

IN RE: PETITION FOR ADMIN. VARIANCE

N/S of Sagewood Court, 1,260 ft.

E of York Road

8th Election District

3rd Councilmanic District

(24 Sagewood Court)

Heidi Schmitt & Ron Gregory Krauss

Petitioners

*

BEFORE THE

*

ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 04-581-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Heidi Schmitt and Ron Gregory Krauss. The administrative variance is requested for property located at 24 Sagewood Court in the Sparks area of Baltimore County. The administrative variance request is from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (garage) to be located in the front and side yard with a height of 18 ft. in lieu of the required rear yard and 15 ft. height. 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 June 25, 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*.

ORDER RECEIVED FOR FILING
Date 7/21/04
By [Signature]

"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 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 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 Petitioners, I find that the Petitioners' variance request should be GRANTED.

THEREFORE, IT IS ORDERED, this 21st day of July, 2004, by this Zoning Commissioner, that the Petitioners' request for variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (garage) to be located in the front and side yard with a height of 18 ft. in lieu of the required rear yard and 15 ft.

height, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions 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;
2. The garage shall be limited to uses accessory to the residential use of the property. It shall not be used to support a business or for commercial purposes. Moreover, the Petitioner shall not allow or cause the garage to be converted to a second dwelling unit and/or apartment. There shall be no living quarters contained therein, and no kitchen or bathroom facilities;
3. When applying for a building permit, the site plan field must reference this case and set forth and address the restrictions of this Order.

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


LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:raj

ORDER RECEIVED FOR PLACED
Date 7/21/04
By 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

July 21, 2004

Mr. & Mrs. Ron G. Krauss
24 Sagewood Court
Sparks, Maryland 21152

Re: Petition for Administrative Variance
Case No. 04-581-A
Property: 24 Sagewood Court

Dear Mr. & Mrs. Krauss:

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

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

Lawrence E. Schmidt
Zoning Commissioner

LES:raj
Enclosure

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





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 24 SAGEWOOD CT., SPARKS
which is presently zoned RC-4

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1, 400.3 (BCZR)

TO PERMIT AN ACCESSORY STRUCTURE (GARAGE) TO BE LOCATED
IN THE FRONT AND SIDE YARD WITH A HEIGHT OF 18-FEET IN LIEU
OF THE REQUIRED REAR YARD AND 15-FOOT HEIGHT.

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:

Ron Gregory Krauss - N/A
Name - Type or Print

Signature

Address Telephone No

City State Zip Code

Attorney For Petitioner:

N/A
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):

Ron Gregory Krauss
Name - Type or Print

Signature

Heidi Schmitt Krauss
Name - Type or Print

Heidi Schmitt Krauss
Signature

24 SAGEWOOD CT.
Address

SPARKS, MD
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No

City State Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 04-581-A

Rev 10/25/01

Reviewed By D. THOMPSON Date 6/15/04

Estimated Posting Date 6/27/04

ORDER RECEIVED FOR FILING

7/2/04
7/2/04

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

24 SAGEWOOD CT
Address
SPARKS MD 21152
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):

WE currently reside at the Sax Property, which is historic. The placement of a desired 22x26 outside dimension garage has proven difficult due to the location of the septic reserve & a registered Big Tree, an orange osage, both of which were established 150 yrs ago & we are unable to move. The only logical place to build the garage would be to the side of the house. The garage would not interfere with views of house or property. The garage is designed to look like historic outbuilding. Kim Abe has stated that this project requires no historical approval. We also want the garage to be 18 ft. tall - so the roof + building are in architectural keeping with the original.

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.

Heidi Krauss
Signature

Heidi Krauss
Name - Type or Print

Ron G. Krauss
Signature

Ron G. KRAUSS
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10th day of May, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Geraldine B. Cerf
Notary Public

My Commission Expires December 1, 2006

Affidavit in Support of Administrative Variance

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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.

