

IN RE: PETITION FOR ADMIN. VARIANCE

S/S of Pickett Road, 300 ft. +/-

centerline of Pickett Garth

8th Election District

3rd Councilmanic District

(5 Pickett Road)

Paraskevi & Zacharias Mavrodontis

Petitioners

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 04-466-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, Paraskevi and Zacharias Mavrodontis. The variance request is for property located at 5 Pickett Road in the Lutherville area of Baltimore County. The variance request is from Section 1B02.3.B (211.4, 1955 Regs.) of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a rear yard setback of 27.5 ft. for a proposed addition in lieu of the minimum required 30 ft. 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 April 23, 2004, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: None.

Applicable Law

Section 307 of the B.C.Z.R. – *Variances*.

“The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where

ORDER RECEIVED FOR FILING

Date

5/14/04

By

J.P. O'Connell

special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

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 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 advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioners' variance request should be GRANTED.

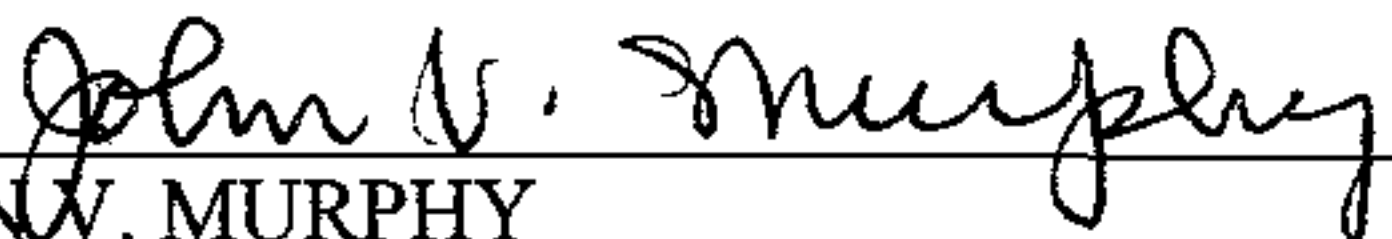
THEREFORE, IT IS ORDERED, this 14 day of May, 2004, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 1B02.3.B (211.4, 1955 Regs.) of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a rear yard setback of 27.5 ft. for a proposed addition in lieu of the minimum required 30 ft., 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

ORDER RECEIVED FOR FILING
5/14/04
R. J. [Signature]

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;

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

ORIGINAL RECEIVED FOR FILING

DATE 5/14/04

BY R. J. JAMESON

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

May 14, 2004

Mr. & Mrs. Zacharias Mavrodontis
5 Pickett Road
Lutherville, Maryland 21093

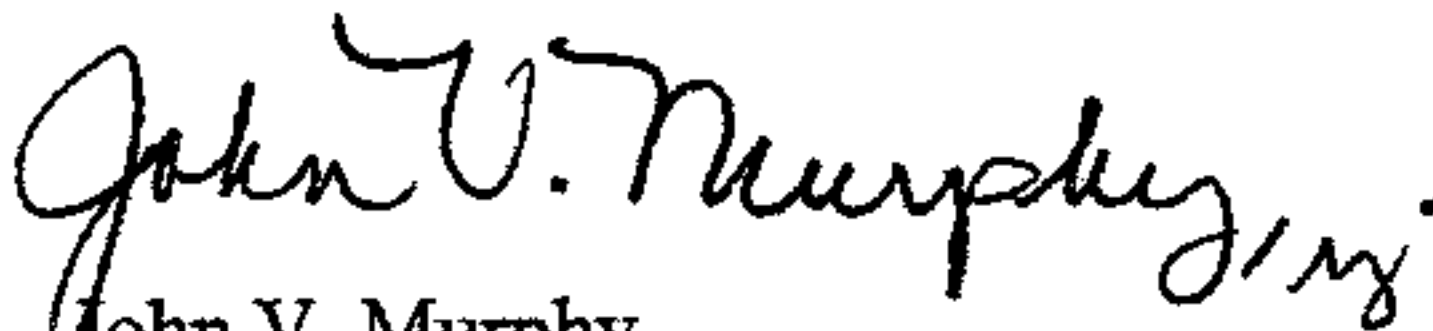
Re: Petition for Administrative Variance
Case No. 04-466-A
Property: 5 Pickett Road

