IN RE: PETITION FOR ADMIN. VARIANCE E/S of Chardel Road @ Treadway Court 11th Election District 5th Councilmanic District **(8703 Chardel Road)** Mary Ann & Randall L. Hughes *Petitioners*	* * * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 05-200-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, Mary Ann and Randall L. Hughes. The variance request is for property located at 8703 Chardel Road in the eastern area of Baltimore County. The variance is requested from the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an open projection (deck) with a 7 ft. rear setback in lieu of the required 11.25 ft. and to amend the Final Development Plan for "Silver Spring Station", Lot 41. 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 October 29, 2004, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

In addition, the Petitioners must be in compliance with the requirements set forth in the Zoning Advisory Committee (ZAC) comments submitted by the following County agencies: A ZAC comment was submitted by the Office of Planning dated November 15, 2004, a copy of which is attached hereto and made a part hereof.

Notice is taken that the property, which is the subject of this variance request, consists of 7,840 sq. ft., and is zoned D.R. 5.5.

ORDER RECEIVED FOR FILING
Date 11/19/04
By

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 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 19 day of November, 2004, that a variance from the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an open projection (deck) with a 7 ft. rear setback in lieu of the required 11.25 ft. and to amend the Final Development Plan for "Silver Spring Station", Lot 41 only, be and it 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. Compliance with the ZAC comments submitted by the Office of Planning dated November 15, 2004, a copy of which is attached hereto and made a part hereof;

ORDER RECEIVED FOR FILING
Date 11/19/04
By

3. When applying for a building permit, the site plan filed 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

JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

PLACE RECEIVED FOR FILING
Date 11/19/04
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
William J. Wiseman III, Zoning Commissioner

November 19, 2004

Mr. & Mrs. Randall L. Hughes
8703 Chardel Road
Baltimore, Maryland 21236

Re: Petition for Administrative Variance
Case No. 05-200-A
Property: 8703 Chardel Road

Dear Mr. & Mrs. Hughes:

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,

John V. Murphy

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: Bonnie Buerhaus, 9922 Nearbrook Lane, Baltimore, MD 21234

Printed on Recycled Paper

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8703 Chardel Rd. 21236

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)

TO PERMIT AN OPEN PROJECTION (DECK) WITH A 7-FOOT REAR SETBACK IN LIEU OF THE REQUIRED 11.25-FEET AND TO AMEND THE FDP FOR "SILVER SPRING STATION", LOT 41.

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

Legal Owner(s):

Randall L. Hughes Randall L. Hughes
Name - Type or Print

Randall L. Hughes
Signature

Mary Ann Hughes
Name - Type or Print

Mary Ann Hughes
Signature

8703 Chardel Rd. 410 931 0058
Address Telephone No

Nottingham Md 21236
City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Representative to be Contacted:

Name Bonnie L. Buerhaus (410) 661-0736

Address 9922 Nearbrook Lane Telephone No

Baltimore, MD 21234
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. 05-200-A

Reviewed By D.T. **Date** 10/18/04

Estimated Posting Date 10/31/04

ORDER RECEIVED FOR FILING
Date 11/19/04
By

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 8703 Chadel Rd.
Address
Nottingham 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):

we would like to replace the deck-work that existed prior to building an addition onto the current property.

We were not aware that the replacement deck needed to be included with the variance for the addition.

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 L. Hughes
Signature

Randall L. Hughes
Name - Type or Print

Mary Ann Hughes
Signature

Mary Ann Hughes
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 7 day of October, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Randall L. and Mary Ann Hughes the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Margo Hughes Cserevek
Notary Public

My Commission Expires

MARGO HUGHES CSEREVEK
STATE OF MARYLAND
EXPIRES 2/18/08
HOWARD COUNTY
NOTARY PUBLIC

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 8703 Chardel Rd.
Address
Nottingham 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):

We would like to replace the deck-work that existed prior to building an addition onto the current property.

We were not aware that the replacement deck needed to be included with the variance for the addition.

