

IN RE: PETITION FOR ADMIN. VARIANCE
S/S Sue Avenue, 780' W of the c/l
Holly Road
(1947 Sue Avenue)
15th Election District
6th Council District

Brian Brown, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 04-599-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 owners of the subject property, Brian Brown, and his wife, Stephanie Brown. The Petitioners seek relief from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 16 feet each for a proposed addition and open projection in lieu of the required 30 feet and 22.6 feet, respectively. The subject property and requested relief are more particularly described on the site plan submitted with the Petition filed and marked into evidence as Petitioner's Exhibit 1.

The Petition was filed through the administrative variance process, pursuant to Section 26-127 of the Baltimore County Code. That Section 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 all of the evidence contained therein, I am persuaded to grant the requested relief. It was indicated that the proposed improvements are necessary to provide additional living space for this growing family and that due to the location and configuration of existing improvements on the property,

ORDER RECEIVED FOR FILING

Date

By

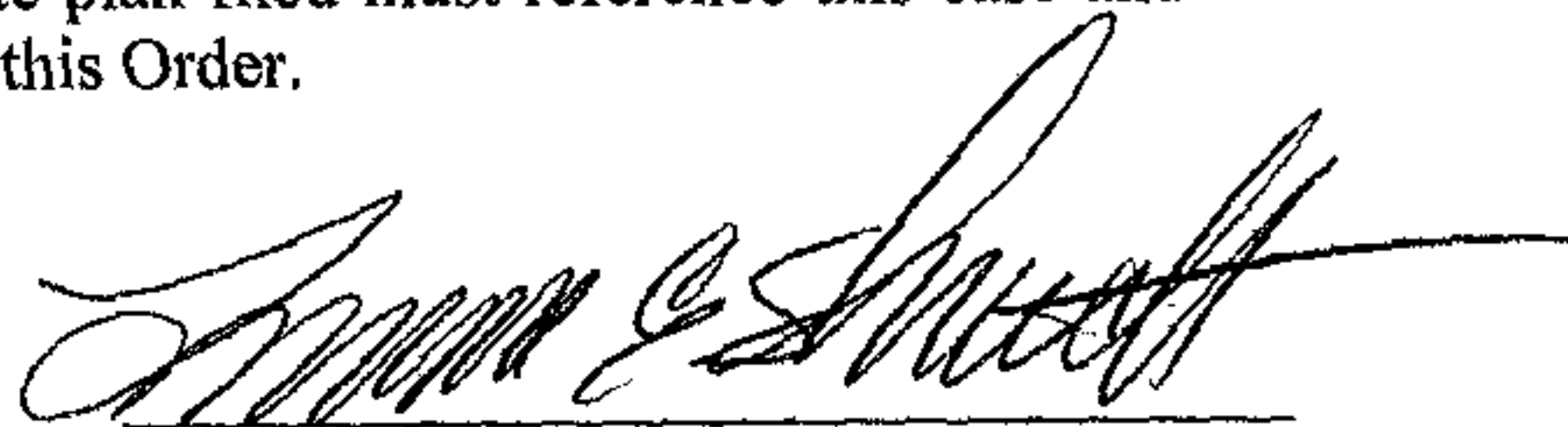
7/21/04
J. B. Brown

that strict compliance with the B.C.Z.R. would result 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. Thus, I find that there will be no detrimental impact to the surrounding locale and that relief can be granted. However, due to the property's close proximity to Sue Creek, the proposed improvements must be in compliance with Chesapeake Bay Critical Areas regulations, pursuant to the comments submitted by the Department of Environmental Protection and Resource Management (DEPRM), dated July 15, 2004, a copy of which is attached hereto and made a part hereof.

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 21st day of July 2004 that the Petition for Administrative Variance seeking relief from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 16 feet each for a proposed addition and open projection in lieu of the required 30 feet and 22.6 feet, respectively, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 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) Compliance with the ZAC comments submitted by DEPRM relative to Chesapeake Bay Critical Areas regulations, dated July 15, 2004, a copy of which is attached hereto and made a part hereof.
- 3) When applying for any permits, 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

By

7/21/04

LES

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. Brian Brown
1947 Sue Avenue
Baltimore, Maryland 21221

RE: PETITION FOR ADMINISTRATIVE VARIANCE
S/S Sue Avenue, 780' W of the c/l Holly Road
(1947 Sue Avenue)
15th Election District – 6th Council District
Brian Brown, et ux - Petitioners
Case No. 04-599-A

Dear Mr. & Mrs. Brown:

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: Chesapeake Bay Critical Areas Commission
1804 West Street, Suite 100, Annapolis, Md. 21401
DEPRM; People's Counsel; Case File

✓

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 1947 SUE AVE.

which is presently zoned DR 3.5

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) 1B02.3B.(BCZR)

TO PERMIT A REAR YARD SETBACK OF 16-FEET FOR AN ADDITION
AND OPEN PROJECTION IN LIEU OF THE REQUIRED 30-FEET AND
22.6-FEET RESPECTIVELY.

