

IN RE: PETITION FOR ADMIN. VARIANCE

E/S of Mavis Avenue,
257 ft. N of Darleigh Road
11th Election District
5th Councilmanic District
(8905 Mavis Avenue)

Patricia A. & David C. Dufel
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 04-586-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, Patricia A. and David C. Dufel. The administrative variance is requested for property located at 8905 Mavis Avenue in the "Joppavale" subdivision of Baltimore County. The administrative variance request is from Sections 208.3 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an open projection (proposed carport) with a side yard setback of 5 ft. in lieu of the required 7 ½ ft. with a sum of side yards of 18 ft. in lieu of the required 18.75 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 June 26, 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*.

COPIES RECEIVED FOR FILING

7/22/04

Ray

"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 22nd day of July, 2004, by this Zoning Commissioner, that the Petitioners' request for variance from Sections 208.3 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an open projection (proposed carport) with a side yard setback of 5 ft. in lieu of the required 7 ½ ft. with a sum of side yards of 18 ft. in

lieu of the required 18.75 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 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.



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:raj

ORDER RECEIVED FOR FILING
Date 7/22/04
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 22, 2004

Mr. & Mrs. David C. Dufel
8905 Mavis Avenue
Baltimore, Maryland 21236

Re: Petition for Administrative Variance
Case No. 04-586-A
Property: 8905 Mavis Avenue

Dear Mr. & Mrs. Dufel:

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 8905 MAVIS AVE

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) 208.3 AND 301.1 (1955 BCZR) TO Permit an open projection (proposed carport) with a side yard setback of 5 FT. in lieu of 7 1/2 Ft. with a sum of side yards of 18 FT. in lieu of 18.75 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:

DAVID C. & PATRICIA A. DUFEL
Name - Type or Print

Signature

8905 MAVIS AVE 410-529-3275
Address Telephone No.

BALTIMORE MD 21236
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, 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):

DAVID C. DUFEL
Name - Type or Print

Signature

PATRICIA A. DUFEL
Name - Type or Print

Patricia A. Dufel 410-828-0006-W
Signature Telephone No.

8905 MAVIS AVE 410-529-3275-H
Address Telephone No.

BALTIMORE MD 21236
City State Zip Code

Representative to be Contacted:

DAVID C. DUFEL
Name

8905 MAVIS AVE 410-529-3275
Address Telephone No.

BALTIMORE MD 21236
City State Zip Code

Zoning Commissioner of Baltimore County

Reviewed By JL Date 6/17/04

Estimated Posting Date 6/27/04

CASE NO. 04 586 A

REV 10/25/01

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

Address 8905 MAVIS AVE
City BALTIMORE State MD Zip Code 21236

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

SEE ATTACHED

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.

David C. Dufel
Signature

DAVID C. DUFEL
Name - Type or Print

Patricia A. Dufel
Signature

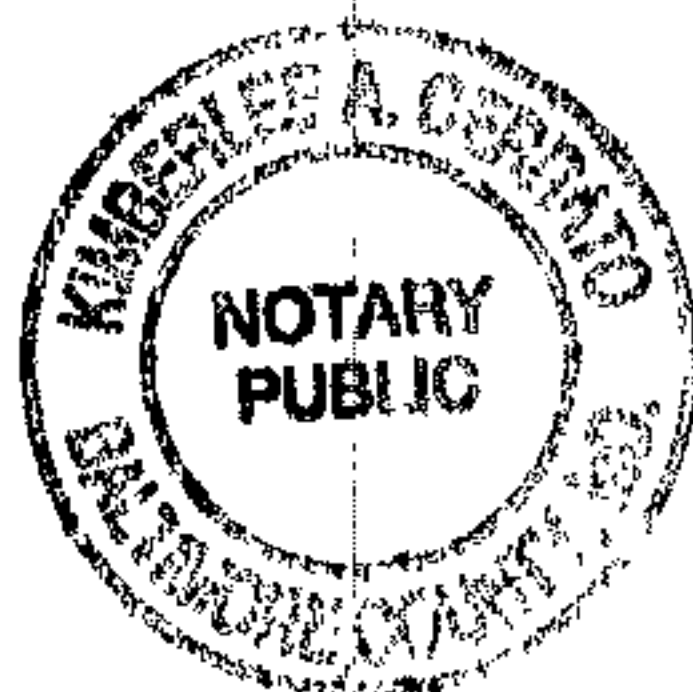
Patricia A. Dufel
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

David C. Dufel and Patricia A. Dufel
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Kimberlee A. Cusato
Notary Public

My Commission Expires 2/1/08

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 8905 MAVIS AVE
Address
BALTIMORE MD 21236
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

SEE ATTACHED

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.