Heidi Krauss
Signature
Heidi Krauss
Name - Type or Print

Ron G. Krauss
Signature
Ron G. KRAUSS
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10th day of May, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Geraldine B. Cere
Notary Public
My Commission Expires December 1, 2006

\$ 65.00
\$ 100 + 1/- SIGN



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 24 SAGEWOOD CT, SPARKS
which is presently zoned RC-4

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TO PERMIT AN ACCESSORY STRUCTURE (GARAGE) TO BE LOCATED
IN THE FRONT AND SIDE YARD WITH A HEIGHT OF 18-FEET IN LIEU
OF THE REQUIRED REAR YARD AND 15-FOOT HEIGHT.

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:

Ron Gregory Krauss - N/A
Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

N/A
Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Ron Gregory Krauss
Name - Type or Print

Signature

Heidi Schmitt Krauss
Name - Type or Print

Signature

Address Telephone No.

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. 04-581-A

Reviewed By D. THOMPSON Date 6/15/04

REV 10/25/01

Estimated Posting Date 6/27/04

**ZONING DESCRIPTION FOR
24 Sagewood Court**

Beginning at the point on the North side of Sagewood Court which is 40 feet wide at the distance of 1260 feet East of the centerline of the nearest improved intersecting street York Road which is 80 feet wide. Being Lot 33, in the subdivision of Sax Property as recorded in Baltimore County Plat Book #70, Folio #124, containing 1.54 acres. Also known as 24 Sagewood Court and located in the 8th Election District, 3rd Councilman District.

04-581-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

DATE 6/15/04 ACCOUNT 00100661SD
AMOUNT \$ 65.00

RECEIVED FROM RON KRAUSS

FOR ITEM # 581 04-581-A

34 SAGEWOOD CT. BY D. THOMPSON

DISTRIBUTION
WHITE - CARRIER PINK - AGENCY YELLOW - CUSTOMER

No. 37251

PAID RECEIPT

BUSINESS ACTUAL TIME WORK
6/16/04 6/15/04 11:24:22 1
REQ NO. 1001 WALTON JRIC DR
RECEIPT # 191270 6/15/04 IFUN
Dept 5 528 JIMING VERIFICATION
CR NO. 03751
Receipt Tot 643.00
643.00 CR 1.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

