

IN RE: PETITION FOR ADMIN. VARIANCE
E/S of Sandhill Road, 30 ft. S
centerline of Fuselage Avenue
15th Election District
7th Councilmanic District
(249 Sandhill Road)

Shawana M. & Richard S. Woods
Petitioners

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 04-401-A

* * * * *

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, Shawana M. and Richard S. Woods. The variance request is for property located at 249 Sandhill Road in the Essex area of Baltimore County. The variance request is from Section 1B01.1.2.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) (Bill No. 100-1970), V.B.3 (1970 CMDP) and Section 1B01.2.C.6 of the Baltimore County Zoning Regulations (Bill No. 100-1970), V.B.6.a (1970 CMDP), to permit a proposed addition (with garage and a 2nd floor bay window) with a building to building separation of 16 ft. in lieu of the minimum required 25 ft., and to permit a window to street right-of-way setback of 23 ft. in lieu of the minimum required 25 ft., and to amend Lot #371 of the Final Development Plan for "Goldentree", Plat 2 to permit construction outside of the designated building envelope. 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 on March 14, 2004, 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 Deputy Zoning Commissioner, the

ORDER RECEIVED FOR FILING

Date

By

4/1/04

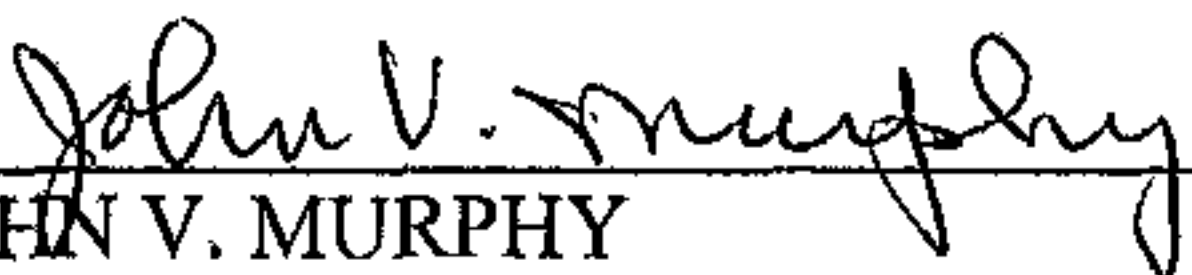
R. Jamison

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 1st day of April, 2004, that a variance from Section 1B01.1.2.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) (Bill No. 100-1970), V.B.3 (1970 CMDP) and Section 1B01.2.C.6 of the Baltimore County Zoning Regulations (Bill No. 100-1970), V.B.6.a (1970 CMDP), to permit a proposed addition (with garage and a 2nd floor bay window) with a building to building separation of 16 ft. in lieu of the minimum required 25 ft., and to permit a window to street right-of-way setback of 23 ft. in lieu of the minimum required 25 ft., and to amend Lot #371 of the Final Development Plan for "Goldentree", Plat 2 to permit construction outside of the designated building envelope, 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

ORDER RECEIVED FOR FILING

Date 4/1/04
By R. C. Johnson

VM:raj

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

April 1, 2004

Mr. & Mrs. Richard S. Woods
249 Sandhill Road
Baltimore, Maryland 21221

Re: Petition for Administrative Variance
Case No. 04-401-A
Property: 249 Sandhill Road

Dear Mr. & Mrs. Woods:

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 cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 249 SANDHILL RD ESSEX MD 21221
which is presently zoned PR 5.5 & DR 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)

1B01.2.C.6 (Bill 100-1970), V.B. 6.a (1970 CMDP) to permit a proposed addition (with garage and 2nd floor bay window) with a building to building separation of 16 feet in lieu of the minimum required 25 feet, and to permit a window to street right-of-way setback of 23 feet in lieu of the minimum required 25 feet, and to amend Lot #371 of the Final Development Plan for Goldentree, Plat 2 to permit construction outside the designated building envelope.
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, 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.

Legal Owner(s):

RICHARD SHERWOOD WOODS
Name - Type or Print

Richard Sherwood Woods
Signature

Shawana Mae Woods
Name - Type or Print

Shawana Mae Woods
Signature

249 Sandhill Rd 410-574-4153
Address Telephone No.

Baltimore MD 21221
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

Zoning Commissioner of Baltimore County

Reviewed By JNP Date 3/3/04

Estimated Posting Date 3/14/04

CASE NO. 04-401-A

Date 4/10/04
EV 10/25/01

ORDER RECEIVED FOR FILING
Date 4/10/04

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

249 SANDHILL RD
Address
ESSEX MD 21221
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):

The zoning regulations cannot be met at the property of:

249 Sandhill Rd
Baltimore, MD. 21221

For the following reasons: 1) Due to the dimensions of the "addition" to be built at this location, the distance from the adjacent property line (247 Sandhill Rd), will exceed the allowed limit. 2) After completed construction, the "addition" from the adjacent property line will be 8 feet ~~feet~~. 3) Further request a variance allowance for the required 25 feet road set back. The "addition" will be set back from road, 24 feet 6 inches.

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.

Richard S Woods
Signature

RICHARD S. WOODS
Name - Type or Print

Shawana M. Woods
Signature

Shawana M. Woods
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25th day of February, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Richard S Woods Shawana M Woods
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Kimberly A Corhe
Notary Public
My Commission Expires 4-1-04

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 249 SANDHILL RD ~~249 SANDHILL RD~~
City ESSEX State MD Zip Code 21221

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):

The zoning regulations cannot be met at the property of:
249 Sandhill Rd
Baltimore, MD. 21221
For the following reasons: 1.) Due to the dimensions of the "addition" To be built at this location, the distance from the adjacent property line (247 Sandhill Rd), will exceed the allowed limit. 2.) After completed construction, the "addition" from the adjacent property line will be 8 feet ~~feet~~. 3.) Further request a variance allowance for the required 25 feet road set back. The "addition" will be set back from road, 24 feet 6 inches.

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.

