

IN RE: PETITION FOR ADMIN. VARIANCE
W/S of Loganview Drive, 175 ft. S
centerline of Yardley Road
12th Election District
7th Councilmanic District
(3432 Loganview Drive)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-007-A

George J. Ravis, Jr. & Kathleen R. Singleton
Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, George J. Ravis, Jr. and Kathleen R. Singleton. The variance request is for property located at 3432 Loganview Drive in the eastern area of Baltimore County. The variance request is from Sections 400.2 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (detached garage) with a height of 21 ft. in lieu of the required 15 ft. and a setback of 11 ft. 3 in. in lieu of the required 15 ft. from the centerline of the alley. 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 July 18, 2004, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict

ORDER RECEIVED FOR FILING

Date

By

3/16/04
Rag

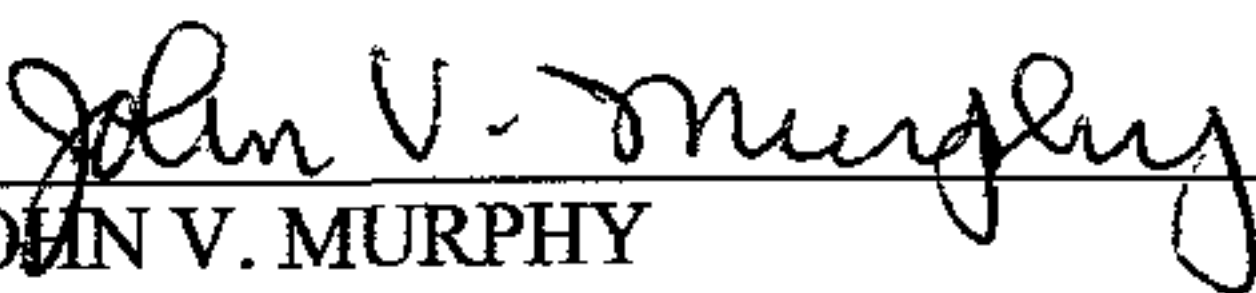
compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 10 day of August, 2004, that a variance from Sections 400.2 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (detached garage) with a height of 21 ft. in lieu of the required 15 ft. and a setback of 11 ft. 3 in. in lieu of the required 15 ft. from the centerline of the alley, 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 Petitioners 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.


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR FILING
Date 8/6/04
By Raf

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

August 4, 2004

Mr. George J. Ravis, Jr.
Ms. Kathleen R. Singleton
3432 Loganview Drive
Baltimore, Maryland 21222

Re: Petition for Administrative Variance
Case No. 04-007-A
Property: 3432 Loganview Drive

Dear Mr. Ravis & Ms. Singleton:

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 that reads "John V. Murphy". The signature is written in a cursive style.

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3432 Loganview Dr.
which is presently zoned DR5-5

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) 400.2 & 400.3 BCZC

To permit an accessory structure (detached garage) with a height of 21' in lieu of the required 15' and a setback of 11' 3" in lieu of the required 15' from the centerline of the alley.

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.

State Zip Code

Legal Owner(s):

George J. Ravis Jr.

Name - Type or Print

Signature

Kathleen R. Singleton

Name - Type or Print

Signature

3432 LOGANVIEW DR (410) 282-8078

Address

Telephone No.

BALTO

City

MD

State

21222

Zip Code

Representative to be Contacted:

Name

Address

City

Telephone No.

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 7 day of July, 2004, 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. 05-007-A

Reviewed By JF Date 7-7-04

Estimated Posting Date 7-18-04

ORDER RECEIVED FOR FILING
DATE 7/7/04

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 3432 Loganview Dr.
Address
Balto. Md. 21222
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. To be able to put a vehicle in + do minor repairs
2. Our shed partially collapsed during the blizzard + need to tear it down - we will need a place to store lawn + garden equipment.
3. To be able to have a workspace + a place to put tools.
4. Use the second Floor for storage space. We will be adding a dormer on the house + we will need storage space for furniture.
5. House has very little storage space + very limited closet space.

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.

George J. Ravis Jr.
Signature
George J. RAVIS JR.
Name - Type or Print

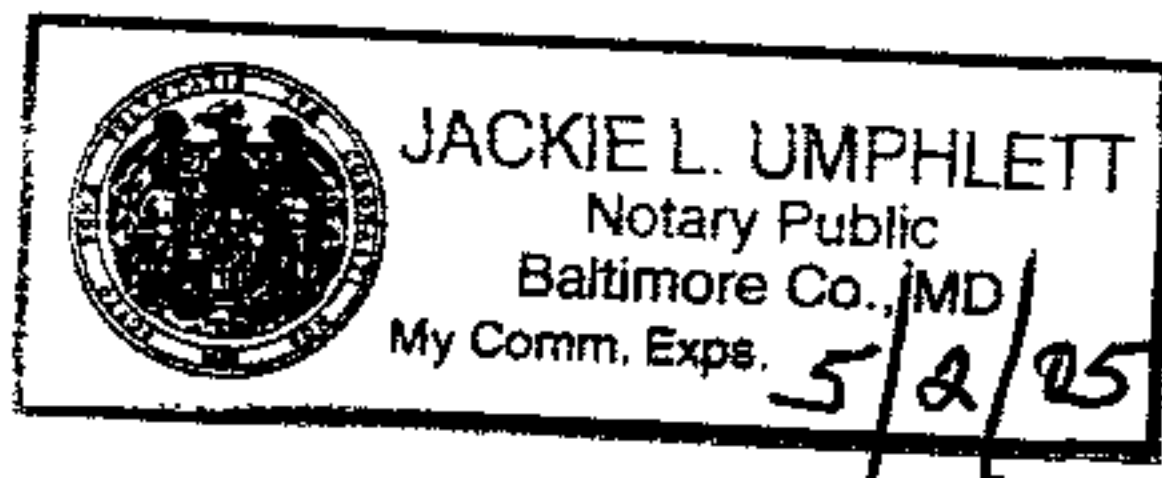
Kathleen R. Singleton
Signature
Kathleen R. Singleton
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27 day of June, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal



Jackie L. Umphlett
Notary Public
My Commission Expires 5/2/05

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 3432 Loganview Dr.
Address
Balto. md. 21222
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. To be able to put a vehicle in & do minor repairs - (oil changes ect)
2. Our shed partially collapsed during the blizzard & need to tear it down - we will need a place to store lawn & garden equipment.
3. To be able to have a work space & a place to put tools.
4. Use the second floor for storage space. We will be adding a dormer on the house & we will need storage space for furniture.
5. House has very little storage space & very limited closet space.

