

IN RE: PETITION FOR ADMIN. VARIANCE
S/S of Willow Avenue, 182 ft. E
centerline of Roldrew Avenue
9th Election District
2nd Councilmanic District
(1705 Willow Avenue)

Shelley L. Heyer & Randall C. Slaysman
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-092-A

* * * * *

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, Shelley L. Heyer and Randall C. Slaysman. The variance request is for property located at 1705 Willow Avenue in the Towson area of Baltimore County. The variance request is from Sections 1B02.3.C.1 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition with a side yard setback of 7 ft. in lieu of the required 10 ft. and to permit an open projection addition with a front yard setback of 14 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 August 28, 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

FILED RECEIVED FOR FILING

Date

9/22/04

By

Ray

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 22 day of September, 2004, that a variance from Sections 1B02.3.C.1 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition with a side yard setback of 7 ft. in lieu of the required 10 ft. and to permit an open projection addition with a front yard setback of 14 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.


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR FILING
Date 9/22/04
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

September 22, 2004

Ms. Shelley L. Heyer
Mr. Randall C. Slaysman
1705 Willow Avenue
Towson, Maryland 21204

Re: Petition for Administrative Variance
Case No. 05-092-A
Property: 1705 Willow Avenue

Dear Ms. Heyer & Mr. Slaysman:

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 cursive script, reading "John V. Murphy".

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 1705 Willow Avenue Balto. MD 21204
which is presently zoned DR55

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) (B02.3.C.1 AND 301.1 BCZR

To permit an addition with a side yard setback of 7' in lieu of the required 10'. And to permit an open projection addition with a front yard setback of 14' in lieu of the required 18.75'

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 _____

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):

Randall C. Slaysman
Name - Type or Print _____

Randall C. Slaysman
Signature _____

Shelley L. Heyer
Name - Type or Print _____

Shelley L. Heyer
Signature _____

1705 Willow Avenue 410.337.0688
Address _____ Telephone No. _____

Baltimore Maryland 21204
City _____ State _____ Zip Code _____

Representative to be Contacted: WORK: 410.325.8620
RANDALL

SAME AS ABOVE
Name _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Zoning Commissioner of Baltimore County

Reviewed By JF Date 8/18/04

Estimated Posting Date 8/29/04

CASE NO. 05-092-A

REV 10/25/01

ORDER RECEIVED FOR PUBLIC HEARING
DATE 9/22/04
BY [Signature]

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 1705 Willow Avenue
City Baltimore State Maryland Zip Code 21204

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 would like to exceed the zoning regulations on our house in order to square off the existing house. The existing sides already fall into this area by two feet since it was built before this regulation. The addition would allow us to have space on our first floor to put a stair case to lead up to a second floor. Our family consists of 2 adults, a daughter and a son. We only have two bedrooms and one bathroom now. By adding this extra space, it will allow stairs, a third bedroom and second bathroom for our growing family. We would like to enlarge the front porch to allow space to use. Right now the porch is just big enough to get us up to the front door. We would like to put a couple chairs on the porch since we are losing our patio to the addition. A larger porch would also be nicer on a larger house.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Randall C. Slaysman
Signature
RANDALL C. SLAYSMAN
Name - Type or Print

Shelley L Hoyer
Signature
Shelley L Hoyer
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

SHELLEY L. HOYER & RANDALL SLAYSMAN
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 8/1/07

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 1705 Willow Avenue
Address
Baltimore MD 21204
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 would like to exceed the zoning regulations on our house in order to square off the existing house. The existing sides already fall into this area by two feet since it was built before this regulation. The addition would allow us to have space on our first floor to put a staircase to lead up to a second floor. Our family consists of two adults, a daughter and a son. We only have two bedrooms and one bathroom now. By adding this extra space it will allow stairs, a third bedroom, and second bathroom for our growing family. We would like to enlarge the front porch to allow space to use. Right now the porch is just big enough to get us up to the front door. We would like to put a couple chairs on the porch since we are losing our patio to the addition. A larger porch would also be nicer on a larger house.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Randall C. Slaysman
Signature

RANDALL C. SLAYSMAN
Name - Type or Print

Shelley L. Heyer
Signature

Shelley L. Heyer
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

(OF MARYLAND) SHELLEY L. HEYER & RANDALL SLAYSMAN
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 8/1/07



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1705 Willow Avenue Balto. MD 21204
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) 1302.3.C.1 AND 301.1 BC2R

To Permit an addition with a side yard setback of 7' in lieu of the required 10'. And to permit an open projection addition with a front yard setback of 14' in lieu the required 18.75'.