David C. Dufel
Signature
DAVID C. DUFEL
Name - Type or Print

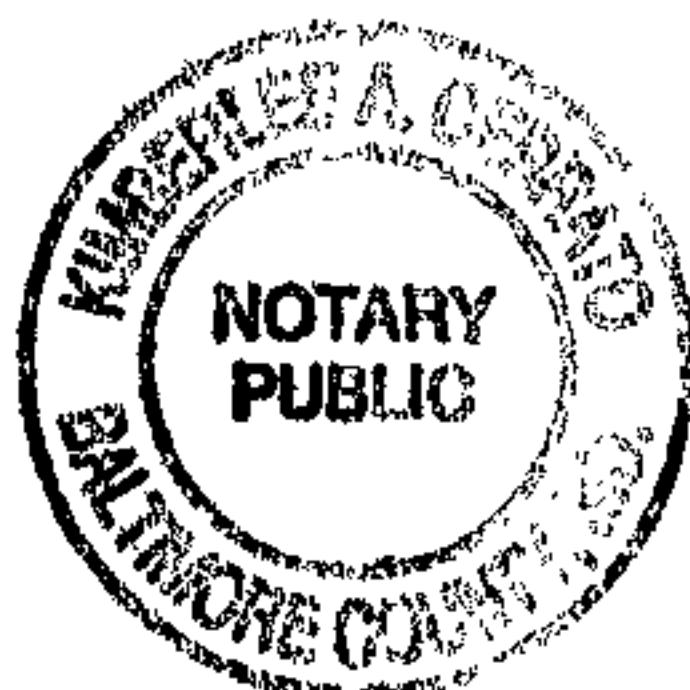
Patricia A. Dufel
Signature
Patricia A. Dufel
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

David C. Dufel and Patricia A. Dufel
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Kimberlee A. Cenato
Notary Public
My Commission Expires 2/1/08



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8905 MAVIS AVE
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) 208.3 AND 301.1 (1955 BCZR)

to Permit an open projection (proposed carport) with a side yard setback of 5 FT. in lieu of 7 1/2 FT. with a sum of side yards of 18 FT. in lieu of 18.75 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:

DAVID C. & PATRICIA A. DUFEL
Name - Type or Print

Signature

8905 MAVIS AVE
Address

BALTIMORE MD
City State

410-529-3275
Telephone No.

21236
Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City State Zip Code

Legal Owner(s):

DAVID C. DUFEL
Name - Type or Print

Signature

PATRICIA A. DUFEL
Name - Type or Print

Signature

8905 MAVIS AVE
Address

BALTIMORE MD
City State

410-828-0006 W
410-529-3275 H
Telephone No.

21236
Zip Code

Representative to be Contacted:

DAVID C. DUFEL
Name

8905 MAVIS AVE
Address

BALTIMORE MD
City State

410-529-3275
Telephone No.

21236
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. 04 586 A

REV 10/25/01

Reviewed By JL Date 6/17/04

Estimated Posting Date 6/27/04

586

ATTACHMENT
PRACTICAL DIFFICULTY &
HARDSHIP.

Due to the placement of the house and driveway that is existing and the placement of the entry doors, this is the only possible place to locate the carport.