Richard S. Woods
Signature
RICHARD S. WOODS
Name - Type or Print

Shawana M. Woods
Signature
Shawana M. Woods
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25 day of February, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Richard S. Woods Shawana M. Woods
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Kimberley A. Corbe
Notary Public
My Commission Expires 4-1-09



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 249 SANDHILL RD ESSEX MD 21221
which is presently zoned DR S.5 & DR 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 B01.2.C.1 (Bill 100-1970), V.B.3 (1970 CNDP), 1 B01.2.C.6 (Bill 100-1970), V.B.6.a (1970 CNDP) to permit a proposed addition (with garage and 2nd floor bay window) with a building to building separation of 16 feet in lieu of the minimum required 25 feet, and to permit a window to street right-of-way setback of 23 feet in lieu of the minimum required 25 feet, and to amend Lot #371 of the Final Development Plan for Goldentree, Plat 2 to permit construction outside the designated building envelope 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 SHERWOOD WOODS
Name - Type or Print _____
Signature Richard Sherwood Woods _____
Name - Type or Print Shawana Mae Woods _____
Signature Shawana Mae Woods _____
249 Sandhill Rd 410-574-4153
Address _____ Telephone No. _____
Baltimore MD 21221
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. 04-401-A

REV 10/25/01

Reviewed By JNP Date 3/3/04

Estimated Posting Date 3/14/04

ZONING DESCRIPTION FOR **249 Sandhill Road, Baltimore, Maryland 21221**

Beginning at a point on the EAST side of

Sandhill Road which is 60
(name of street on which property fronts) (number of feet of right-of-way width)

wide at the distance of 30 SOUTH of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street Fuselage avenue
(name of street)

which is 60 wide. *Being Lot # 371
(number of feet of right-of-way width)

~~Block 5~~, Section #, 4 in the subdivision of Golden Tree, Plat 2
(name of subdivision),

as recorded in Baltimore County Plat Book #, E.H.K.⁵¹ Folio # 86,
containing 12,876 39 FT. Also known as 249 Sandhill Road, Baltimore County,
(square feet or acres) (property address)
and located in the 15TH Election District, 7TH Councilmanic District.

The property lies in Zone C, FEMA Map # 240010 0430 B March 2, 1981

04-401-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 32138

DATE

3/3/04

ACCOUNT

R-001-006-6150

AMOUNT \$

130.00

RECEIVED FROM:

Richard & Shana Woods

FOR:

Administrative Variance (04-401-A)

249 Sandhill Rd. (Woods)

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS

3/04/2004

AMOUNT

3/03/2004 10:07:10

TIME

PM

RECEIPT # 156437

3/03/2004

AMOUNT

5.00 TRUNK REGISTRATION

CR NO. 052128

Receipt for

\$4.00 TX

\$130.00

\$200.00 CB

\$70.00-ES

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 04-401-A

Petitioner/Developer: RICHARD

WOODS

Date of Hearing/Closing: 3/29/04

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

ATTN: Kristen Matthews {(410) 887-3394}

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: _____

249 SANDHILL RD

The sign(s) were posted on _____

3/14/04
(Month, Day, Year)