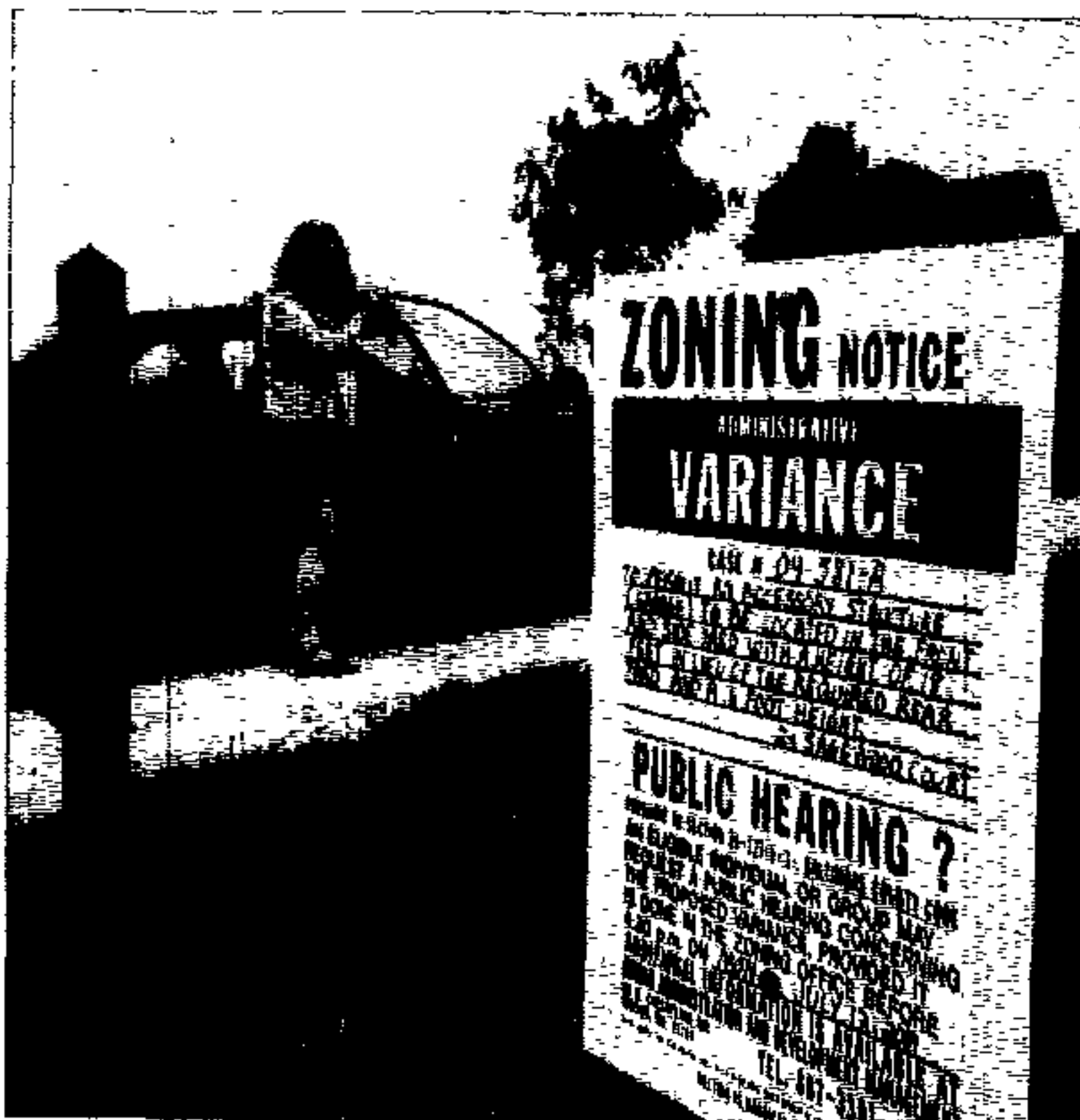
Attention: Kristen Matthews

Date: JUNE 30, 2004

RE: Case Number 04-581-A
Petitioner/Developer: RON & HEIDI KRAUSE
Date of Hearing/Closing JULY 12, 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 24 SAGEWOOD COURT

The sign(s) were posted on JUNE 25, 2004
(Month, Day, Year)



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 MD 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- 581 -A

Address 24 SAGEWOOD CT.

Contact Person: DONNA THOMPSON
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 6/15/04

Posting Date: 6/27/04

Closing Date: 7/12/04

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- 581 -A

Address 24 SAGEWOOD CT.

Petitioner's Name KRAUGS

Telephone 410-472-4004

Posting Date: 6/27/04

Closing Date: 7/12/04

Wording for Sign: To Permit AN ACCESSORY STRUCTURE (GARAGE) TO BE
LOCATED IN THE FRONT AND SIDE YARD WITH A HEIGHT OF 18-FEET
IN LIEU OF THE REQUIRED REAR YARD AND 15-FOOT HEIGHT.

**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: 04-581-A
Petitioner: Heidi Schmitt Krauss + Ron Gregory Krauss
Address or Location: 24 Sedgewood Ct.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Heidi Schmitt Krauss + Ron Gregory Krauss
Address: 24 Sedgewood Ct.
Sparks MD 21152

Telephone Number: 410-935-6881c/n 410-472-4004

**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 12, 2004

Ron Gregory Krauss
Heidi Schmitt Krauss
24 Sagewood Court
Sparks, Maryland 21152

Dear Mr. and Mrs. Krauss:

RE: Case Number:04-581-A, 24 Sagewood Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 15, 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.", written 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



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 28, 2004

Item No.: 580-591

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

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: 6.29.04

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

RE: Baltimore County
Item No. 581 DT

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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: John D. Oltman, Jr

DATE: July 21, 2004

SUBJECT: Zoning Item # 04-⁵⁸¹~~587~~
Address 24 Sagewood Ct.

~~6309 Overlook Rd. (?)~~

Zoning Advisory Committee Meeting of June 28, 2004.

The Agricultural Preservation section of DEPRM offers the following comments regarding the above Zoning item:

This subdivision has experienced groundwater supply problems. A determination by Groundwater Management should be sought before approving this request.

