

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
E/S of Winterode Way, 412 ft. E		
centerline of Krisswood Court	*	DEPUTY ZONING COMMISSIONER
11th Election District		
6th Councilmanic District	*	OF BALTIMORE COUNTY
(4333 Winterode Way)		
	*	CASE NO. 04-371-A
Karen M. & Ray L. Harris, III		
<i>Petitioners</i>	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Karen M. and Ray L. Harris, III. The variance request is for property located at 4333 Winterode Way in the "Silver Gate South Addition" subdivision of Baltimore County. The variance request is from Sections 1B01.2.C.2.a and 504 (Bill No. 100, 1970) of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section V.B.5.b (1970 Comprehensive Manual of Development Policies), to permit a proposed addition with a window to tract boundary setback of 22 ft. in lieu of the minimum required 35 ft., and a building to tract boundary setback of 22 ft. in lieu of the minimum required 30 ft., and to amend the Final Development Plan for Silvergate South, Lot 29 only. 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

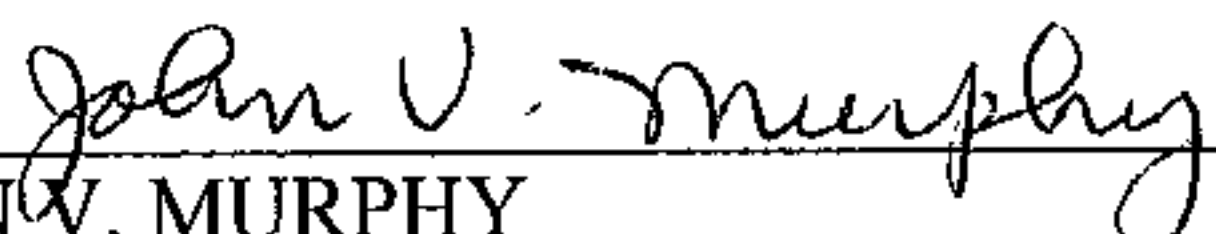
ORDER RECEIVED FOR FILING
 Date 3/12/04
 J. P. Garrison

of the public and should therefore be granted. In the opinion of the Deputy 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 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 Deputy Zoning Commissioner for Baltimore County, this 12 day of March, 2004, that a variance from Sections 1B01.2.C.2.a and 504 (Bill No. 100, 1970) of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section V.B.5.b (1970 Comprehensive Manual of Development Policies), to permit a proposed addition with a window to tract boundary setback of 22 ft. in lieu of the minimum required 35 ft., and a building to tract boundary setback of 22 ft. in lieu of the minimum required 30 ft., and to amend the Final Development Plan for Silvergate South, Lot 29 only, 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;


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR FILING

Date

3/12/04

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 12, 2004

Mr. & Mrs. Ray L. Harris, III
4333 Winterode Way
Baltimore, Maryland 21236

Re: Petition for Administrative Variance
Case No. 04-371-A
Property: 4333 Winterode Way

Dear Mr. & Mrs. Harris:

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, reading "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM: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 4333 WINTERODE WAY BALTO. MD. 21236
which is presently zoned D.R. 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)

1 B.O. 2.C.2.a, 504 (Bill 100, 1970) and
Section V.B.5.a, V.B.5.b (1970 C.M.D.P.) to permit a proposed addition with a window to tract boundary setback of 22 feet in lieu of the minimum required 35 feet, and a building to tract boundary setback of 22 feet in lieu of the minimum required 30 feet, and to amend the Final Development Plan for Silvergate South, Lot 29 only.

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

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

Reviewed By JNP

Date 2/10/04

Estimated Posting Date 2/22/04

ORDER FOR FILING

CASE NO. 04-371-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 4333 WINTERBROOK Way
City Baltimore State Maryland Zip Code 21236

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):

A.

1. (i) Existing conditions make it impossible to extend living area into rear yard. *without a variance*
(ii) Many other properties in zoning district have additional living space in rear yard.
Variances for other projects have been granted in the past.
(iii) Hardship was not the result of applicants own actions.