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:

BRIAN BROWN
Name - Type or Print
Brian Brown
Signature
1947 SUE AVE. 410-682-9022
Address Telephone No.
BALTO. MD. 21221
City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

BRIAN BROWN
Name - Type or Print
Brian Brown
Signature
STEPHANIE BROWN
Name - Type or Print
Stephanie Brown
Signature
1947 SUE AVE. 410-682-9022
Address Telephone No.
BALTO MD. 21221
City State Zip Code

Representative to be Contacted:

MAURY & CO. INC.
Name
514 SYLVETW DR 410-360-9779
Address Telephone No.
PASADENA, MD. 21222
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.

Zoning Commissioner of Baltimore County

CASE NO. 04-599-A

Reviewed By D. THOMPSON Date 6/25/04

Estimated Posting Date 7/4/04

ORDER RECORDED
7/16/04
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

1947 SUE AVE.
Address
BALTO. MO. 21221
City State Zip Code

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

FOR IMPROVEMENT OF PROPERTY. ~~TO BE USED AS A~~
~~FOR A BUSINESS PURPOSES~~ EXPAND LIVING SPACE.
THERE IS NO OBSTRUCTION TO NEIGHBORS. ~~IMPROVE~~
~~PROPERTY VALUE~~ EXPANDING FAMILY, NEED TO
ENLARGE.

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.

Brian Brown

Signature

BRIAN BROWN

Name - Type or Print

Stephanie Brown

Signature

Stephanie Brown

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

Brian Garry Brown

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 1/1/2008

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 1747 SUE AVE.
Address
BALTO. MD. City 21221 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):

FOR IMPROVEMENT OF PROPERTY. ~~TOO CLOSE TO~~
~~EXISTING PROPOSED~~ EXPAND LIVING SPACE.
THERE NO OBSTRUCTION TO NEIGHBORS. ~~IMPROVE~~
~~PROPOSED~~ EXPANDING FAMILY, NEED TO
ENLARGE.

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.

Brian B
Signature
Brian Brown
Name - Type or Print

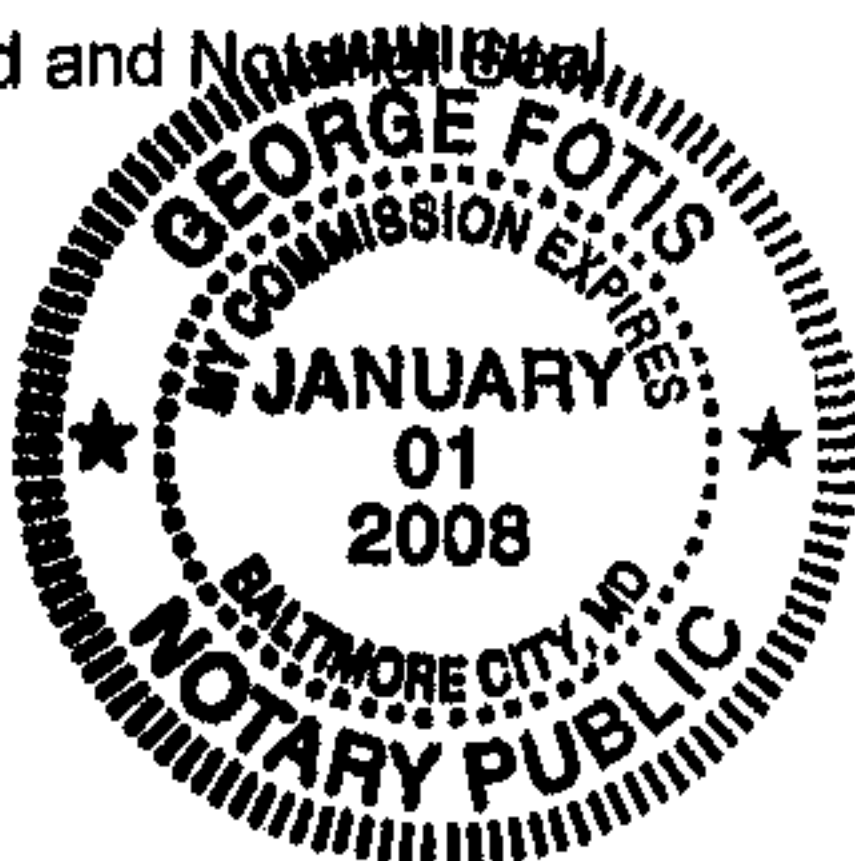
Stephanie Brown
Signature
Stephanie Brown
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