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.

George J. Ravis Jr.
Signature

George J. Ravis Jr.
Name - Type or Print

Kathleen R. Singleton
Signature

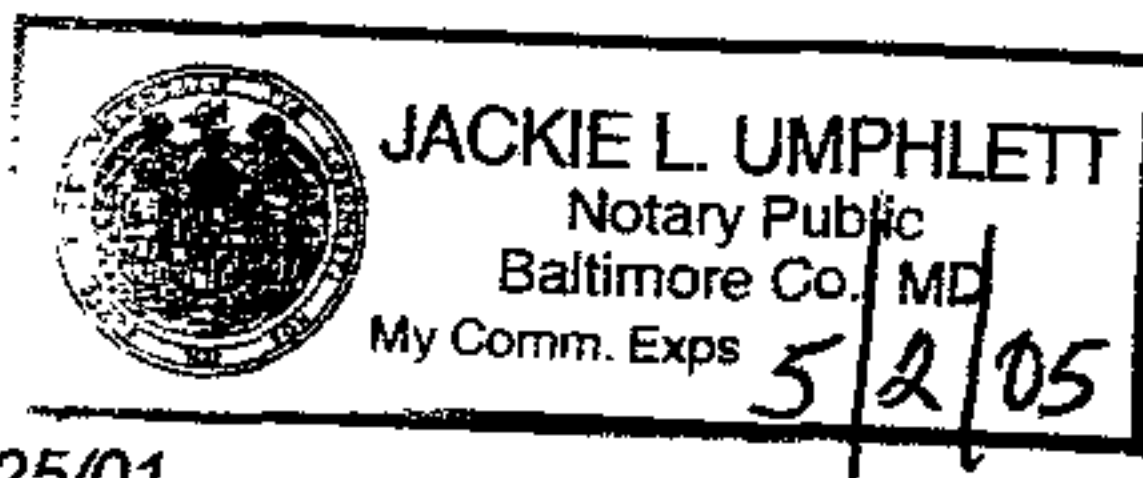
Kathleen R. Singleton
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27 day of June, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal



REV 10/25/01

Jackie L. Umphlett
Notary Public
My Commission Expires 5/2/05



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 3432 Loganview Dr.
which is presently zoned DR5.5

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) 400.2 & 400.3 BCZR

To permit on accessory structure (detached garage) with a height of 21' in lieu of the required 15' and a setback of 11'3" in lieu of the required 15' from the centerline of the alley.

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):

George J. Ravis Jr.
Name - Type or Print

George J. Ravis Jr.
Signature

Kathleen R. Singleton
Name - Type or Print

Kathleen R. Singleton
Signature

3432 LOGANVIEW DR (410) 282-8078
Address Telephone No.

BALTO MD 21222
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. 05-007-A

Reviewed By JF Date 7-7-04

REV 10/25/01

Estimated Posting Date 7-18-04

Zoning description for 3432 Loganview Drive

Beginning at a point on the west side of Loganview Drive which is 50 ft (right-of-way width) wide at the distance of 175 ft south of the centerline of the nearest improved intersecting street, Yardley Road, which is 50 ft (right-of-way width) wide. Being Lot# 17, Block 001, as recorded in Baltimore County Plat Book# 14, Folio# 113, containing 5000 square feet. Also known as 3432 Loganview Drive and located in the 12th Election District, 7th Councilmanic District.

007

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 40339

DATE 7-7-04 ACCOUNT 001-006-60150

AMOUNT \$ 65.00

RECEIVED FROM: George Ravis

FOR: 3132 Logginsview Dr. ITEM # 007
Ashira, Virginia

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME DEW
7/07/2004 7/07/2004 09:29:37 3
REC: MISC MAIL MAIL MM
>>RECEIPT # 339986 6/30/2004 OFLN
DEPT: 5 528 ZIMMING VERIFICATION
CR NO. 040339

Receipt Tot \$65.00
\$65.00 CK \$1.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 05-007-A

Petitioner/Developer: GEORGE RAVIS

* KATHLEEN SINGLETON

Date of Hearing/Closing: 8/2/04

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:

3432 LOGANVIEW DR

The sign(s) were posted on

7/18/04
(Month, Day, Year)

