395

PAYD RECEIPT

BUSINESS DATE TIME DAY

2/02/04 2/02/04 10:30:31 5

REF 1635 WILLIAM LEO LEE

S. MILITARY 3015 2/02/04 BRUN

DEPT 5 528 JUDICIAL VERIFICATION

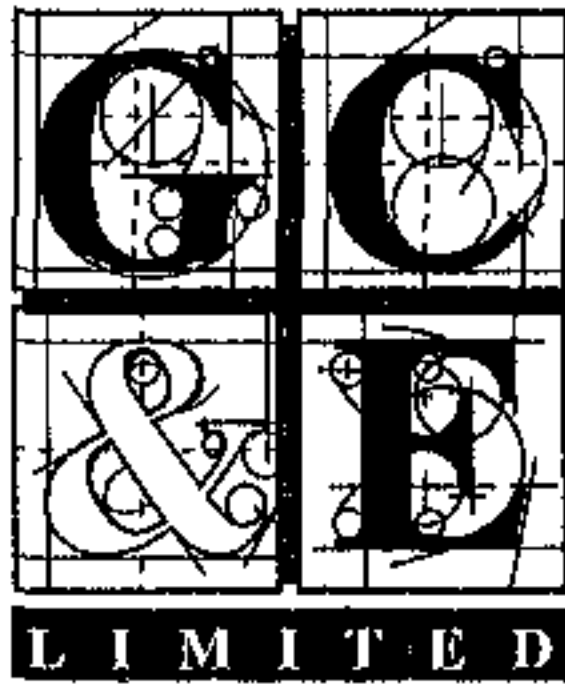
CP NO. 020418

Amount Tot. 65.00

65.00 IN 1.00 ES

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. 04-348-A
PETITIONER/DEVELOPER:
Richard & Suzie Ballard
CLOSING DATE: March 1, 2004