586

ZONING DESCRIPTION

Zoning Description for 8905 Mavis Avenue

Beginning at a point on the east side of Mavis Avenue which is 21' 13" wide at the distance 257' 11" north of the centerline of the nearest improved intersecting street Darleigh Road which is 23' 6" wide. Being Lot #20, Block E, Section #D in the subdivision of Joppavale as recorded in Baltimore County Plat Book #²⁴⁻⁰¹⁰~~100~~, Folio #103, containing 10,759.43 square feet. Also known as 8905 Mavis Avenue and located in the 11th Election District, 5th Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

586 No. 35904

DATE 6/17/04

ACCOUNT

001006 6156

AMOUNT \$

65.00

RECEIVED FROM:

DUECEL

FOR:

Reo Lawrence 8905 Martin Ave

PAID RECEIPT

BUSINESS ACCT. TIME

6/28/2004 6/17/2004 09:53:27

RECEIPT NO. 100000 6/17/2004 0000

RECEIPT 100000 6/17/2004 0000

RECEIPT 100000 6/17/2004 0000

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RECEIPT 100000 6/17/2004 0000

RECEIPT 100000 6/17/2004 0000

Baltimore County, Maryland

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

Date: 6/28/04

RE: Case Number: 04-586-A

Petitioner/Developer: DAVID DUFEL

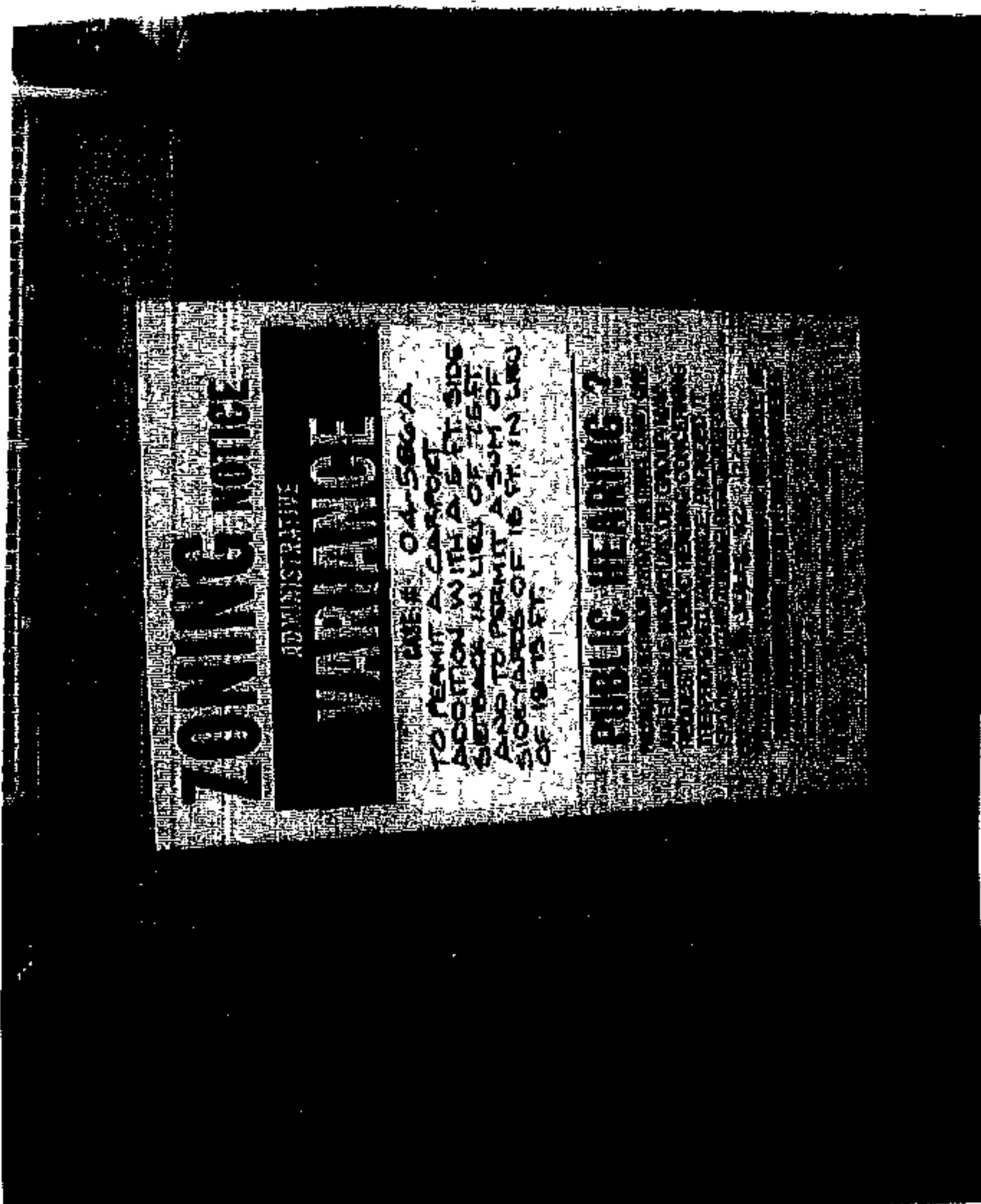
Date of Hearing/Closing: JULY 12, 2004

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 8905 MANIS AVE

The sign(s) were posted on JUNE 26, 2004
(Month, Day, Year)