Dear Mr. & Mrs. Mavrodontis:

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,


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 5 Pickett Road
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) 1B02.3.B (211.4, 1955-Regs)

To allow a rear yard setback of 27 1/2 ft. for a proposed addition in lieu of the minimum required 30 ft.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No

City State Zip Code

Legal Owner(s):

Zacharias Mavrodontis
Name - Type or Print

Zacharias Mavrodontis
Signature

Paraskevi Mavrodontis
Name - Type or Print

Paraskevi Mavrodontis
Signature

5 Pickett Road 410-821-5287
Address Telephone No.

Lutherville MD. 21093
City State Zip Code

Representative to be Contacted:

SAME AS ABOVE
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. 04-466-A

REV 10/25/01

Reviewed By [Signature] Date 4-12-04

Estimated Posting Date 4-25-04

ORDER RECEIVED FOR FILING

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 5 Pickett Road
Address
Lutherville MD. 21093
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 proposed request for an Administrative Variance is due to the fact that an addition to the existing property will allow for more space and comfort. The extra room will serve as a kitchen and will provide more cabinet and closet space to be able to store pots, pans, and all other kitchen utensils and tools. The existing kitchen is rather small in size, which doesn't allow for a small sized kitchen table to fit along with our family of four to sit together at dinner time. Therefore, based on the knowledge and facts of our current living area we ask for this variance in order to provide more comfort, room, and space to our existing home.

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.

Zacharias Mavrodontis
Signature

ZACHARIAS MAVRODONTIS
Name - Type or Print

Paraskevi Mavrodontis
Signature

PARASKEVI MAVRODONTIS
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this _____ day of _____, 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

Michael W. Fursani
Notary Public

My Commission Expires November, 2006

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

5 Pickett Road
Address
Lutherville MD 21093
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 proposed request for an Administrative Variance is due to the fact that an addition to the existing property will allow for more space and comfort. The extra room will serve as a kitchen and will provide more cabinet and closet space to be able to store pots, pans, and all other kitchen utensils and tools. The existing kitchen is rather small in size, which doesn't allow for a small sized kitchen table to fit along with our family of four to sit together at dinner time. Therefore, based on the knowledge and facts of our current living area we ask for this variance in order to provide more comfort, room, and space to our existing home.

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.

Zacharias Mavrodontis
Signature

Paraskevi Mavrodontis
Signature

ZACHARIAS MAVRODONTIS
Name - Type or Print

PARASKEVI MAVRODONTIS
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this _____ day of _____, 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

Michael N. Bouranis
Notary Public

My Commission Expires November 1, 2006



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 5 Pickett Road
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 B02.3.B (211.4, 1955 Regs)

To allow a rear yard setback of 27 1/2 ft. for a proposed addition in lieu of the minimum required 30 ft.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No

City State Zip Code

Legal Owner(s):

Zacharias Mavrodontis
Name - Type or Print

Zacharias Mavrodontis
Signature

Paraskevi Mavrodontis
Name - Type or Print

Paraskevi Mavrodontis
Signature

5 Pickett Road 410-821-5287
Address Telephone No

Lutherville MD. 21093
City State Zip Code

Representative to be Contacted:

SAME AS ABOVE
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. 04-466-A

REV 10/25/01

Reviewed By [Signature] Date 4-12-04

Estimated Posting Date 4-25-04

ZONING DESCRIPTION FOR 5 PICKETT ROAD

Beginning at a point on the south side of Pickett Road which is 50 feet wide at the distance of 300 feet north east of the centerline of the nearest improved intersecting street Pickett Garth which is 20 feet wide. Being Lot # 16, Block N, Section # 1 in the subdivision of York Manor as recorded in Baltimore County Plat Book #23, Folio # 5, containing 6741.79 square feet. Also known as 5 Pickett Road and located in the 8th Election District, 3rd Councilmanic District.