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

ATTENTION: KRISTEN MATTHEWS

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

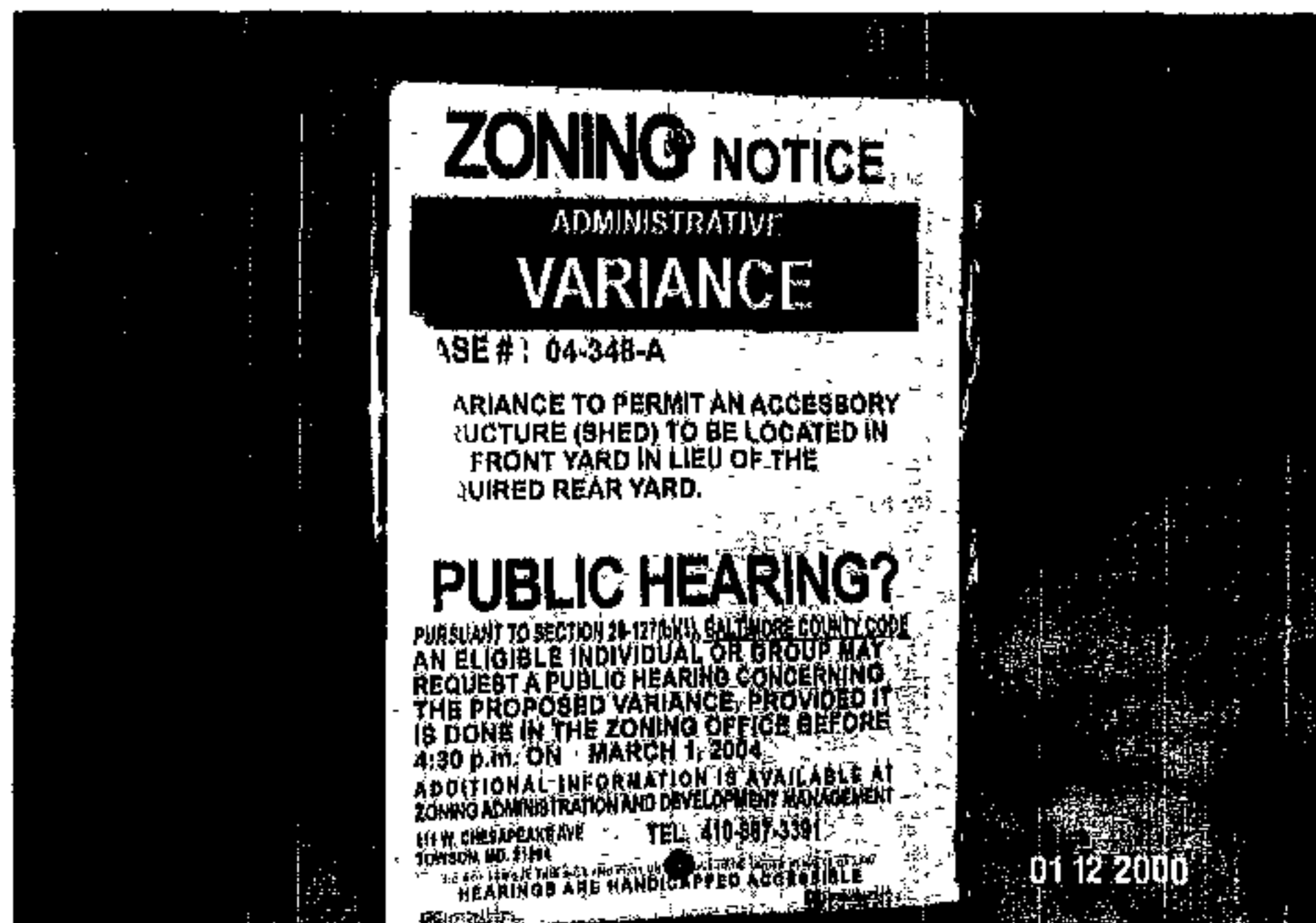
LOCATION:
105 Bee Tree Road

DATE:
February 16, 2004

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



POSTED ON: February 14, 2004

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- 348- A

Petitioner: Richard Ballou Jr.

Address or Location: 105 BEE TREE RD. PARKTOW MD. 21120

PLEASE FORWARD ADVERTISING BILL TO:

Name: Richard Ballou Jr.

Address: 105 BEE TREE RD. PARKTOW MD. 21120

Telephone Number: 410-357-8533

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 04- 348 -A Address 105 Bee Tree Rd.
Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 2/2/04 Posting Date: 2/15/04 Closing Date: 3/1/04

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 04- 348 -A Address 105 Bee Tree Rd.
Petitioner's Name Richard Ballard Telephone 410-357-8533
Posting Date: 2/15/04 Closing Date: 3/1/04
Reasoning for Sign: To Permit an accessory structure (shed) be located in the front yard in lieu of the required rear yard.

**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*

March 1, 2004

Richard G. Ballard
Suzan P. Ballard
105 Bee Tree Road
Parkton, Maryland 21120

Dear Mr. and Mrs. Ballard:

RE: Case Number:04-348-A, 105 Bee Tree Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 2, 2004.

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.", followed by a small circular mark.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:clb

Enclosures

c: People's Counsel

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: February 24, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For February 16, 2004
Item Nos. 342, 343, 344, 345, 346, 347,
348, 350, 352, and 353

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
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: R. Bruce Seeley *MB*

DATE: March 22, 2004

SUBJECT: Zoning Item # 04-348
Address 105 Bee Tree Road
Ballard Property

Zoning Advisory Committee Meeting of February 9, 2004

☐ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

☒ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

The proposed garage must be at least twenty feet (20') from the septic system and the septic reserve area.

Reviewer: Sue Farinetti

Date: February 9, 2004

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 19, 2004

RECEIVED

FEB 23 2004

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

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): **Case 4-345 and 40348**
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: Laura Leubner

AFK/LL



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 2.6.04

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

RE: Baltimore County
Item No. 348 BPR

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,

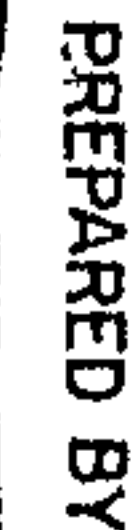
K Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

