

IN RE: PETITION FOR ADMIN. VARIANCE
S/S of Gray Manor Terrace, 10 ft. E
centerline of Graywood Road
12th Election District
7th Councilmanic District
(2519 Gray Manor Terrace)

Stephanie Meyer & James Broderick, Jr.
Petitioners

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 05-279-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, Stephanie Meyer and James Broderick, Jr.. The variance request is for property located at 2519 Gray Manor Terrace in the "Gray Manor" subdivision of Baltimore County. The variance is requested from Sections 1B02.3.C.1 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an open projection addition (carport) with a side yard setback of 1 ft. in lieu of the required 7.5 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 December 12, 2004, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

Notice is taken that the property, which is the subject of this variance request, consists of 7,485 sq. ft. and is zoned D.R. 5.5 .

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

ORDER RECEIVED FOR FILING

Date

1/4/05

By

Rag

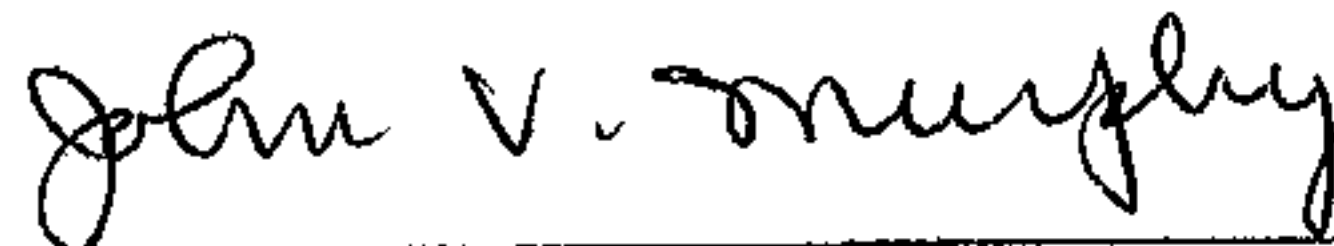
requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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, this 4 day of January, 2005, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Sections 1B02.3.C.1 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an open projection addition (carport) with a side yard setback of 1 ft. in lieu of the required 7.5 ft., be and it is hereby APPROVED, 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

1/4/05
By: [Signature]

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive
William J. Wiseman III, Zoning Commissioner

January 4, 2005

Ms. Stephanie Meyer
Mr. James Broderick, Jr.
2519 Gray Manor Terrace
Baltimore, Maryland 21222

Re: Petition for Administrative Variance
Case No. 05-279-A
Property: 2519 Gray Manor Terrace

Dear Ms. Meyer & Mr. Broderick:

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".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

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





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2519 Gray Manor Terrace
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) 1B02.3.C.1 & 301.1 BCZR

To permit an open projection addition (carport) with a side yard setback of 1 ft. in lieu of the required 7.5 ft.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

City

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):

James R. Broderick Jr.

Name - Type or Print

James R. Broderick Jr.

Signature

Stephanie A. Meyer

Name - Type or Print

Stephanie A. Meyer

Signature

2519 Gray Manor Terr 410 284 1052

Address

Telephone No.

Baltimore, MD

State

21222

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 05-279-A

Reviewed By

JF

Date

11/30/04

Estimated Posting Date

12/12/04

ORDER RECEIVED FOR FILING

1/4/05

By

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 2519 Gray Manor Terrace
Address
Baltimore Maryland 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):

The placement of a carport which would not require a variance would need to be constructed in the backyard of the property with a 2 foot easement.

An existing tree and deck prevent automotive access into this area. Therefore, we are unable to construct a carport without requesting a variance.

We are requesting an Administrative Variance to construct a 25 foot x 10.5 foot carport attached to the dwelling, above the existing driveway, which ends at the rear of the home.

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.

Stephanie A. Meyer
Signature

Stephanie A. Meyer
Name - Type or Print

James R. Broderick Jr.
Signature

James R. Broderick Jr.
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30th day of November, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

James R. Broderick Jr. & Stephanie A. Meyer

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

November 30th 2004
Date

Paul Markert
Notary Public

My Commission Expires April 1, 2004

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 2519 Gray Manor Terrace
Address
Baltimore Maryland 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):

The placement of a carport which would not require a variance would need to be constructed in the backyard of the property with a 2 foot easement.

An existing tree and deck prevent automotive access into this area. Therefore, we are unable to construct a carport without requesting a variance.

We are requesting an Administrative Variance to construct a 25 foot x 10.5 foot carport attached to the dwelling, above the existing driveway, which ends at the rear of the home.

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.

Stephanie A. Meyer
Signature

James R. Broderick Jr.
Signature

Stephanie A. Meyer
Name - Type or Print

James R. Broderick Jr.
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30th day of November, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

James R. Broderick Jr. & Stephanie A. Meyer
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

November 30th, 2004
Date

Paul M. Markert
Notary Public

My Commission Expires April 1, 2007



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2519 Gray Manor Terrace
which is presently zoned DR 55

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) 1802.3.C.1 & 301.1 DCZR

To permit an open projection addition (carport) with a side yard setback of 1 ft. in lieu of the required 7.5 ft.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____ City _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

James R. Broderick Jr.
Name - Type or Print _____
James R. Broderick Jr.
Signature _____
Stephanie A. Meyer
Name - Type or Print _____
Stephanie A. Meyer
Signature _____

2519 Gray Manor Terr 410 284 1052
Address Telephone No.
Baltimore, 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. 05-279-A

Reviewed By

JP

Date

11/30/04

REV 9/15/98

Estimated Posting Date

12/12/04

ZONING DESCRIPTION

Zoning Description for 2519 Gray Manor Terrace.

Beginning at a point on the South Side of Gray Manor Terrace which is 50' wide at the distance of 10' east of the nearest intersecting street Graywood Road which is 50' wide. Being Lot #50, Block _____, Section# _____ in the subdivision of Gray Manor as recorded in Baltimore County Plat Book #12, Folio #112, and containing ~~7485~~⁵²⁵² ~~squares~~^{Sq Ft}. Also known as 2519 Gray Manor Terrace and located in the 12th election district, 7 th Councilmanic district.

#279

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 42618

DATE 11-30-04 ACCOUNT 001-006-CUST

AMOUNT \$65.00

RECEIVED FROM James Brockmick Jr.

