

IN RE: PETITION FOR ADMIN. VARIANCE
S/S Windwood Road, 145' W of the c/l
Holly Lane
(527 Windwood Road)
9th Election District
5th Council District

Joy E. Hecker-Bauer
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 04-575-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owner of the subject property, Joy E. Hecker-Bauer. The Petitioner seeks relief from Section 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an open projection (proposed deck) with a side yard setback of 0' in lieu of the required 7.5'. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

The Petition was filed through the administrative variance process, pursuant to Section 26-127 of the Baltimore County Code, which allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. Under the Code, any property owner residing within 1,000 feet of the property in question who objects to the relief requested has 15 days from the date of the sign posting to demand a public hearing for a determination as to the merits of the request. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner can schedule the matter for a public hearing if deemed appropriate.

In this case, the Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file.

Based upon the information contained therein, I am persuaded to grant the requested relief. It was indicated that the location and configuration of existing improvements on the property limit development on the site and that strict compliance with the B.C.Z.R. would result

RECEIVED FOR FILING

7/19/04

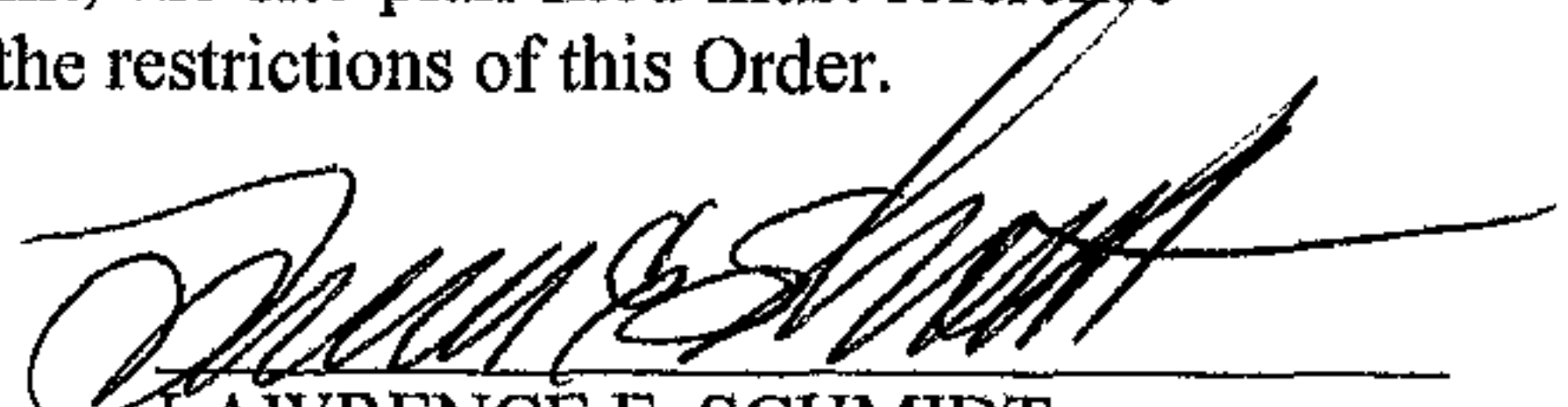
By

in a practical difficulty upon the Petitioners. There were no adverse comments from any County reviewing agency and there is apparently no opposition from any of the neighbors. However, the Office of Planning has requested that elevation drawings of the proposed deck, including building materials and color scheme, be submitted for their review and approval prior to the issuance of any permits. Thus, relief shall be granted contingent upon the Petitioner's compliance with this request.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 19th day of July 2004 that the Petition for Administrative Variance seeking relief from Section 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an open projection (proposed deck) with a side yard setback of 0' in lieu of the required 7.5' in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Prior to the issuance of any permits, the Petitioner shall submit elevation drawings for the proposed deck, including building materials and color scheme, to the Office of Planning for review and approval prior to the issuance of any permits.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 7/19/04
By [Signature]

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive
Lawrence E. Schmidt, Zoning Commissioner

July 20, 2004

Ms. Joy E. Hecker-Bauer
527 Windwood Road
Baltimore, Maryland 21212

RE: PETITION FOR ADMINISTRATIVE VARIANCE
S/S Windwood Road, 145' W of the c/I Holly Lane
(527 Windwood Road)
9th Election District – 5th Council District
Joy E. Hecker-Bauer - Petitioner
Case No. 04-575-A

Dear Ms. Hecker-Bauer:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Office of Planning; People's Counsel; Case File





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 527 Windwood Rd.
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)

301.1A to permit a side yard setback of zero ft. for an open projection (deck) in lieu of the required 7.5 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

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):

Joy E. Hecker - Bauer

Name - Type or Print

Joy E. Hecker - Bauer
Signature

only, owner
Name - Type or Print

(w) 410-825-1725

Signature

527 Windwood Road 410-377-8303

Address Telephone No.

Balto. MD 21212

City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

Zoning Commissioner of Baltimore County

Reviewed By BR Date 6/9/04

Estimated Posting Date 6/20/04

CASE NO. 04-575-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 527 Windwood Road
Address
Balto. MD 21212
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. Present configuration of the side yard and side porch provides no useful outdoor space. (A deck would provide useful outdoor space that could be used for children's play in the vicinity of the kitchen.)
2. Existing side porch is small and provides no significant additional living space.
3. A deck can only be placed in the location specified. There is no other outside space which can practically accommodate a deck alongside the house.
4. Configuration of existing side porch and side yard is architecturally impractical for people flow. (Existing side porch is not particularly attractive.)
5. Building a deck off from kitchen entrances is a practical configuration often incorporated in the architectural plans of residences.
6. The master landscape plan for the house includes the concept of an 8-foot-wide deck along the west side of the house with steps at both the north and south ends of the deck and with ability to enter the house via the kitchen entrance (side entrance of the house).

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.