Sincerely,

Robert Black 3/14/04
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

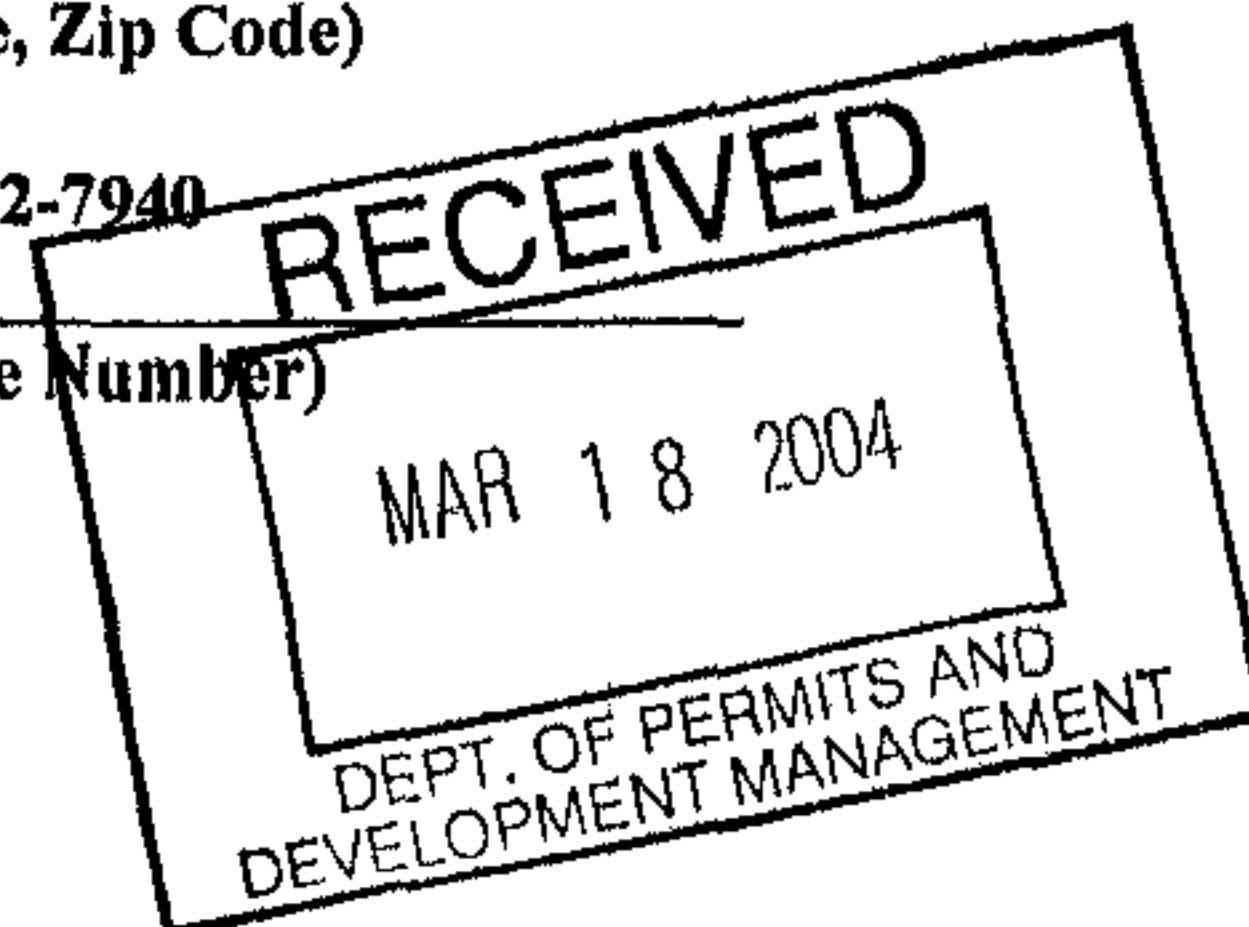
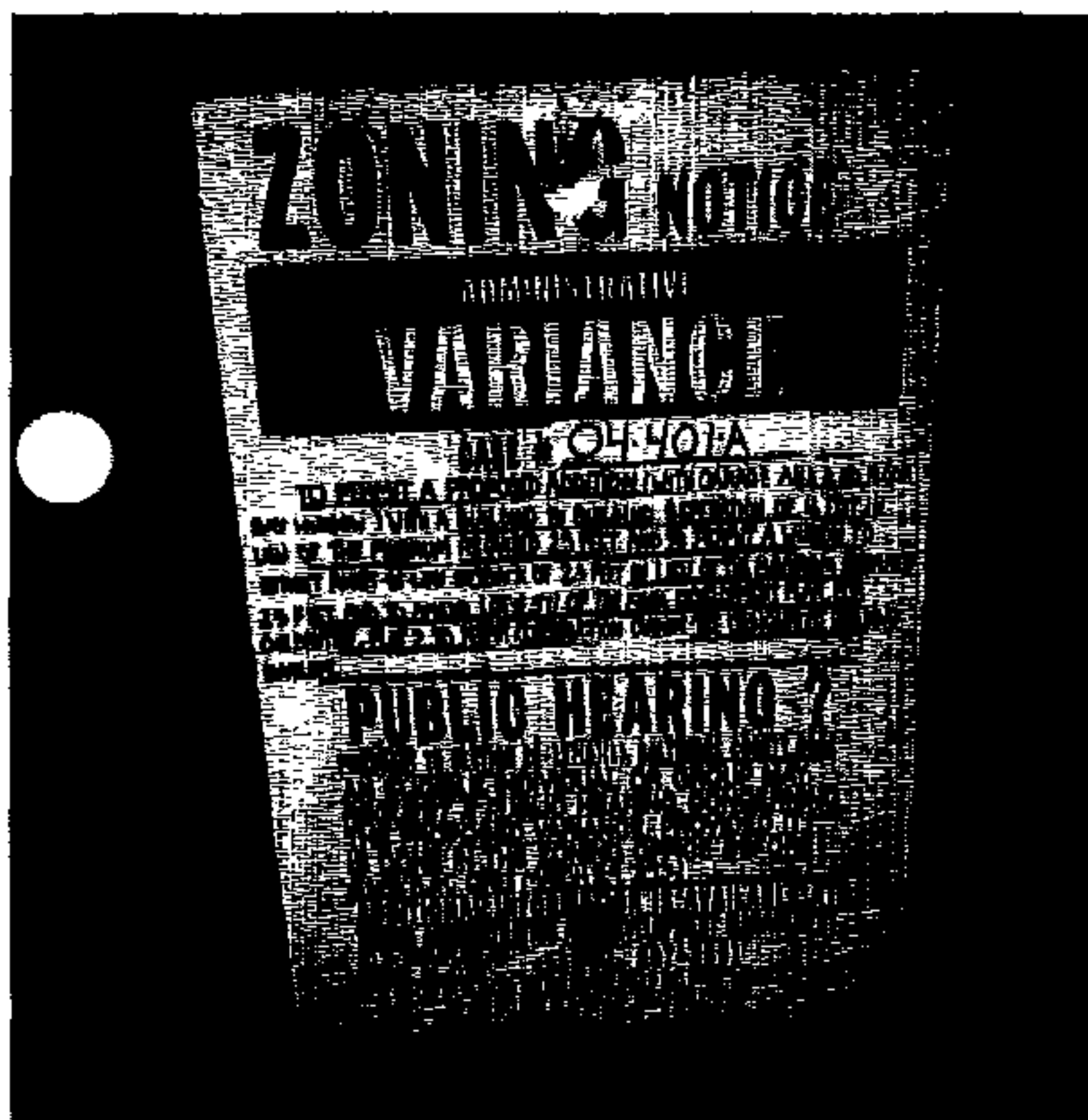
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 04 401 -A Address 249 Sandhill Road

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

Filing Date: 3/3/04 Posting Date: 3/14/04 Closing Date: 3/29/04

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 04 401 -A Address 249 Sandhill Road

Petitioner's Name Woods Telephone 410-574-4153

Posting Date: 3/14/04 Closing Date: 3/29/04

Wording for Sign: To Permit a proposed addition (with garage and 2nd floor bay window) with a building to building separation of 16 feet in lieu of the minimum required 25 feet, and to permit a window to street right-of way setback of 23 feet in lieu of the minimum required 25 feet, and to amend Lot # 371 of the Final Development Plan for Goldentree, Plat 2 to permit construction outside the designated building envelope.

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 29, 2004

Richard Woods
Shawana Mae Woods
249 Sandhill Road
Baltimore, Maryland 21221

Dear Mr. and Mrs. Woods:

RE: Case Number:04-401-A, 249 Sandhill Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 3, 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, appearing to read "W. Carl Richards, Jr.", is written over a faint, larger version of the same signature.