Brian Gary Brown
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notary Seal



[Signature]
Notary Public
My Commission Expires 1/1/2008



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1947 SUE AVE.

which is presently zoned DR3.5

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) 1802.3B. (RCH)

TO PERMIT A REAR YARD SETBACK OF 16-FEET FOR AN ADDITION
AND OPEN PROTECTION IN LIEU OF THE REQUIRED 30-FEET AND
22.6-FEET RESPECTIVELY.

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:

BRIAN BROWN

Name - Type or Print

Brian R

Signature

1947 SUE AVE. 410-682-9022

Address Telephone No.

BALTO. MO. 21221

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

BRIAN BROWN

Name - Type or Print

Brian R

Signature

STEPHANIE BROWN

Name - Type or Print

Stephanie Brown

Signature

1947 SUE AVE. 410-682-9022

Address Telephone No.

BALTO. MO. 21221

City State Zip Code

Representative to be Contacted:

MAURY & CO. INC.

Name

514 SYLVIEW DR. 410-360-9779

Address Telephone No.

PASADENA MO. 21222

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. 04-599-A

Reviewed By D. THOMPSON Date 6/25/04

Estimated Posting Date 7/4/04

ZONING DESCRIPTION

Zoning Description For 1947 Sue Avenue

Beginning at a point on the south side of Sue Avenue, which is 40 feet wide at the distance of 780 feet west of the centerline of the nearest improved intersecting street Holly Road which is 40 feet wide. Being Lot #1, in the subdivision known as the Harry Horney Property as recorded in Baltimore County Plat Book #56, Folio# 115, containing .1517 acres. Also known as 1947 Sue Avenue and located in the 15th Election District, 6th Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **40397**

DATE 6/25/04

ACCOUNT

0010066750

AMOUNT

\$ 65.00

RECEIVED
FROM:

BRIAN E. COUL

FOR ITEM # 599 OH-599-H

1947 SUE AVE B4 D. THOMPSON

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME

4/23/2004 6/23/2004 07:43:54

REB: 4506 WALKIN' WOOD KIDS

CHARGE: 4 287056 6/23/2004 07:43:54

Dept: 5 223 ZONING VERIFICATION

CR NO. 000597

Receipt Tot

\$65.00

\$65.00 CR

4.00 CR

Baltimore County, Maryland

CASHER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 04-599-A

Petitioner/Developer: BROWN

Date of Hearing/Closing: 7/19/04

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

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

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:

1947. SUE AVE

The sign(s) were posted on

7/3/04
(Month, Day, Year)

