

IN RE: PETITION FOR ADMIN. VARIANCE
W/S of Oakbranch Way, 129 ft. N
centerline of Park Falls Drive
11th Election District
5th Councilmanic District
(9502 Oakbranch Way)

Barbara J. & John L. Ward
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* CASE NO. 05-339-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, Barbara J. and John L. Ward. The variance request is for property located at 9502 Oakbranch Way in Baltimore County. The variance request is from Section 1B02.2.B of the Baltimore County Zoning Regulations (B.C.Z.R.)(Section 504, 1970 Zoning Regs. – Bill No. 100, 1970) and Section V.B.6.b, 1970 (C.M.D.P.), to permit a proposed addition (sunroom partially under construction) with a window to side property line setback of 10 ft. in lieu of the minimum required 15 ft., and to amend the Final Development Plan for Lot 2, Section 1, Block K of "Oakhurst" (Plat 3). 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 January 18, 2005, 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

RECEIVED FOR FILING
JAN 21 2005
By [Signature]

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 3 day of February, 2005, that a variance from Section 1B02.2.B of the Baltimore County Zoning Regulations (B.C.Z.R.)(Section 504, 1970 Zoning Regs. – Bill No. 100, 1970) and Section V.B.6.b, 1970 (C.M.D.P.), to permit a proposed addition (sunroom partially under construction) with a window to side property line setback of 10 ft. in lieu of the minimum required 15 ft., and to amend the Final Development Plan for Lot 2, Section 1, Block K of "Oakhurst" (Plat 3), 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 2/3/05



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

February 3, 2005

Mr. & Mrs. John J. Ward
9502 Oakbranch Way
Baltimore, Maryland 21236

Re: Petition for Administrative Variance
Case No. 05-339-A
Property: 9502 Oakbranch Way

Dear Mr. & Mrs. Ward:

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 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 9502 OAKBRANCH WAY
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) 1 B02.3.B, BC2R (Section 504, 1970

Zoning Regulations-Bill 100, 1970 and Section V.B.6.b, 1970 C.M.A.P.) to permit a proposed addition (sunroom partially under construction) with a window to side property line setback of 10 feet in lieu of the minimum required 15 feet, and to amend the Final Development Plan for Lot 2, Section 1, Block K, of Oakhurst (Plat 3).

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 2/3/05 day of February 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):

JOHN J. WARD

Name - Type or Print

Signature

BARBARA J. WARD

Name - Type or Print

Signature

9502 OAKBRANCH WAY W-410 291-4637

Address

Telephone No.

BALTIMORE, MARYLAND 21236

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

Zoning Commissioner of Baltimore County

Reviewed By JNP

Date 1/6/05

Estimated Posting Date 1/18/05

CASE NO. 05-339-A

RECEIVED 10/25/01

ORDER RECEIVED FOR FILING

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 9502 OAKBRANCH WAY
Address
BALTIMORE, MARYLAND 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):

1. ALLOWS EXISTING COVERED PORCH TO BE USED FOR A GREATER PORTION OF THE YEAR AND IN INCLEMENT WEATHER, WITHOUT RECONSTRUCTION OF EXISTING PORCH
2. REDUCES NOISE BEING CARRIED TO SURROUNDING PROPERTIES WHEN ROOM IS IN USE.
3. PROVIDES GREATER SECURITY FOR CONTENTS OF ROOM BY GIVING US THE ABILITY TO LOCK DOOR & WINDOWS (THERE HAVE BEEN INCREASED INSTANCES OF VANDALISM & PROPERTY DESTRUCTION BY NEIGHBORHOOD TEENAGERS IN RECENT YEARS)
4. INCREASES USABLE GROUND FLOOR LIVING SPACE SINCE FAMILY ROOM WAS CONVERTED TO EATING AREA (OUTGREW ORIGINAL/EXISTING FLOOR PLAN)

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.

John J. Ward
Signature
JOHN J. WARD
Name - Type or Print

Barbara J. Ward
Signature
BARBARA J. WARD
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3RD day of JANUARY, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

JOHN & BARBARA WARD
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Barbara J. Ward
Notary Public

My Commission Expires 8/29/06

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 9502 OAKBRANCH WAY
City BALTIMORE, MARYLAND State 21236 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. ALLOWS EXISTING COVERED PORCH TO BE USED FOR A GREATER PORTION OF THE YEAR AND IN INCLEMENT WEATHER, WITHOUT RECONSTRUCTION OF EXISTING PORCH.
2. REDUCES NOISE BEING CARRIED TO SURROUNDING PROPERTIES WHEN ROOM IS IN USE.
3. PROVIDES GREATER SECURITY FOR CONTENTS OF ROOM BY GIVING US THE ABILITY TO LOCK DOOR & WINDOWS (THERE HAVE BEEN INCREASED INSTANCES OF VANDALISM & PROPERTY DESTRUCTION BY NEIGHBORHOOD TEENAGERS IN RECENT YEARS)
4. INCREASED USABLE GROUND FLOOR LIVING SPACE SINCE FAMILY ROOM WAS CONVERTED TO EATING AREA (OUTGREW EXISTING FLOOR PLAN)

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.