2517 Gray Manor Road
Arl. Vainance

FOR

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

DATE RECEIVED

RECEIVED

DATE

12/01/2004 11:30:00AM

RECEIVED

RECEIVED

RECEIVED

RECEIVED

RECEIVED

RECEIVED

RECEIVED

RECEIVED

RECEIVED

RECEIVED

RECEIVED

RECEIVED

RECEIVED

RECEIVED

RECEIVED

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 0.5-279-A

Petitioner/Developer: JAMES

BRODERICK & STEPHANIE MEYER

Date of Hearing/Closing: 12-27-04

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:

2519 GRAY MANOR TERRACE

The sign(s) were posted on

12/12/04
(Month, Day, Year)

Sincerely,

Robert Black
(Signature of Sign Poster)

12/14/04
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

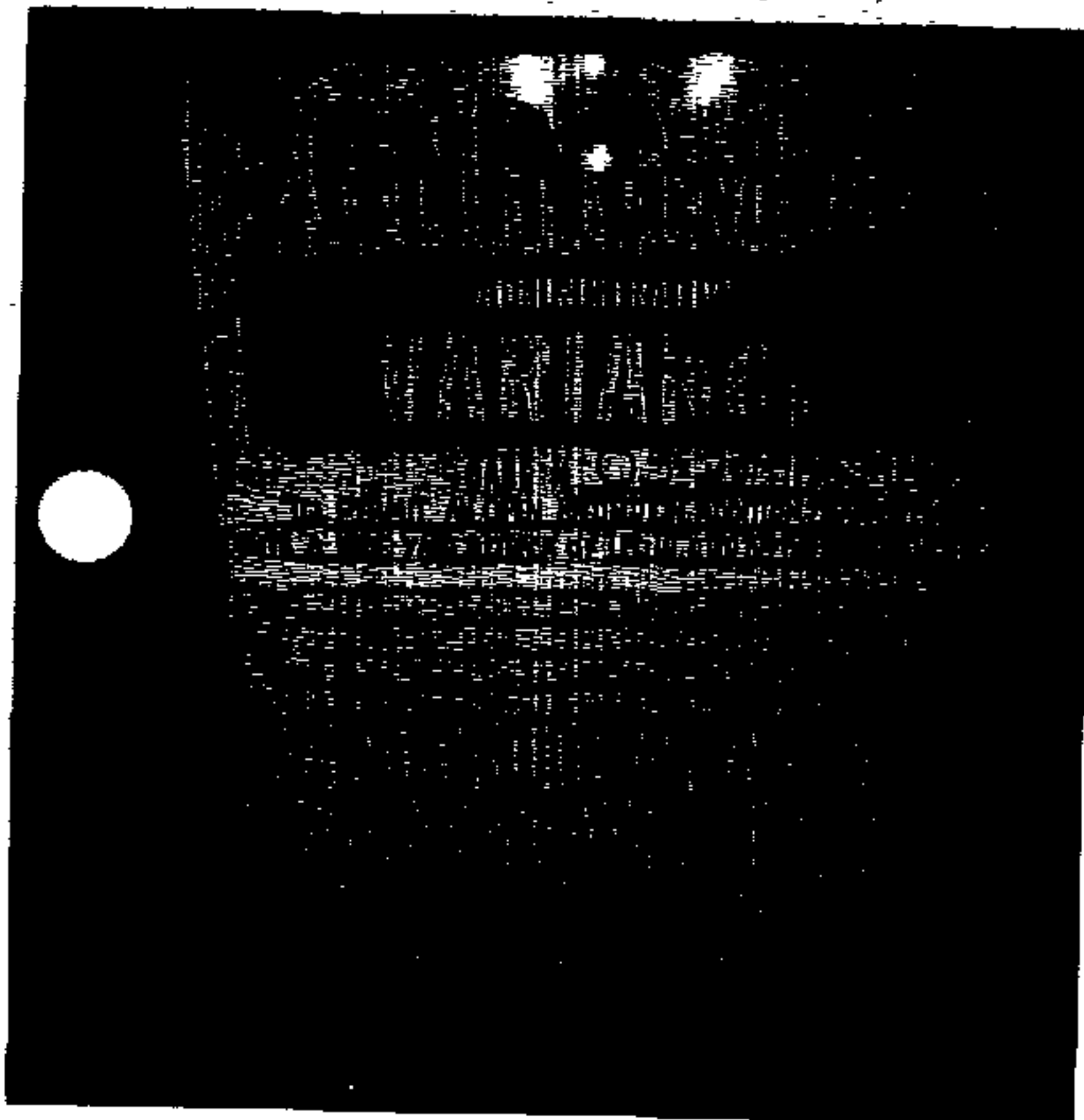
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 279 -A Address 2519 Gray Manor Terrace

Contact Person: Jun Fernando Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 11-30-04 Posting Date: 12-12-04 Closing Date: 12-27-04

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- 279 -A Address 2519 Gray Manor Terrace

Petitioner's Name James Broderick & Stephanie Meyer Telephone 410-284-1052

Posting Date: 12-12-04 Closing Date: 12-27-04

Wording for Sign: To Permit an open projection addition (carport) with
a side yard setback of 1 ft. in lieu of the required 7.5 ft.

**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: 05-279 - A

Petitioner: James R. Broderick Jr. + Stephanie A. Meyer

Address or Location: 2519 Gray Manor Terr, Balto. MD 21222

PLEASE FORWARD ADVERTISING BILL TO:

Name: James R. Broderick Jr. + Stephanie A. Meyer

Address: 2519 Gray Manor Terrace
Baltimore, Maryland 21222

Telephone Number: 410 284 1052



Development Processing
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

*James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director*

December 27, 2004

James R. Broderick, Jr.
Stephanie A. Meyer
2519 Gray Manor Terrace
Baltimore, Maryland 21222

Dear Mr. Broderick and Ms. Meyer:

RE: Case Number: 05-279-A, 2519 Gray Manor Terrace

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 30, 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel





**Baltimore County
Fire Department**

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

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

December 9, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: December 13, 2004

Item No.: 267, 277-290

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



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



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

Maryland Department of Transportation

Date: 12.10.04

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

RE: Baltimore County
Item No. 277 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, Chief
Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
PDM

FROM: John D. Oltman, Jr. *JDO*
DEPRM

DATE: January 24, 2004

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of December 20, 2004.