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

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):

Randall C. Slaysman wk# 410.325.8620

Name - Type or Print

Randall C Slaysman

Signature

Shelley L. Heyer

Name - Type or Print

Shelley L Heyer

Signature

1705 Willow Avenue 410.337.0688

Address

Telephone No.

Baltimore MD 21204

City

State

Zip Code

Representative to be Contacted:

Same as above

Name

Address

Telephone No.

City

State

Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 05-092-A

Reviewed By JF

Date 8/18/04

Estimated Posting Date 8/29/04

REV 10/25/01

ZONING DESCRIPTION FOR 1705 Willow Avenue Baltimore MD 21204

Beginning at a point on the South side of Willow Avenue which is 17 feet wide at the distance of 182 feet East of the centerline of the nearest improved intersecting Street Roldrew Avenue which is 17 feet wide. Recorded among the Land Records of Baltimore County in Plat Book WPC No. 7, Folio 33 containing 5490.00 sq ft. / .126033 acres. Also known as 1705 Willow Avenue and located in the 9th Election District, 2 Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 39789

DATE 8-18-04 ACCOUNT 001-006-6150

AMOUNT \$65.00

RECEIVED FROM: Randall Slaysman
1705 Willow Ave.
FOR: Admin. Use ITEM# 0922

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTION TIME DATE
8/18/2004 8/18/2004 09:48:10 4

ISS: 0006 WALKER 10071 KCM
> RECEIPT # 207664 8/18/2004 GELH

DEPT 5 528 JUVENILE VERIFICATION
CR NO. 037789

Receipt Tot \$65.00
\$65.00 EX \$0.00 EA
Baltimore County, Maryland

CASHIER'S VALIDATION

Certificate Of Posting

RE: Case NO.: 05-092 - A

Petitioner/Developer: SHELLEY HEYER
ZANDALL SLAYSMAN

Date of Hearing/Closing: 9/13/04

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

Attention:

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
at 1705 WILLOW AVE

This sign(s) were posted on August 28, 2004
(Month, Day, Year)

Sincerely,

Martin Ogle 8/28/04
(Signature of Sign Poster and Date)

Martin Ogle

(Printed Name)