466

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

DATE 4-12-04 ACCOUNT R-001-006-6150

AMOUNT \$ 65.00

RECEIVED FROM: Mr. M. M. ROBERTS

FOR: Residential Vanpooling

to Phoenix AZ

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Check No. 35701
04-466-1

PAID RECEIPT

BUSINESS ACTUAL TIME FROM
4/12/2004 4/12/2004 14:31:01 2

REQ 1802 MAIL JEVH JET
RECEIPT # 332343 4/12/2004 0714

DEPT 3 528 ZINING VERIFICATION
R NO. 035701

Receipt Tot \$65.00
\$100.00 CA
\$35.00 CB

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

Attention: Krister Matthews

Date April 27, 2004

RE: Case Number

04-466-A

Petitioner/Developer

MARIA MAVRODONTIS

Date of Hearing/Closing

May 10, 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 5 Pickett Road

The sign(s) were posted on

April 23, 2004

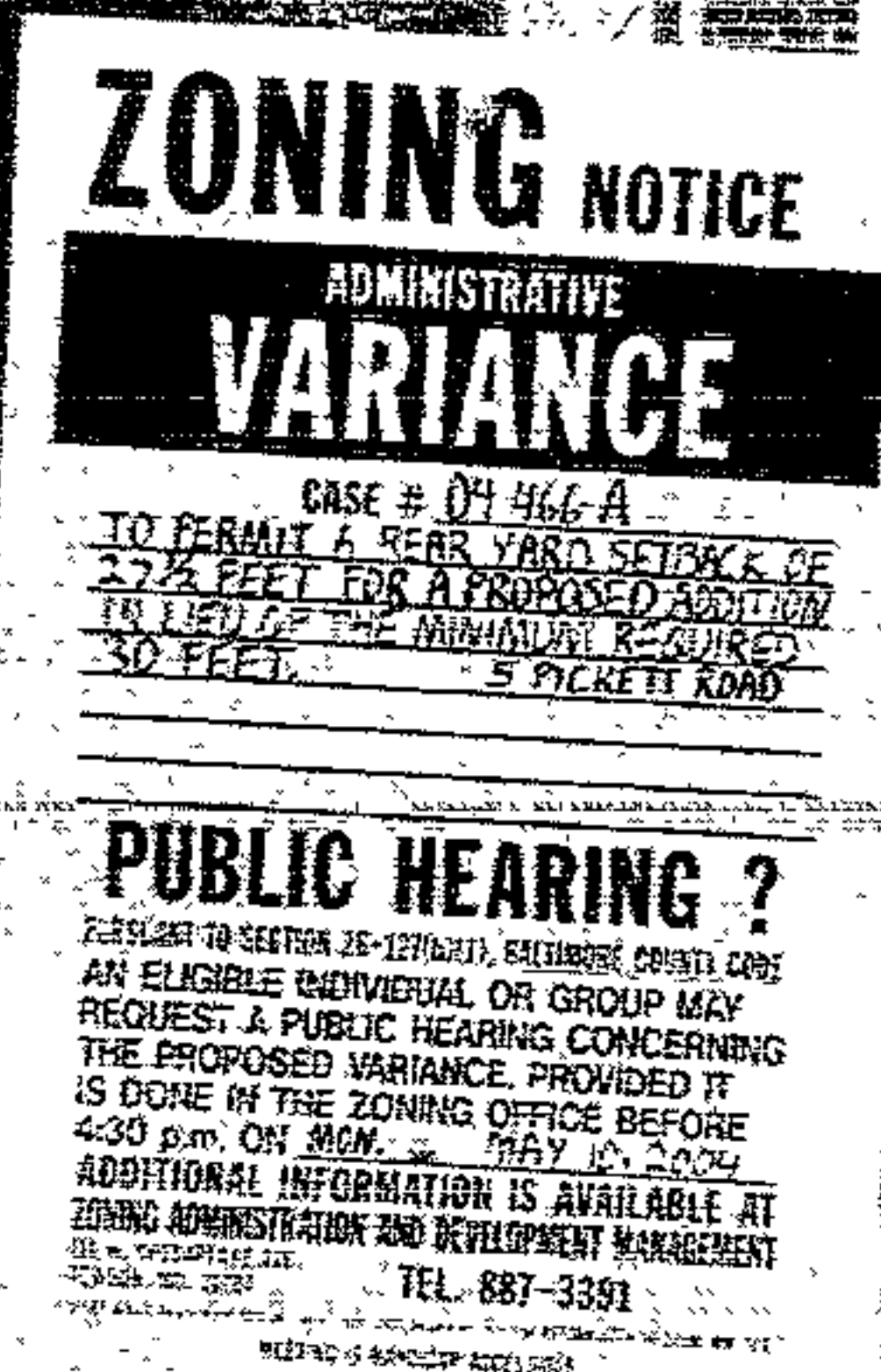
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley Maryland 21030
(City, State, Zip Code of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 04-466 -A