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

05-278

05-279

05-281

05-287

05-289

05-290

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 20, 2004

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 5-279 and 5-289**
Administrative Variances

RECEIVED

DEC 2 2004

ZONING COMMISSIONER

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 Bill Hughey in the Office of Planning at 410-887-3480.

Prepared By: Mac (AC) [Signature]

Division Chief: [Signature]

MAC/LL

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: December 29, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For December 20, 2004
Item Nos. 267, 278, 279, 280, 281,
284, 285, 288, and 289

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

RWB:CEN:jrb

cc: File

Case Number 05-279-A

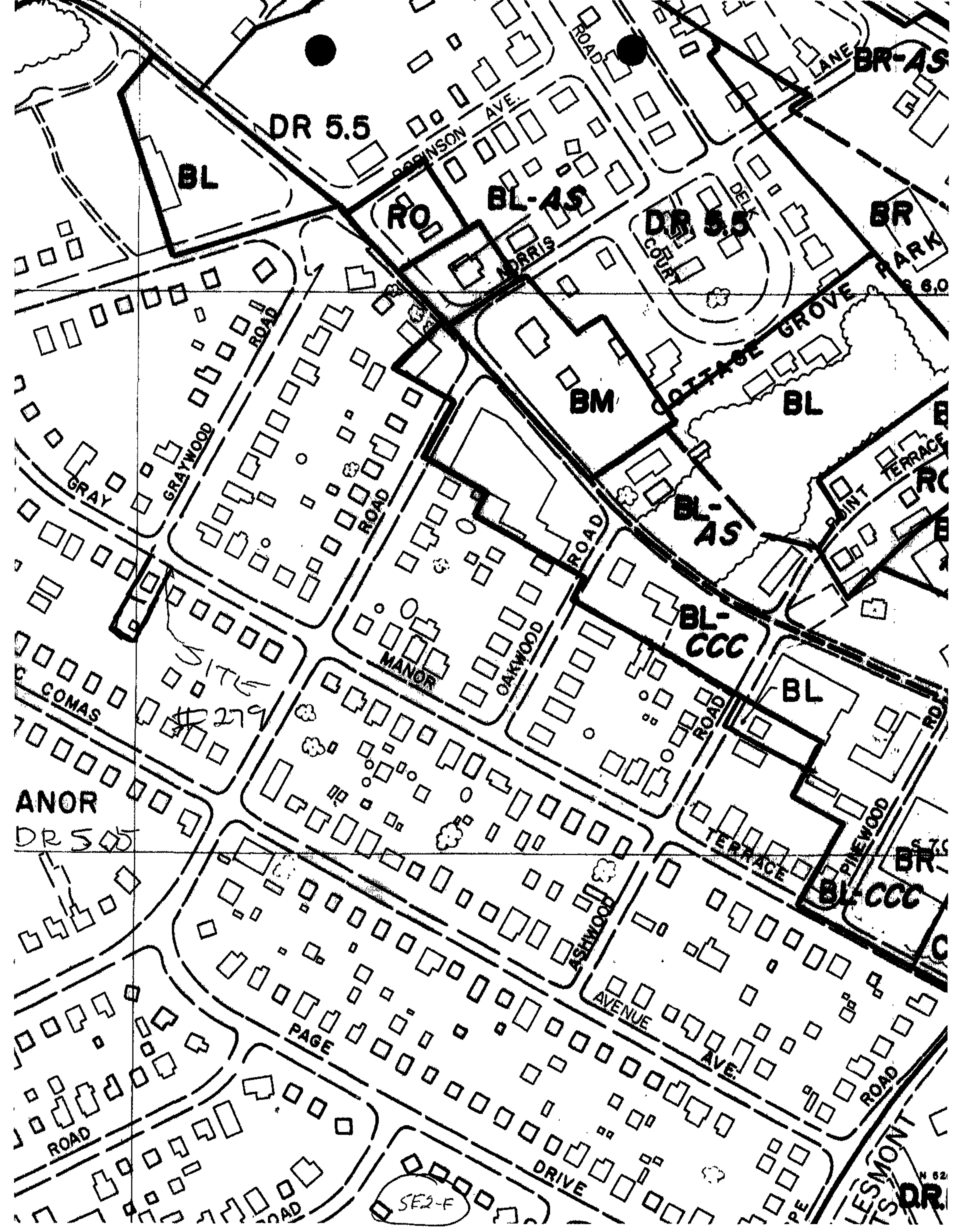
Mike & Julie Monaghan
2521 Gray Manor Terrace
Baltimore MD, 21222
410-284-5483

We are aware of the petition for a variance known as case number 05-279-A. The subject property is directly West of our property and the plan for an open projection (carport) with a setback of one foot in lieu of the required seven feet will be placed on the East side of the 2519 Gray Manor Terrace residence.

We have seen the plans and reviewed the design with James Broderick and Stephanie Meyer (owners of 2519 Gray Manor Terrace). *We do not take issue with this petition.* Furthermore, please contact us at the above listed number with any questions or concerns you may have. Thank you.

Mike Monaghan Dec 1/04
Mike Monaghan Date
Owner of 2521 Gray Manor Terrace

Julia L. Monaghan December 1, 2004
Julie Monaghan Date
Owner of 2521 Gray Manor Terrace