B.

2. (i) Construction cost would increase by having to build on unique angles.
Would not create needed square footage in a functional manor.
Kitchen would have to be completely remodeled.
(ii) Many homes in the zoning district have additional living space in same location.
(iii) Yes, relief has been granted in zoning district before.

C.) Family size has increased causing existing living space to become inadequate. NEED additional sit down space for kitchen.

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 Roy L. Harris III

Name - Type or Print Roy L. Harris III

Signature Karen M. Harris

Name - Type or Print Karen M. Harris

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit

I HEREBY CERTIFY, this 4th day of February, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Roy L. Harris III & Karen M. Harris
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Margaret A. Gresham
Notary Public

My Commission Expires 3/1/2004

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

4333 WINTERODE WAY
Address
BALTIMORE MARYLAND 21236
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):

A.

1. (i) Existing conditions make it impossible to extend living area into rear yard without a variance
- (ii) Many other properties in zoning district have additional living space in rear yard.
Variances for other projects have been granted in the past.
- (iii) Hardship was not the result of applicants own actions.

B.

2. (i) Construction cost would increase by having to build on unique angles.
Would not create needed square footage in a functional manor.
Kitchen would have to be completely remodeled.
- (ii) Many homes in the zoning district have additional living space in same location.
- (iii) Yes, relief has been granted in zoning district before.

C. Family size has increased causing existing space to become inadequate. NEED Additional sit down space for kitchen.

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.

Roy L. Harris III
Signature

Roy L. Harris III
Name - Type or Print

Karen M. Harris
Signature

Karen M. Harris
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4th day of February 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Roy L. Harris III & Karen M. Harris
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Maureen A. Gothe
Notary Public

My Commission Expires 3/1/2004



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 4333 Winterode Way, Balto. MD, 21236
which is presently zoned DR 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.2.a, 504 (Bill 100, 1970) and

Section V.B.S.a, V.B.S.b (1970 C.M.D.P.) to permit a proposed addition with a window to tract boundary setback of 22 feet in lieu of the minimum required 35 feet, and a building to tract boundary setback of 22 feet in lieu of the minimum required 30 feet, and to amend the Final Development Plan for Silvergate Luth, Lot 29 only.

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):

• Kay L. HARRIS III
Name - Type or Print

• Kay L. Harris
Signature

Karen M. Harris
Name - Type or Print

• Karen M. Harris
Signature

• 4333 Winterode Way 410-529-2429
Address Telephone No

Ba 1to. MD 21236
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. 04-371-A

Reviewed By JNP Date 2/10/04

Estimated Posting Date 2/23/04

ZONING DESCRIPTION FOR 4333 WINTERODE WAY
(address)

Beginning at a point on the EAST side of
(north, south, east or west)

WINTERODE WAY which is 50 FEET
(name of street on which property fronts) (number of feet of right-of-way width)

wide at the distance of 412 FEET EAST of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street KRISSWOOD COURT
(name of street)

which is 50 FEET wide. *Being Lot # 29,
(number of feet of right-of-way width)

Block _____, Section # _____ in the subdivision of SILVER GATE SOUTH ADDITION
(name of subdivision)

as recorded in Baltimore County Plat Book # 52, Folio # 126,

containing 8'668 SQ FT. Also known as 4333 WINTERODE WAY
(square feet or acres) (property address)

and located in the 11th Election District, 6th Councilmanic District.