Joy E. Hecker-Bauer
Signature
Joy E. Hecker-Bauer
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17th day of JUNE, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

JOY E. HECKER-BAUER
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 Dec 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 527 Windwood Road
Address
Balto. MD 21212
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. Present configuration of the side yard and side porch provides no useful outdoor space. (A deck would provide useful outdoor space that could be used for children's play in the vicinity of the kitchen.)
2. Existing side porch is small and provides no significant additional living space.
3. A deck can only be placed in the location specified. There is no other outside space which can practically accommodate a deck alongside the house.
4. Configuration of existing side porch and side yard is architecturally impractical for people flow. (Existing side porch is not particularly attractive.)
5. Building a deck off from kitchen entrances is a practical configuration often incorporated in the architectural plans of residences.
6. The master landscape plan for the house includes the concept of an 8-foot-wide deck along the west side of the house with steps at both the north and south ends of the deck and with ability to enter the house via the kitchen entrance (side entrance of the house).

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.

Joy E. Hecker-Bauer
Signature
Joy E. Hecker-Bauer
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14th day of JUNE, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

JOY E. HECKER - BAUER
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 Dec 1, 2004



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 527 Windwood Rd.
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) 301.1A to permit a side yard setback of zero ft. for an open projection (deck) in lieu of the required 7.5 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):

Joy E. Hecker-Bauer
Name - Type or Print _____
Signature Joy E. Hecker-Bauer
only 1 owner
Name - Type or Print _____ x107
(w) 410-825-1725
Signature _____
527 Windwood Road 410-377-8303
Address _____ Telephone No. _____
Balto. MD 21212
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. 04-575-A

Reviewed By BK Date 6/9/04

REV 10/25/01

Estimated Posting Date 6/20/04

Zoning Description For 527 Windwood Road, Baltimore, MD 21212

Beginning at a point, on the south side of Windwood Road,
the frontage width of 60 feet begins
at a distance of 145 feet west of the centerline of the nearest
improved intersecting street, Holly Lane, which is 34 feet wide, curb to curb.
Being lot #s 28 and 29 and parts of lot #s 27 and 30, Block V,
in the subdivision of Anneslie
as recorded in Baltimore County Plat Book #7, Folio #40,
containing approximately 6,140 square feet.
Also known as 527 Windwood Road, Baltimore, MD 21212
and located in the 9th Election District, 5th Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 37980

DATE

6/9/04

ACCOUNT

Rec'd 206-6150

AMOUNT

\$ 65.00

RECEIVED
FROM:

Joy Baker

FOR:

Alma, Inc. First-20 Variance

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

IT 001-575

PAID RECEIPT

BUSINESS ACTING TIME
6/10/2004 6/09/2004 14:35:12 2

REG. 8304 WELKIN DDL DND

RECEIPT # 268175 6/09/2004 0714

Dept. 5 228 ZINING VERIFICATION

CR NO. 007901

Receipt Tot

\$65.00

\$65.00 CX

1.00 CR

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No. **04-575-A**
Petitioner/Developer:
Joy Bauer
Closing Date: **July 5, 2004**

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

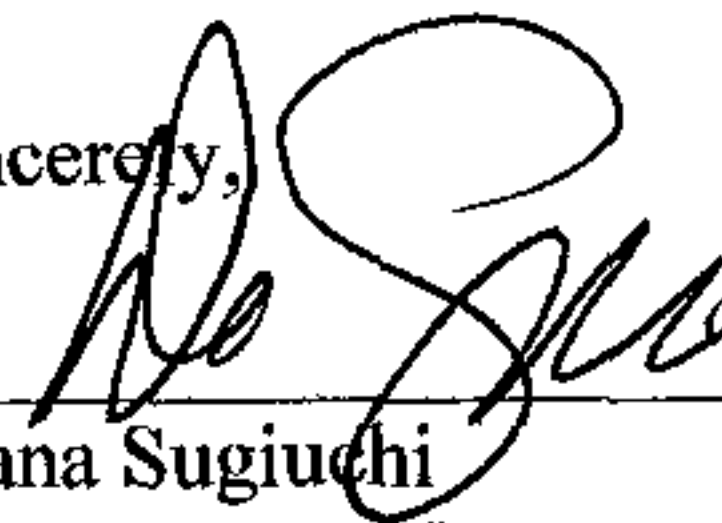
Attention: Ms. Kristen Matthews:

Ladies and Gentlemen:

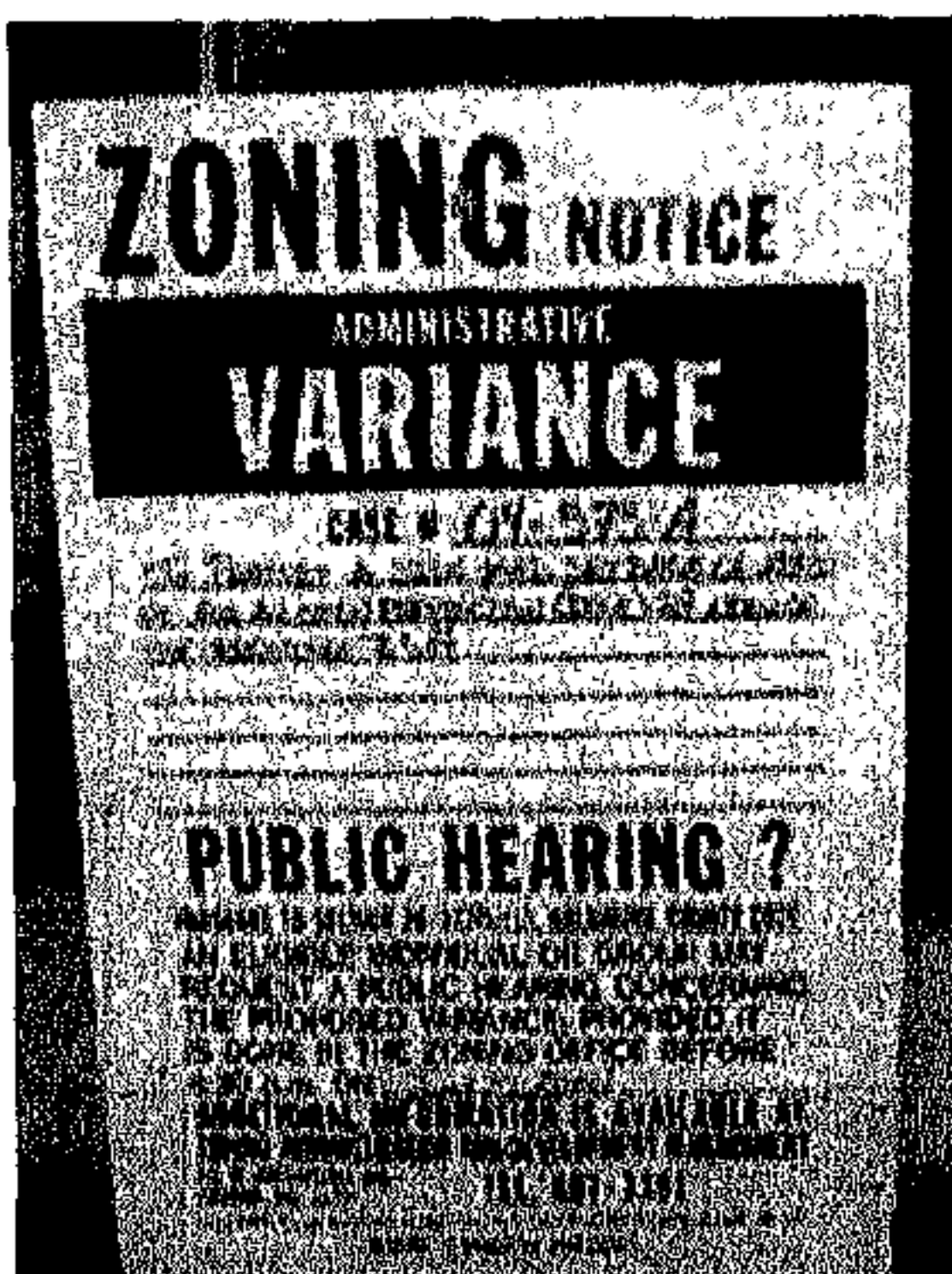
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located **527 Windwood Rd.**

The sign(s) were posted on **6/20/04**.

Sincerely,



Diana Sugiuchi
Thomas J. Hoff, Inc.
406 West Pennsylvania Avenue
Towson, MD. 21204
410-296-3668



THOMAS J. HOFF, INC.

Landscape Architects and Land Development Consultants
406 WEST PENNSYLVANIA AVENUE
TOWSON, MD. 21204
410-296-3668
FAX 410-296-5326

06/22/04

Joy Bauer
527 Windwood Rd.
Baltimore, MD 21212

Invoice # 185

Posting for: 527 Windwood Rd.

TERMS: DUE UPON RECEIPT

Posting for Administrative Variance

Amount Due: \$ 110.00

These signs were posted on 6/20/04
And will be removed 7/5/04

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 04- 575 -A Address 527 Windwood Rd.
Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 6/9/04 Posting Date: 6/20/04 Closing Date: 7/5/04

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

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.

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.

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- 575 -A Address 527 Windwood Rd.
Petitioner's Name Joy Bauer Telephone 410-877-8303 H
Filing Date: 6/20/04 Closing Date: 7/5/04
Reason for Sign: To Permit a side yard setback of zero ft. for an
open projection (deck) in lieu of the required 7.5 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: 04-575-A

Petitioner: Joy E. Hecker-Bauer

Address or Location: 527 Windwood Road Baltimore, MD 21212

PLEASE FORWARD ADVERTISING BILL TO:

Name: Joy Bauer

Address: 527 Windwood Road

Baltimore, MD 21212

Telephone Number: 410-377-8303

**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*

July 6, 2004

Joy E. Hecker-Bauer
527 Windwood Road
Baltimore, Maryland 21212

Dear Ms. Hecker-Bauer:

RE: Case Number:04-575-A, 527 Windwood Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 9, 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





Baltimore County
Fire Department

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

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

June 29, 2004

ATTENTION: Kristen Mathews

Distribution Meeting of: June 21, 2004

Item No.: 572-579

Dear Ms. Mathews:

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

Come visit the County's Website at www.co.ba.md.us

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



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

Date: 6.22.04

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

RE: Baltimore County
Item No. 575 BPR

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

*Ignored
7/19/04*

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
FROM: John D. Oltman, Jr
DATE: June 28, 2004
SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of June 21, 2004

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

04-572
04-573
04-575
04-576
04-577
04-578
04-579

Reviewers: Sue Farinetti, Dave Lykens

S:\Devcoord\ZAC SHELL 11-20-03.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 6, 2004

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

RECEIVED

JUL - 8 2004

SUBJECT: 527 Windwood Road

INFORMATION:

Item Number: 4-575

Petitioner: Joy E. Hecker-Bauer

Zoning: DR 5.5

Requested Action: Administrative Variance

ZONING COMMISSIONER

SUMMARY OF RECOMMENDATIONS:

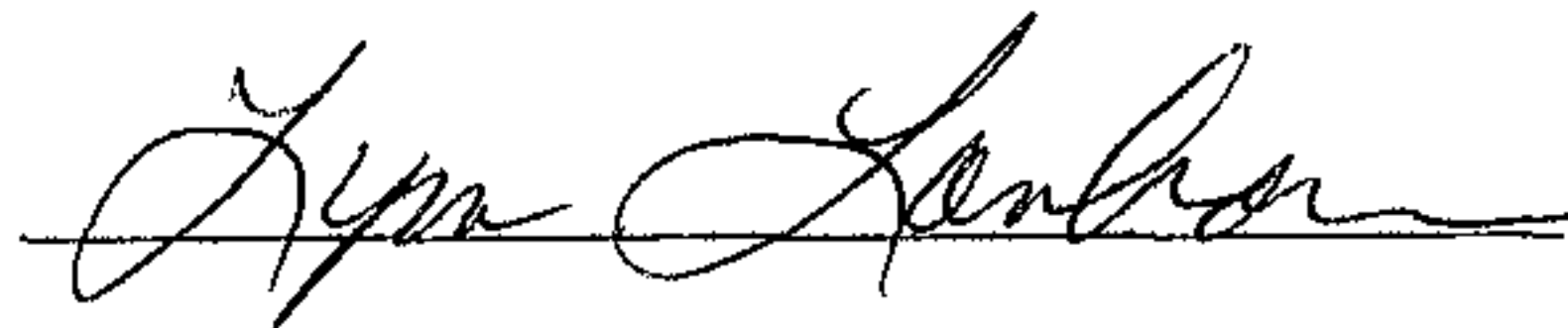
The Office of Planning is unable to provide comments regarding the petitioner's request due to inadequate information. The petitioner should submit elevation drawings including building materials and color scheme to this office for review.