Sincerely,

Robert Black 7/3/04
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

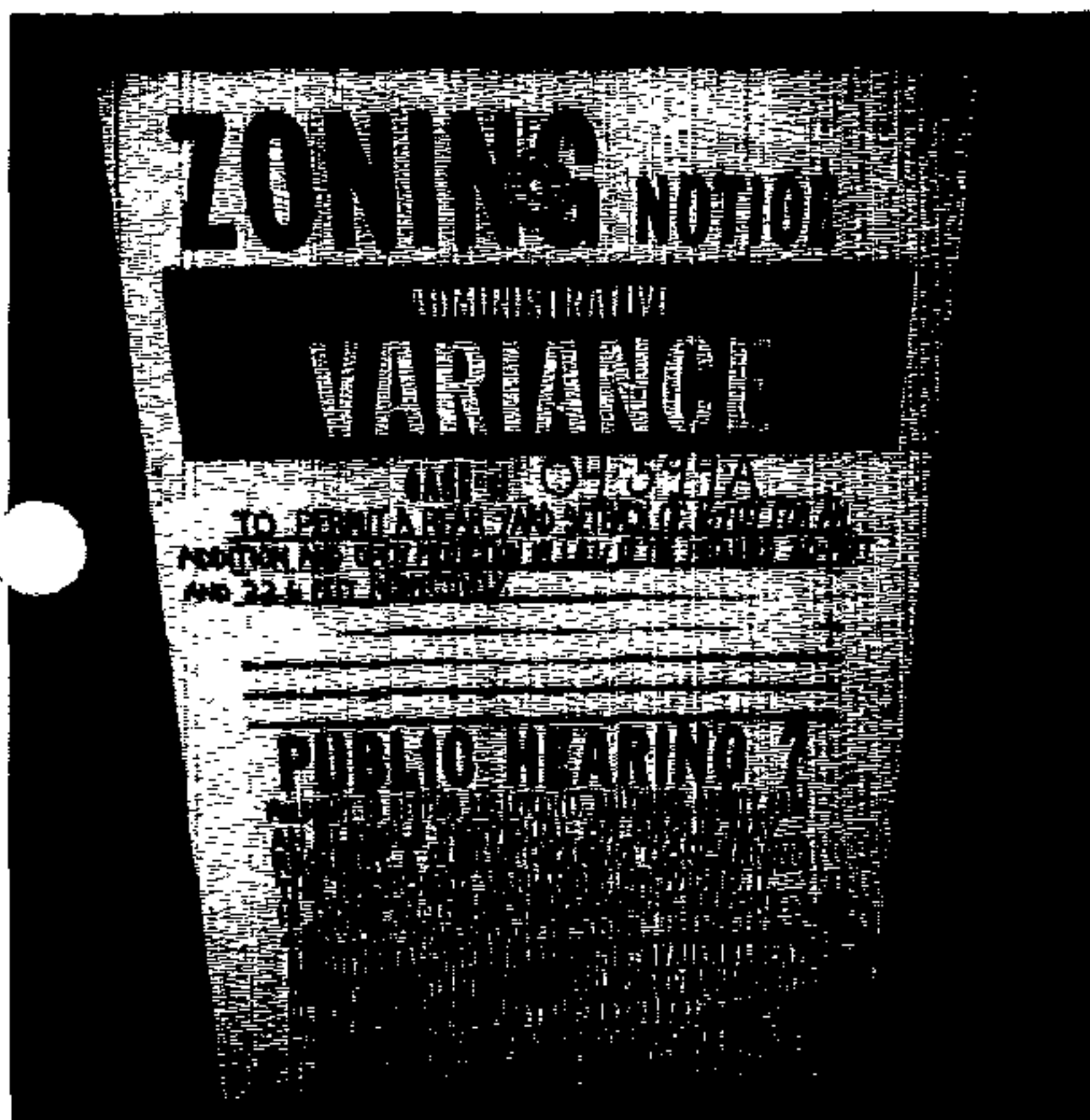
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 04- 599 -A

Address 1947 SUE AVE.

Contact Person: DONNA THOMPSON
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 6/25/04

Posting Date: 7/4/04

Closing Date: 7/19/04

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- 599 -A

Address 1947 SUE AVE

Petitioner's Name BROWN

Telephone 410-682-9022

Posting Date: 7/4/04

Closing Date: 7/19/04

Wording for Sign: TO PERMIT A REAR YARD SETBACK OF 16- FEET FOR AN
ADDITION AND OPEN PROTECTION IN LIEU OF THE REQUIRED 30- FEET
AND 22.6- FEET RESPECTIVELY

**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: 04-599-A
Petitioner: BROWN
Address or Location: 1947 SUE AVE.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. & MRS. BRIAN BROWN
Address: 1947 SUE AVE.
BALTO. MD 21221
Telephone Number: 410-682-9022

**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 19, 2004

Brian Brown
Stephanie Brown
1947 Sue Avenue
Baltimore, Maryland 21221

Dear Mr. and Mrs. Brown:

RE: Case Number:04-599-A, 1947 Sue Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 25, 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 that reads "W. Carl Richards, Jr." The signature is written in a cursive, flowing style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Maury & Co., Inc. 514 Sylvview Drive Pasadena 21122

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

July 1, 2004

ATTENTION: Kristen Mathews

Distribution Meeting of: July 1, 2004

Item No.: 585, 592-596, 598-609 (599)

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

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

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 12, 2004
Item Nos. 585, 592, 593, 594, 595, 596,
597, 598, 599, 600, 601, 602, 603, 605,
606, 607, 608, and 609

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

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: John D. Oltman, Jr

DATE: July 15, 2004, 2004

SUBJECT: Zoning Item # 04- 599
Address 1947 Sue Avenue (Brown Property)

RECEIVED

JUL 20 2004

ZONING COMMISSIONER

Zoning Advisory Committee Meeting of July 6, 2004.