21120 SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

Chet De La Rance

FOLIO # _____ LOT # 52 SECTION # 3

Richard & Suzie Ballard



SCALE OF DRAWING: 1" =

100%



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 7th

COUNCILMANIC DISTRICT 3rd

1"=200' SCALE MAP # NW 36 & 37 B

ZONING RC-5

LOT SIZE 2.995

<u>ACREAGE</u>	<u>SQUARE FEET</u>
1.00	43,560
2.00	87,120
3.00	130,680
4.00	174,240
5.00	217,800
6.00	261,360
7.00	304,920
8.00	348,480
9.00	392,040
10.00	435,600
11.00	479,160
12.00	522,720
13.00	566,280
14.00	609,840
15.00	653,400
16.00	696,960
17.00	740,520
18.00	784,080
19.00	827,640
20.00	871,200
21.00	914,760
22.00	958,320
23.00	1,001,880
24.00	1,045,440
25.00	1,089,000
26.00	1,132,560
27.00	1,176,120
28.00	1,219,680
29.00	1,263,240
30.00	1,306,800
31.00	1,350,360
32.00	1,393,920
33.00	1,437,480
34.00	1,481,040
35.00	1,524,600
36.00	1,568,160
37.00	1,611,720
38.00	1,655,280
39.00	1,698,840
40.00	1,742,400
41.00	1,785,960
42.00	1,829,520
43.00	1,873,080
44.00	1,916,640
45.00	1,960,200
46.00	2,003,760
47.00	2,047,320
48.00	2,090,880
49.00	2,134,440
50.00	2,178,000
51.00	2,221,560
52.00	2,265,120
53.00	2,308,680
54.00	2,352,240
55.00	2,395,800
56.00	2,439,360
57.00	2,482,920
58.00	2,526,480
59.00	2,570,040
60.00	2,613,600
61.00	2,657,160
62.00	2,700,720
63.00	2,744,280
64.00	2,787,840
65.00	2,831,400
66.00	2,874,960
67.00	2,918,520
68.00	2,962,080
69.00	3,005,640
70.00	3,049,200
71.00	3,092,760
72.00	3,136,320
73.00	3,179,880
74.00	3,223,440
75.00	3,267,000
76.00	3,310,560
77.00	3,354,120
78.00	3,397,680
79.00	3,441,240
80.00	3,484,800
81.00	3,528,360
82.00	3,571,920
83.00	3,615,480
84.00	3,659,040
85.00	3,702,600
86.00	3,746,160
87.00	3,789,720
88.00	3,833,280
89.00	3,876,840
90.00	3,920,400
91.00	3,963,960
92.00	4,007,520
93.00	4,051,080
94.00	4,094,640
95.00	4,138,200
96.00	4,181,760
97.00	4,225,320
98.00	4,268,880
99.00	4,312,440
100.00	4,356,000