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 L. Hughes
Signature

Randall L. Hughes
Name - Type or Print

Mary Ann Hughes
Signature

Mary Ann Hughes
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 7 day of October, 2001 before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Randall L. and Maryann Hughes the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Margo Hughes Serverk
Notary Public

My Commission Expires EXPIRES 2/18/08

MARGO HUGHES SERVERK
STATE OF MARYLAND
HOWARD COUNTY
NOTARY PUBLIC

REV 10/25/01

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8703 Chardel Rd. 21236

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)

TO PERMIT AN OPEN PROJECTION (DECK) WITH A 7-FOOT REAR SETBACK IN LIEU OF THE REQUIRED 11.25-FEET. AND TO AMEND THE FDP FOR "SILVER SPRING STATION", LOT 41.

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):

Randall L. Hughes
Name - Type or Print

Randall L. Hughes
Signature

Mary Ann Hughes
Name - Type or Print

Mary Ann Hughes
Signature

8703 Chardel Rd.
Address — Telephone No

Nottingham Md 21236
City — State — Zip Code

Representative to be Contacted:

Name: Bonnie L. Buerhaus

Address: 9922 Nearbrook Lane, Baltimore, MD 21234 — Telephone No: (410) 661-0736

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. 05-200-A

Reviewed By D.T. **Date** 10/18/04

Estimated Posting Date 10/31/04

REV 10/25/01

Zoning description for 8703 Chardel Rd.

Beginning at a point on the east side of Chardel Rd. which is 50 feet wide at the centerline of Treadway Ct. which is 50 feet wide. Being Lot #42 in the subdivision of Section Three Silver Spring Station as recorded in Baltimore County Plat Book 59, Folio 144 containing 7840 sq. ft. Also known as 8703 Chardel Rd and located in the 11TH Election District, 5TH Councilmanic District

05-200-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 41443

DATE 10/18/04 ACCOUNT 001006.6150

AMOUNT $ 65.00

RECEIVED FROM: RANDALL L. HUGHES

FOR: ITEM # 000 05-200-A
8108 CHARDEL RD BY D.THOMPSON

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	MODE
10/18/2004	10/18/2004	11:44:49	2

MED 002 MAN. MAN 00
>>>RECEIPT # 347447 10/18/2004 OFLH
Dept: 5 TOW ZONING VERIFICATION
CR NO. 041443
Recpt Tot $65.00
$65.00 CH $0.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE NO.
05-200-A
PETITIONER/DEVELOPER:
Dona Thompson
DATE OF CLOSING:
11/15/2004

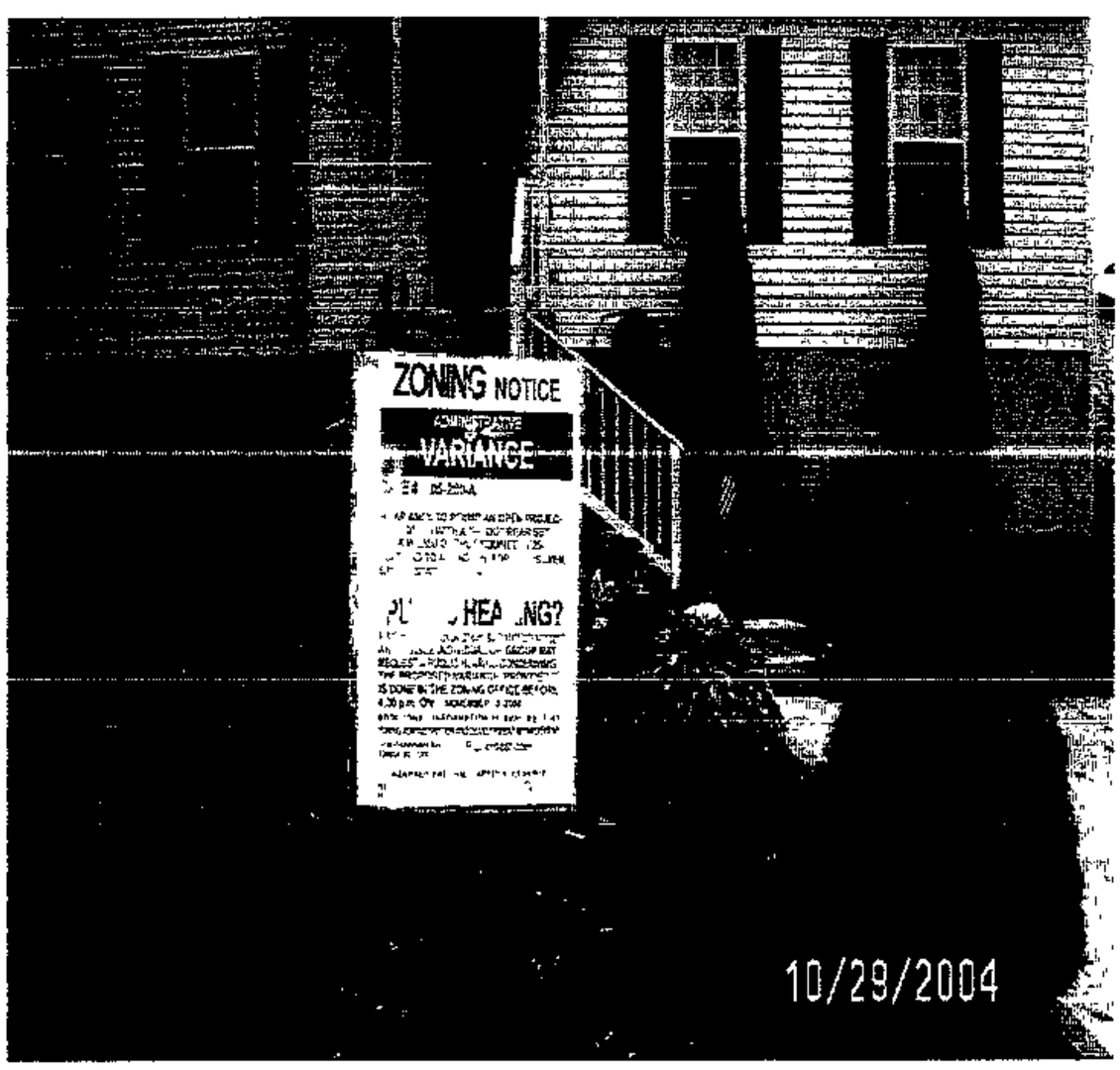
BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: KRISTEN MATTHEWS