5016 Castlestone Drive

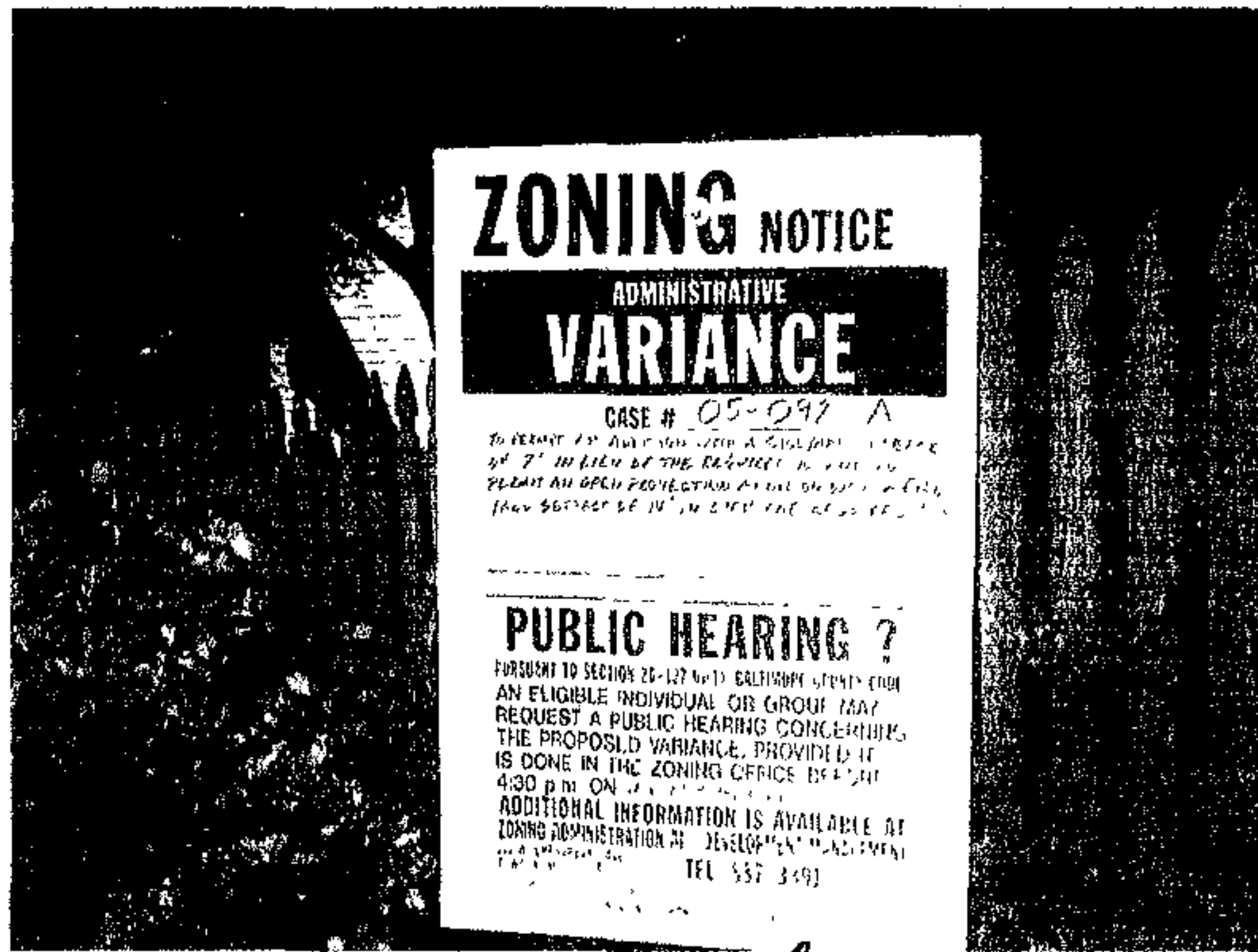
(Address)

Balto, MD 21237

(City, State, Zip Code)

(410)-933-9470

(Phone Number)



W. J. Ogle 8/28/04

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 05-092-A
Petitioner: Randall C Slaysman / Shelley L. Heyer
Address or Location: 1705 Willow Avenue Balto.-MD 21204

PLEASE FORWARD ADVERTISING BILL TO

Name: Shelley L. Heyer
Address 1705 Willow Avenue
Baltimore MD 21204

Telephone Number: 410.337.0688

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 092 -A

Address 1705 WILLOW AVE.

Contact Person: J. FERNANDO
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 8-18-04

Posting Date: 8-29-04

Closing Date: 9-13-04

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- 092 -A

Address 1705 WILLOW AVE. 21204

Petitioner's Name Randall Slaysman & Shelley Hoyer Telephone 410-337-0688

Posting Date: 8-29-04

Closing Date: 9-13-04

Wording for Sign: To Permit an addition with a side yard setback of 7'
in lieu of the required 10'. And to permit an open projection addition
with a front yard setback of 14' in lieu the required 18.75'

WCR - Revised 6/25/04

**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

September 13, 2004

Randall C. Slaysman
Shelley L. Heyer
1705 Willow Avenue
Baltimore, Maryland 21204

Dear Mr. Slaysman and Ms. Heyer:

RE: Case Number: 05-092-A, 1705 Willow Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 18, 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.", with a stylized flourish 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

August 27, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: August 30, 2004

Item No.: 091, 092, 094-100

Pursuant to your request, the referenced plan(s) have been reviewed 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



Printed on Recycled Paper

K. Matthews

MS 1105

En 111

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



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

Maryland Department of Transportation

Date: 8.27.04

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

RE: Baltimore County
Item No. 092 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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