PUBLIC PRIVATE

SEWER

WATER

CHESAPEAKE BAY

CRITICAL AREA

100 YEAR FLOOD PLAIN

HISTORIC PROPERTY/ BUILDING

PRIOR ZONING HEARING

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

ITEM 5

CASE #

34

348

04-348-A

-15-

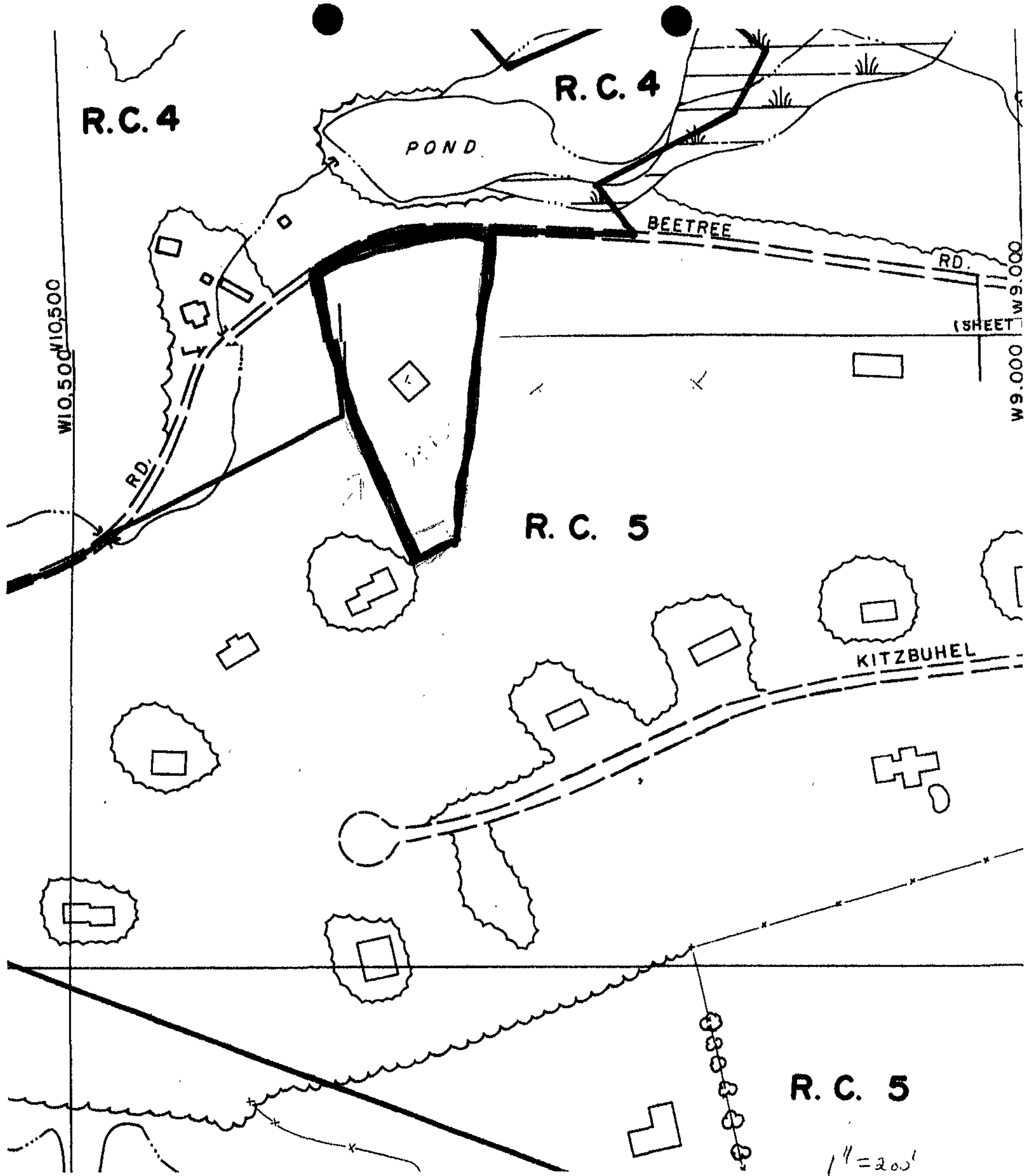
Adjoining Properties

Lot 53 John Noakes, 20 Kitzbuhel Rd, Parkton, MD 21120

Lot 50 Wayne Goad, 26 Kitzbuhel Rd, Parkton, MD 21120