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

LOCATION:
8703 Chardel Road
Perry Hall, Maryland 21236



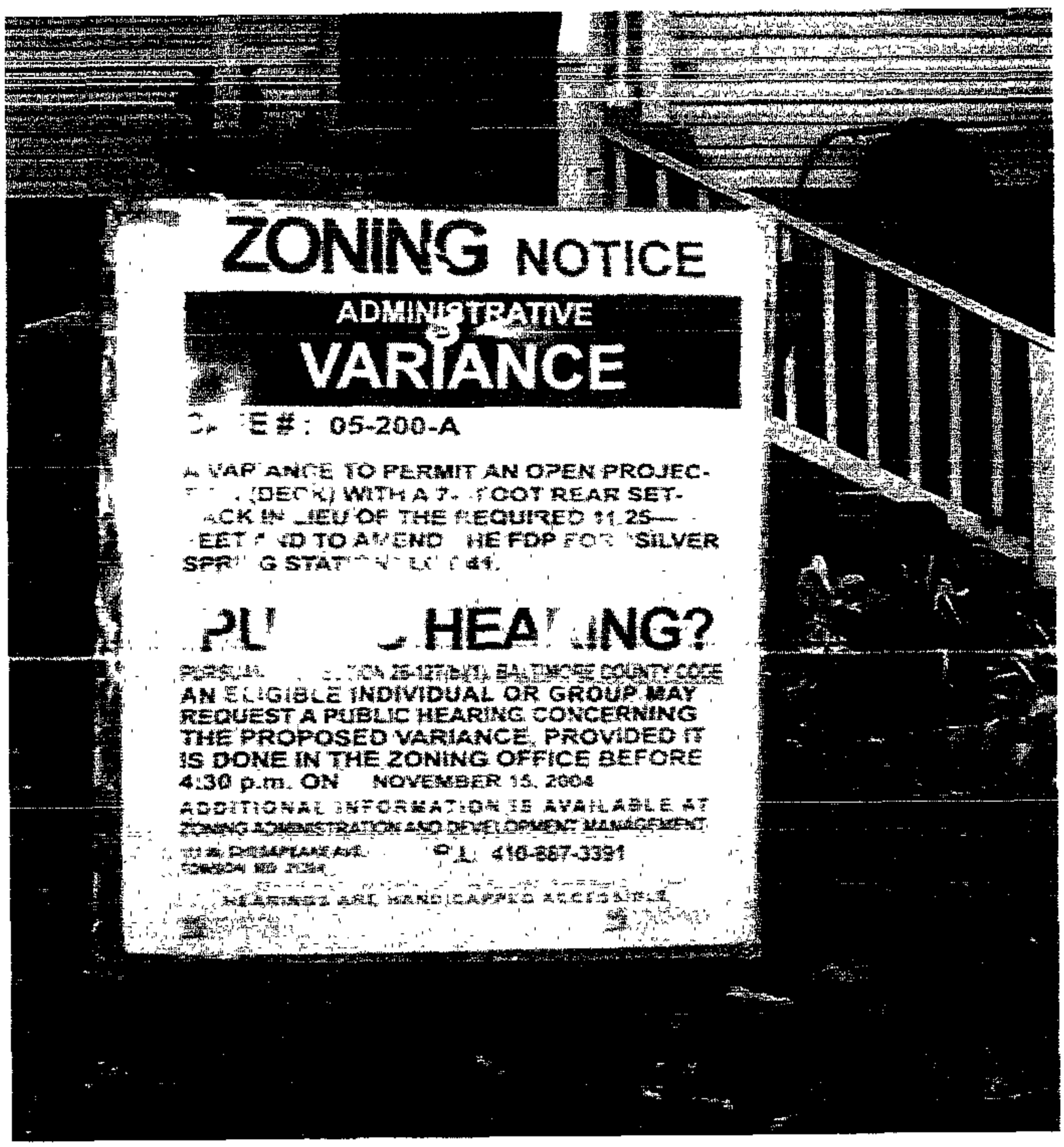
POSTED ON: October 29, 2004

SIGNATURE OF SIGN POSTER

BRUCE DOAK

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX

ZONING NOTICE
ADMINISTRATIVE
VARIANCE
05-200-A
10/29/2004


ZONING NOTICE
ADMINISTRATIVE
VARIANCE
E#: 05-200-A
VARIANCE TO PERMIT AN OPEN PROJEC-
(DECK) WITH A 7- FOOT REAR SET-
ACK IN LIEU OF THE REQUIRED 11.25—
EET AND TO AMEND THE FDP FOR SILVER
SPRING STATION
HEARING?
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON NOVEMBER 15, 2004
ADDITIONAL INFORMATION IS AVAILABLE AT
410-887-3391

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05-200 -A Address 8703 CHARDEL RD.

Contact Person: DONNA THOMPSON Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10/18/04 **Posting Date:** ~~8/29/04~~ 10/31/04 **Closing Date:** ~~9/13/04~~ 11/15/04

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 05-200 -A Address 8703 CHARDEL RD.

Petitioner's Name HUGHES Telephone 410-931-0058

Posting Date: ~~8/29/04~~ 10/31/04 **Closing Date:** 11/15/04

Wording for Sign: To Permit AN OPEN PROTECTION (DECK) WITH A 7-FOOT REAR SETBACK IN LIEU OF THE REQUIRED 11.25-FEET. AND TO AMEND THE FDP FOR "SILVER SPRING STATION", LOT 41.

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

November 15, 2004

Randall L. Hughes
Mary Ann Hughes
8703 Chardel Road
Nottingham, Maryland 21236

Dear Mr. and Mrs. Hughes:

RE: Case Number: 05-200-A, 8703 Chardel Road

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

W. Carl Richards, Jr.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Bonnie L. Buerhaus 9922 Nearbrook Lane Baltimore 21234

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

November 3, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: November 1, 2004

Item No.: 196-204, 206 (X-SP)

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

c: File

Printed on Recycled Paper

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

SHA
State Highway Administration
Driven to Excel

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

Maryland Department of Transportation

Date: 11.9.04

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

RE: Baltimore County
Item No. 200 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,

L. J. Gredlein

Steven D. Foster, 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

Granted 11/19/04 w/ restr.

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

RECEIVED
NOV 30 2004
ZONING COMMISSIONER

TO: Tim Kotroco
PDM

FROM: John D. Oltman, Jr.
DEPRM

DATE: November 29, 2004

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of November 1, 2004.

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

05-197
05-200
05-201
05-202
05-203
05-204
05-206

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 15, 2004

RECEIVED

NOV 16 2004

ZONING COMMISSIONER

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

SUBJECT: 8703 Chardel Road

INFORMATION:

Item Number: 5-200

Petitioner: Randall Hughes

Zoning: DR 5.5

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request provided a vegetative buffer is planted along the south side of the property to screen those residents at 4300 and 4302 Blakely Avenue from direct view of the proposed addition.