Sincerely,

Robert Black 7/18/04
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

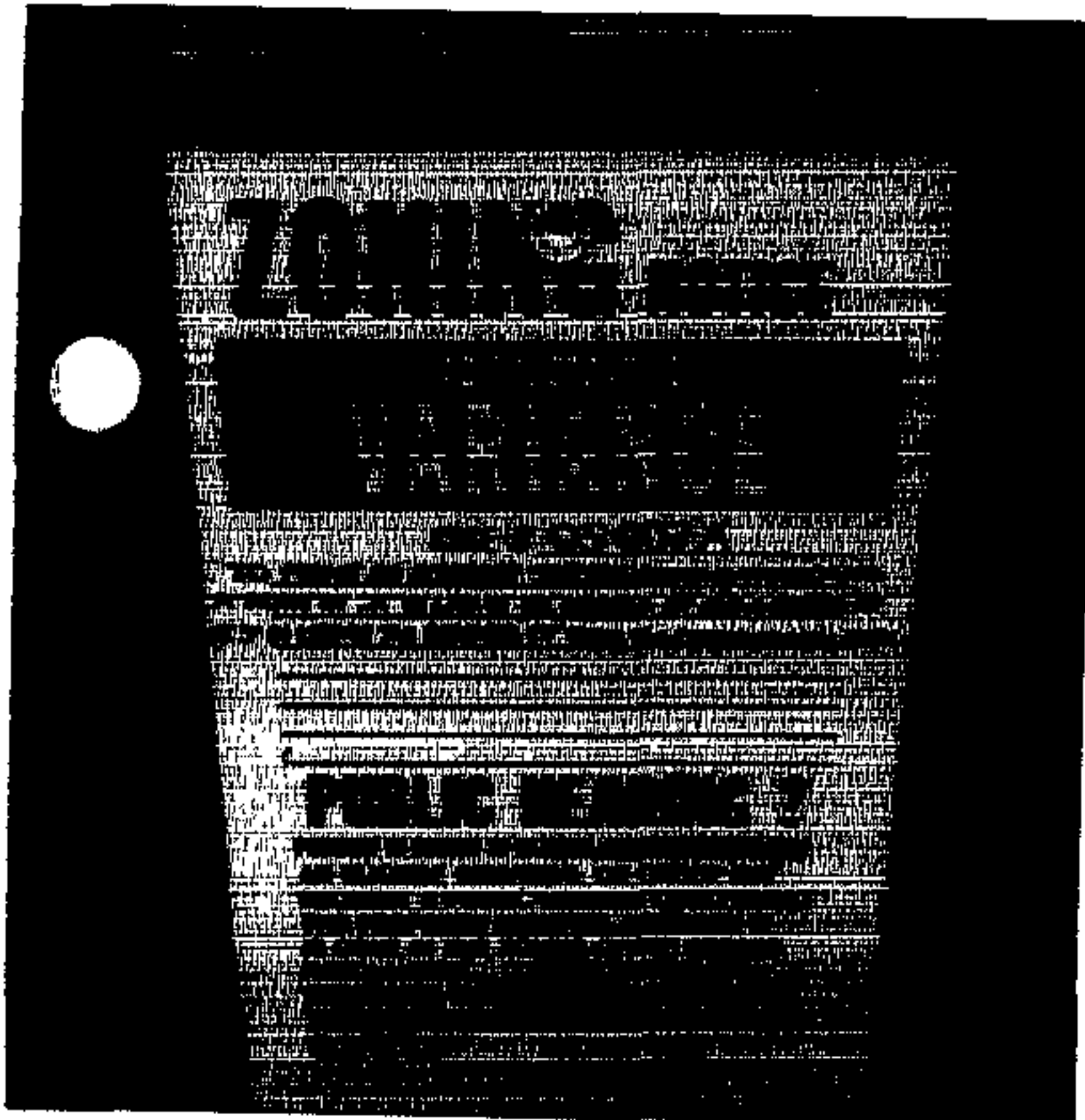
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 007 -A

Address 3432 LOGANVIEW DR.

Contact Person: JUN FERNANDO

Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 7-7-04

Posting Date: 7-18-04

Closing Date: 8-2-04

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 05- 007 -A

Address 3432 Loganview Dr.

Petitioner's Name George Ravis & Kathleen Singleton Telephone 410-282-8078

Posting Date: 7-18-04

Closing Date: 8-2-04

Wording for Sign: To Permit an accessory structure (detached garage)
with a height of 21' in lieu of the required 15' and a
setback of 11'3" in lieu of the required 15' from the
centerline of the alley.

WCR - Revised 6/25/04

**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: 05 - 007 - A
Petitioner: George RAUIS Jr + Kathleen Singleton
Address or Location: 3432 LOGANVIEW DR

PLEASE FORWARD ADVERTISING BILL TO:

Name: George RAUIS Jr.
Address: 3432 LOGANVIEW DR
Dundalk MD 21222

Telephone Number: (410) 282-8078

**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*

August 2, 2004

George J. Ravis
Kathleen R. Singleton
3432 Loganview Drive
Baltimore, Maryland 21222

Dear Mr. Ravis and Ms. Singleton:

RE: Case Number:05-007-A, 3432 Loganview Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 7, 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 stylized with a large, looped "W" and a cursive "J" at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

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



Fire Department

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



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

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

July 19, 2004

ATTENTION: Kristen Mathews

Distribution Meeting of: July 19, 2004

Item No.: 001, 003-016

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.

3. The Fire Marshal's Office has no comments at this time.

LIEUTENANT JIM MEZICK
Fire Marshal's Office
PHONE 887-4881
MS-1102F

c: File

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



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

Maryland Department of Transportation

Date: 7.16.04

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

RE: Baltimore County
Item No. 0007 JRF

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,

Steven D. Foster, Acting Chief
Engineering Access Permits Division

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: John D. Oltman, Jr

DATE: July 23, 2004

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of July 19, 2004

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

05-004

05-005

05-006

05-007

05-008

05-009

05-013

05-014

05-015

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 **RECEIVED**
July 28, 2004

AUG - 2 2004

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

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): **Case(s) 5-007 – 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: [Signature]

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 26, 2003
Item Nos. 001, 003, 004, 005, 006,
007, 008, 009, 010, 012, 013, 014,
015, and 016

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

RWB:CEN:jrb

cc: File

DUNLOGAN COMMUNITY COUNCIL

P.O. Box 35063
Dundalk, Maryland 21222
Phone 410-284-0403
Cpersiani@comcast.net



July 5, 2004

*This is to let it be known that the Dunlogan
Community Council has no objections to the building
Of a barn style garage on the rear yard of the
property located at 3432 Loganview Drive Dundalk,
Md 21222,*