Address 5 PICKETT RD.

Contact Person: John Sullivan
Planner Please Print Your Name

Phone Number. 410-887-3391

Filing Date: 4-12-04

Posting Date: 4-25-04

Closing Date: 5-10-04

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.

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 04-466 -A

Address 5 PICKETT RD.

Petitioner's Name M. & MRS. Z. MAVRODONTIS

Telephone 410-821-5287

Posting Date: 4-25-04

Closing Date: 5-10-04

Ordering for Sign: To Permit a rear yard setback of 27 1/2 ft. for a proposed addition in lieu of the minimum required 30 ft.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID

For Newspaper Advertising:

Item Number or Case Number 04-466-A
Petitioner Mr. & Mrs. Z. MAVRODONTIS
Address or Location # 5 Pickett Rd.

PLEASE FORWARD ADVERTISING BILL TO

Name Same
Address Lutherville, Md.,
21093
Telephone Number 410-821-5287

**Department of Permits
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*

May 6, 2004

Zacharias Mavrodontis
Paraskevi Mavrodontis
5 Pickett Road
Lutherville, Maryland 21093

Dear Mr. and Mrs. Mavrodontis:

RE: Case Number:04-466-A, 5 Pickett Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 12, 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.", is written over a horizontal line.

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

April 20, 2004

ATTENTION: Rebecca Hart

Distribution Meeting of: April 26, 2004

Item No.: 457-469⁴⁶⁶

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



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



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

Date: 4.19.04

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

RE: Baltimore County
Item No. 466 133

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/JDD*

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:

04-457

04-458

04-459

04-460

04-461

04-462

04-465

04-466

04-467

04-468

04-468

04-469

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 20, 2004

RECEIVED

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

APR 22 2004

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): **Case 4-466 – 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

Division Chief:

John J. Farham

AFK/LL

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: May 18, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For April 26, 2004
Item Nos. 457, 458, 459, 460, 461, 462,
465, 466, 468, and 469