Prepared by: Mark A Cumpton

Division Chief: Lyn Lanham

AFK/LL:MAC:

ZONING PROCESSED FOR PLANNING
Date 11/12/04
By

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: November 4, 2004

FROM: Robert W. Bowling, Supervisor
Bureau of Development Plans
Review

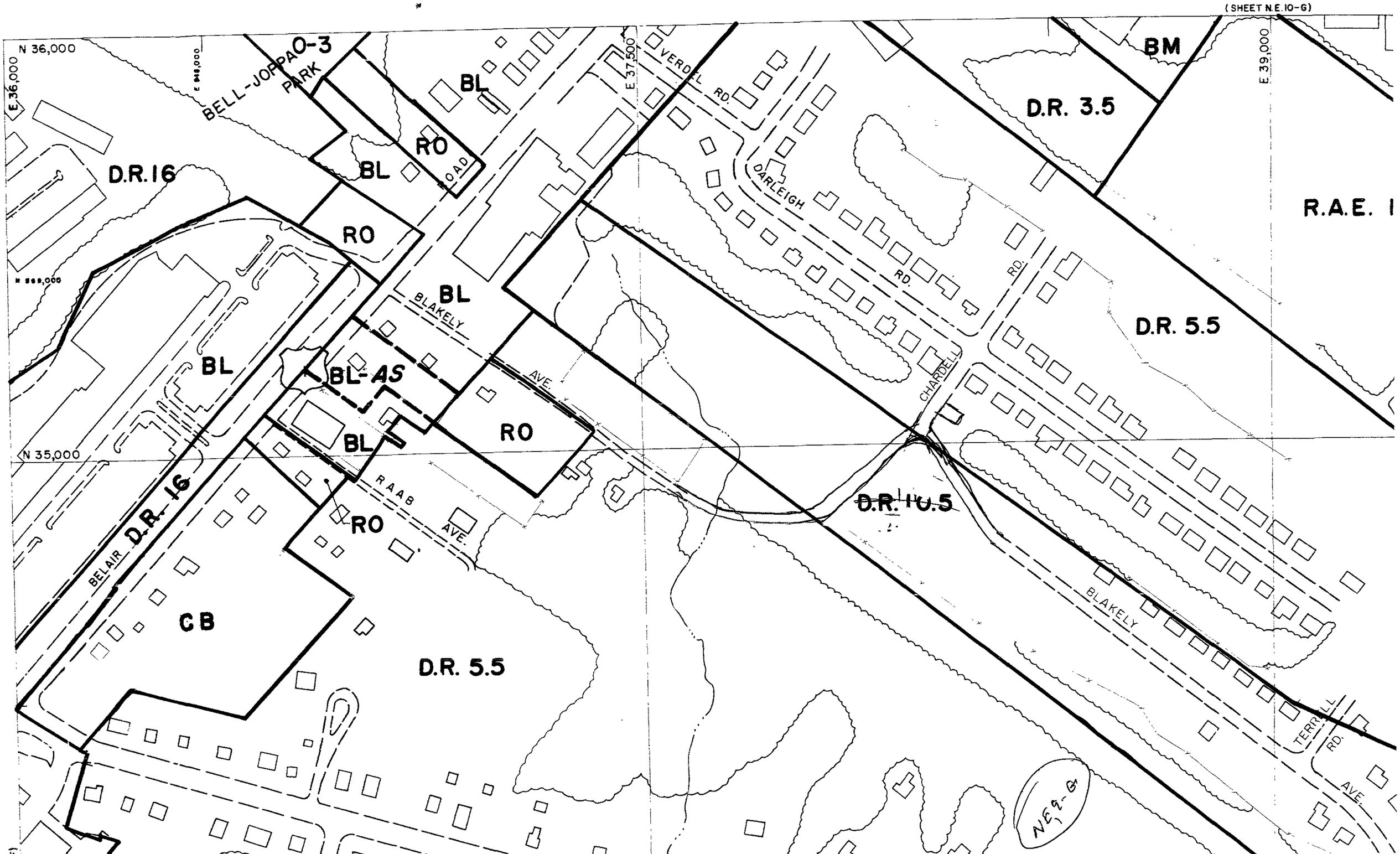
SUBJECT: Zoning Advisory Committee Meeting
For November 8, 2004
Item Nos. 197, 198, 200, 201, 202,
and 203