04-371-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 19072

DATE

2/10/04

ACCOUNT

K-001-006-6150

AMOUNT

\$ 130.00

RECEIVED FROM:

John (oulevard) Enterprises

FOR:

Administrative Variance - 4338 Unintended by

(Harris) 04-371-A

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

RECEIVED

TIME

10

2/10/2004 2/10/2004 11:48:11

2

RECEIVED BY: [Signature]

DATE: 2/10/2004

CPK

DEPT: 5 FCG ZONING DEPARTMENT

CR NO: 019072

300.00

370.00

130.00

04

Baltimore County, Maryland

CASHER'S VALIDATION

CERTIFICATE OF POSTING

Date: 2/23/04

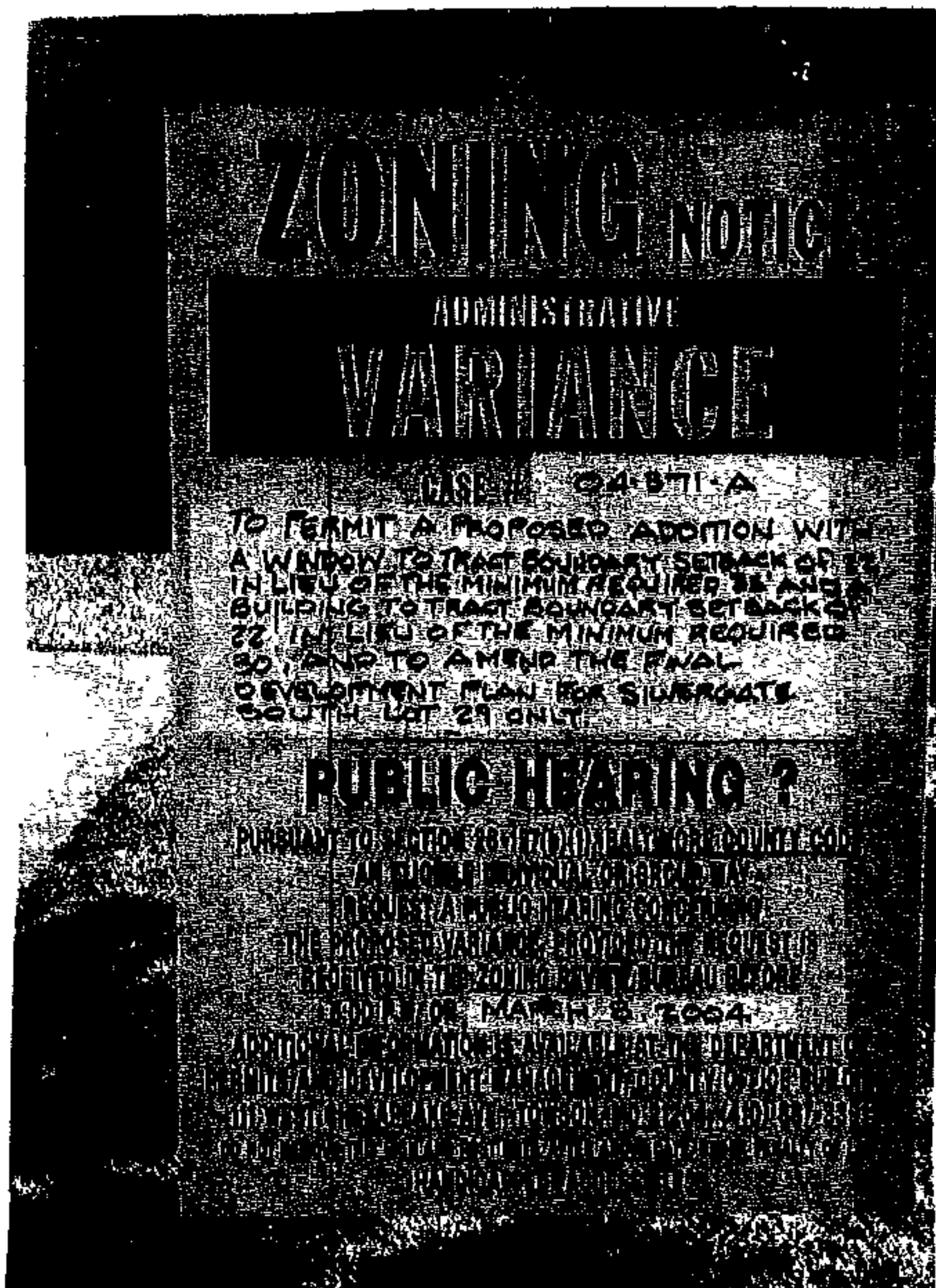
RE: Case Number: 04-371-A

Petitioner / Developer: HARRIS

Date of Hearing/ Closing: MAR. 8 2004

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 4333 WINTERODE WAY

The sign(s) were posted on 2/21/04
(Month, Day, Year)