DR 5.5

BL

RO

BL-AS

DR 5.5

BR-AS

BR

PARK

BM

BL

BL-AS

BL-CCC

BL

BL-CCC

BR

ANOR

DR 5.5

PAGE

AVENUE

AVE

DRIVE

SE2-F

DR

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

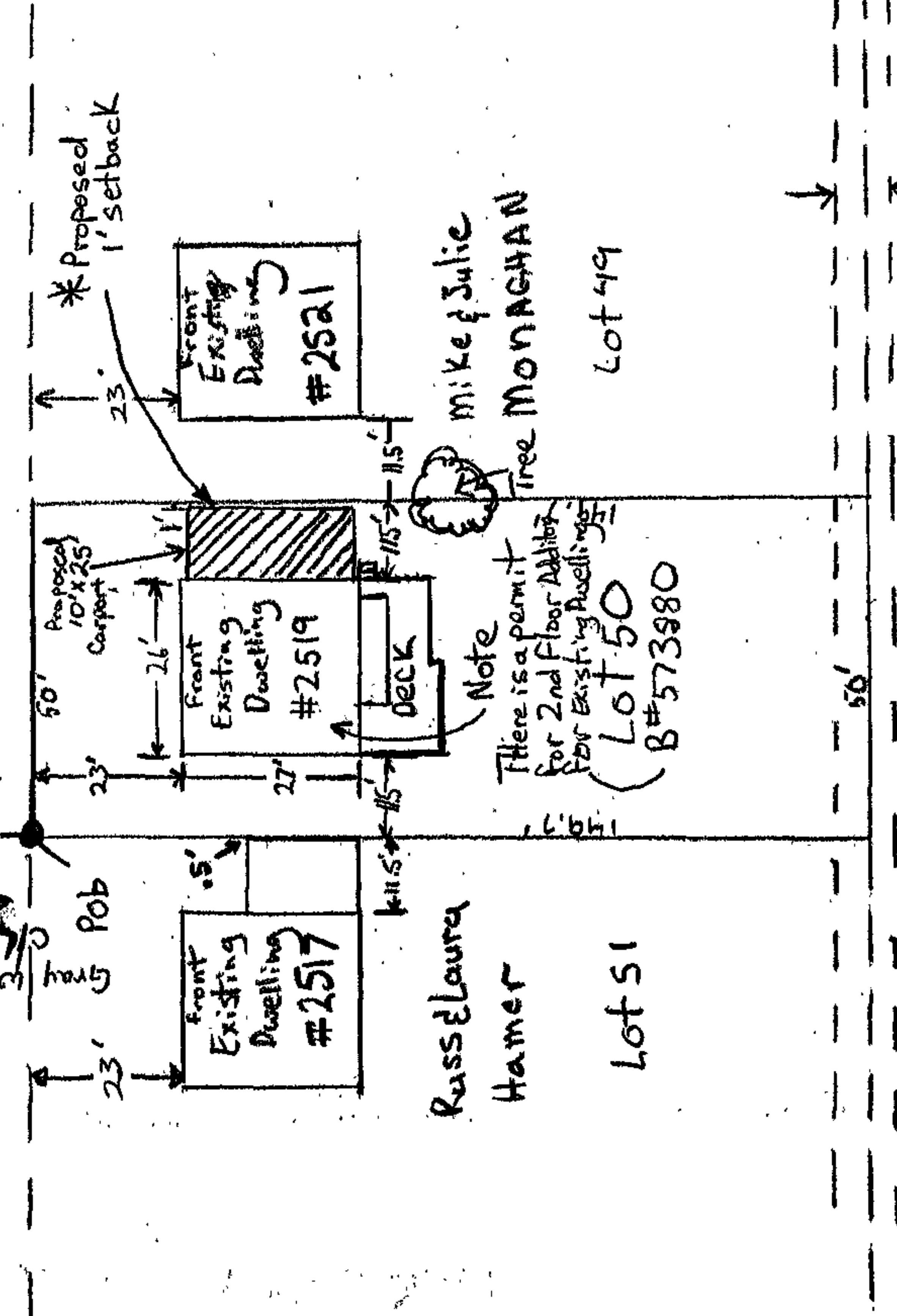
PROPERTY ADDRESS 2519 Gray Manor Terrace SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Gray Manor

PLAT BOOK # 12 FOLIO # 112 LOT # 50 SECTION #

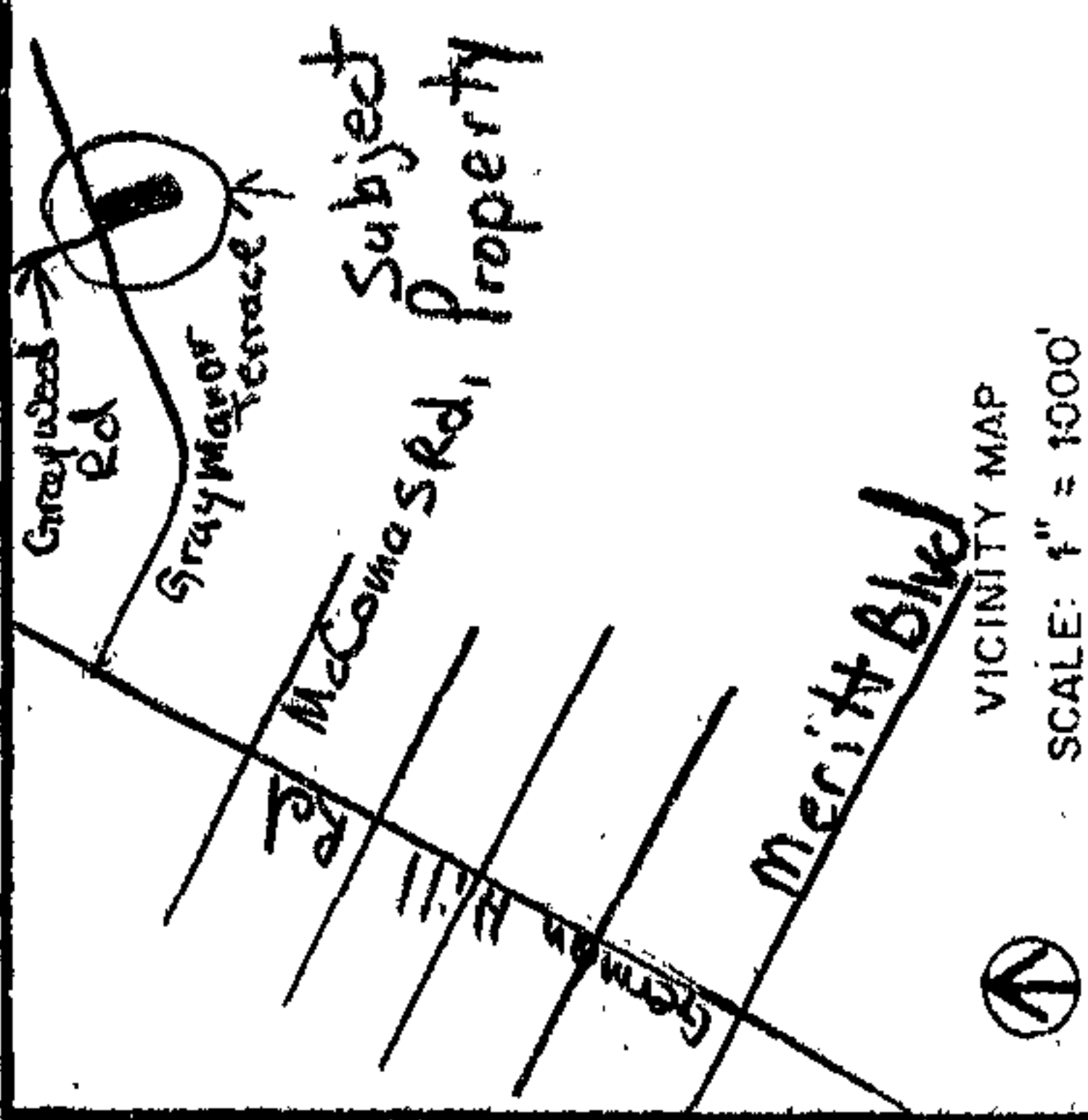
OWNER James R. Broderick Jr. & Stephanie A. Meyer