Reviewer: Wally Lippincott

Date: July 21, 2004

AN
7/12

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 28, 2004

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

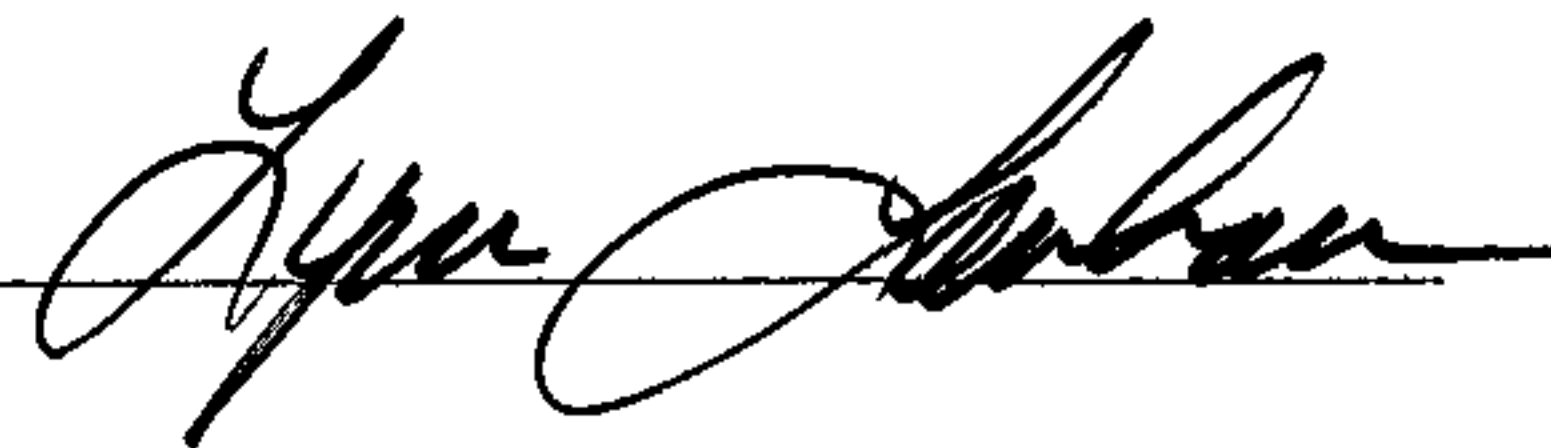
SUBJECT: Zoning Advisory Petition(s): **Case 4-581 and 4-584**

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:



Division Chief:



MAC/LL

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 July 6, 2004
Item Nos. 580, 581, 582, 583, 584,
586, 587, 588, 589, 590, and 591

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

RWB:CEN:jrb

cc: File

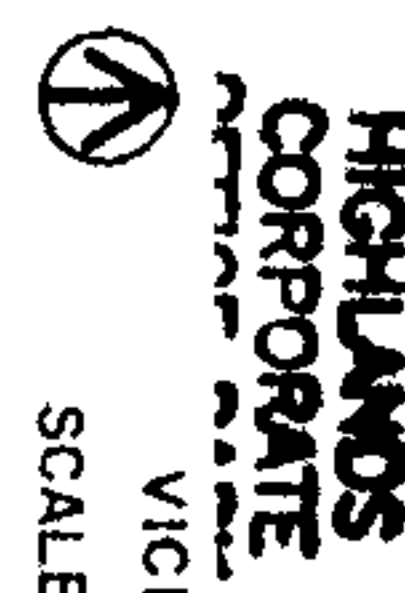
SPECIAL HEARING

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

Sax Property

FOLIO # 124 LOT # 33 SECTION #

Reinhold Heid: Krauss



SCALE: 1" = 3000'

ELECTION DISTRICT

COUNCILMANIC DISTRICT

1 = 200 SCALE MAP # Acc 2-1-B

ZONING

LOT SIZE	ACREAGE	SQUARE FEET
1:211		

PUBLIC PRIVATE

SCHEMATIC	1	2
1	☐	☒
2	☐	☒
3	☐	☒
4	☐	☒
5	☐	☒
6	☐	☒
7	☐	☒
8	☐	☒
9	☐	☒
10	☐	☒
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☐ ☒