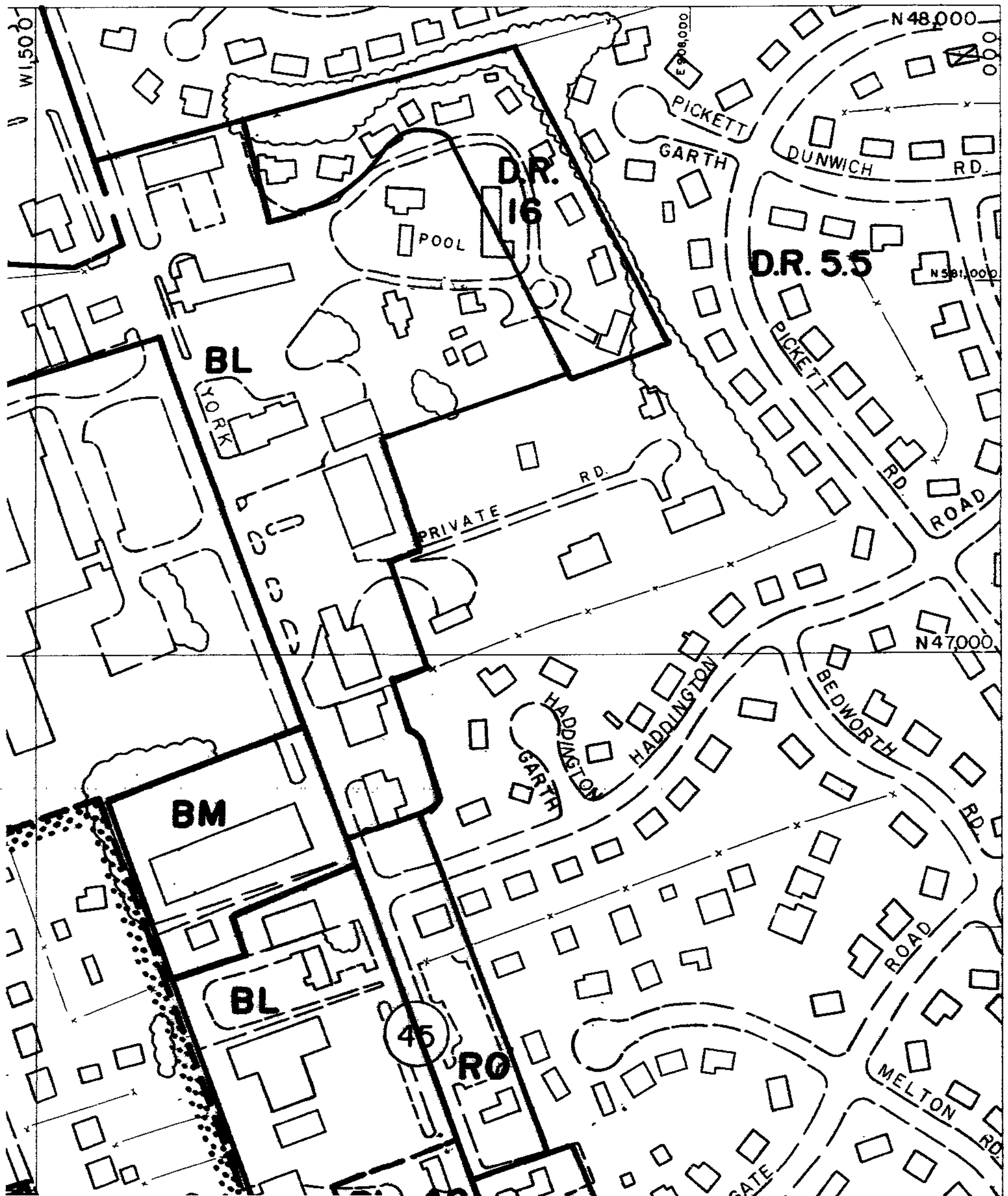
The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

RWB:CEN:jrb

cc: File

HW
12A
1"=200'