German Hill Rd Gray Manor Terrace (50' R/W/25' Paving)



PREPARED BY SRB3R

SCALE OF DRAWING: 1" = 30'



LOCATION INFORMATION

ELECTION DISTRICT 12

COUNCILMANIC DISTRICT 7

1" = 200' SCALE MAP # SE 2-F

ZONING OR 5.5

LOT SIZE 7,485 SQUARE FEET

SEWER ☒ PUBLIC ☒ PRIVATE ☐

WATER ☒ PUBLIC ☒ PRIVATE ☐

YES ☐ NO ☒

CHESAPEAKE BAY CRITICAL AREA

100 YEAR FLOOD PLAIN

HISTORIC PROPERTY / BUILDING

PRIOR ZONING HEARING NONE

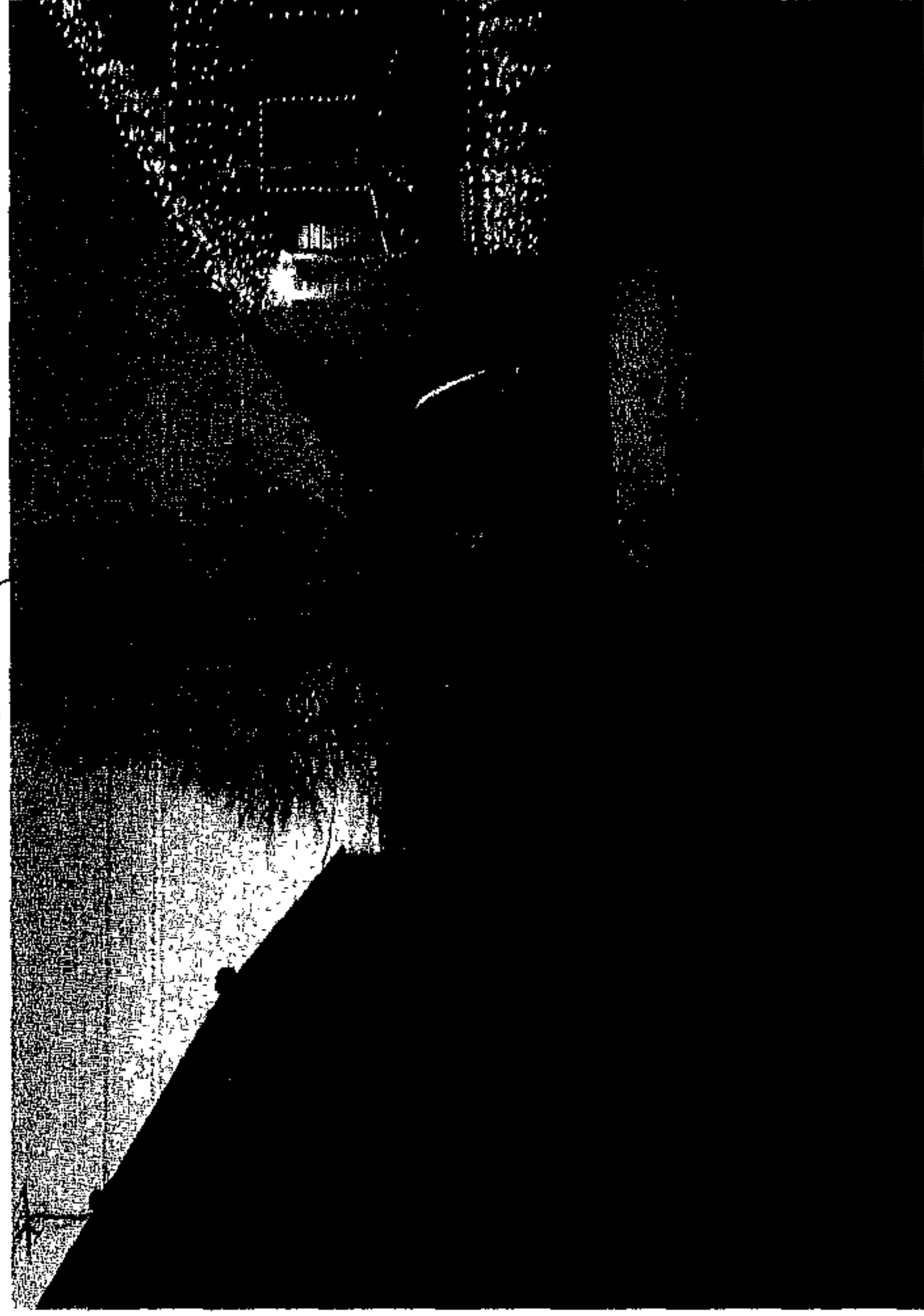
ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