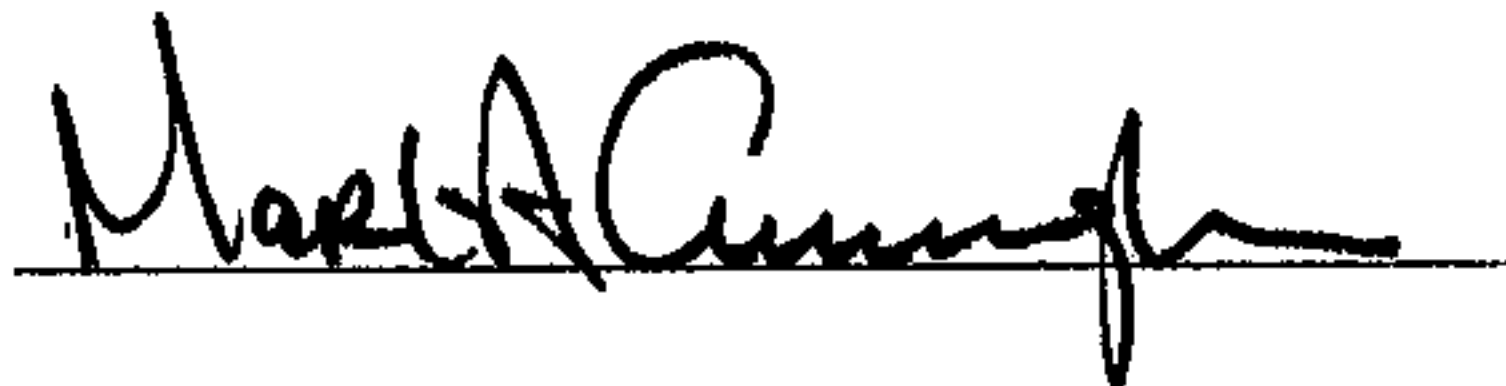
DATE: September 21, 2004

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 5-092

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

AV
9/13

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

RECEIVED

SEP 14 2004

ZONING COMMISSIONER

TO: Tim Kotroco

FROM: John D. Oltman, Jr (JO0)

DATE: September 14, 2004

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of August 30, 2004

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

05-092

04-094

04-095

04-096

04-097

04-098

04-099

04-100

Reviewers: Sue Farinetti, Dave Lykens

8-18-04

I have seen the proposed site plans for the additions at 1705 Willow Avenue and have no objections with the addition.

Jan A. Sheffer
Canaan Sheffer

1709 Willow Ave
Towson MD. 21204

Please note 1707 no longer exists
Towson MD. 21204

Jan A. Sheffer

8-18-04

I have seen the proposed site plans for the additions at 1705 Willow Avenue and have no objections with this addition.