Charles E. Merritt
(Signature of Sign Poster)

Charles E. Merritt
9831 Magledt Road
Baltimore, MD 21234
410-665-5562

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number **04** 371 -A Address 4333 WINTERODE WAY

Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 2/10/04 Posting Date: 2/22/04 Closing Date: 3/8/04

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** 371 -A Address 4333 Winterode Way, Baltimore, MD 21236

Petitioner's Name HARRIS Telephone 410-529-2429

Posting Date: 2/22/04 Closing Date: 3/8/04

Wording for Sign: To Permit a proposed addition with a window to tract boundary setback of 22 feet in lieu of the minimum required 35 feet, and a building to tract boundary setback of 22 feet in lieu of the minimum required 30 feet, and to amend the Final Development Plan for Silvergate South, Lot 29 only.

WCR - Revised 6/28/00

**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 8, 2004

Roy L. Harris
Karen M. Harris
4333 Winterode Way
Baltimore, MD 21286

36

Dear Mr. and Mrs. Harris:

RE: Case Number: 04-371-A, 4333 Winterode Way

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 10, 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

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

Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
Tel: 410-887-4500



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

February 24, 2004

ATTENTION: Rebecca Hart

Distribution Meeting of: February 23, 2004

Item No.: 367-375

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.

6. 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

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





State Highway
Administration

Driven to Excel

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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 2.24.04

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

RE: Baltimore County
Item No. 371 JNP

Dear Ms. Matthews:

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

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street Baltimore, Maryland 21202 Phone: 410.545.0800 www.marylandroads.com

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotreco

FROM: R. Bruce Seeley *rms*

DATE: March 22, 2004

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of February 23, 2004

X The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

04-365

04-367

04-368

04-370

04-371

04-372

05-375

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 9, 2004
RECEIVED

MAR 11 2004

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

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): **Case 4-371 and 4-387 – 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:

Lynn L. Lumbard

AFK/LL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: March 15, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For March 1, 2004
Item Nos. 365, 367, 368, 370, (371),
372, 373, and 375

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

RWB:CEN:jrb

cc: File

SCALE

1" = 200'

4333 WINTERODE WAY
PERRY HALL, MD 21236
SHEET NE 9-6

AREA

UNDER

CONSTRUCTION

KRISSWOOD CT.

29

WAY

SILVER

WINTERODE

WHITE MEADOW

N 33,000

SLATER

KNIVES

HALLFIELD RD.

HALLFIELD CT.

AMBOLIN CT.

HALLFIELD

LINEAGE CT.

MANOR

MANORFIELD

HEATHROW

GARLAND AVE.