JE | 279

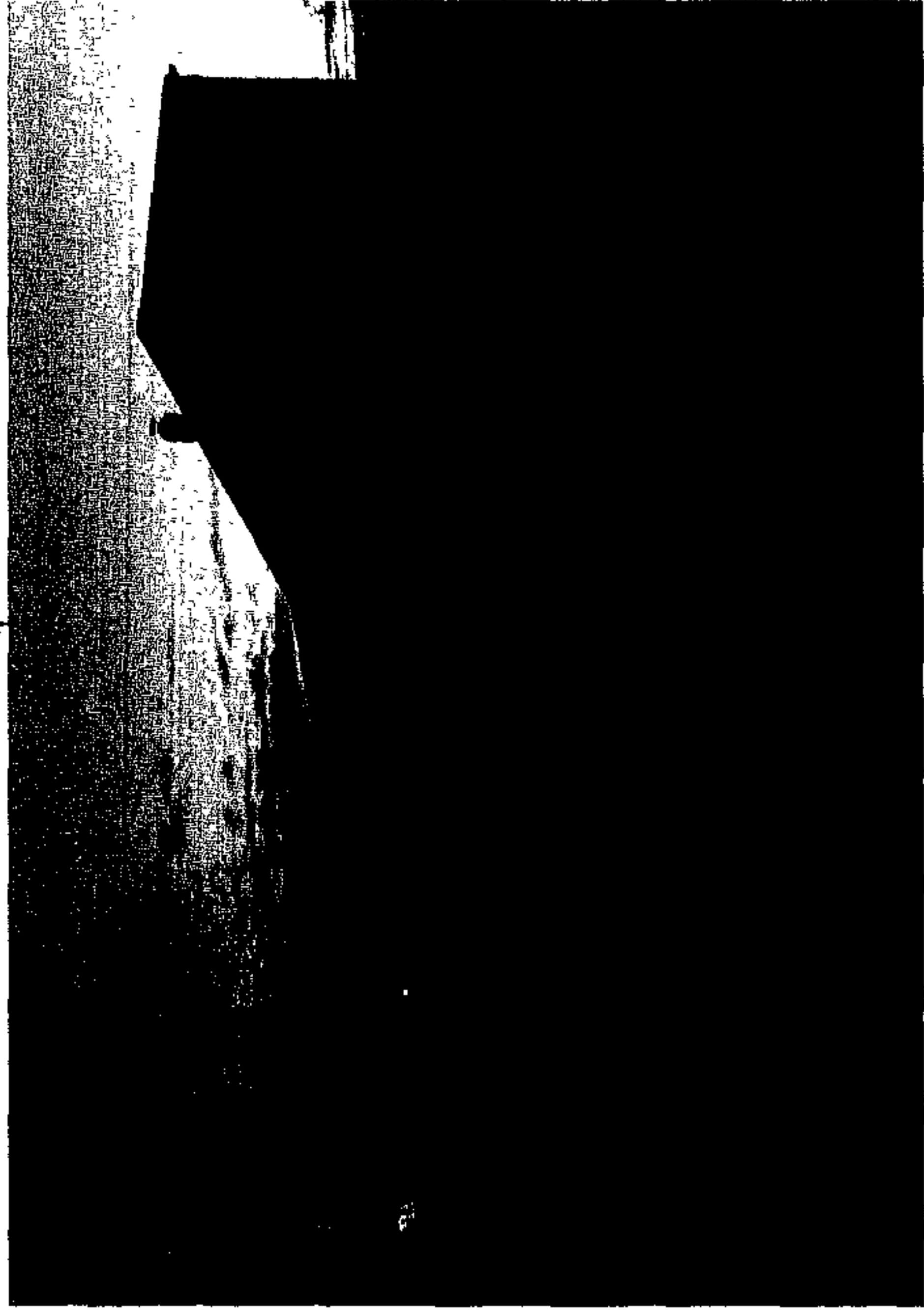
Plot Ex #1

Carport location

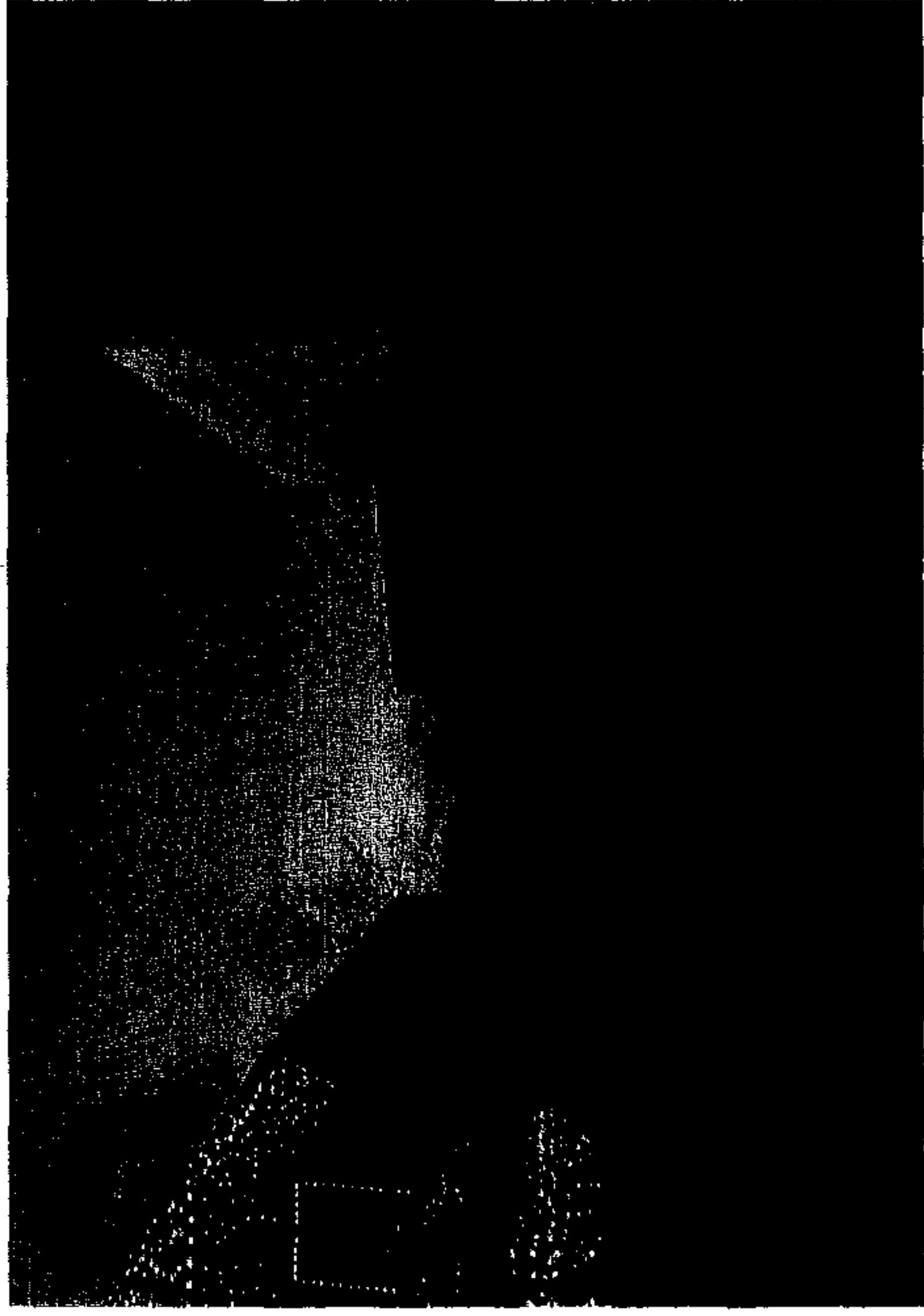
subject property



Example