Mary Bruce-Burke
1703 Willow Ave.
Towson, Md., 21204

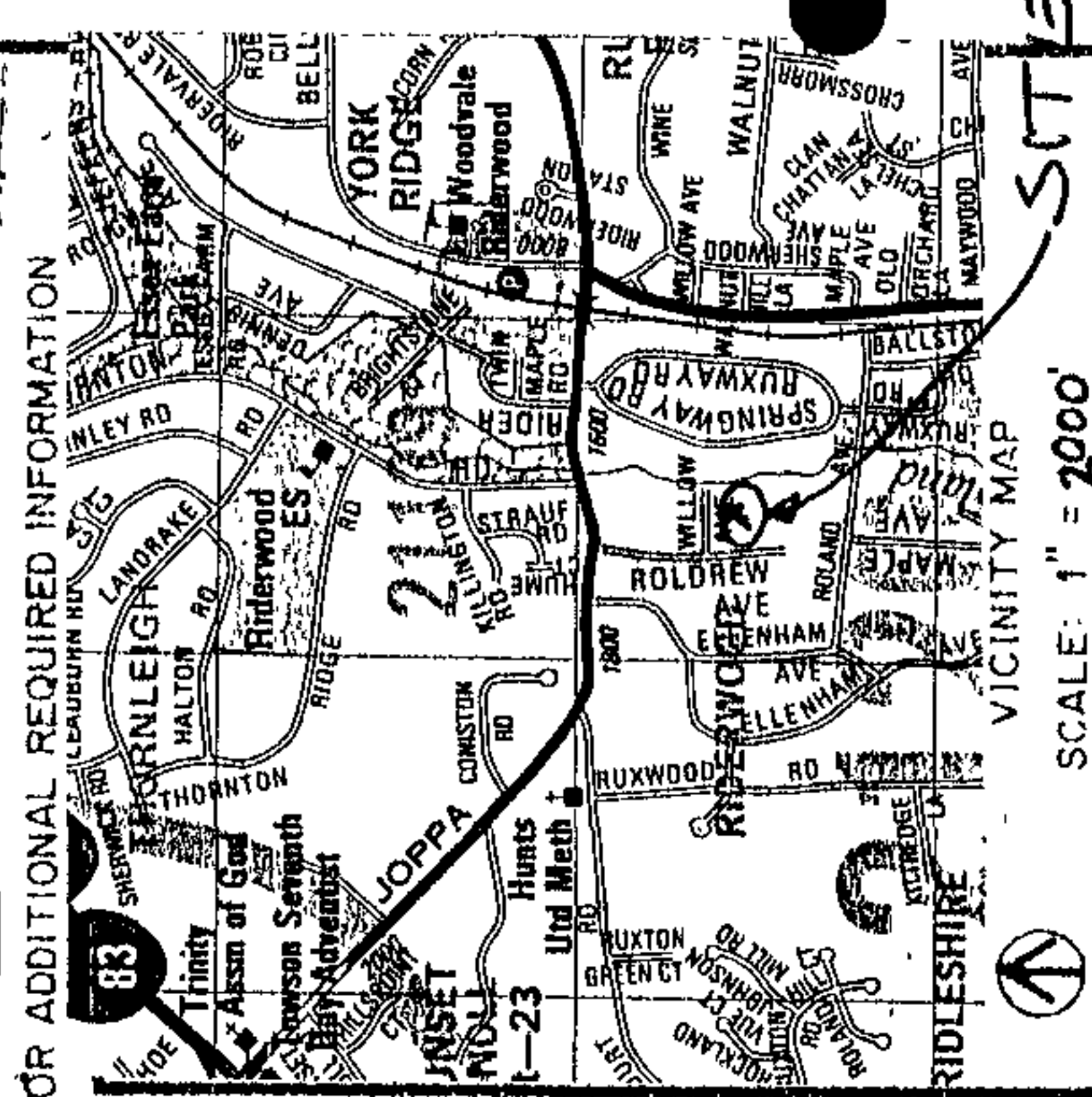
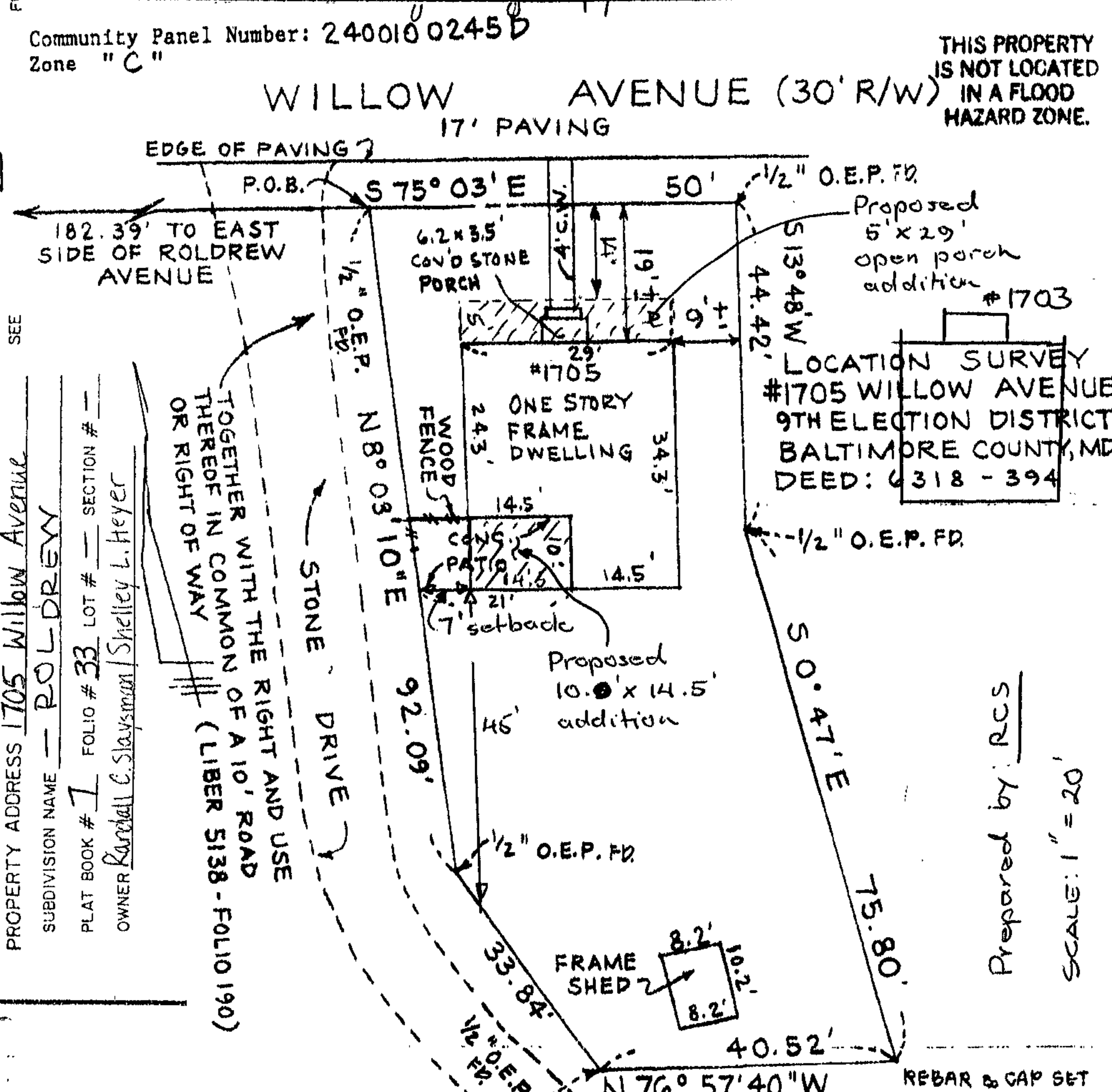
James & Candace Shaffer
1709 Willow Ave.
Baltimore, MD 21204
Lot # —
tax acct # —
or
Deed of reference id / 11412/578