Lot 51 Charles Greason, 22 Kitzbuhel Rd, Parkton, MD 21120

Lot 54 Thomas Robinson, 101 Bee Tree Rd, Parkton, MD 21120

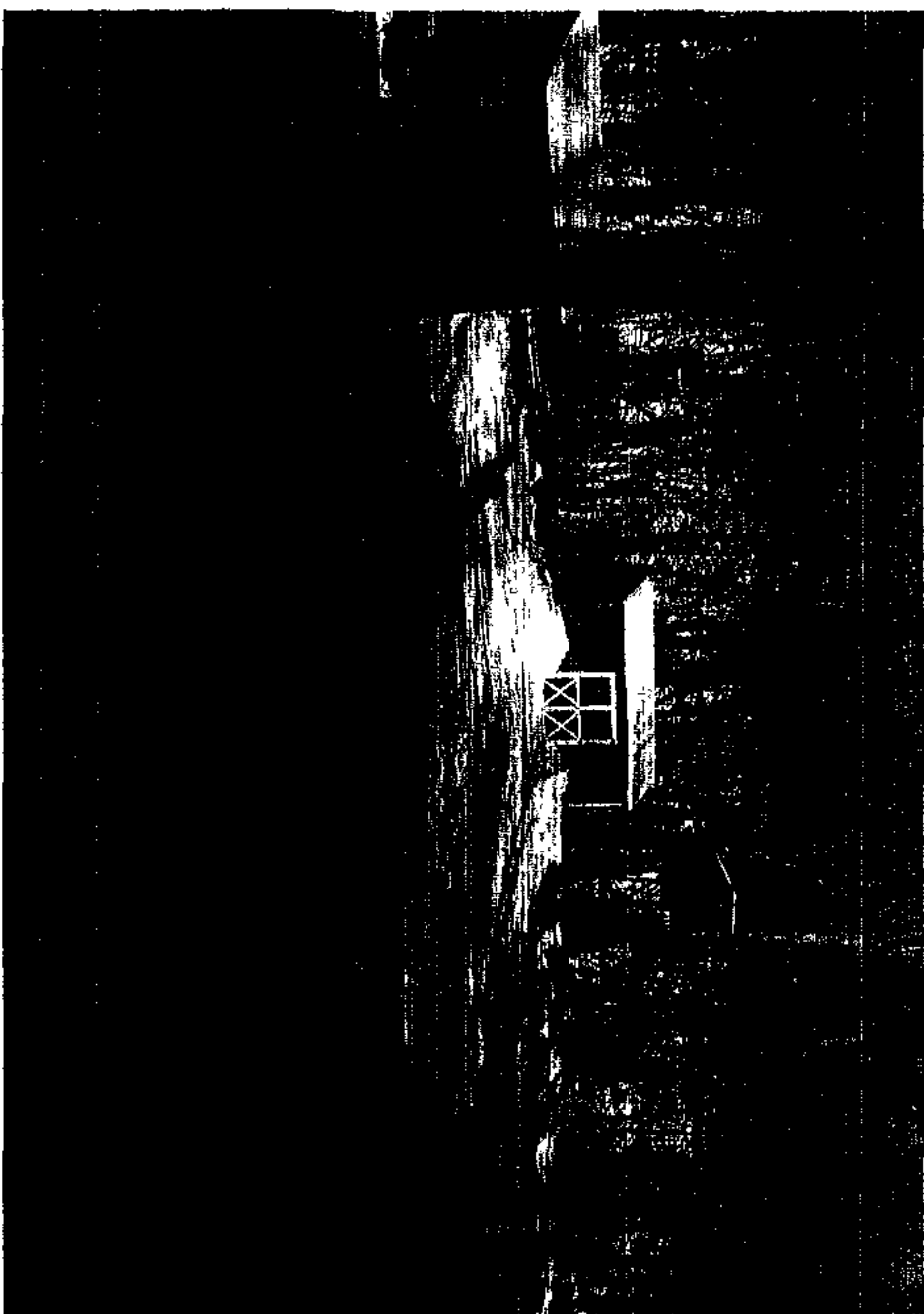
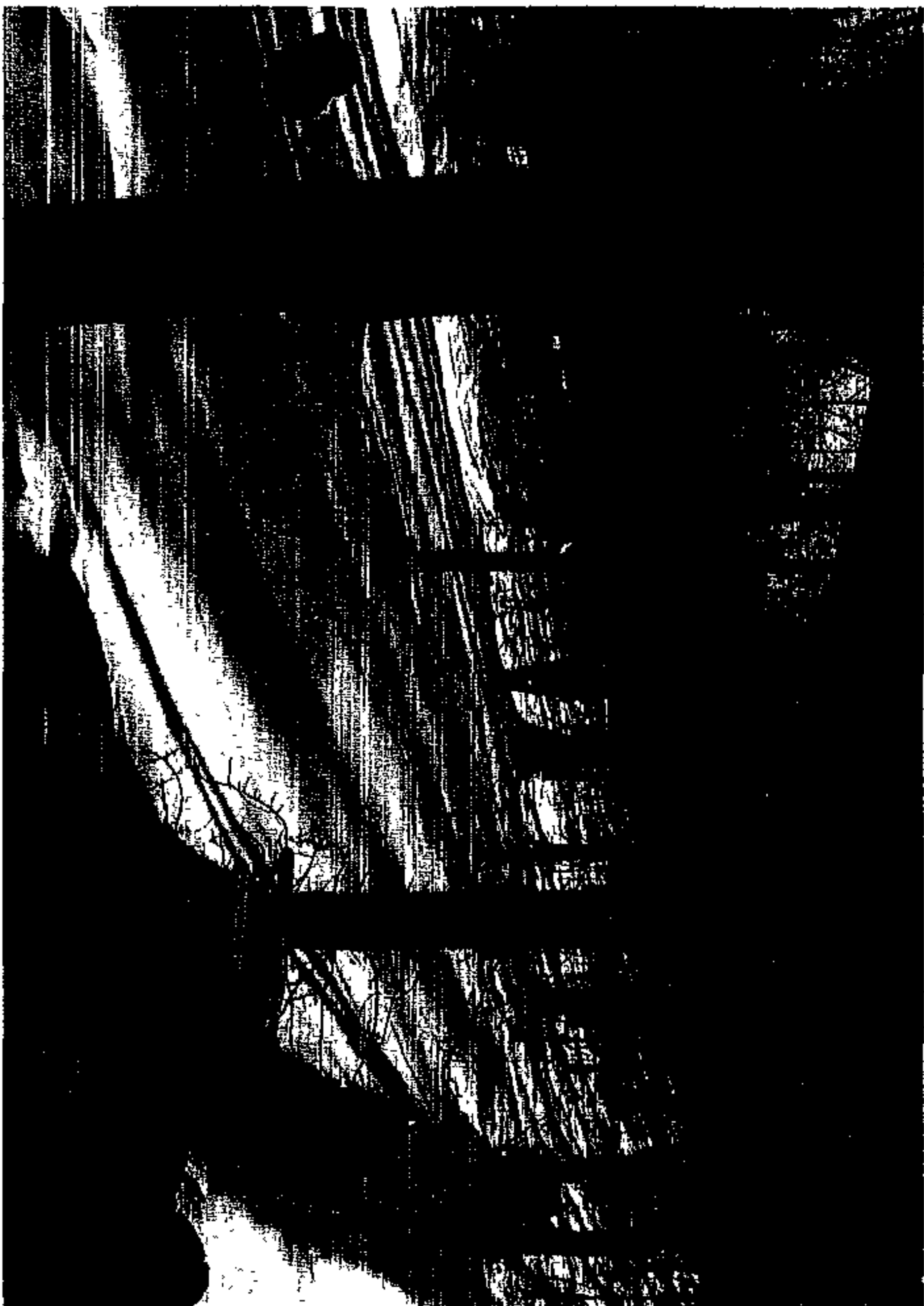