Charles E. Merritt
(Signature of Sign Poster)

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



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: x 04 586 A

Petitioner: x Dufel

Address or Location: x 8905 Mavis Ave

PLEASE FORWARD ADVERTISING BILL TO:

Name: x David & Patricia Dufel

Address: x 8905 Mavis Ave

x Baltimore Maryland 21236

Telephone Number: x (410) 529-3275

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 04- 586 -A Address 8905 MAVIS AVE,

Contact Person: JOHN LEWIS Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6/17/04 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- 586 -A Address 8905 MAVIS AVE

Petitioner's Name ~~DAVID & PATRICIA~~ DUFEL Telephone 410-828-0006

Posting Date: 6/27/04 Closing Date: 7/12/04

Wording for Sign: To Permit A CARPORT ADDITION WITH A 5 FT. SIDE
SETBACK IN LIEU OF 7 1/2 FT AND TO PERMIT A SUM OF
SIDE YARDS OF 18 FT. IN LIEU OF 18.75 FT.

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*

July 12, 2004

David C. Dufel
Patricia A. Dufel
8905 Mavis Avenue
Baltimore, Maryland 21236

Dear Mr. and Mrs. Dufel:

RE: Case Number:04-586-A, 8905 Mavis Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 17, 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. 586 JLL

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

INTER-OFFICE CORRESPONDENCE

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

DATE: July 6, 2004

RECEIVED

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

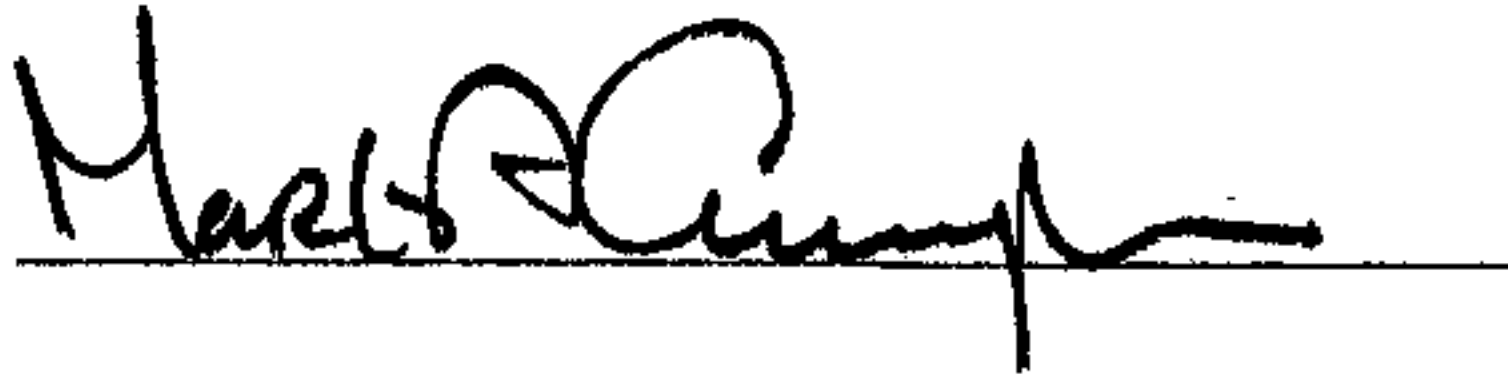
JUL - 8 2004

ZONING COMMISSIONER

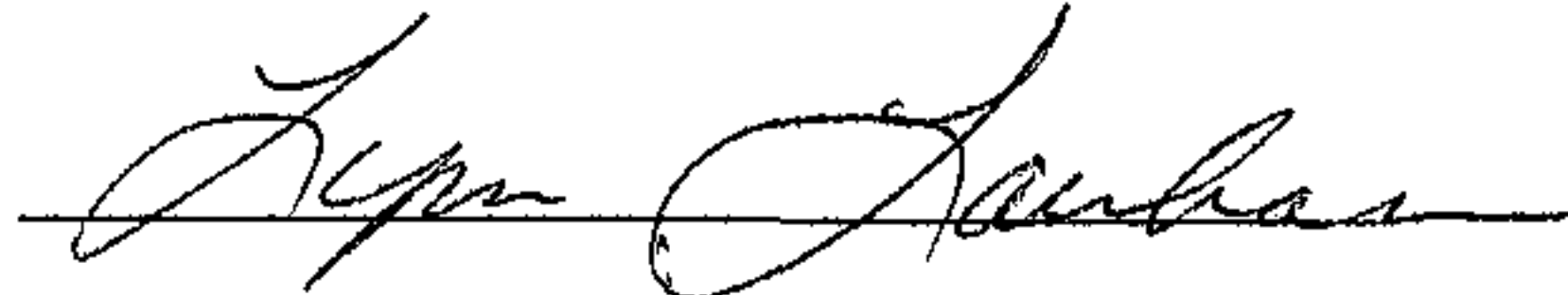
SUBJECT: Zoning Advisory Petition(s): Case 4-560 and 4-586

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

PET. EXHIBIT

04 586 A

June 11, 2004

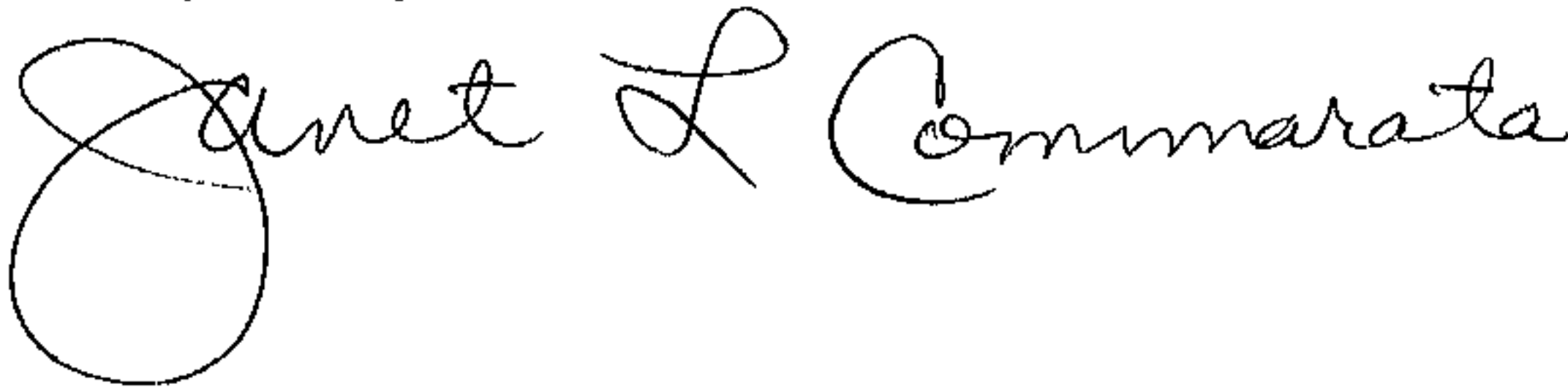
To Whom It May Concern:

I am writing to acknowledge that I am aware of the proposed plans to build a carport at 8905 Mavis Avenue. I live adjacent to the property at 8903 Mavis Avenue and understand the carport will be built on the right side of the Dufel's property, covering a portion of their existing driveway.

Please receive this letter as documentation of my acceptance and support of the proposed plan. I have no concerns or conflicts concerning the structure and believe that the construction of the carport will not negatively impact myself and or my property.