Signature John J. Ward
Name - Type or Print JOHN J. WARD

Signature Barbara J. Ward
Name - Type or Print BARBARA J. WARD

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3RD day of JANUARY, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

JOHN & BARBARA WARD
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Deborah Walch
Notary Public

My Commission Expires 8/29/06



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9502 OAKBRANCH WAY
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) 1802.3.B, BCZR (Section 504, 1970

Zoning Regulations-Bill 100, 1970 and Section V.B.6.b, 1970 C.M.D.P.) to permit a proposed addition (sunroom partially under construction) with a window to side property line set back of 10 feet in lieu of the minimum required 15 feet, and to amend the Final Development Plan for Lot 2, Section 1, Block K, of Oakhurst (Plat 3).

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):

JOHN J. WARD

Name - Type or Print

Signature

BARBARA J. WARD

Name - Type or Print

Signature

9502 OAKBRANCH WAY

Address

W-410 291 4637

410 256-7908

Telephone No.

BALTIMORE, MARYLAND

City

State

21236

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 11 day of June, 2005, 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. 05-339-A

Reviewed By JNP

Date 1/6/05

Estimated Posting Date 1/18/05

ZONING DESCRIPTION FOR 9502 OAKBRANCH WAY, BALTIMORE MD 21236

Beginning at a point on the west side of Oakbranch Way, which is 50 feet wide at the distance of 129 feet north of the centerline of the nearest improved intersecting street, Parkfalls Drive, which is 55 feet wide.

Being Lot # 2 in Block lettered K in a subdivision known as Plat Three (3) Section One (1) Oakhurst as per plat thereof recorded in Baltimore County Plat Book E.H.K.Jr. Number 42 at Plat 10 among the Land Records of Baltimore County in Liber 11635 at Folio # 385 improved by the premises known as 9502 Oakbranch Way containing 7572 square feet (.17 acre). Also known as 9502 Oakbranch Way and located in the 11th Election District, 5th Councilmanic District.

05-339-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 441289

DATE 1/6/05 ACCOUNT R-001-006-6150

AMOUNT \$ 130.00

RECEIVED FROM WARD

FOR ADM. VEH - 9500 CAPITAL AREA WASH

05-334-A (color)

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT
(FOR FILE)

RECEIVED BY W. J. WARD DATE 1/6/05

FOR ADM. VEH - 9500 CAPITAL AREA WASH

BY W. J. WARD DATE 1/6/05

FOR ADM. VEH - 9500 CAPITAL AREA WASH

BY W. J. WARD DATE 1/6/05

FOR ADM. VEH - 9500 CAPITAL AREA WASH

BY W. J. WARD DATE 1/6/05

FOR ADM. VEH - 9500 CAPITAL AREA WASH

BY W. J. WARD DATE 1/6/05

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No. : 05-339-A

Petitioner/Developer: JOHN &

BARBARA WARD

Date of Hearing/Closing: 1/31/05

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

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 9502 OAKBRANCH WAY

This sign(s) were posted on January 18, 2005
(Month, Day Year)

Sincerely,

Martin Ogle 1/18/05
(Signature of Sign Poster and Date)