zoning map

#348

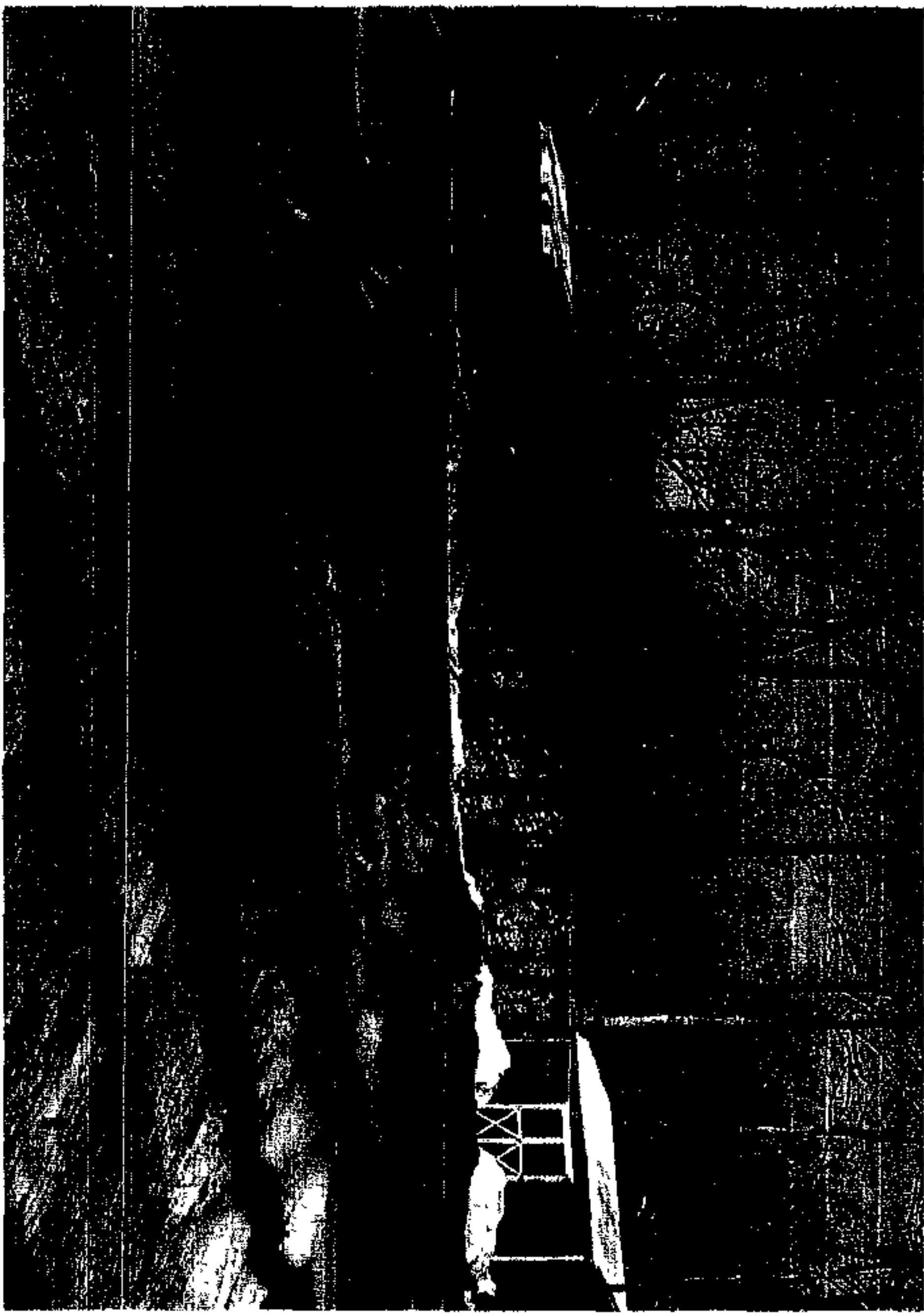
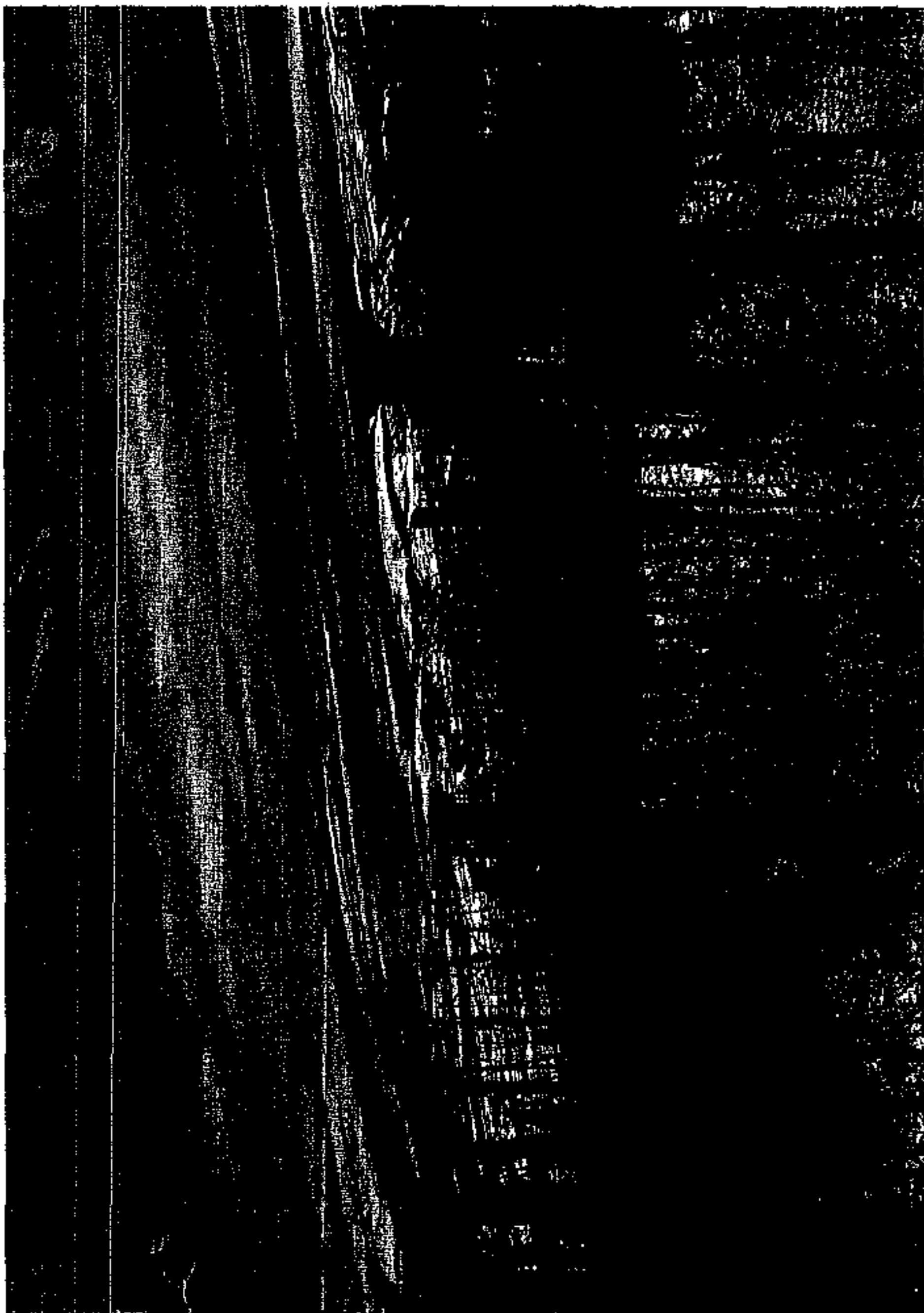