Sincerely

Carl Persiani
Carl Persiani

President

007

DUNLOGAN COMMUNITY COUNCIL

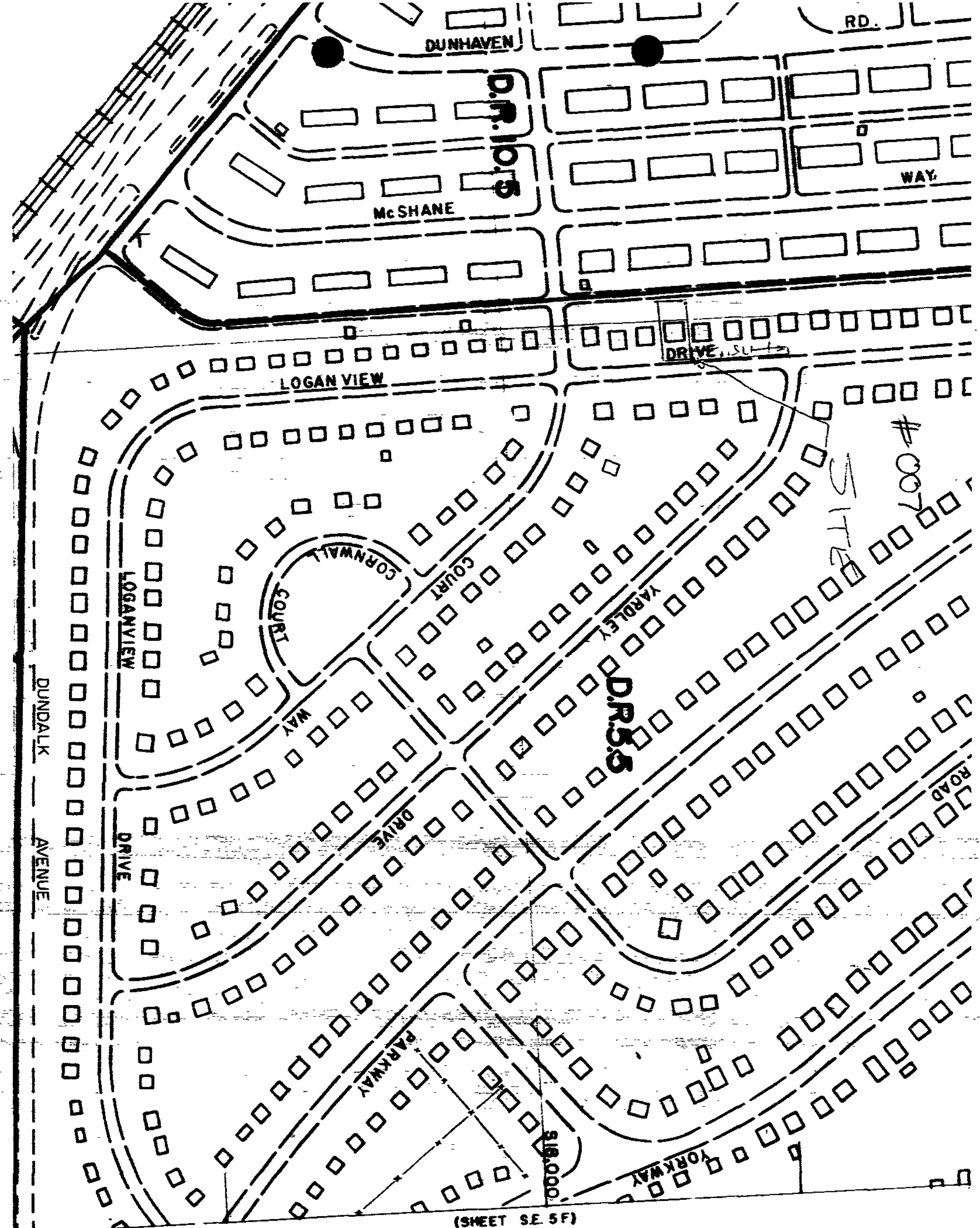
P.O. Box 35063
Dundalk, Maryland 21222
Phone 410-284-0403
Cpersiani@comcast.net



July 5, 2004

This is to let it be known that the neighbors surrounding the rear and both sides of the property at 3432 Loganview Drive have no objections to a garage being built to a height of 21 ft and 3 ft from the property line at the alley.

John Whitsett Jr 3434 Loganview Dr #007
John Whitsett Jr
Paul L. Loring 3450 Loganview Dr
Brenda Kelly 3473 McShane Way 21222
Elveta Belcastro 3477 McShane Way 21222
Mary J. Lowery 3475 McShane Way 21222-5956



DUNHAVEN

RD.

WAY

Mc SHANE

LOGAN VIEW

DRIVE

CORNWALL

COURT

DR. 5.5

YARDLEY

LOGANVIEW

COURT

WAY

DRIVE

PARKWAY

YORKWAY

DUNDALK

AVENUE

DRIVE

318.000

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 3432 LOGANVIEW DR.