#466



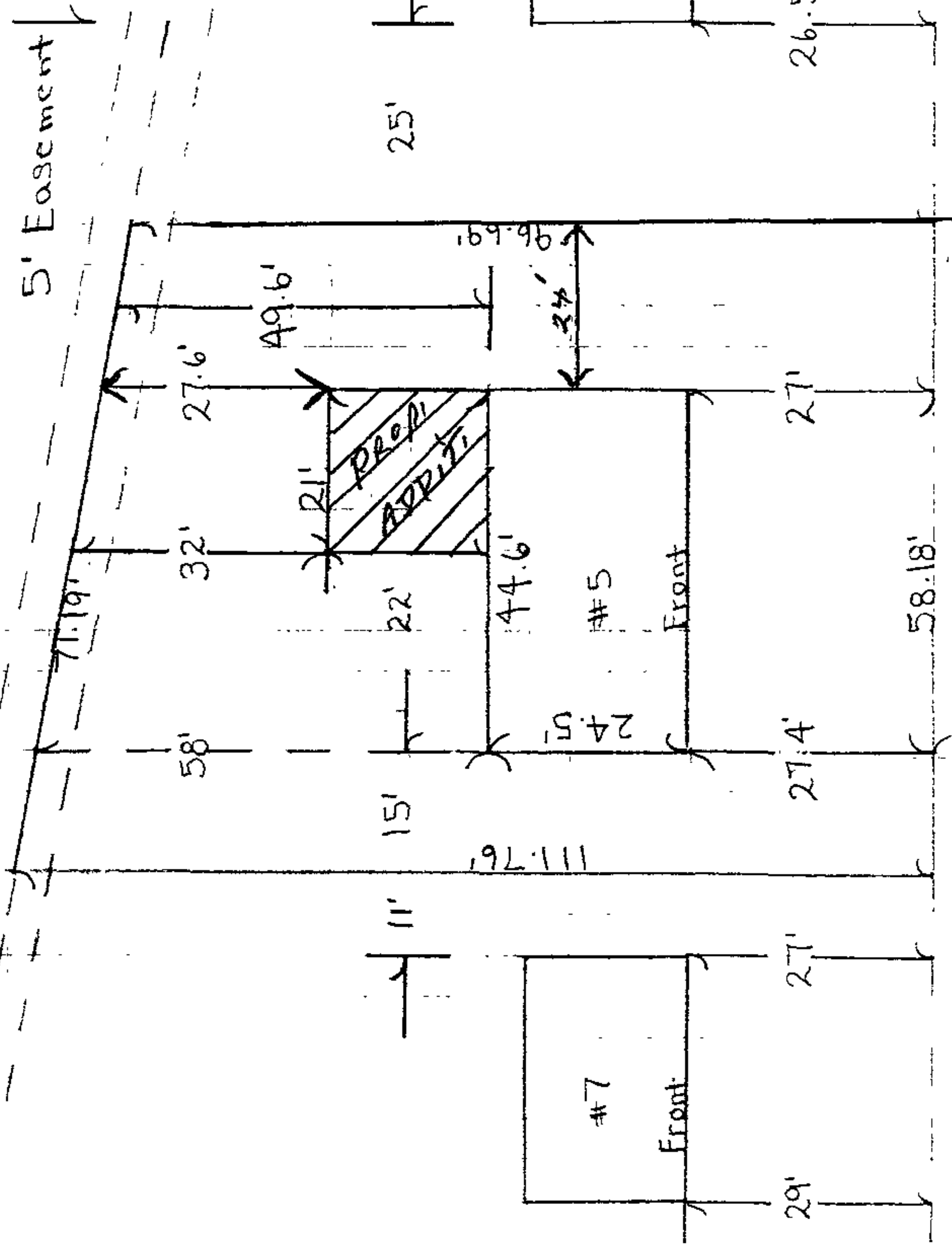
Plat to Accompany Petition for Zoning Variance