For further information concerning the matters stated herein, please contact Karin Brown at 410-887-3480.

Prepared by:



Division Chief:



AFK/LL:MAC:

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: July 23, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For June 28, 2004
Item Nos. 572, 573, (575) 576, 577,
578, and 579

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

RWB:CEN:jrb

cc: File

Letter from adjacent neighbor

We the undersigned, residing at 525 Windwood Road, adjacent to the applicant's dwelling, and directly adjacent to the proposed deck, referenced in the attached petition for administrative variance as an 8x24 foot deck on the west side of 527 Windwood Road, hereby declare that we have no objection to the proposed deck being built on the applicant's property.

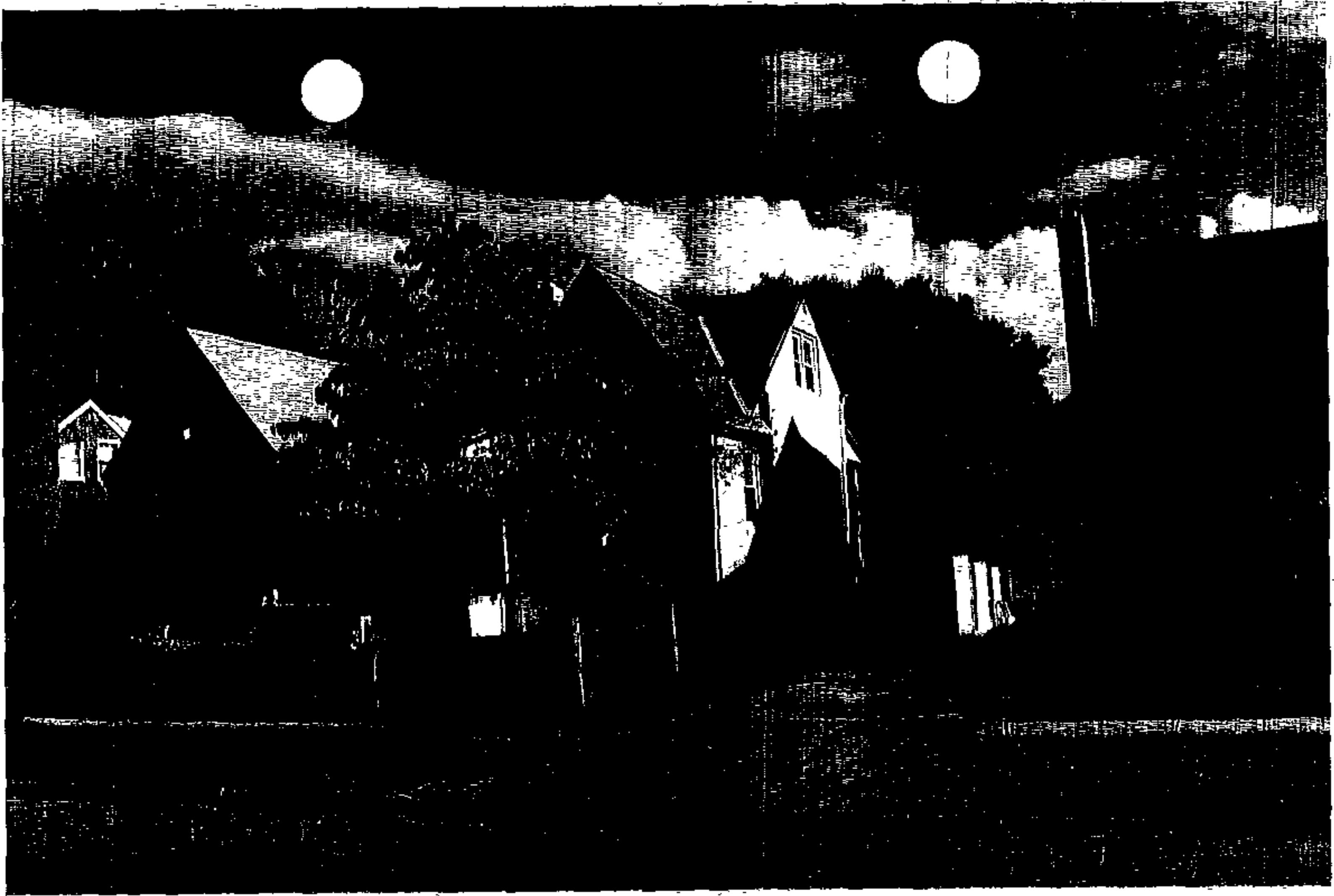
Robert B. Burt

6/8/04

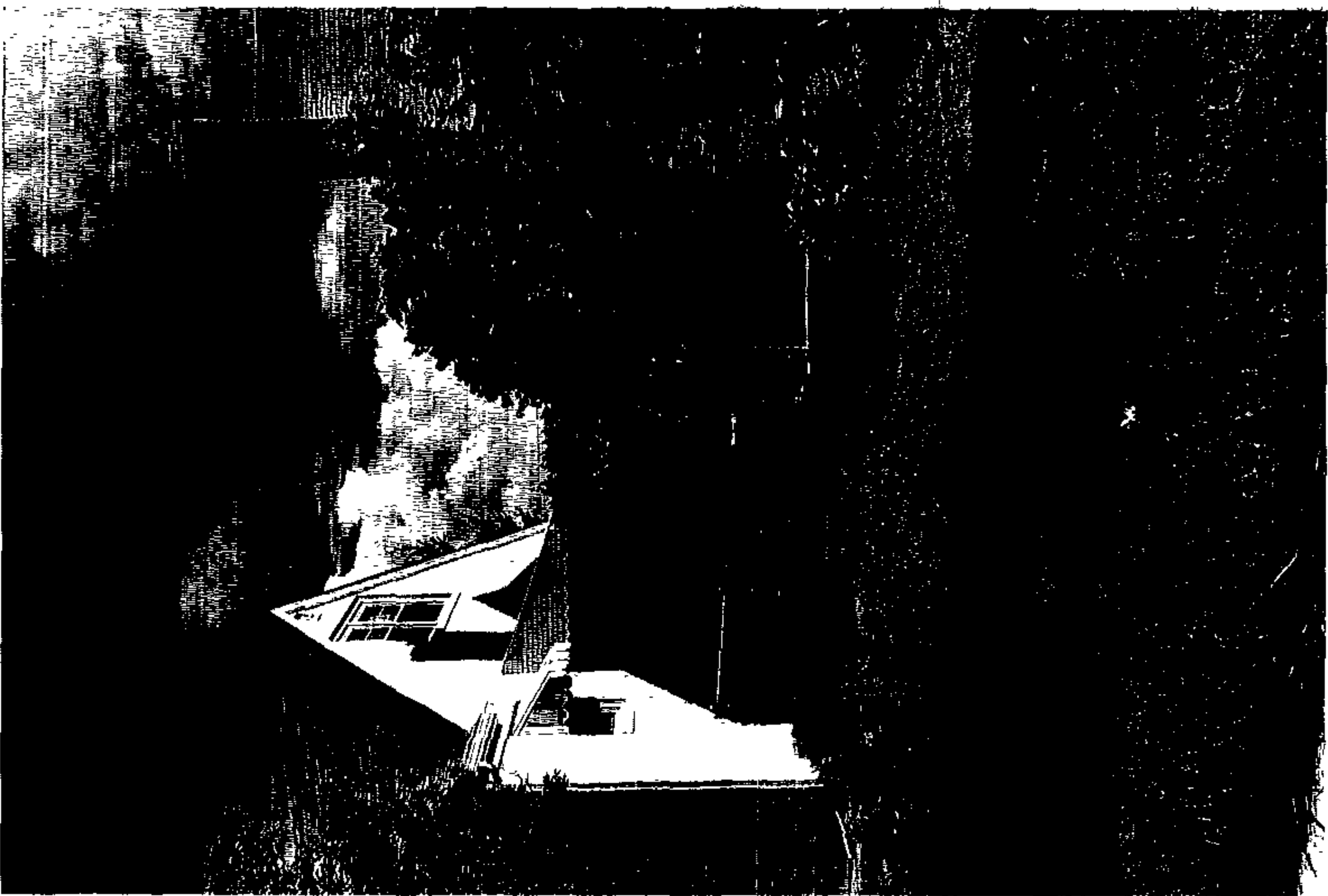
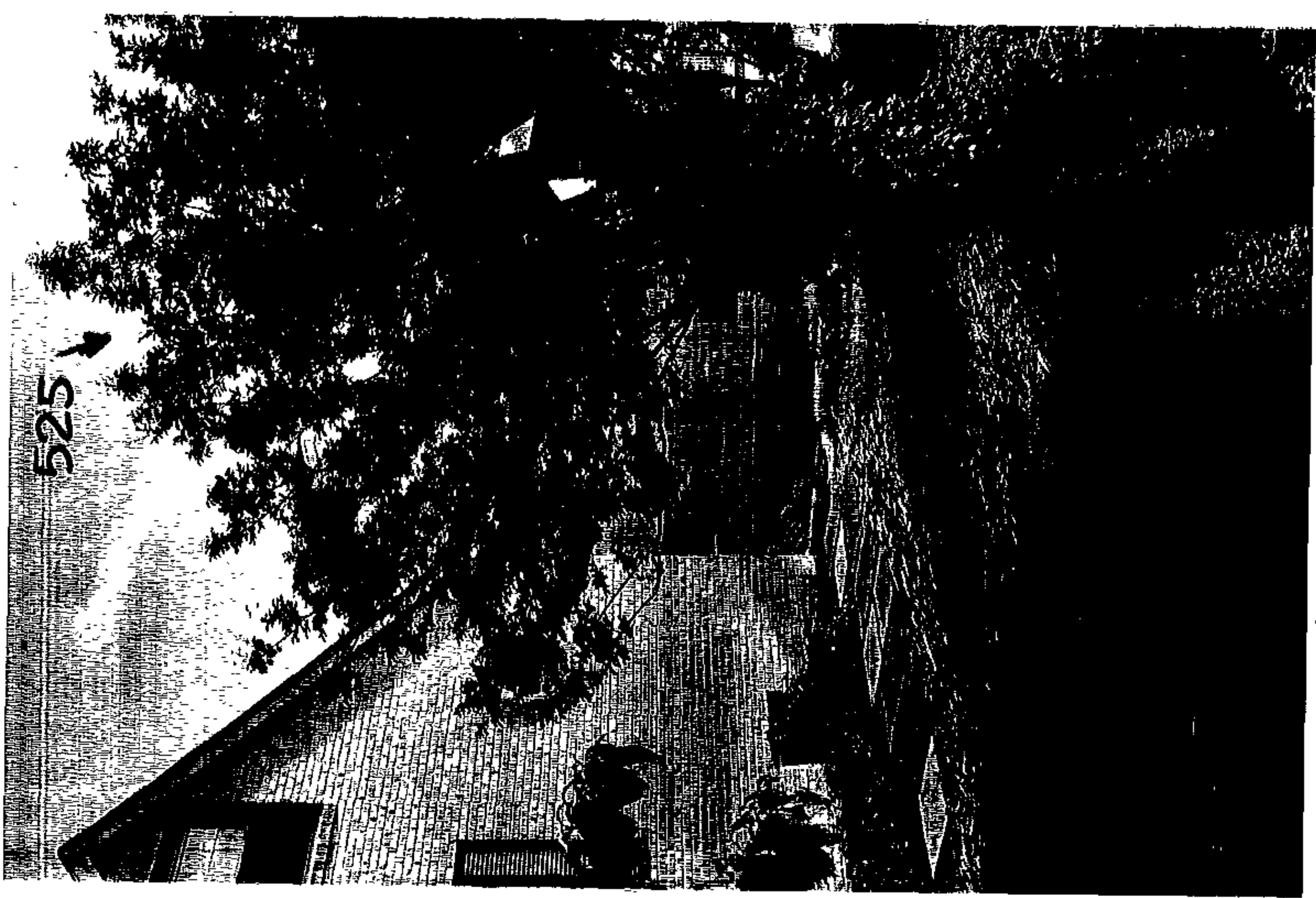
Tanya Senkarian