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

SUBDIVISION NAME _____

PLAT BOOK # 14 FOLIO # 113 LOT # 17 SECTION # _____

OWNER GEORGE RAVIS JR. & KATHLEEN SINGLETON

MASHAUC WAY

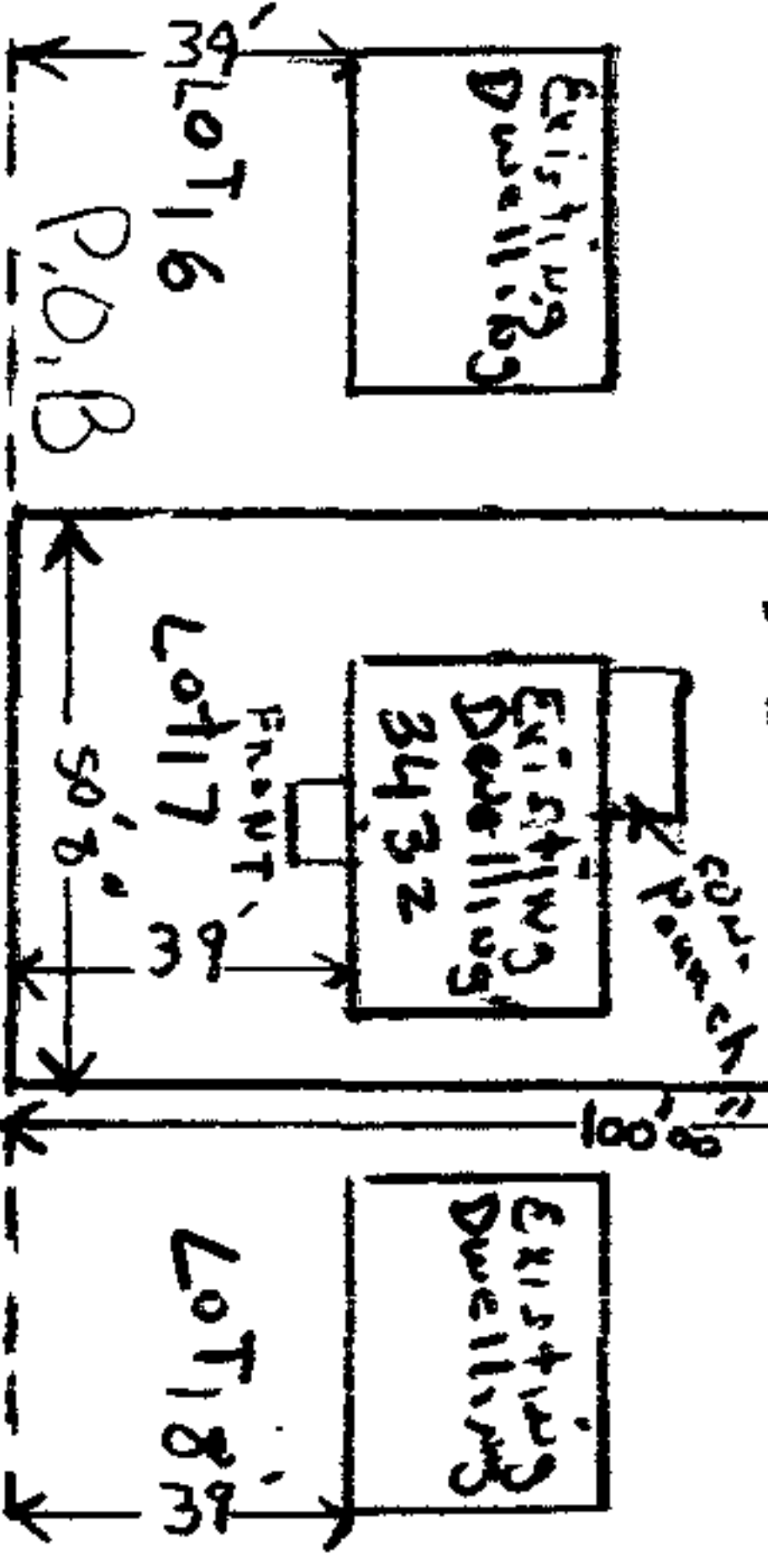
3477 3475 3473

JOHN WHITSELL

No ALLEY Access

16' x 41' 16" Proposed Garage

DAVID LOCKAMY



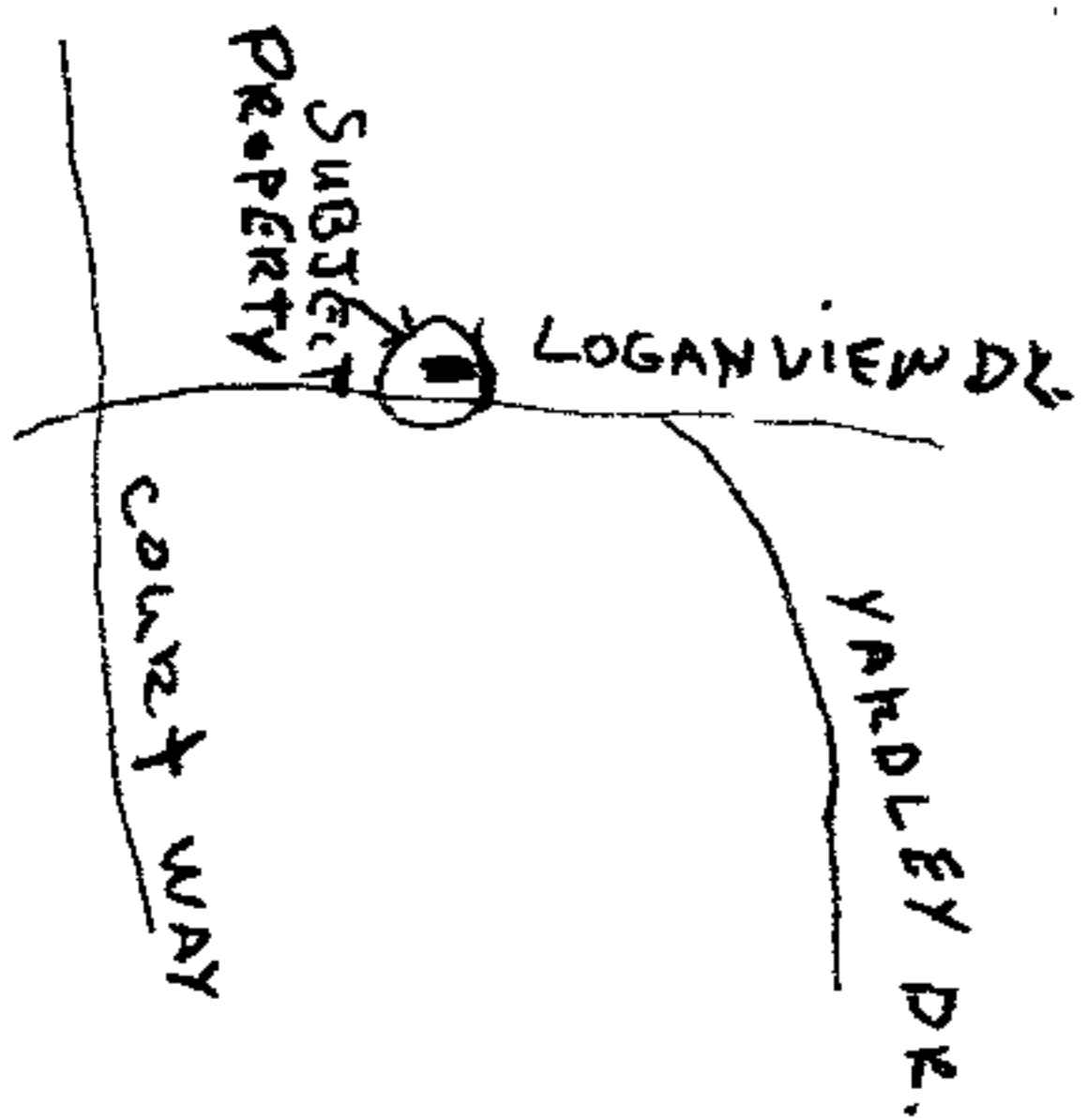
3432 LOGANVIEW (50' R/W. 30' PAVING 175' from the centerline of YARDLEY DR.)