If you should have any questions or would like to speak to me directly please feel free to contact me at (410) 529-1737

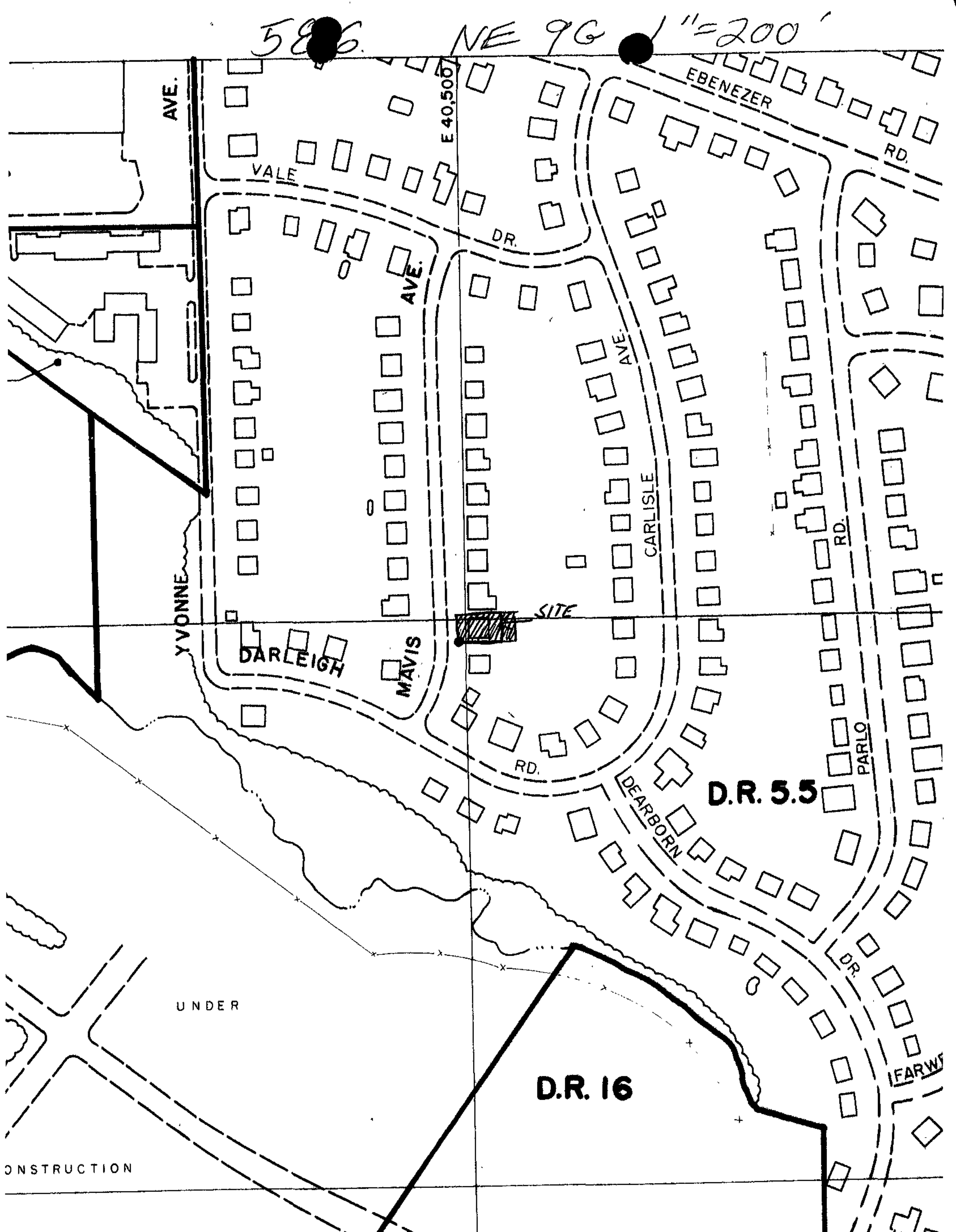
Respectfully,

 Janet L. Commarata

586

NE 9G

1"=200'



AVE.

VALE

E 40,500

EBENEZER

RD.

DR.

AVE.

AVE.

CARLISLE

RD.

YVONNE

DARLEIGH

MAVIS

SITE

RD.

D.R. 5.5

DEARBORN

PARLO

DR.