6/8/04

**Supporting photographs
of 527 Windwood Road
indicating existing conditions,
immediately adjacent dwellings,
and area of proposed changes**

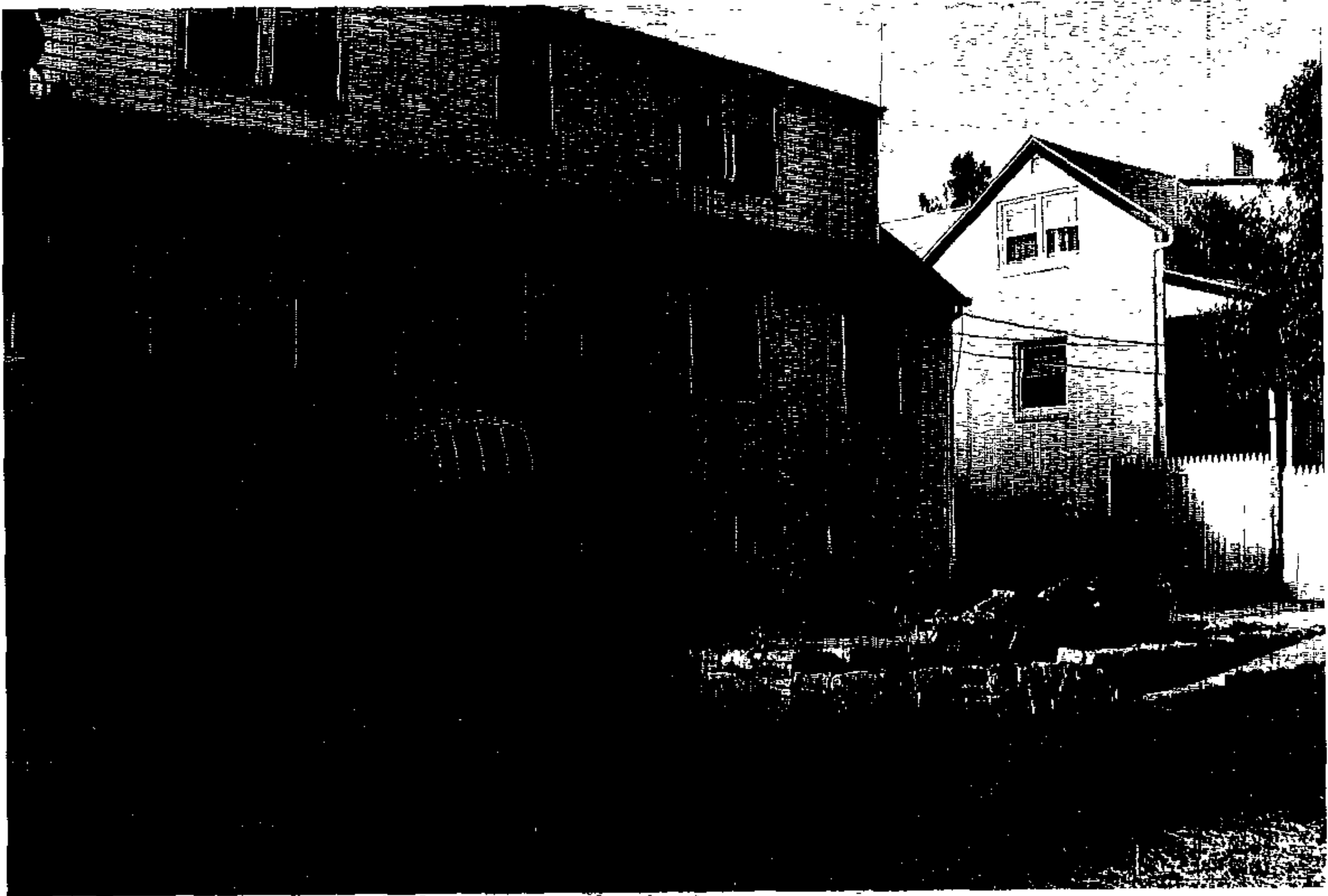
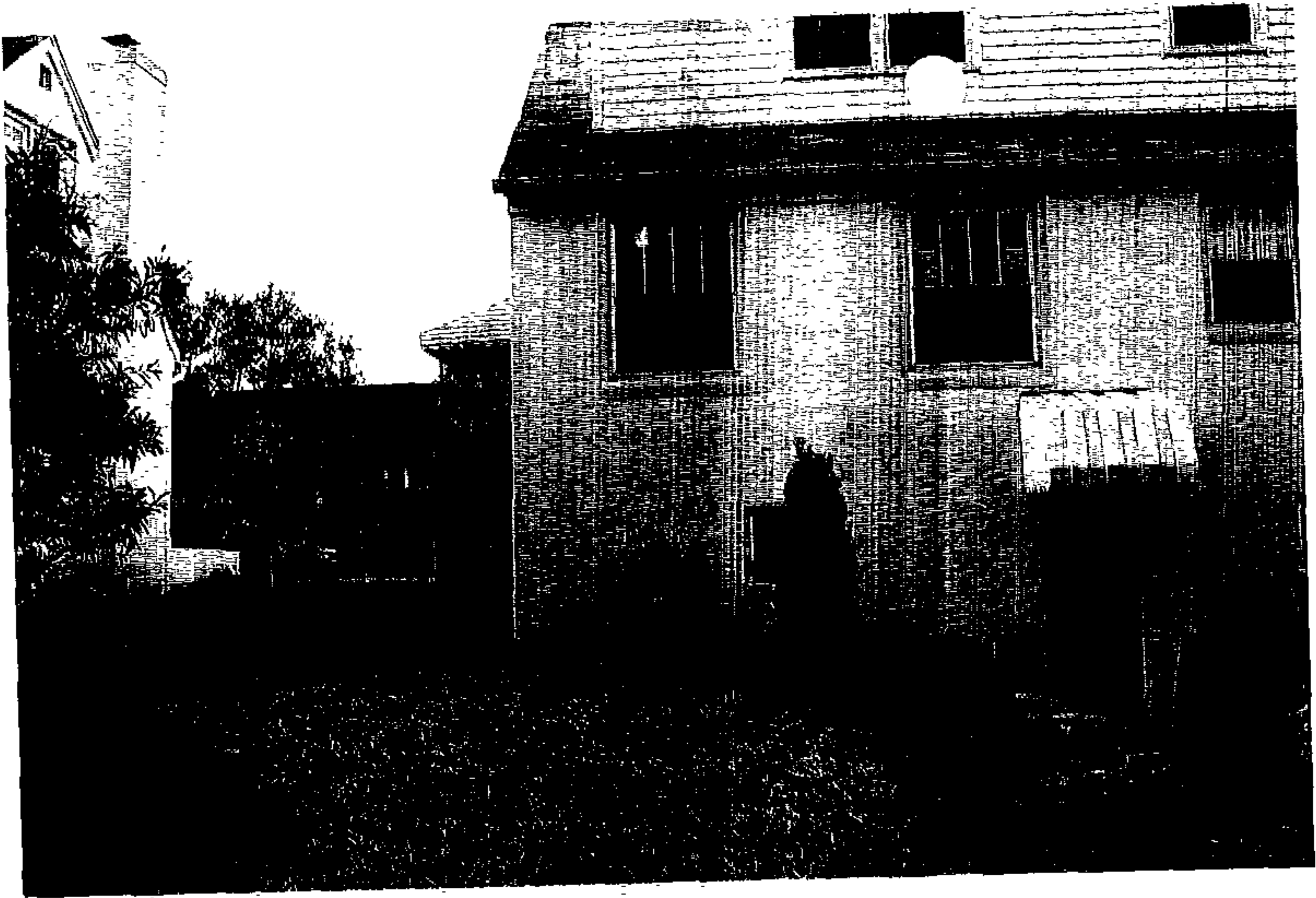












PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 527 WINDWOOD ROAD

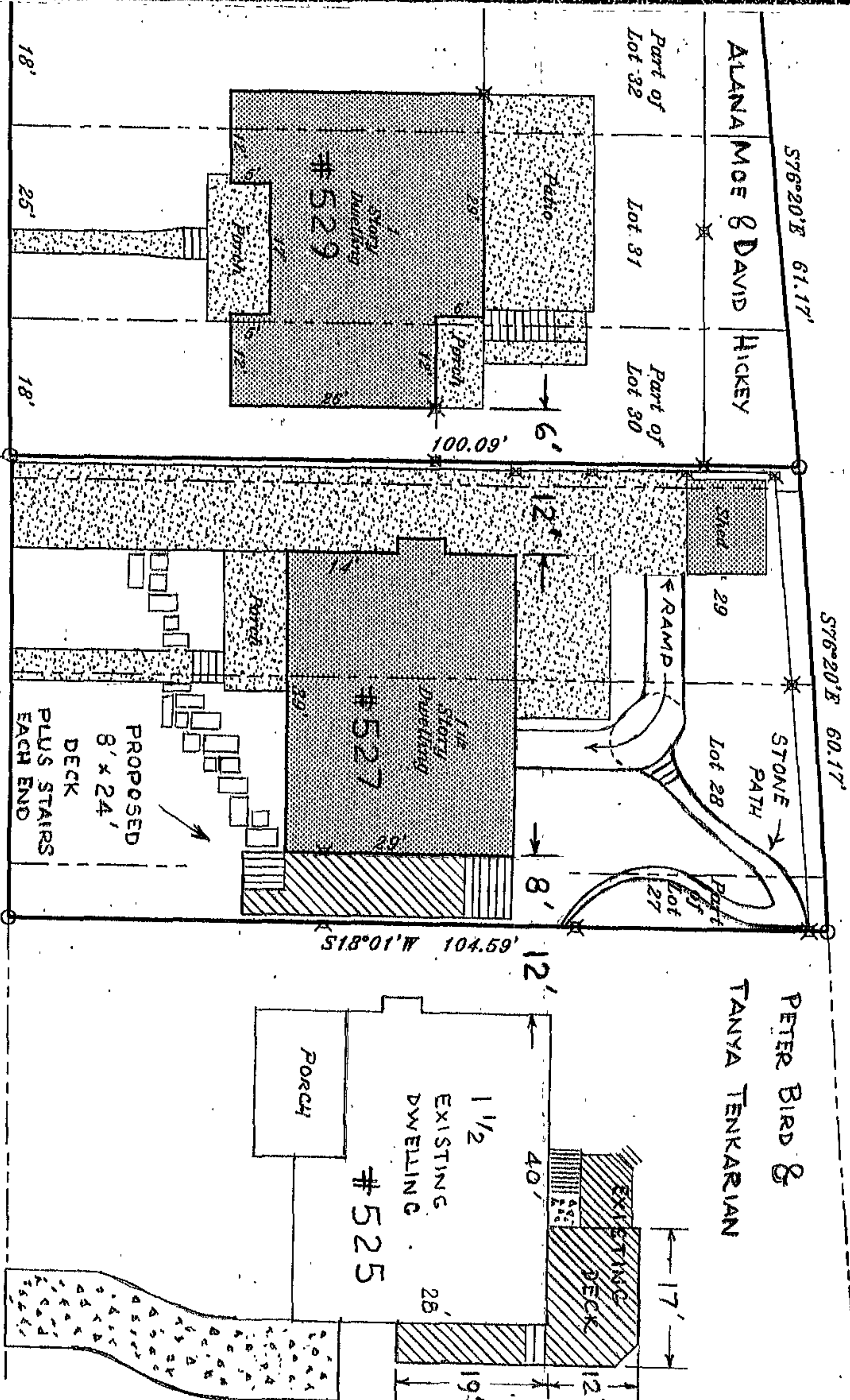
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME ANNESLIE