Mary Burke
1703 Willow Ave.
Baltimore, MD 21204
Lot # —
tax acct # —
or
Deed of reference id / 114821/68

LOCATION
1705 Willow Avenue
Roldrew Ave. (Adjoining Street)
Beginning point 1705 Willow (southside) which is 17 feet wide at the distance of 182 feet east of the centerline of the nearest improved intersecting street Roldrew Ave. which is 17 feet wide.
ATTENTION
see map - No storm drain on property

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE
SEE
PROPERTY ADDRESS 1705 Willow Avenue
SUBDIVISION NAME — ROLDREW
PLAT BOOK # 1 FOLIO # 33 LOT # — SECTION # —
OWNER Randall C. Slaysman / Shelley L. Heyer

SPECIAL HEARING



LOCATION INFORMATION

ELECTION DISTRICT 9th

COUNCILMANIC DISTRICT 2nd

1" = 200' SCALE MAP # NW 10B

ZONING DR.55.

LOT SIZE 0.126033 ACRES

5490.00 SQUARE FEET

SEWER ☒ PUBLIC ☒ PRIVATE ☐

WATER ☒ PUBLIC ☒ PRIVATE ☐

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☐ NO ☒

100 YEAR FLOOD PLAIN ☐ YES ☐ NO ☒

HISTORIC PROPERTY / BUILDING ☐ YES ☐ NO ☒

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY JF ITEM # 092 CASE # 105-092-A

2/01

SCALE 1"=200'

MAP NW 10B

SITE #092

(SHEET NW-11-B)

ZONING MAP

D.R.3.5

D.R.3.5

D.R.5.5

D.R.2

D.R.3.5

D.R.1

000.6 M

SPRINGWAY

ROAD

RD.

RUXWAY

WILLOW AVE.

ROLDREW

RUN

MAPLE AVE.

ROLAND

ELLENHAM

AVE.

W 10,500

ELLENHAM

AVE.

AVE.