D.R. 16

UNDER

FARWELL

CONSTRUCTION

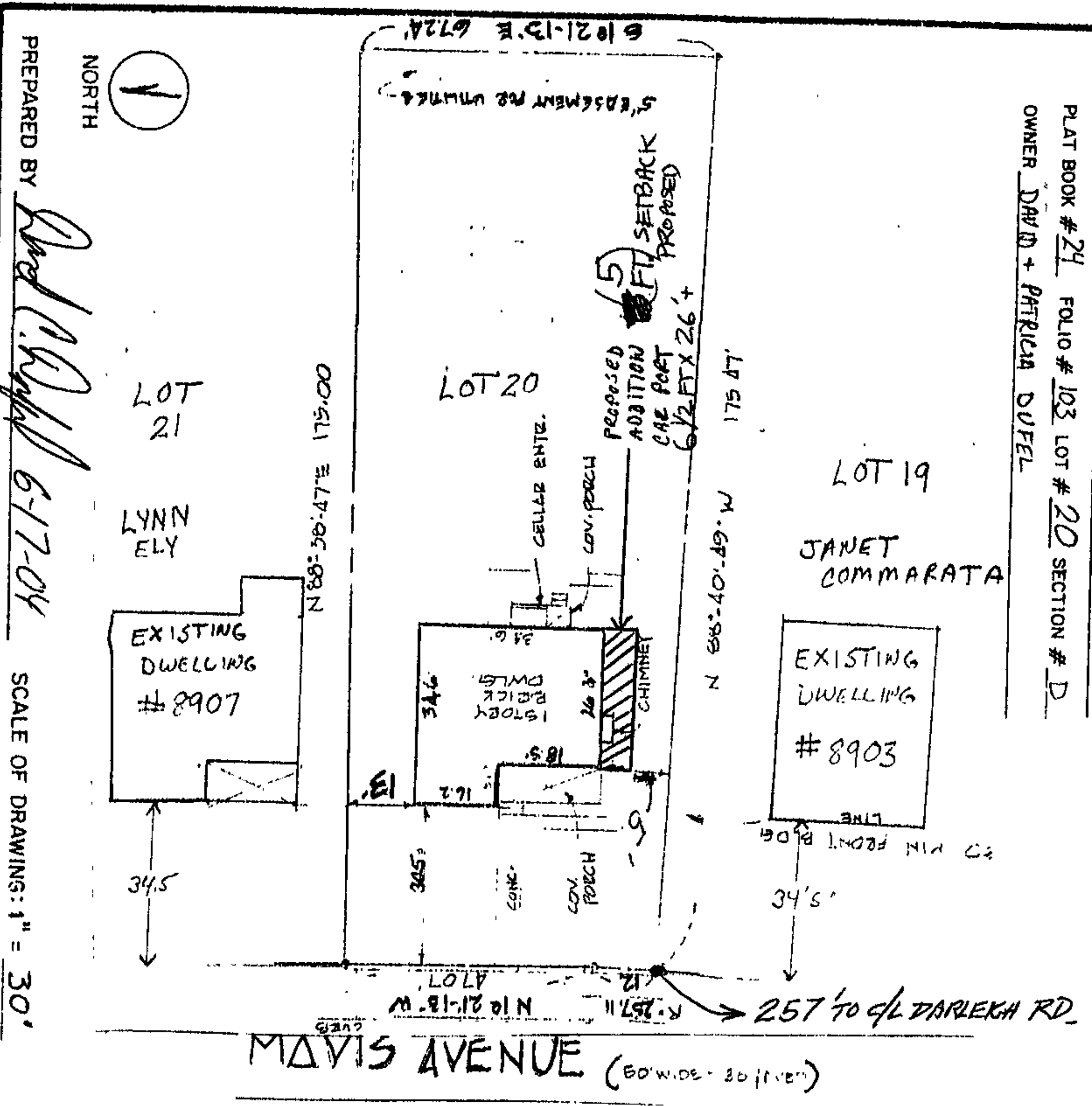
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 8905 MAVIS AVE SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