PREPARED BY GEORGE RAVIS JR. SCALE OF DRAWING: 1" = 40'



VICINITY MAP
SCALE: 1" = 1000'



LOCATION INFORMATION

ELECTION DISTRICT 12

COUNCILMANIC DISTRICT 7

1" = 200' SCALE MAP # SE 55

ZONING DR5.5

LOT SIZE 115 ACREAGE 5000 SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒

CHESAPEAKE BAY CRITICAL AREA

100 YEAR FLOOD PLAIN

HISTORIC PROPERTY/BUILDING

PRIOR ZONING HEARING

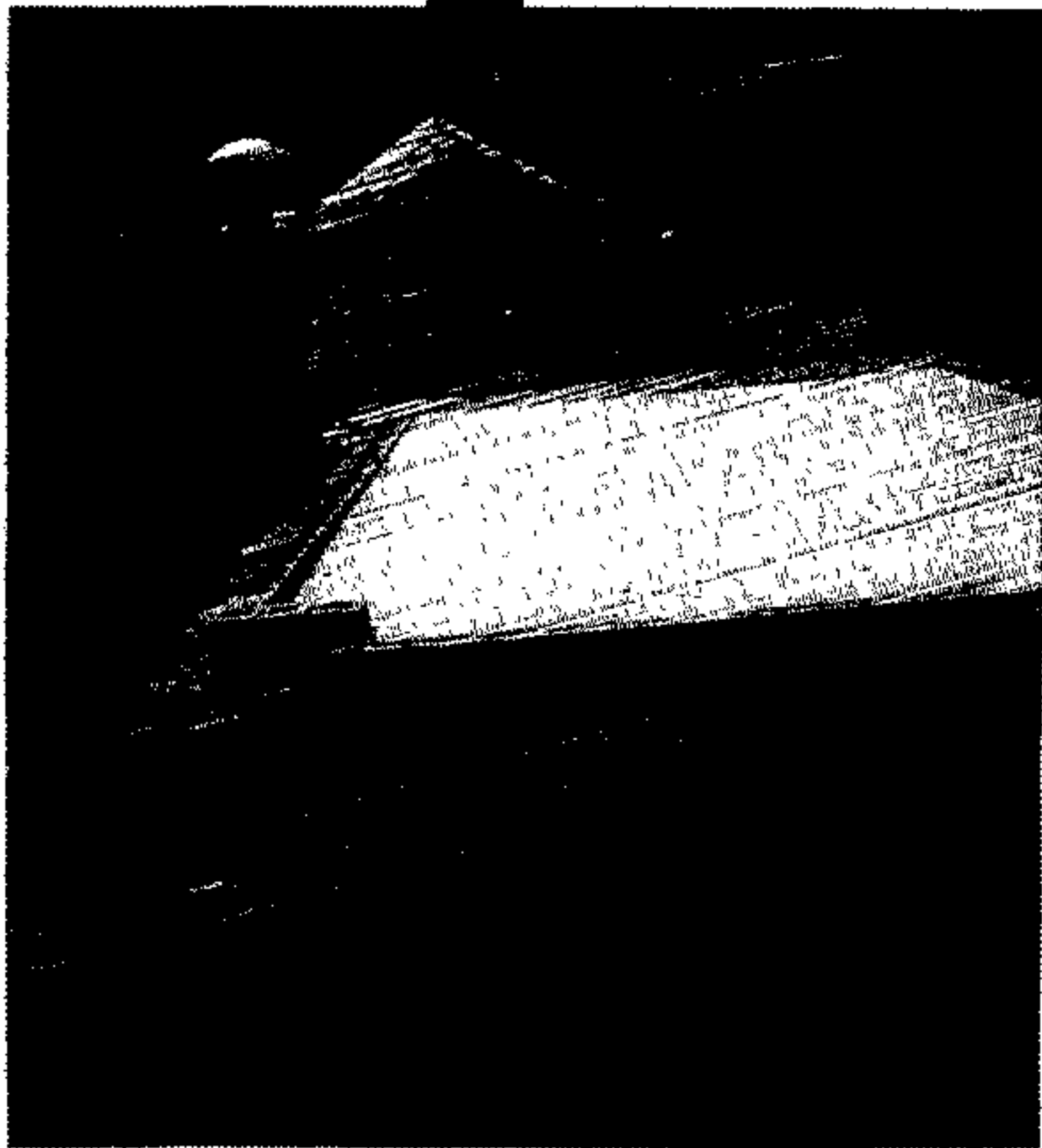
NONE

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

5F

007

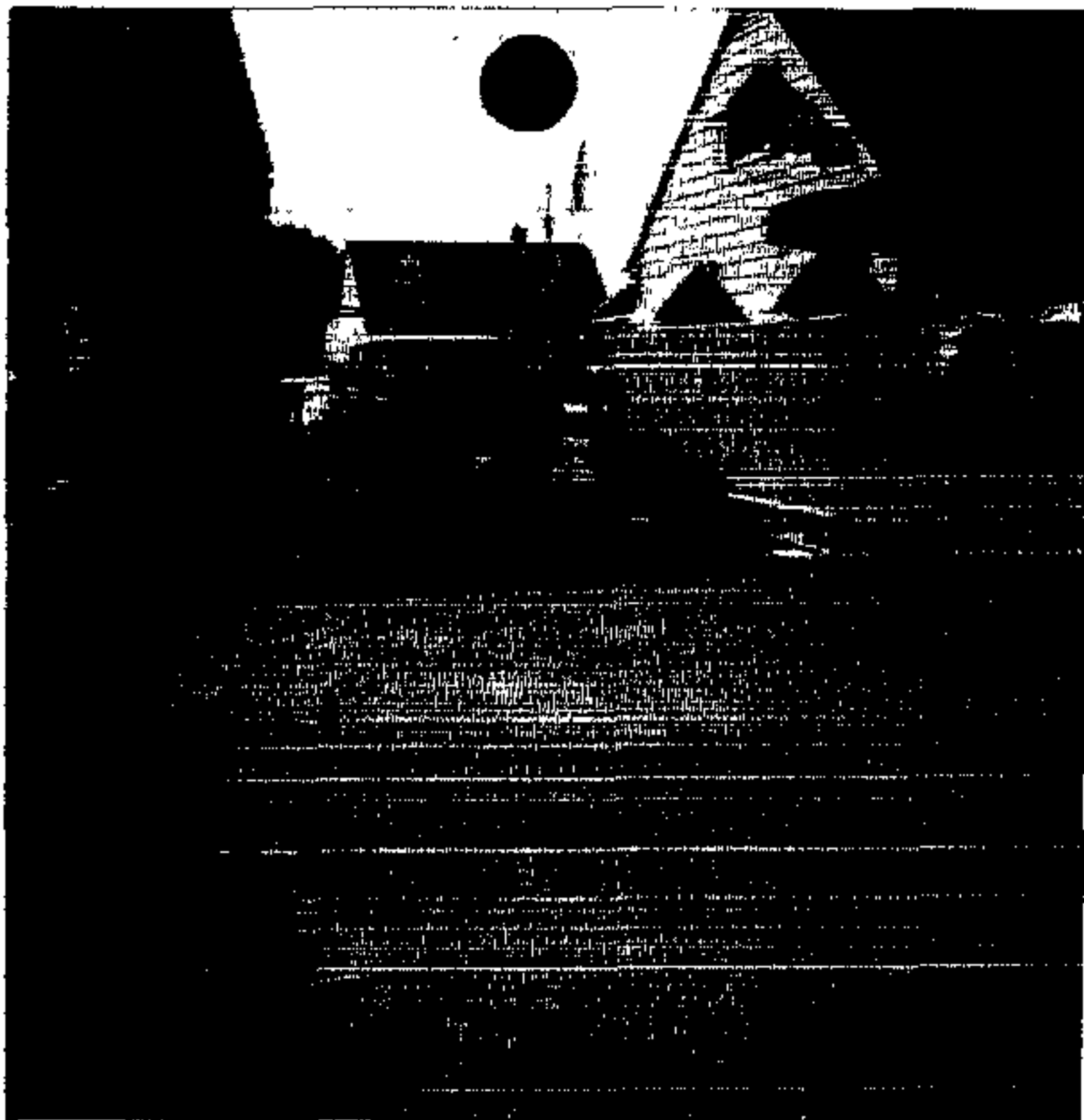
Ret. Ex. #1



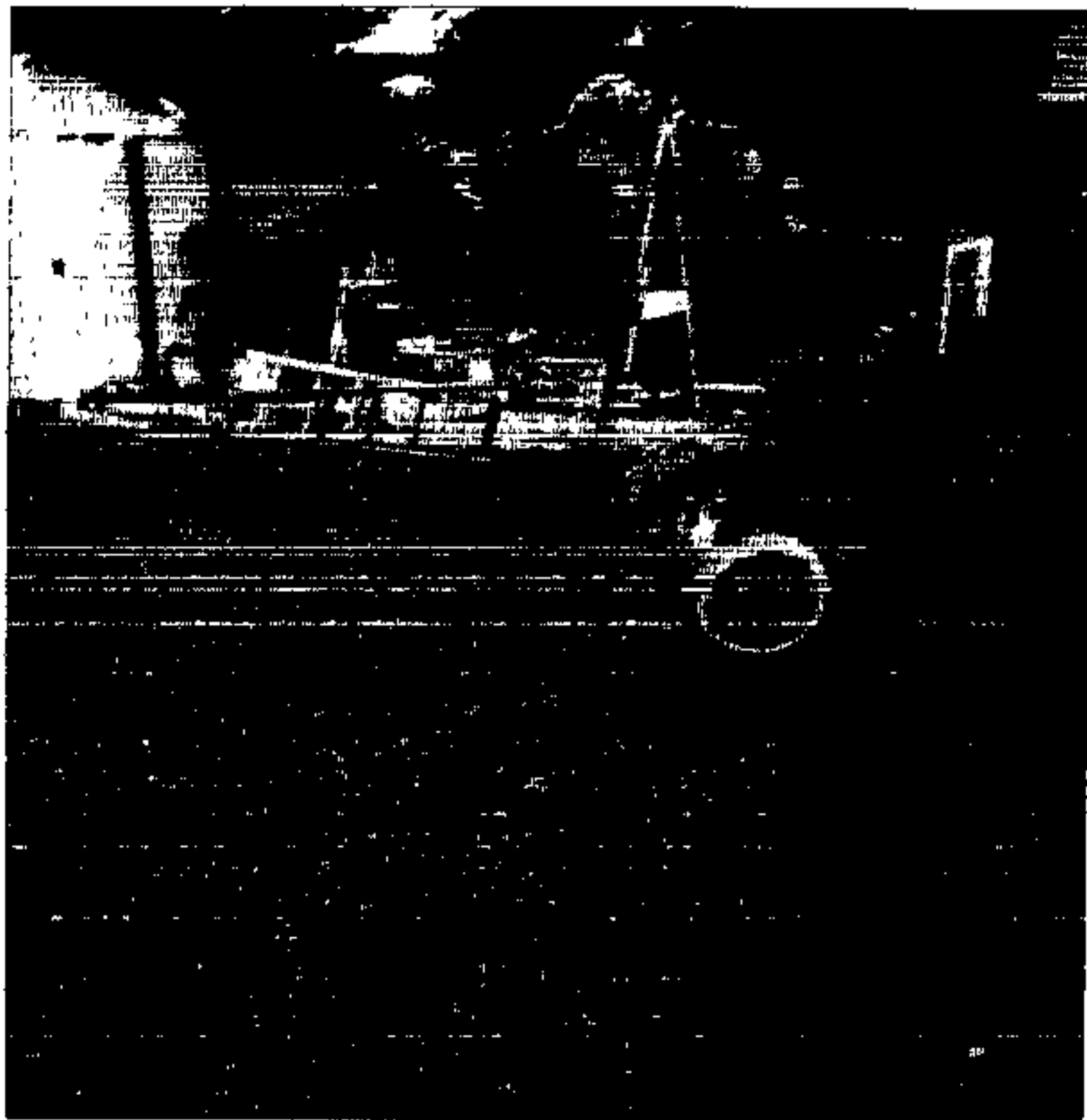
3432 LOGANVIEW AR.