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

March 15, 2004

ATTENTION: Rebecca Hart

Distribution Meeting of: March 15, 2004

Item No.: 341, 399-412

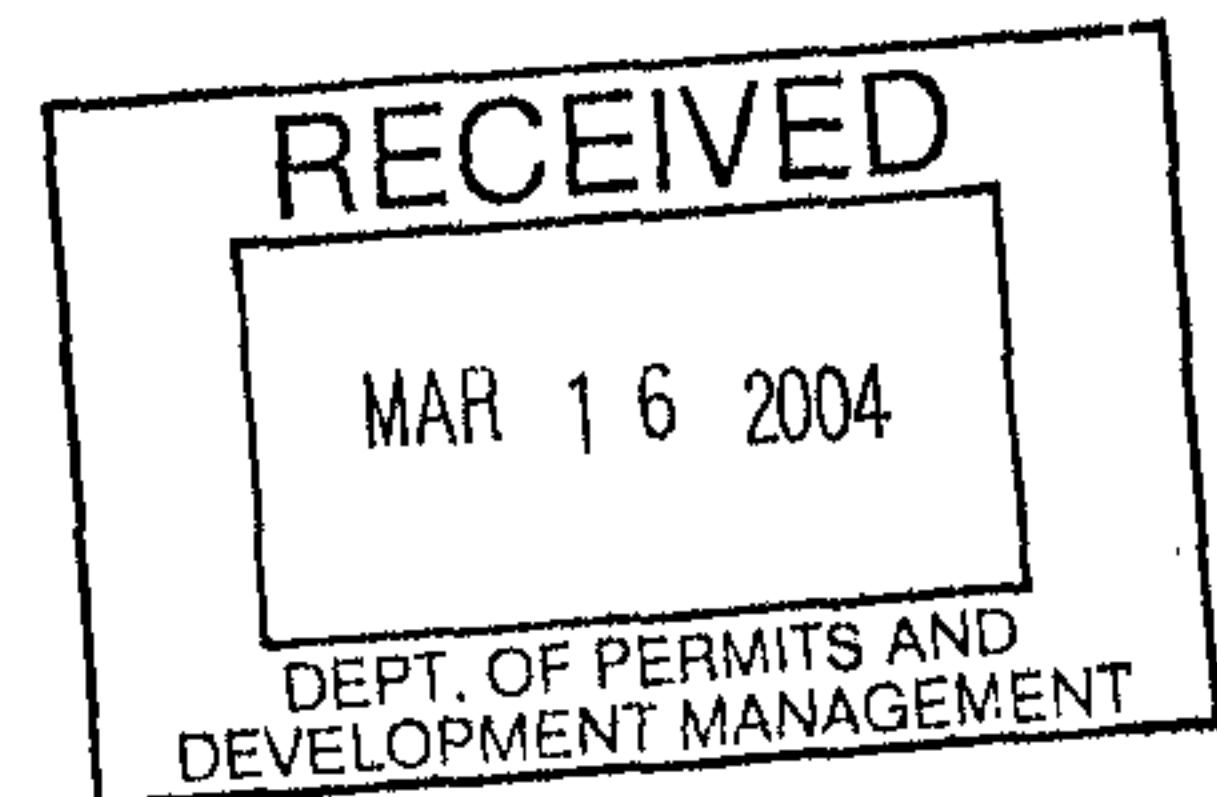
Dear Ms. Hart:

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



Printed on Recycled Paper

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 3-16-04

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

RE: Baltimore County
Item No. 401

JHP

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,

 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: 410.545.0300 www.marylandroads.com

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: R. Bruce Seeley RBS/jdu

DATE: April 5, 2004

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of March 8, 2004

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

04-341

04-399

04-400

04-401

04-402

04-405

04-407

04-412

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 16, 2004

RECEIVED

MAR 19 2004

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

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): **Case 4-401 – 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:

Spencer Luban

AFK/LL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 5, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For March 22, 2004
Item Nos. 341, 400, (401), 402, 403,
405, 406, 407, 408, 410, 411, and 412