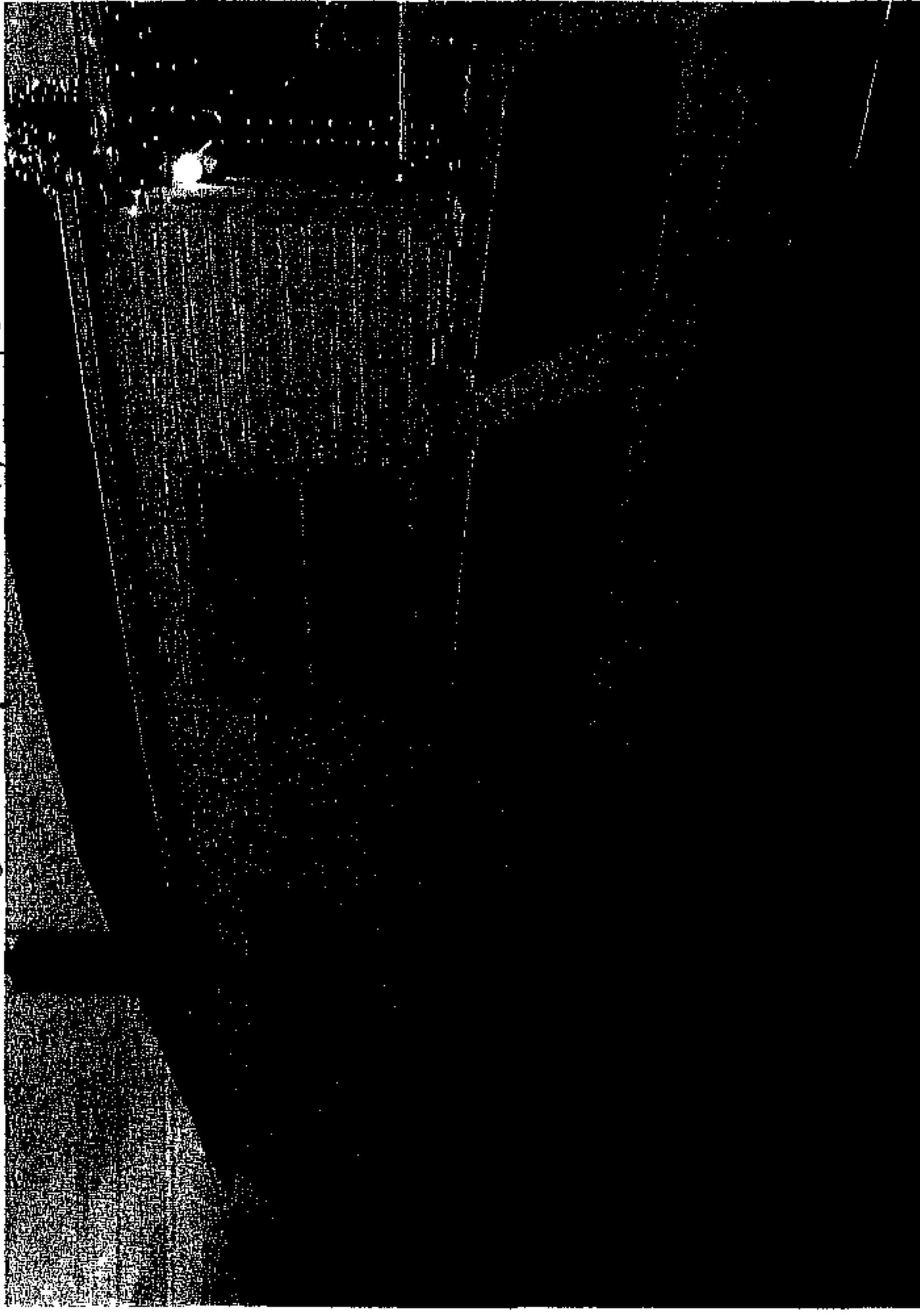


subject property # 279



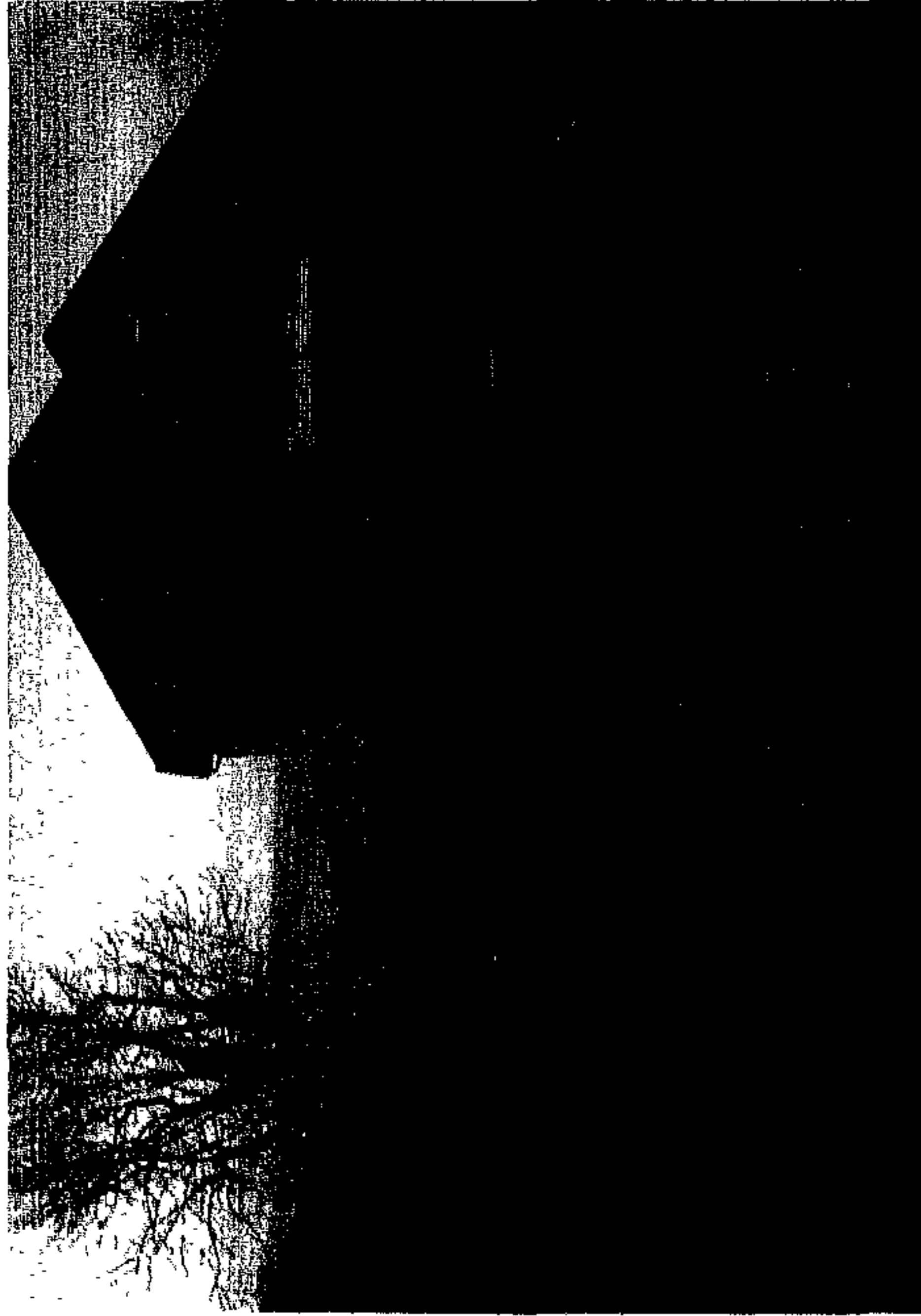
subject property