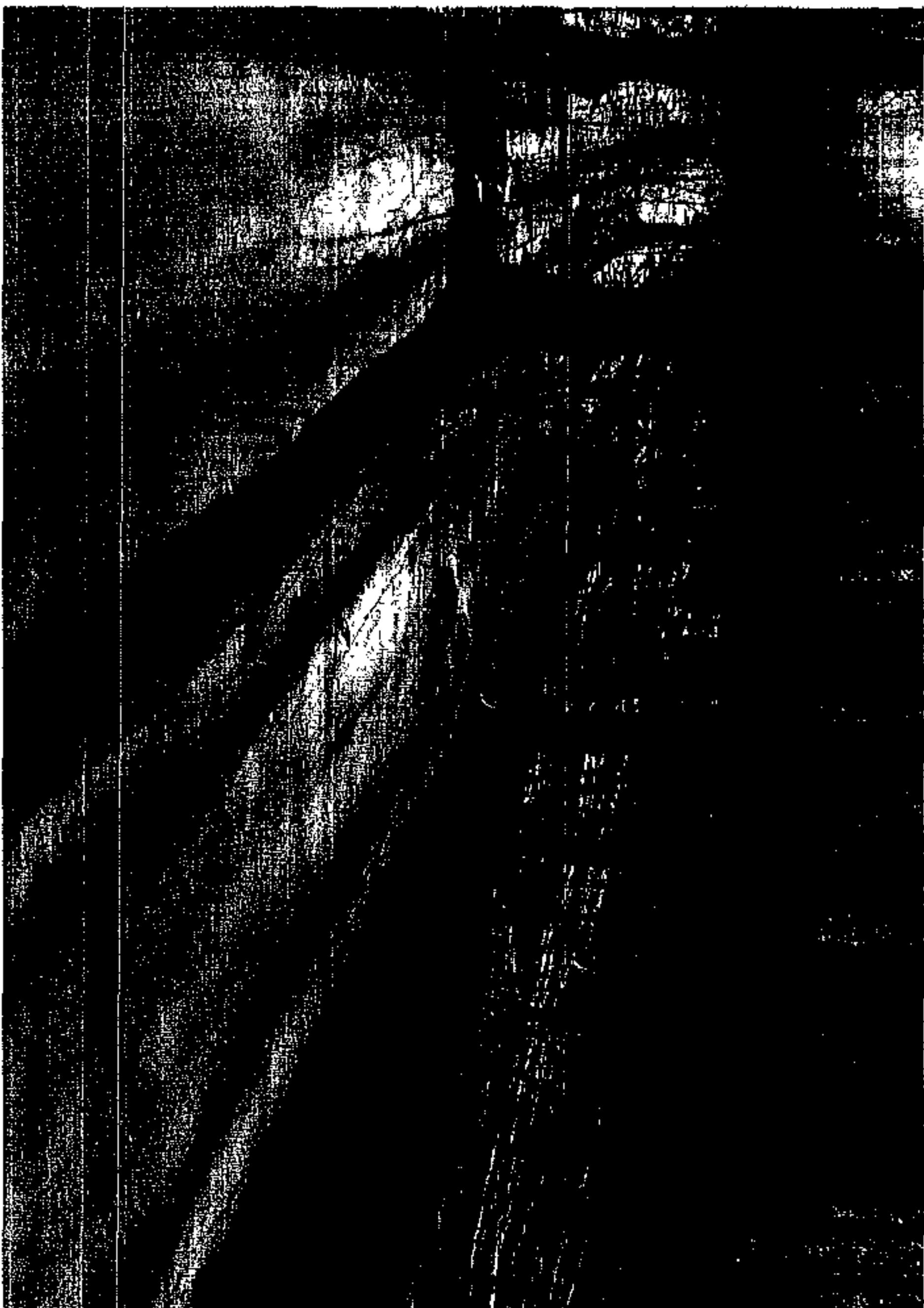
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