PLAT BOOK # 7 FOLIO # 40 LOT # 28 SECTION # 29

OWNER JOY E. HECKER-BAUER

REAR



FRONT

WINDWOOD ROAD

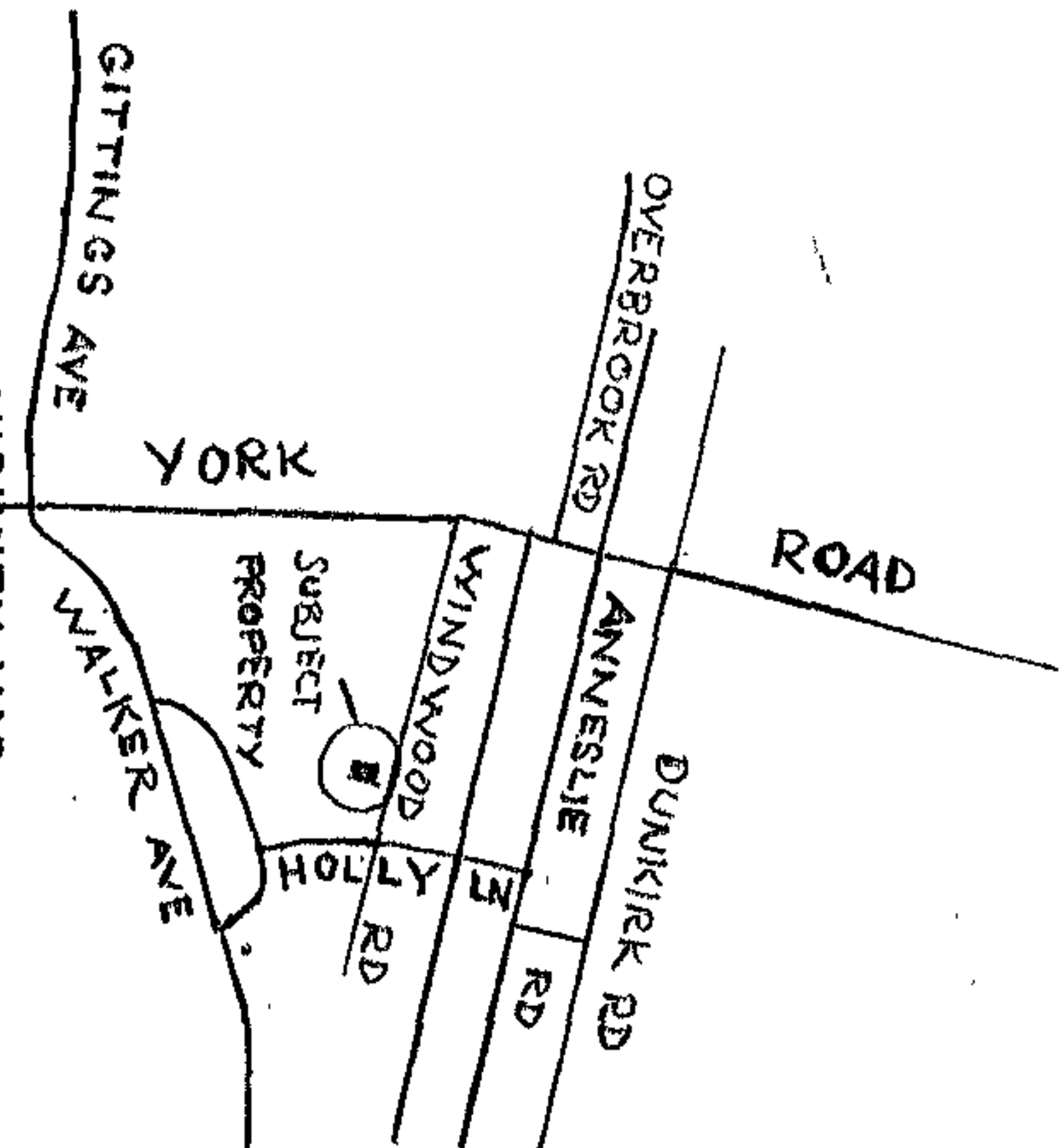
NORTH

PREPARED BY GAB

SCALE OF DRAWING: 1" = 20'



VICINITY MAP
SCALE: 1" = 1000'



LOCATION INFORMATION

ELECTION DISTRICT 9th

COUNCILMANIC DISTRICT 5th

1" = 200' SCALE MAP # UE7A

ZONING D.R. 5.5

LOT SIZE 0.141 ACRES 6,140 SQUARE FEET

ACREAGE

PUBLIC PRIVATE

SEWER

☒

☐

WATER

☒

☐

CHESAPEAKE BAY
CRITICAL AREA

YES ☐ NO ☒

100 YEAR FLOOD PLAIN

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HISTORIC PROPERTY/
BUILDING

☐ ☒

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY

REVIEWED BY ITEM # CASE #

575 04-575-A

Ret GY