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

RWB:CEN:jrb

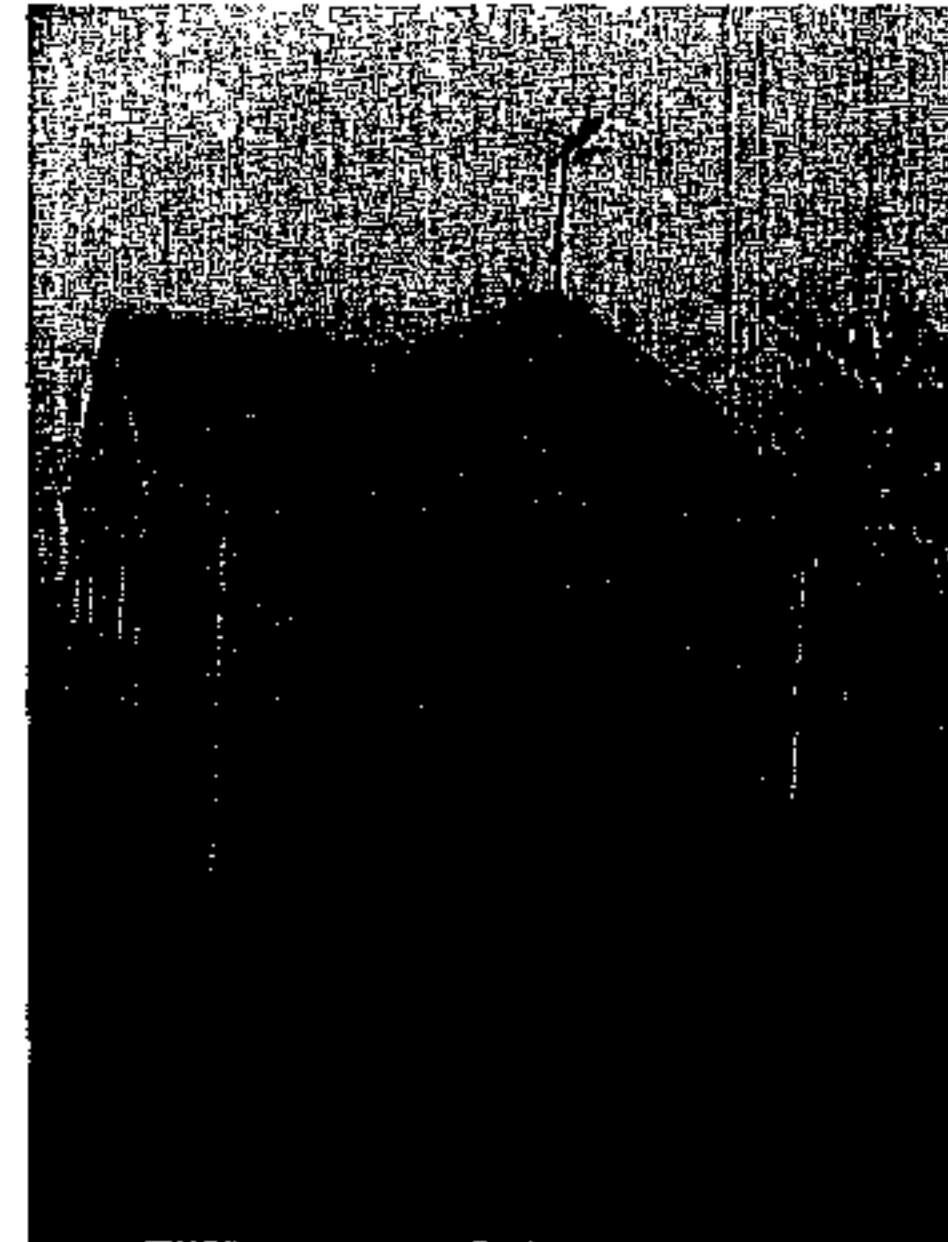
cc: File



Photo Attachments



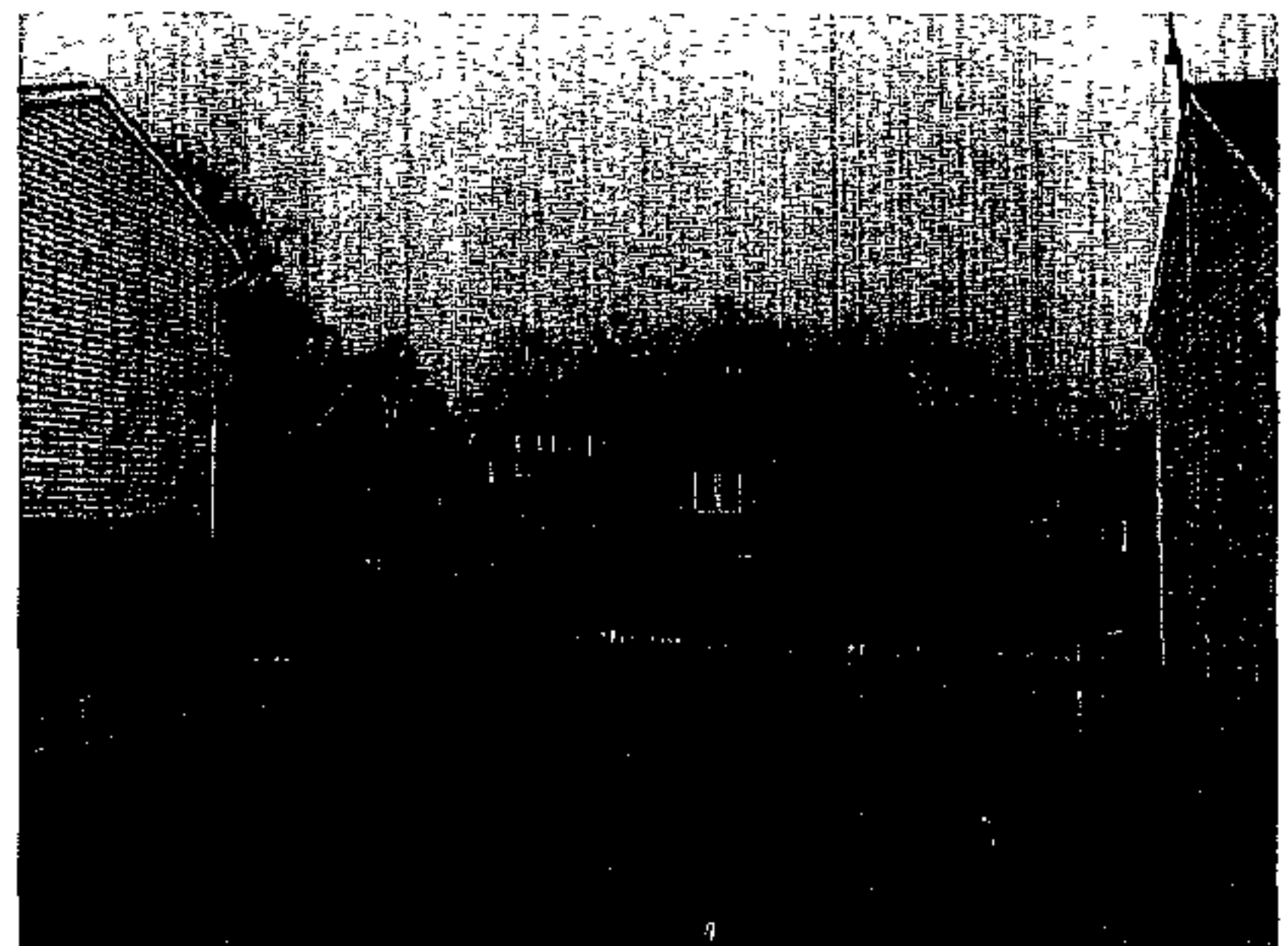
Front view - 249 Sandhill Road.



Side of 249 Sandhill Road, Addition is to be built here.



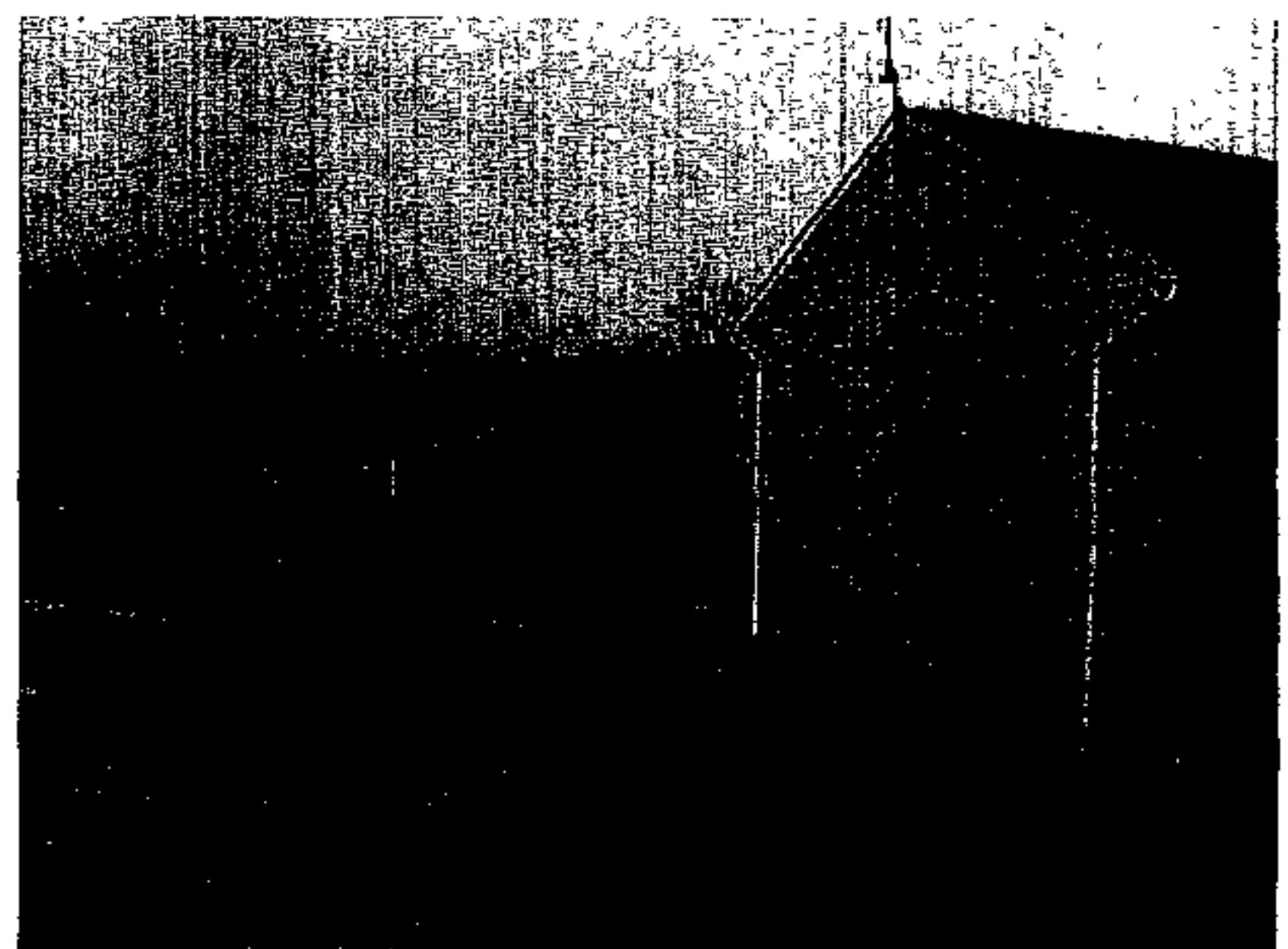
Adjacent property - 247 Sandhill Road.