Martin Ogle

Sign Poster

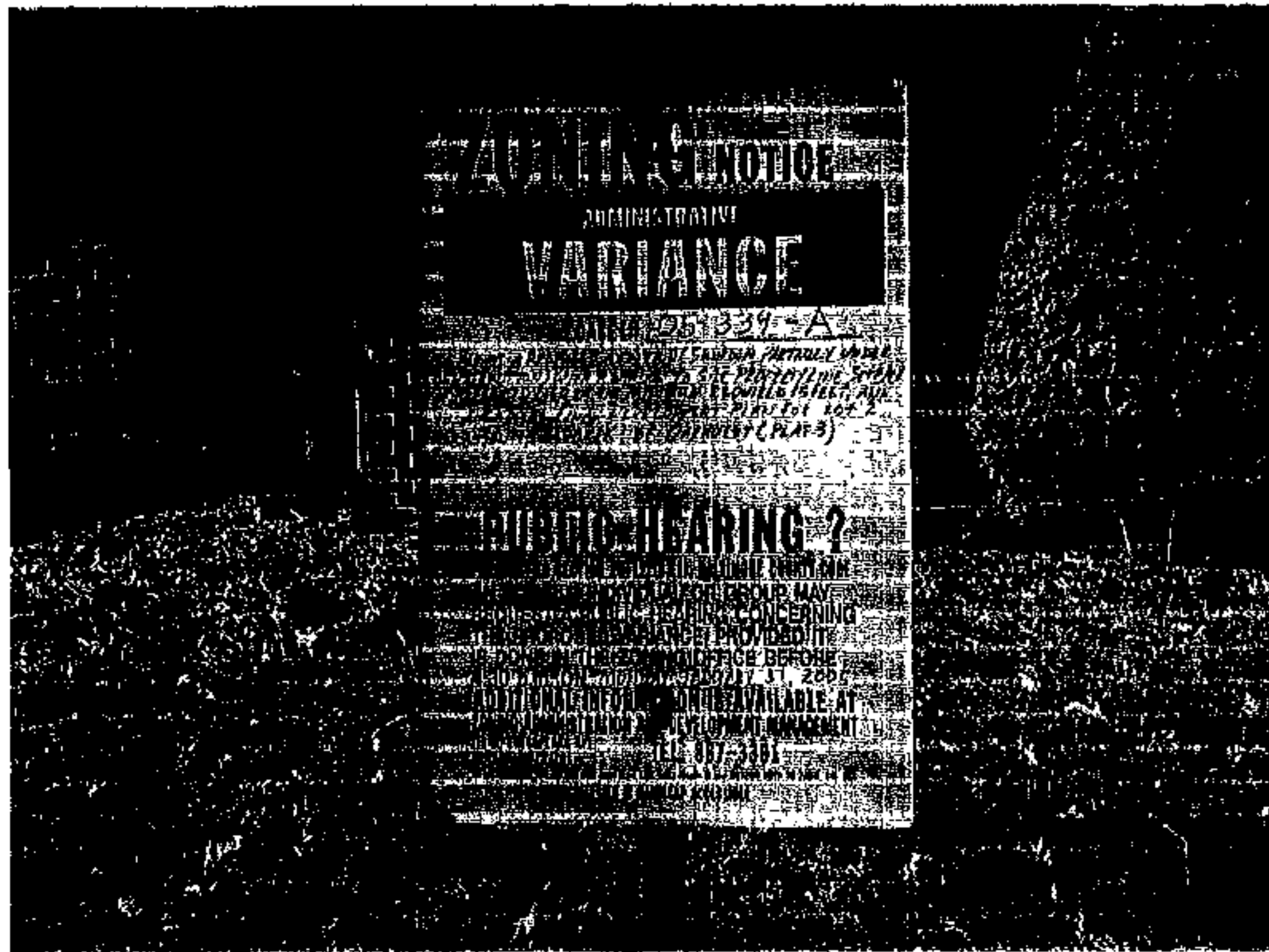
5016 Castlestone Drive

Address

Balto. Md 21237

(443-629-3411)

im000182 (1152x864x24b jpeg)



nyantse 11/18/05

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 339 -A Address 9502 OAKBRANCH WAY
Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 1/6/05 Posting Date: 1/18/05 Closing Date: 1/31/05

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- 339 -A Address 9502 OAKBRANCH WAY
Petitioner's Name JOHN & BARBARA WARD Telephone 410-256-7908
Posting Date: 1/18/05 Closing Date: 1/31/05
Wording for Sign: To Permit a proposed addition (sunroom partially under construction) with a window to ^{side} property line setback of 10 feet in lieu of the minimum required 15 feet, and to amend the Final Development Plan for Lot 2, Section 1, Block 11, of Oakhurst (Plat 3).

WCR - Revised 6/25/04

**Department of Permits
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*

January 31, 2005

John J. Ward
Barbara J. Warde
9502 Oak Branch Way
Baltimore, Maryland 21236

Dear Mr. and Mrs. Ward:

RE: Case Number: 05-339-A, 9502 Oak Branch Way

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 6, 2005.

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

January 16, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: January 24, 2005

Item No.: 334-336, 339, 338-344, 346

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.

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

Lieutenant Franklin J. Cook
Fire Marshal's Office
(O) 410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: January 24, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For January 24, 2005
Item Nos. 336, 337, 338, 339, 344,
346, and 347

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

RWB:CEN:jrb

cc: File

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND
MANAGEMENT
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND
MANAGEMENT

TO: Tim Kotroco
PDM

FROM: John D. Oltman, Jr. JDO
DEPRM

DATE: February 3, 2005

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of January 18, 2005.

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

05-335

05-336

05-338

05-339

05-344

05-345

05-347

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 24, 2005
RECEIVED

JAN 26 2005

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

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): **Case(s) 5-339 – 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 Cunningham in the Office of Planning at 410-887-3480.