Property Address : 5 Pickett Road

Subdivision Name : York Manor

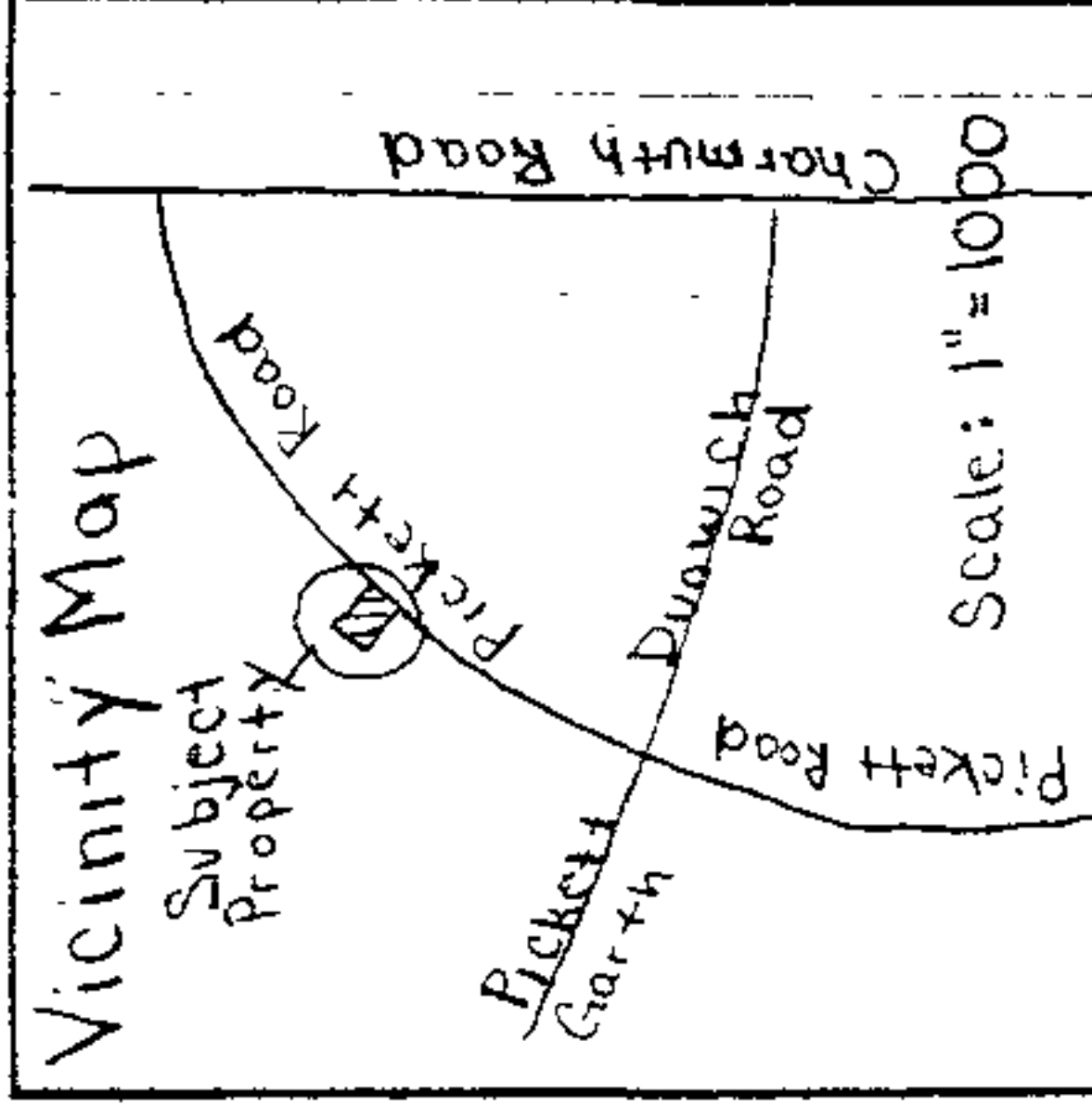
Plat Book : # 23 Folio : # 5 Lot : # 16 Section : # 1

Owner : Zacharias & Paraskevi Mavrodontis



Pickett Road

300' E to E of Pickett Road
Prepared By: MEM Scale of Drawing 1" = 30'



Location Information	
Election District	8
Councilmanic District	3
Zoning	D.R 5.5
Lot Size	0.15 6741.79
Acreage Square Ft	
Sewer	☒ Public ☐ Private
Water	☒ Yes ☐ No
Chesapeake Bay	☐ Yes ☒ No
Critical Area	☐
100yr flood plain	☐
Zoning Map # NW, 12-78	
Historic Property Building	☐
Prior Zoning Hearing	NONE
Zoning Office Use Only	
Reviewed Item#	Case #

by 466

Pick-04-#1

#5 Pickoff
RD



PICKOFF RD

Th- front of the house

464

#5

#7



466



766



2466



#3

#5

X

1766



466