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Additional Comments:

Reviewer: Keith Kelley

Date: July 15, 2004

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 8, 2004

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 4-598 and 4-599
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:

Lynn Farkas

MAC/LL

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



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

Date: 7.2.04

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

RE: Baltimore County
Item No. 599 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

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

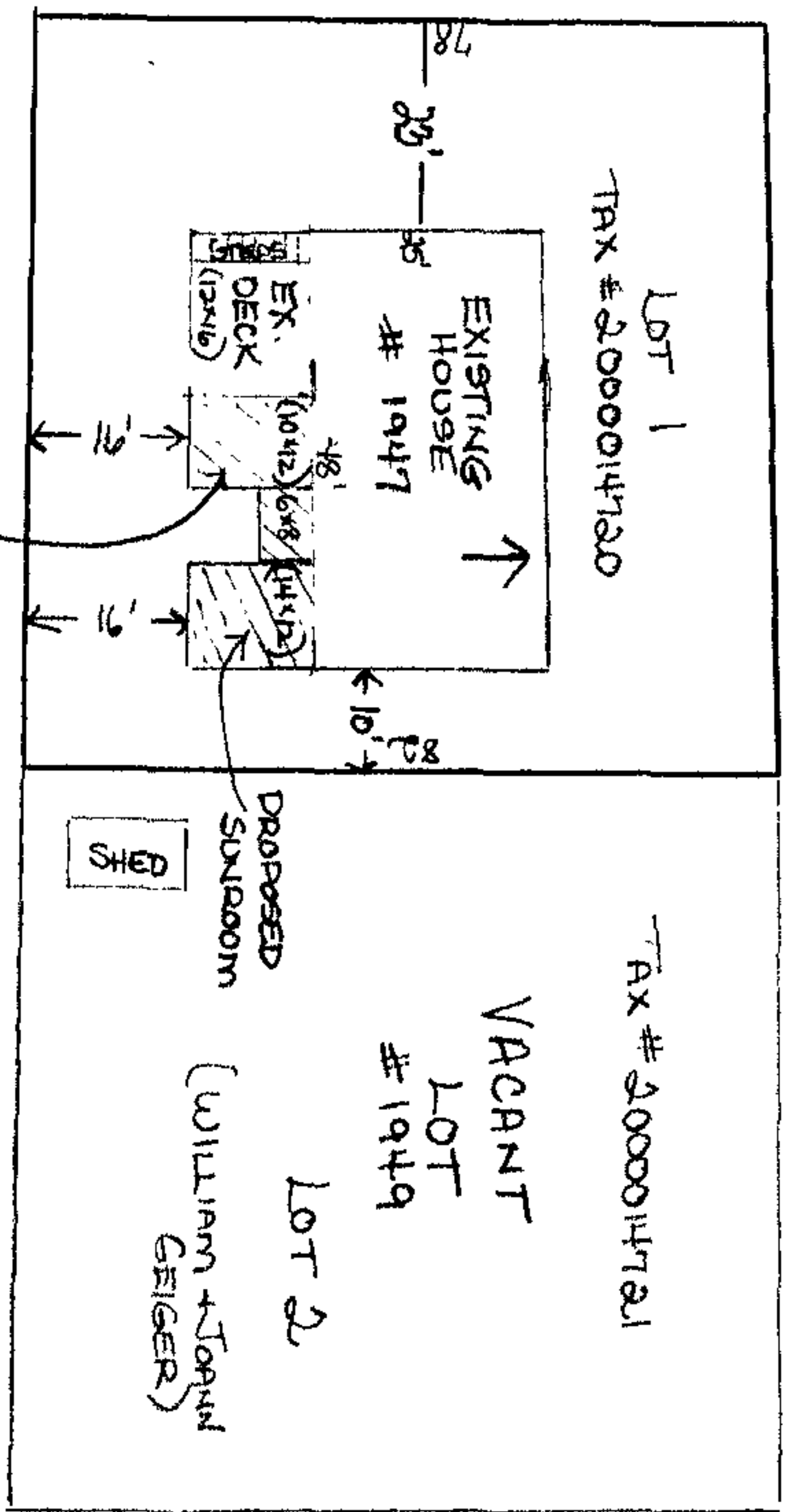
PROPERTY ADDRESS 1947 Sue Ave. SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Harvey Harvey Property