D.R. 5.5

E 945,000

E 36,000

N 32,000

N 566,000

04-371-A

E 37,500

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

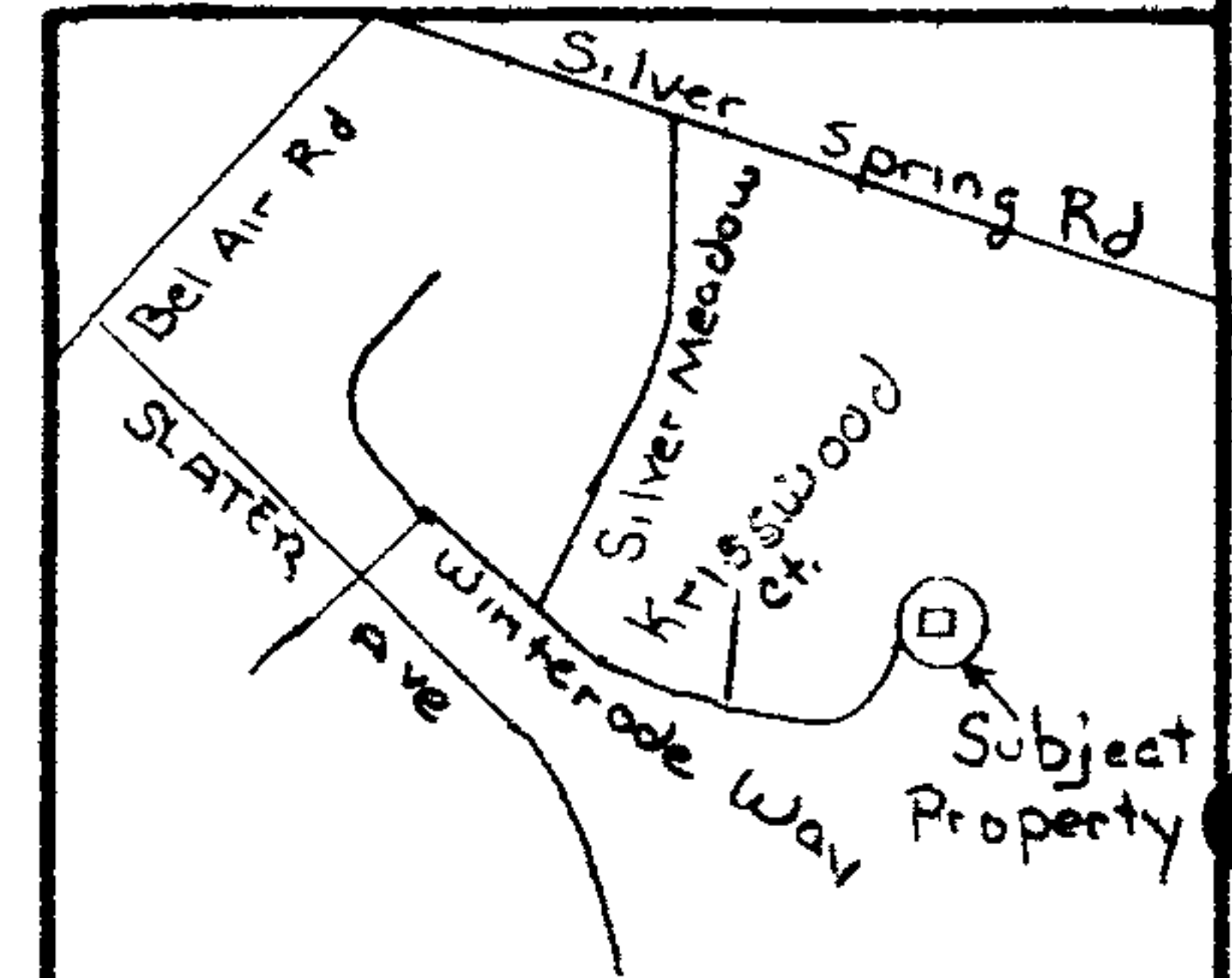
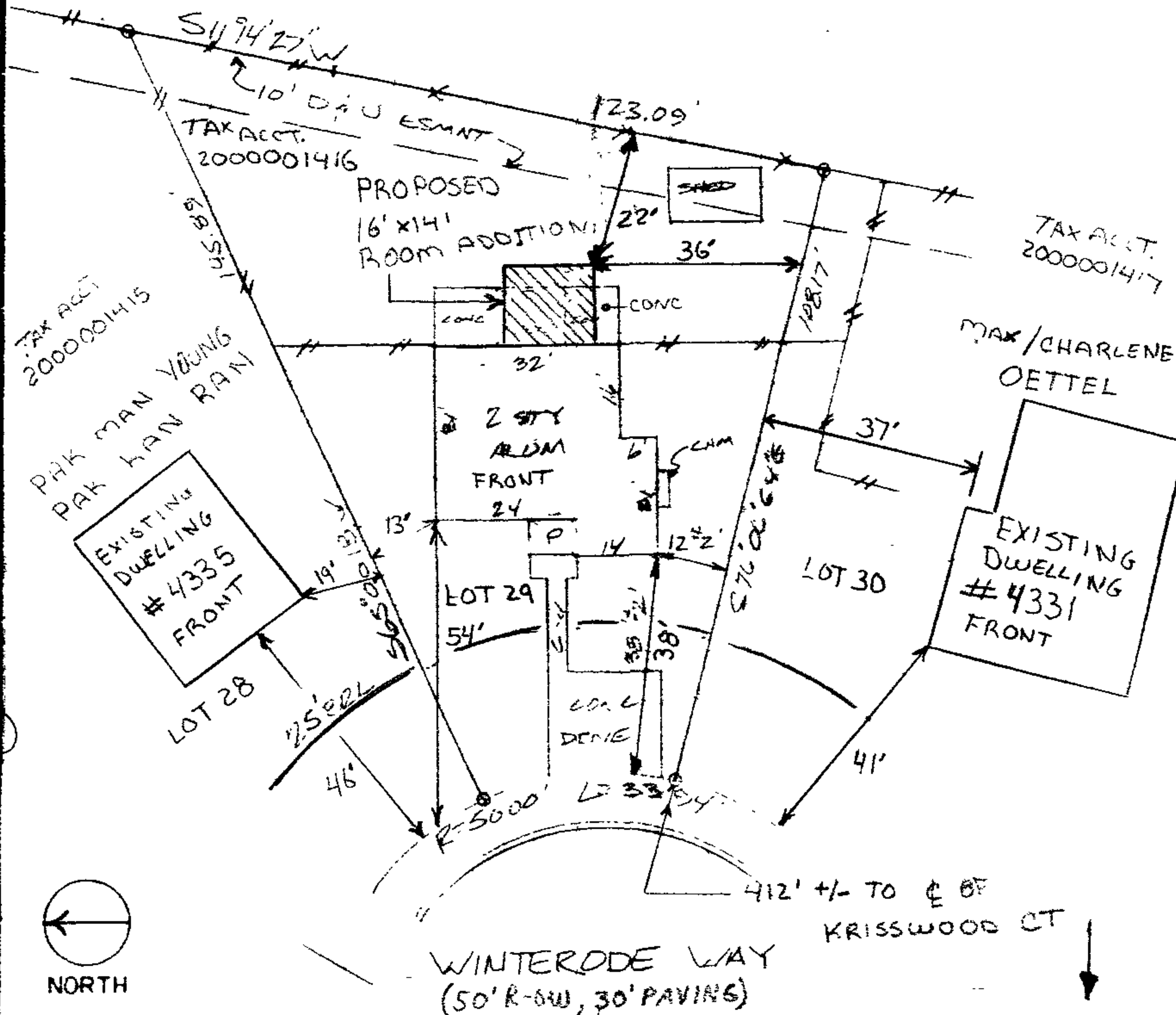
PROPERTY ADDRESS 4333 WINTERODE WAY