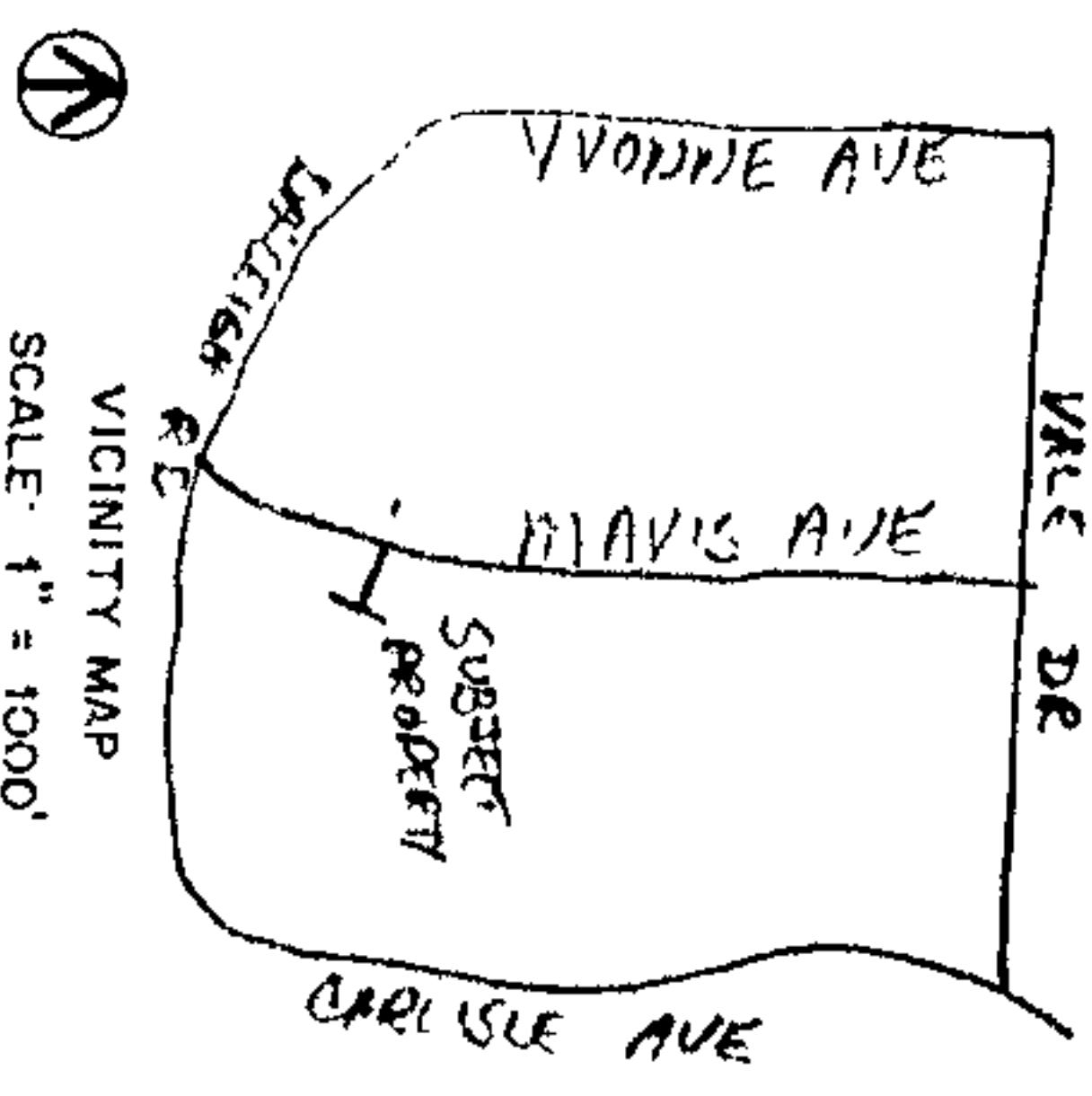
SUBDIVISION NAME STOPPAVALLE

PLAT BOOK # 24 FOLIO # 103 LOT # 20 SECTION # D

OWNER DAVID + PATRICIA DUFEL



PREPARED BY David A. Dufel 6-17-04 SCALE OF DRAWING: 1" = 30'



LOCATION INFORMATION

ELECTION DISTRICT 11

COUNCILMANIC DISTRICT 5

1" = 200' SCALE MAP # NE 96

ZONING OR 5.5

LOT SIZE .25 ACREAGE 10759.43 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 NO

ZONING OFFICE USE ONLY
REVIEWED BY VL ITEM # 04586 A CASE #

C# 586

HOUSE WITH PROPOSED CARPORT
IS ON LEFT

NEIGHBOR THAT WROTE LETTER
IS HOUSE ON RIGHT