Subject property/carport location



Example

Example



Example

#279

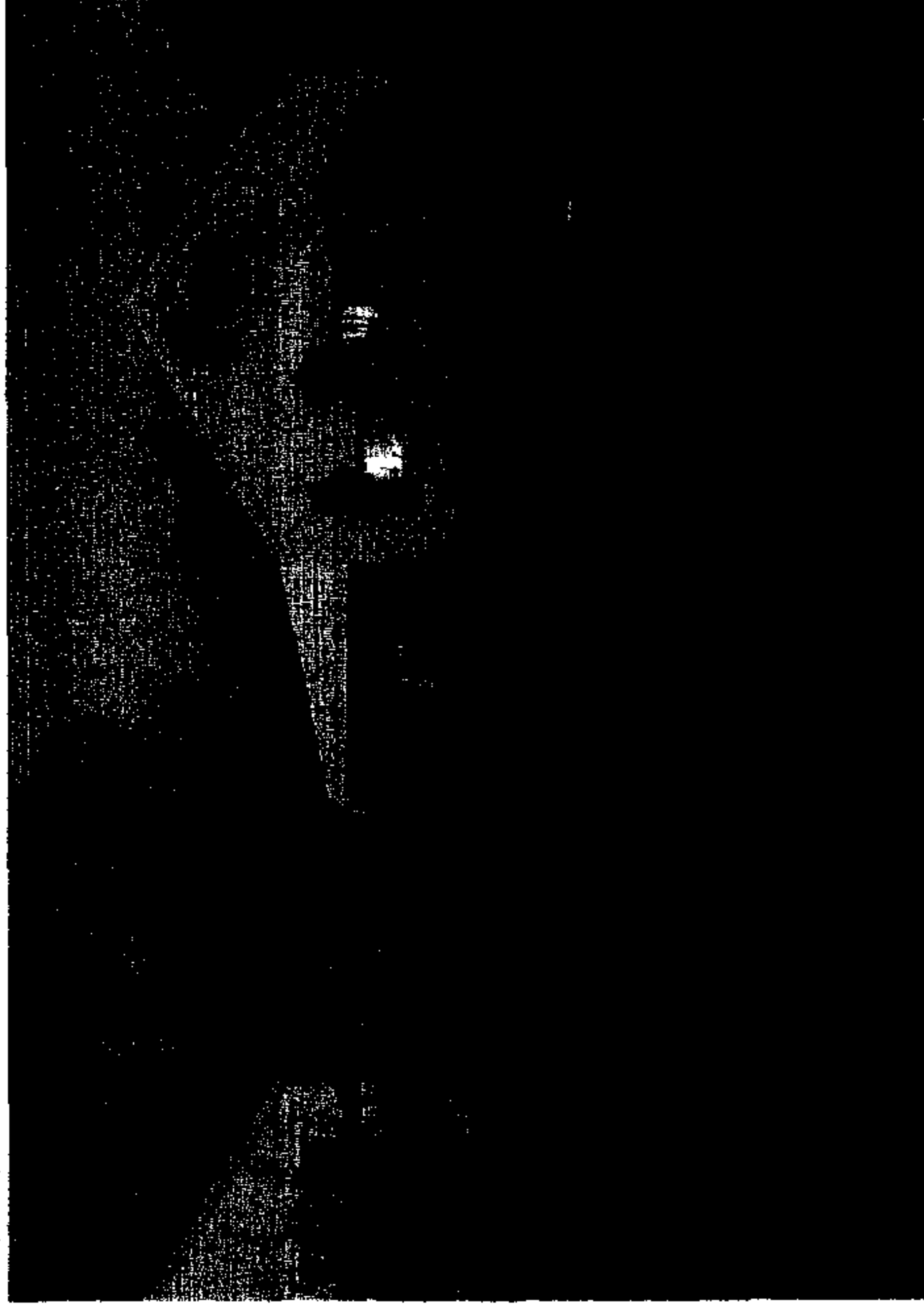
Example



Example



Example



Example

#279