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

RWB:CEN:jrb

cc: File

05-200-A


(SHEET N.E. 10-G)
N 36,000
E 36,000
E 38,000
N 35,000
E 37,500
E 39,000
BELL-JOPPA PARK
O-3
D.R.16
BL
RO
BL
RO
BL
BLAKELY
AVE.
BL-AS
BL
RO
RAAB
AVE.
RO
BELAIR
D.R. 16
CB
D.R. 5.5
VERDEL RD.
DARLEIGH
RD.
RD.
CHARDELL
D.R. 3.5
BM
D.R. 5.5
R.A.E. 1
D.R. 10.5
BLAKELY
TERRELL
RD.
AVE.
NE 9-G

SILVER SPRING STATION SECT 3
59: 144 rec 2/24/89
LOT 41

4300 Blakely Ave.
East Side

09/25/09

bbbb11

05-200-A

4300 Blakely Ave.
Rear

BG. 52/DB

DECEMBER 1, 1993

05-200-A

4302 Blakely Ave.

Front (Street)

05/25/05 08:18:09

05-200-A

4302 Blakely Ave.

west side

05-200-A

#302 Blakely Ave.
East Side

09/25/04

05-200-A

4302 Blakely Ave.

Rear

09/25/04

05-200-A

8703 Chardel Rd.

Rear (yard)

area for replacemet of deck

05-200-A

4300 Blakely Ave.

Front (street)

09/25/09 10:17:20 AM

05-200-A

4300 Blakely Ave.
West Side

00/25/04

bbb8811 - 01/10/05

05-200-A

8703 Chardel Rd.

Street (Front)

00/25/04

00001.1.1.1

8703 Chardel Rd.
North Side

PO 52/60

06/02/11 12:09PM

05-200-A

703 Chardel Rd.

South side

04/25/04

05-200-A

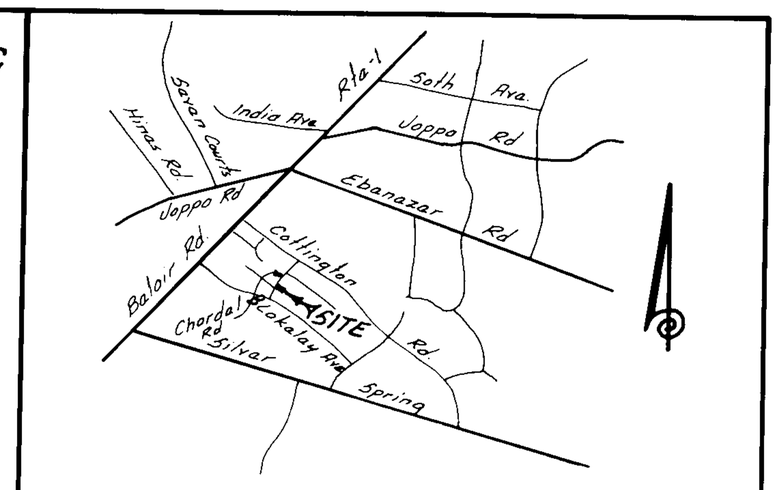
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS - 8703 CHARDEL ROAD

SUBDIVISION NAME - SILVER SPRING STATION

PLAT BOOK # 59, FOLIO # 144, LOT # 41 SECTION ___

OWNERS - RANDALL L. & MARYANN HUGHES
21-00-010518



LOCATION MAP
Scale: 1" = 2000'

LOCATION INFORMATION

Councilmanic District - 5th
Election District - 11th
1" = 200 Scale Map # NE G-9
Zoning - DR 5.5
Lot Size - 0.188 Ac.± or 8188 Sq. Ft.±