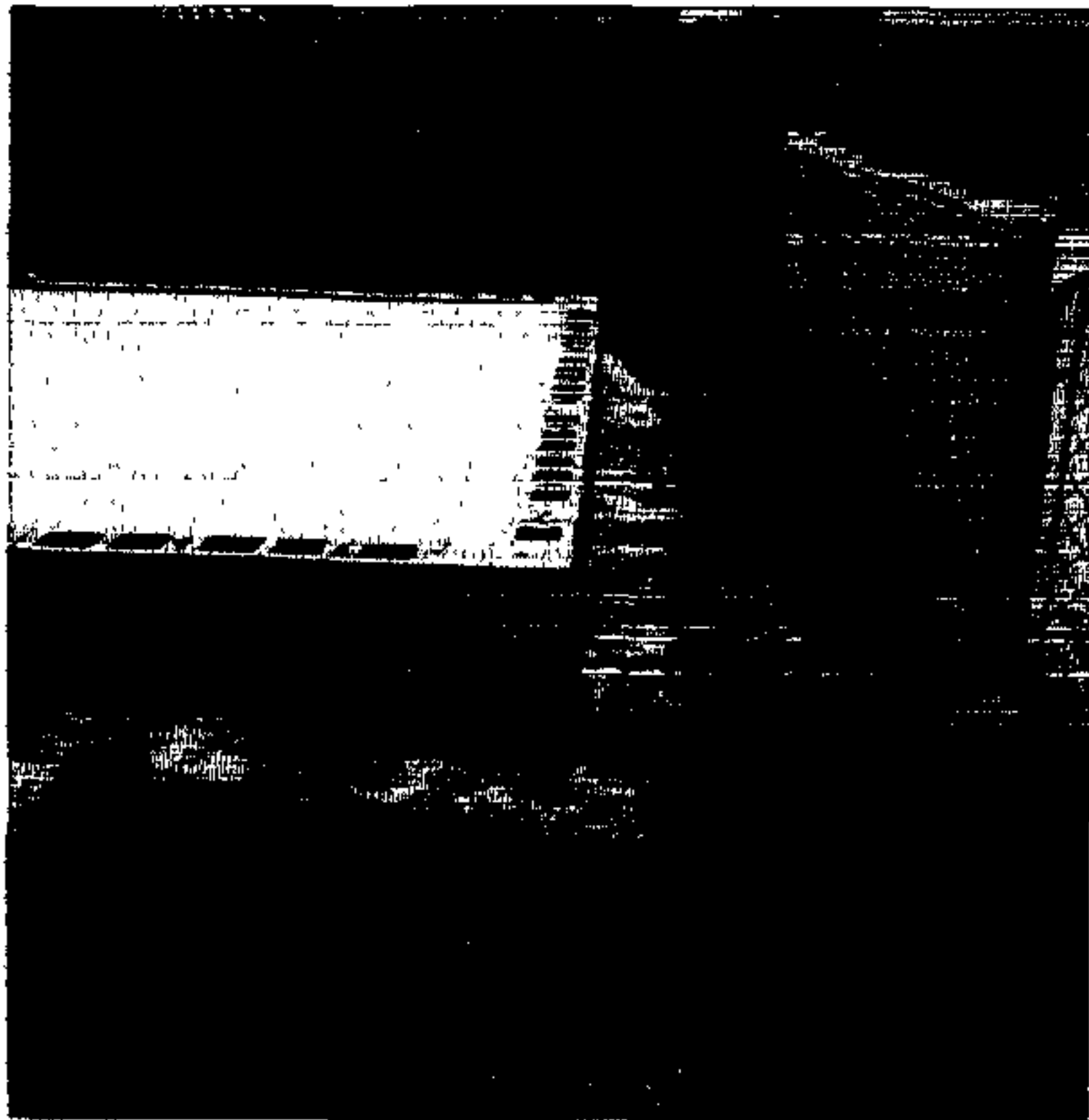
343Z LOGAN VIEW LR



3432 LOGANVIEW DR



3432 LOGANVIEW DR



3432 LOGANVIEW DR