CHESAPEAKE BAY
CRITICAL AREA
☐ ☒

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY/ ☒ ☐

PRIOR ZONING HEARING 04-27

NAME _____

ROOMS OFFICE _____

REVIEWED BY	ITEM #	CASE #

7
1
2
3

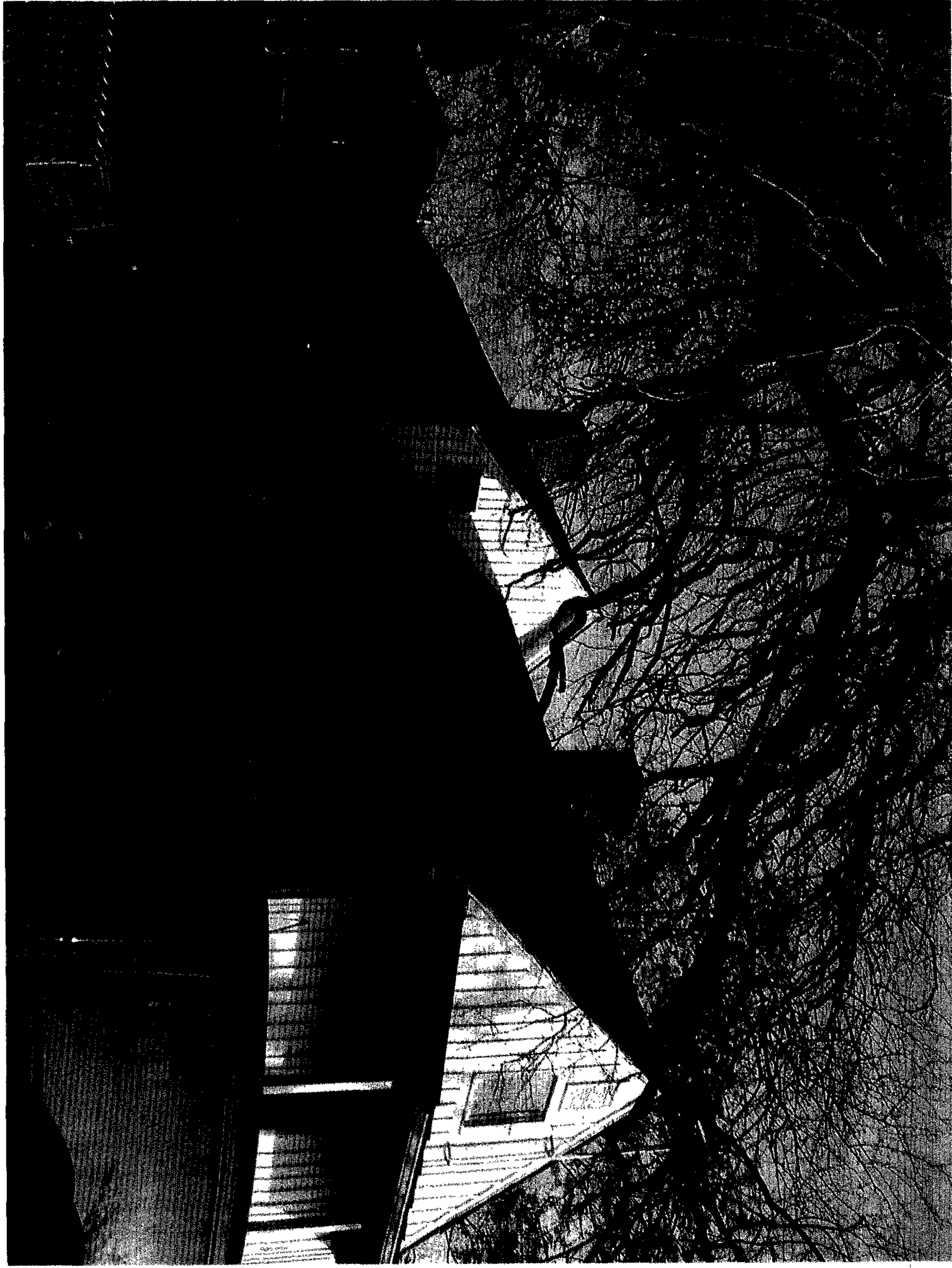
04-581-A



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ADJOINING PROPERTY

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04-581-A