PLAT BOOK # 56 FOLIO # 115 LOT # 1 SECTION # 24A

OWNER BRIAN + STEPHANIE BROWN

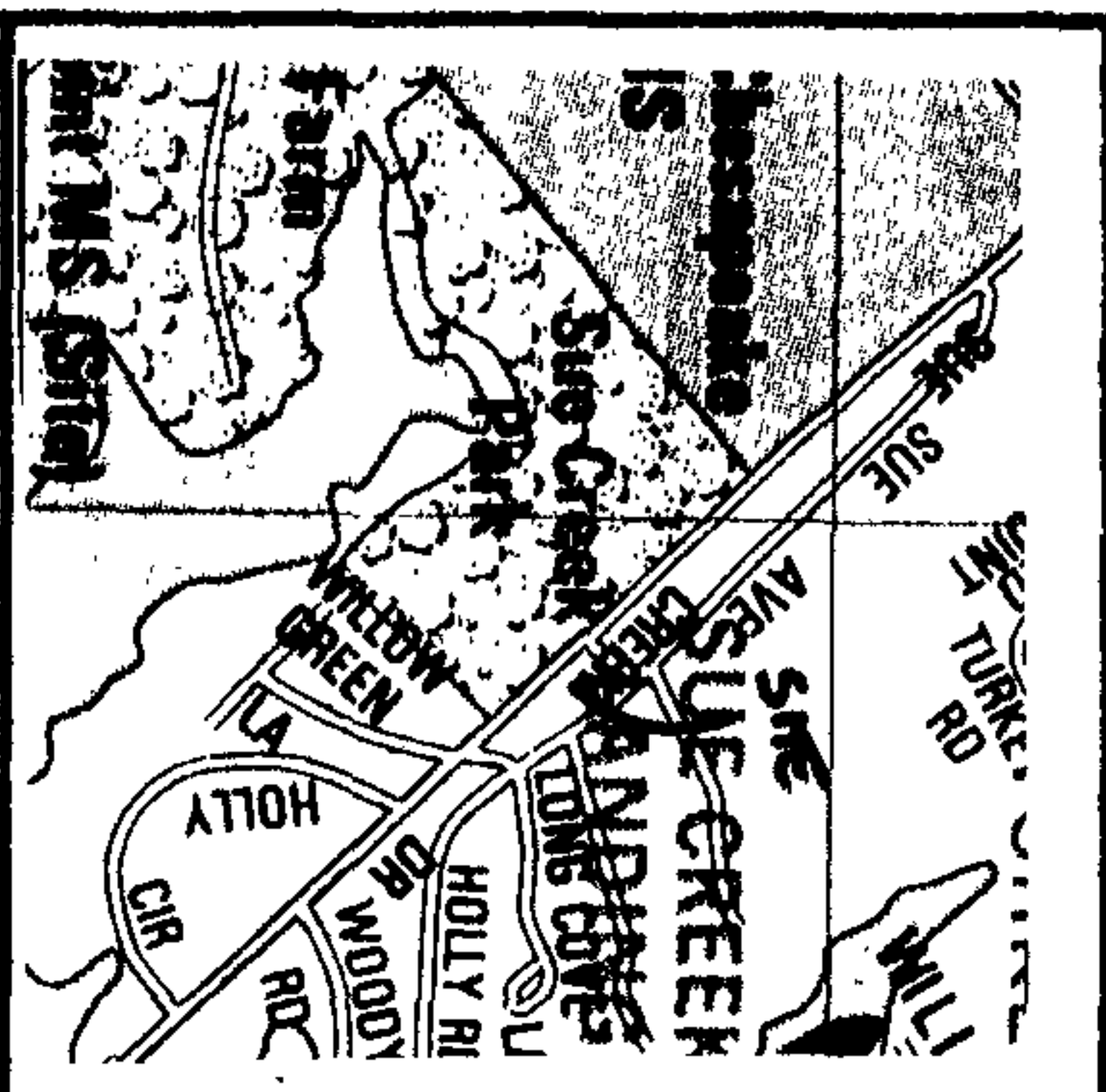
SUE AVE (40' R/W)



Pet. Ex. 1



PREPARED BY B.B. D.T. SCALE OF DRAWING: 1" = 30'



LOCATION INFORMATION

ELECTION DISTRICT AS-46

COUNCILMANIC DISTRICT 6+6

1" = 200' SCALE MAP # SE 15

ZONING D.R.-S.S.

LOT SIZE .1517 ACRES SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA ☒ YES ☐ NO

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY / BUILDING ☐ ☒

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY D. THOMPSON ITEM # 599 CASE # 04-599-A

POINT

D.R. 3.5

C. 20

04-599-A

SE 1 J