Area of building site. 249 Sandhill - is to the right.

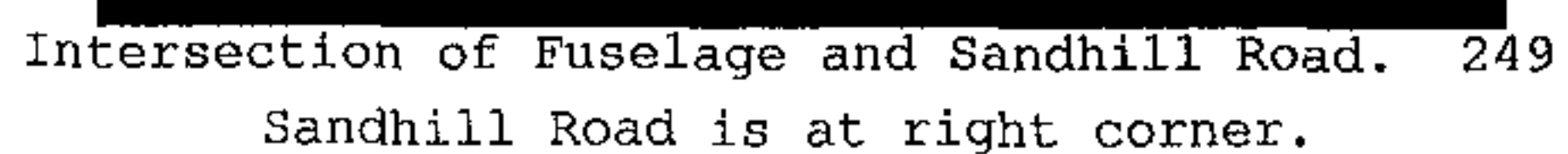
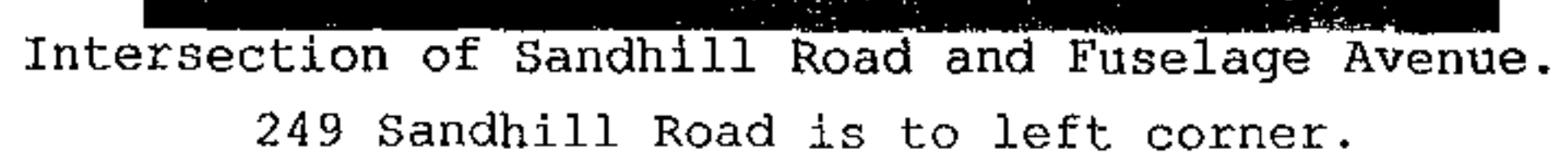
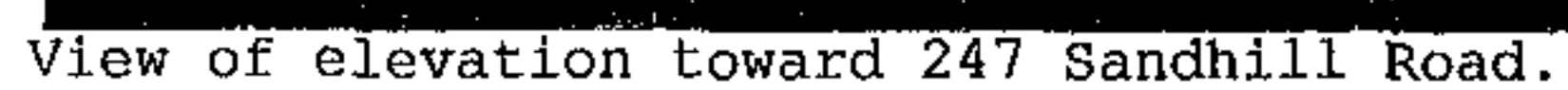
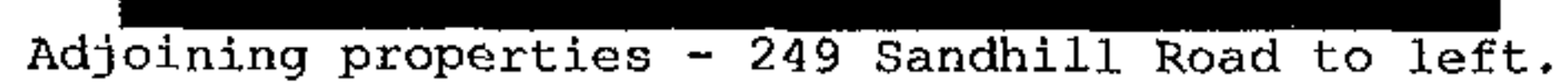
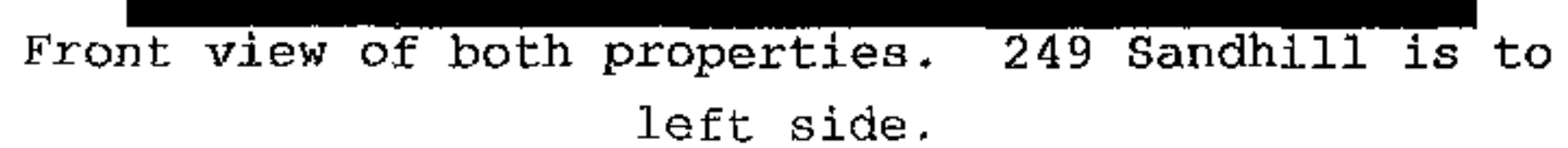