	Public	Private
Sewer	☒	☐
Water	☒	☐

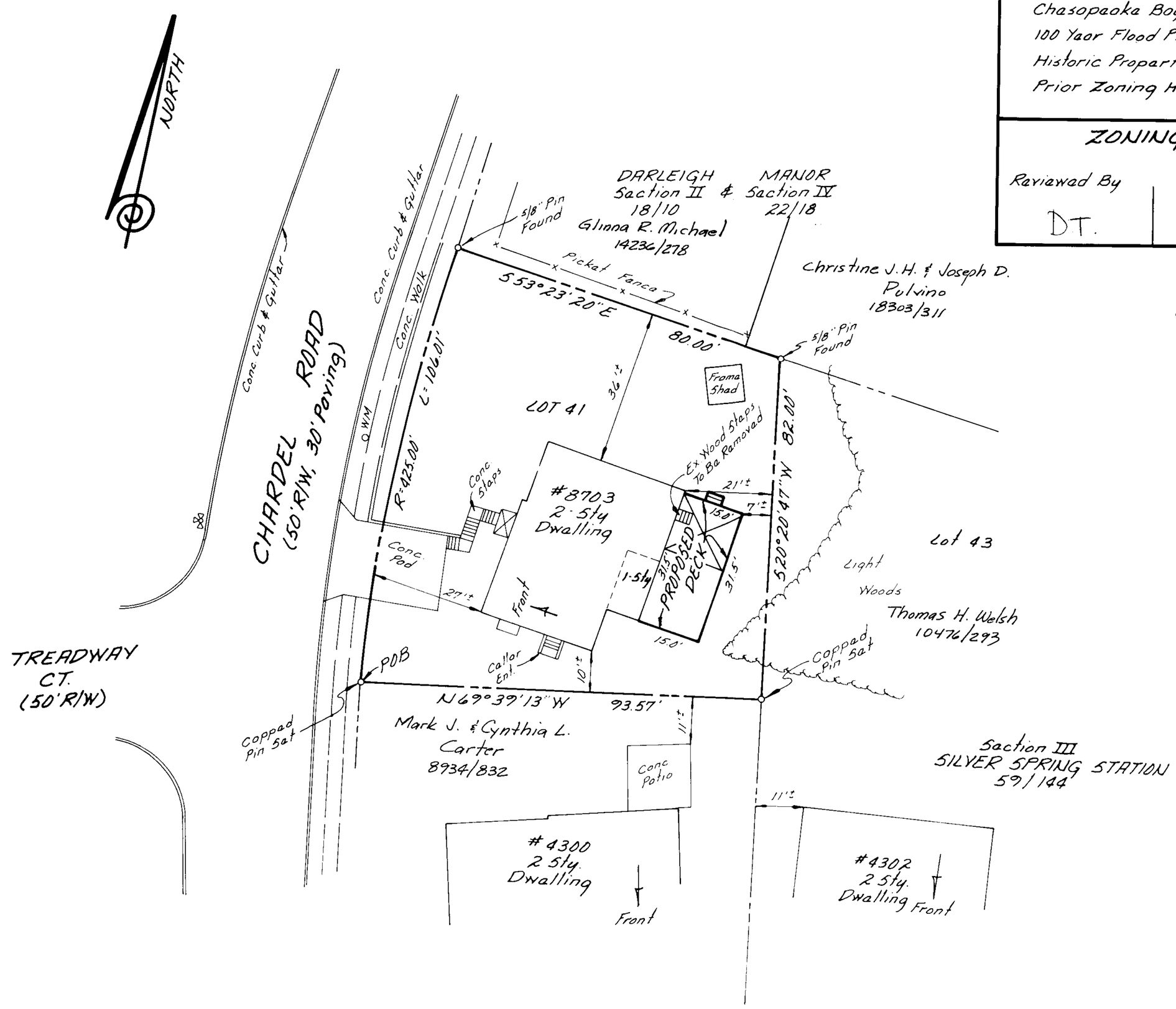
	Yes	No
Chesapeake Bay Critical Area	☐	☒
100 Year Flood Plain	☐	☒
Historic Property / Building	☐	☒

Prior Zoning Hearings: None

ZONING OFFICE USE ONLY

Reviewed By	Item #	Case #
DT.	200	05-200-A

Pet Ex #1



I Leonard G. Buerhaus, a Registered Property Line Surveyor of the State of Maryland, do hereby certify, to the best of my knowledge and belief, and for the exclusive use of Randall L. & Mary Ann Hughes; that the information shown hereon has been obtained by an actual Transit-Tape Survey; that it shows a fixed and determinable position and location of the land described hereon; that except as shown and/or noted, there are no visible Easements or Rights of Way affecting the premises, and except as shown, there are no visible Encroachments either way across the property lines.

_____ _____
Leonard G. Buerhaus, Registered Property Line Surveyor # 349 Date

PREPARED BY: LGB SURVERS LLC

SCALE OF DRAWING: 1" = 20'