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

SUBDIVISION NAME SILVERGATE SOUTH ADDITION

PLAT BOOK # 52 FOLIO # 126 LOT # 29 SECTION # N/A

OWNER ROY L. HARRIS / KAREN M. HARRIS



VICINITY MAP
SCALE 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 11

COUNCILMANIC DISTRICT 6TH

1" = 200' SCALE MAP # NE 9-6

ZONING D.R. 5.5

LOT SIZE .199 8,668.00
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

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

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

JNP 371 04-371-A

PREPARED BY S.L.D.

SCALE OF DRAWING: 1" = 30'

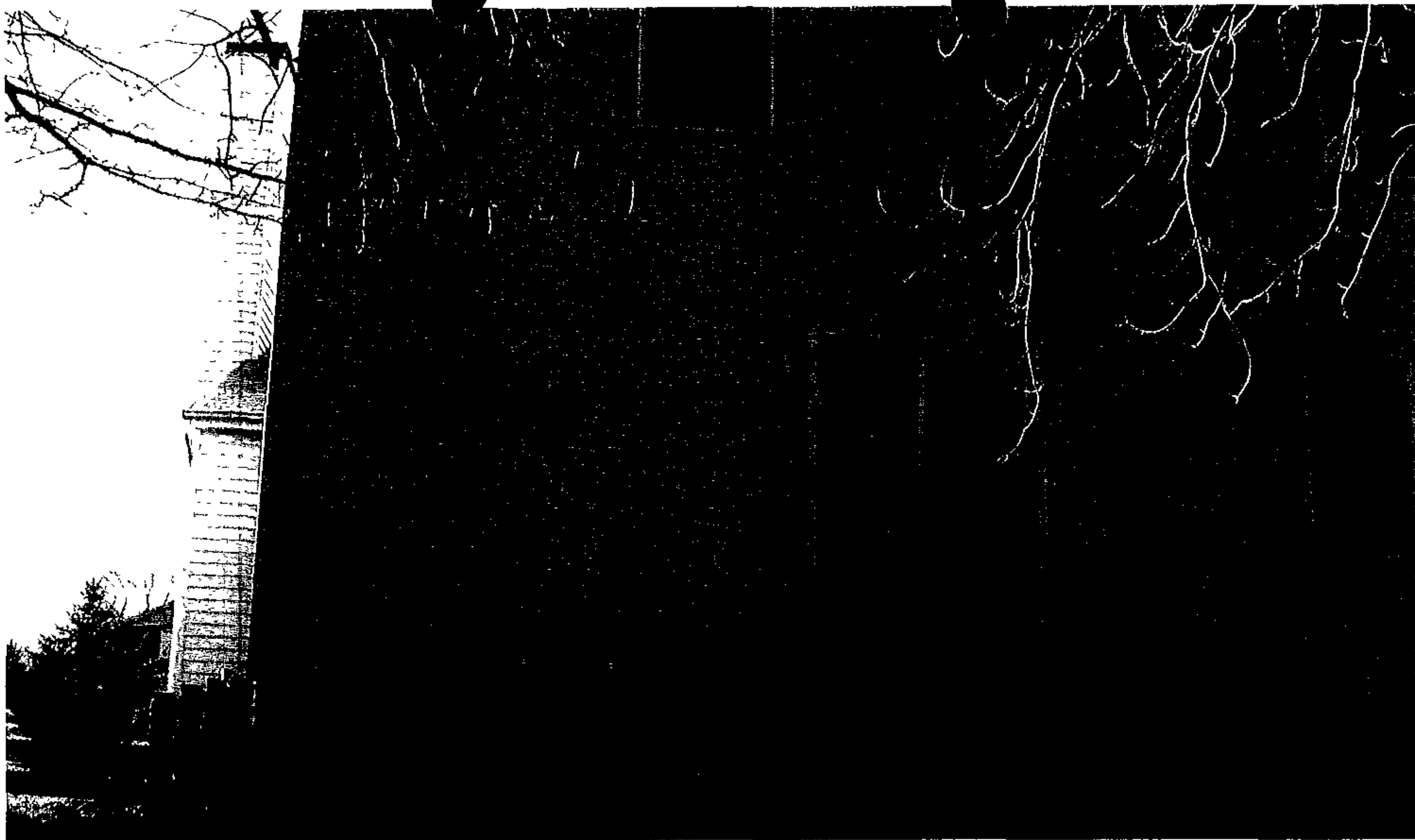


SOUTHEAST - BACKYARD (FROM BACK OF HOUSE; RIGHT SIDE VIEW)



SOUTHEAST BACKYARD (FROM BACK OF HOUSE; RIGHT SIDE VIEW)

04-391-A



SOUTH - BACK OF HOUSE WITH DECK REMOVED



SOUTH WEST - FROM BACK OF HOUSE (LEFT SIDE VIEW)

04-371-A