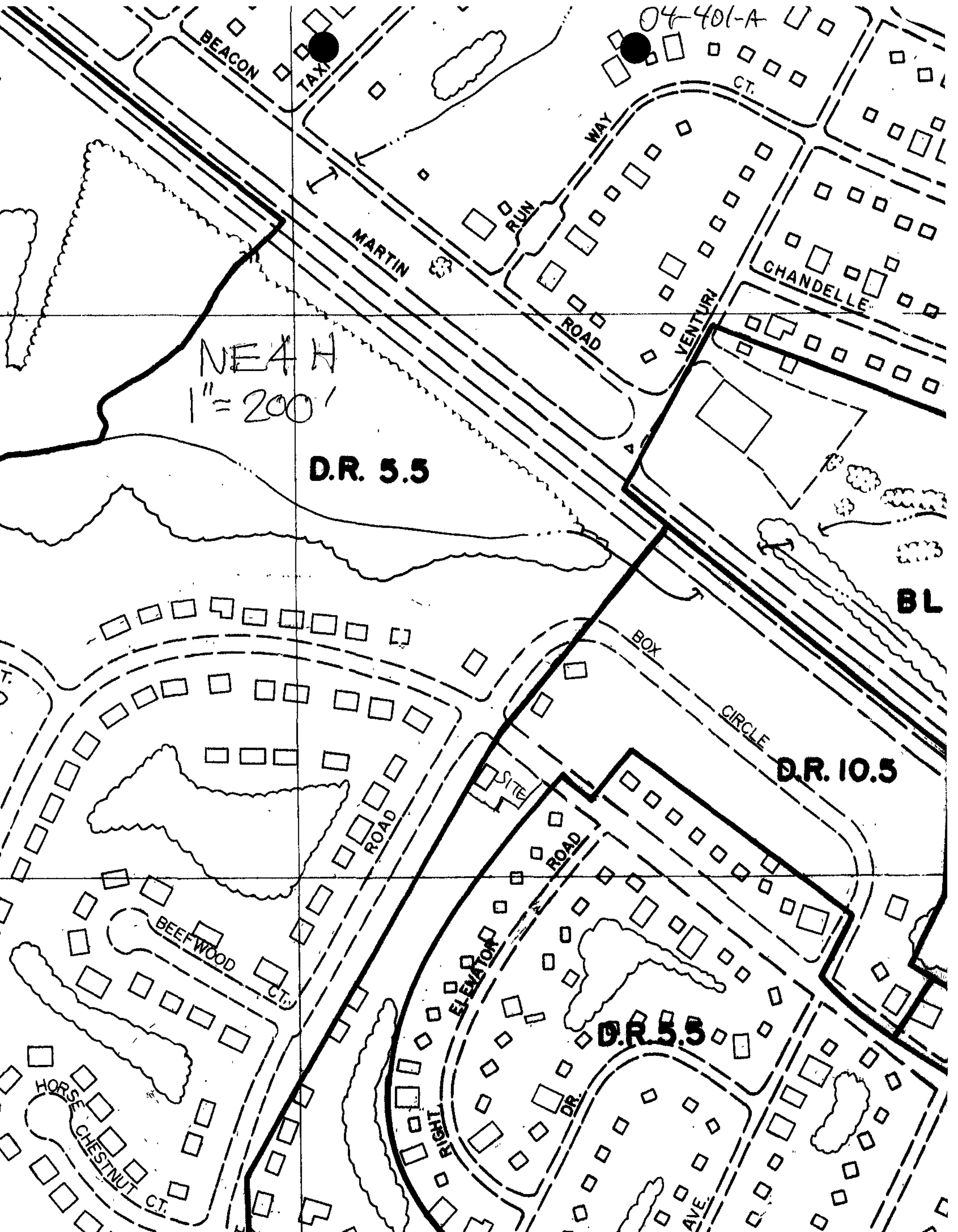
247 Sandhill Road - Rear view. Note fence line.



249 Sandhill Road - Rear view.

Richard Woods





04-401-A

BEACON

TAXI

CT.

WAY

RUN

MARTIN

ROAD

CHANDELLE

VENTURE

NE 4th
1" = 200'

D.R. 5.5

BL

BOX

CIRCLE

D.R. 10.5

SITE

ROAD

BEEFWOOD

CT.

ELEVATION

D.R. 5.5

RIGHT

DR.

AVE

HORSE
CHESTNUT CT.

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE

SPECIAL HEARING

PROPERTY ADDRESS 249 Sandhill Rd.

SEE PAGES 5 & 6 OF THE CHECKLIST FOR A

DRIVATNOG NITRIVATION

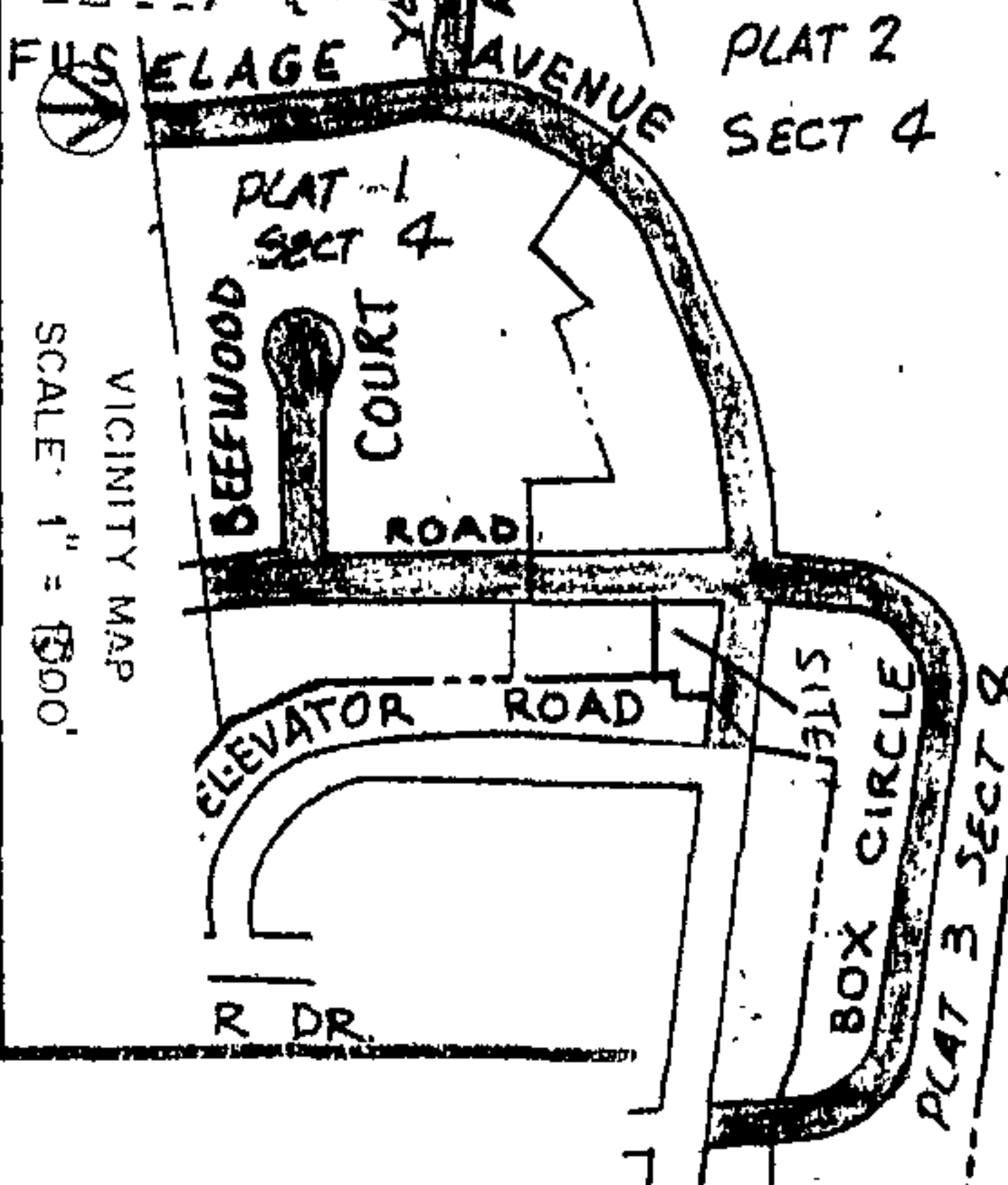
SUBDIVISION NAME Cedar tree, Plat 2

PLAT BOOK # 51 FOLIO # 86 LOT # 371 SECTION # 4

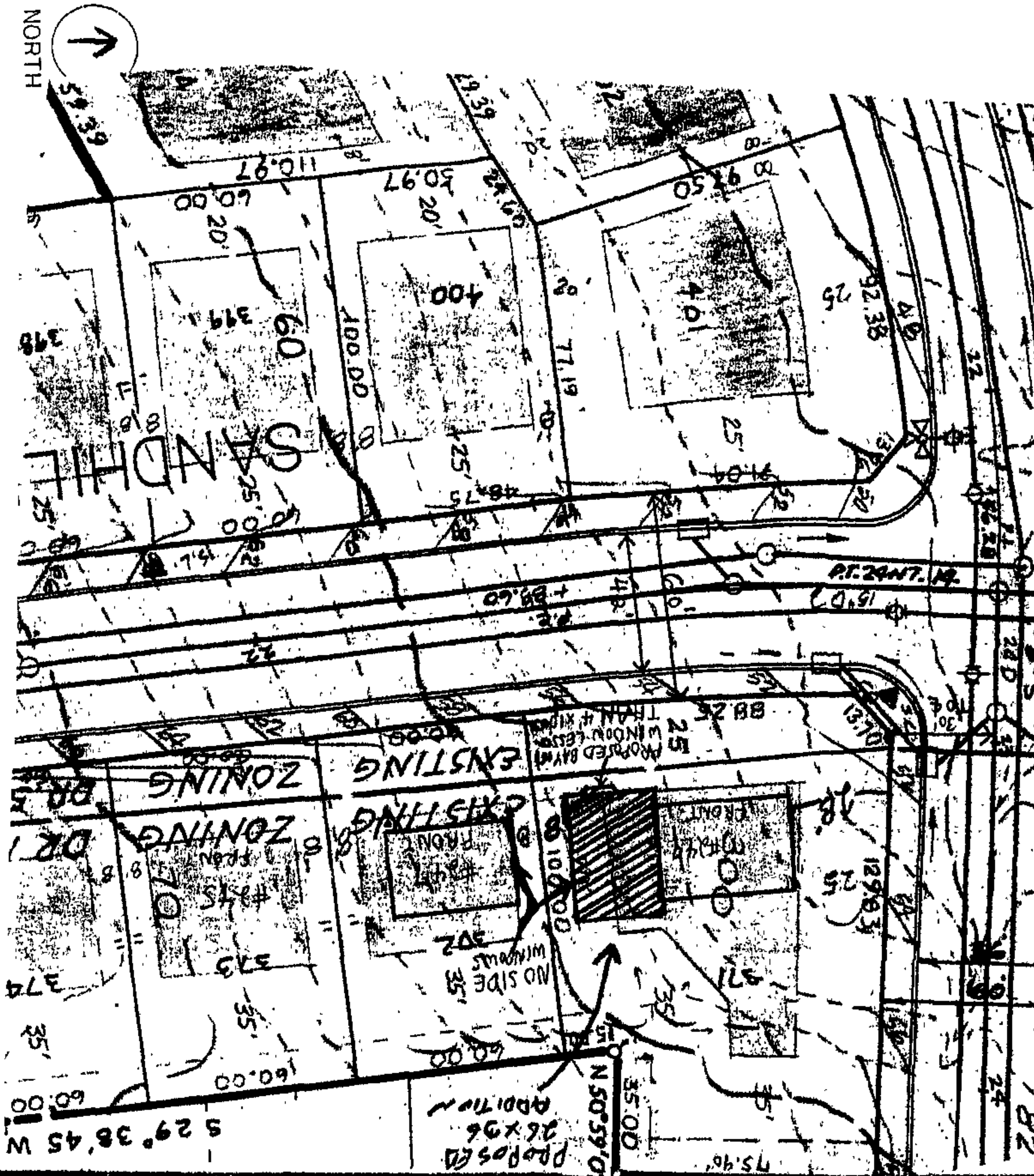
OWNER Sharon & Richard Woods

FUSELAGE AVENUE

PLAT 2
SECT 4



VICINITY MAP
SCALE: 1" = 1500'



PREPARED BY Richard Woods

SCALE OF DRAWING: 1" = 50'

LOCATION INFORMATION	
ELECTION DISTRICT <u>15</u>	
COUNCILMANIC DISTRICT <u>7</u>	
1" = 200' SCALE MAP # <u>NE 4-H</u>	
ZONING <u>DR10.5 & 5.5</u>	
LOT SIZE <u>.295</u>	<u>12,876</u>
ACREAGE	SQUARE FEET
SEWER ☒ PUBLIC ☐ PRIVATE	
WATER ☒ ☐	
CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO	
100 YEAR FLOOD PLAIN ☐ YES ☒ NO	
HISTORIC PROPERTY/BUILDING ☐ YES ☒ NO	
PRIOR ZONING HEARING <u>NONE</u>	
ZONING OFFICE USE ONLY	
REVIEWED BY <u>JUP</u> ITEM # <u>401</u> CASE # <u>104-401-A</u>	

Ret. Ex. #1



[Handwritten signature]

Chr. setbacks to PL & req. 5' proposed
setback bet bldgs. 16' required, 13' proposed.
and to amend the FDP to construct
outside the bldg. envelope.