Prepared By:

Mark A. Cunningham

Division Chief:

John J. Cunningham

MAC/LL

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



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

Maryland Department of Transportation

Date: 1.19.05

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

RE: Baltimore County
Item No. 335 JMP

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

January 3, 2005

Dear Sir or Madam:

We fully support the petition for zoning variance being submitted by John and Barbara Ward. Our property is the adjoining lot closest to the setback in question. We share the property line to the north of the Ward's lot.

We have absolutely no objection to the sunroom being constructed on their property, or to the setback the Wards request. We will not be contesting their request for zoning variance, and are pleased to support the Wards in their effort.

Sincerely,



Paul Matlin
9504 Oakbranch Way
Baltimore MD 21236



Carol Matlin
9504 Oakbranch Way
Baltimore MD 21236

05-339-A

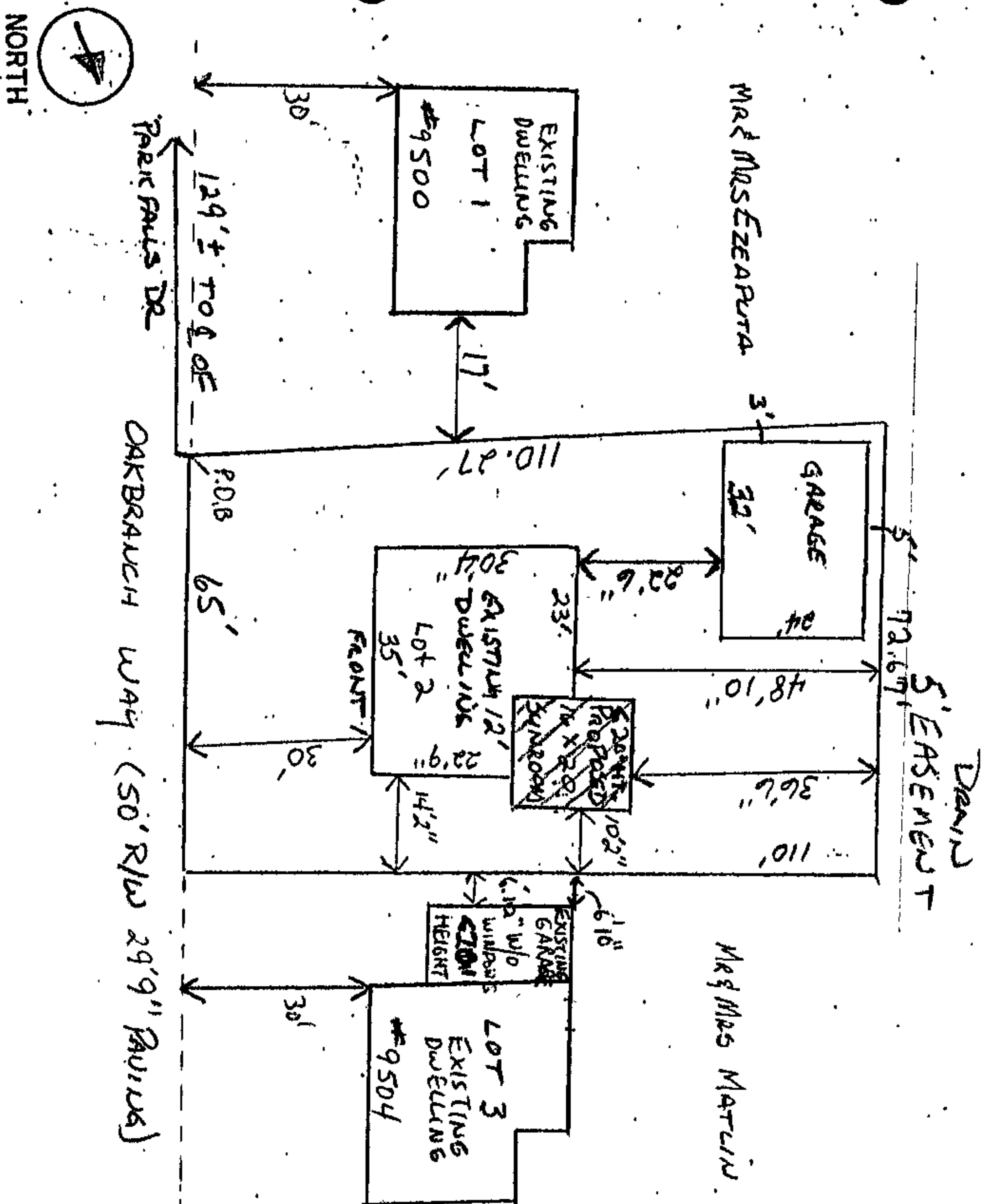
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 9502 WARBURCH Way

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

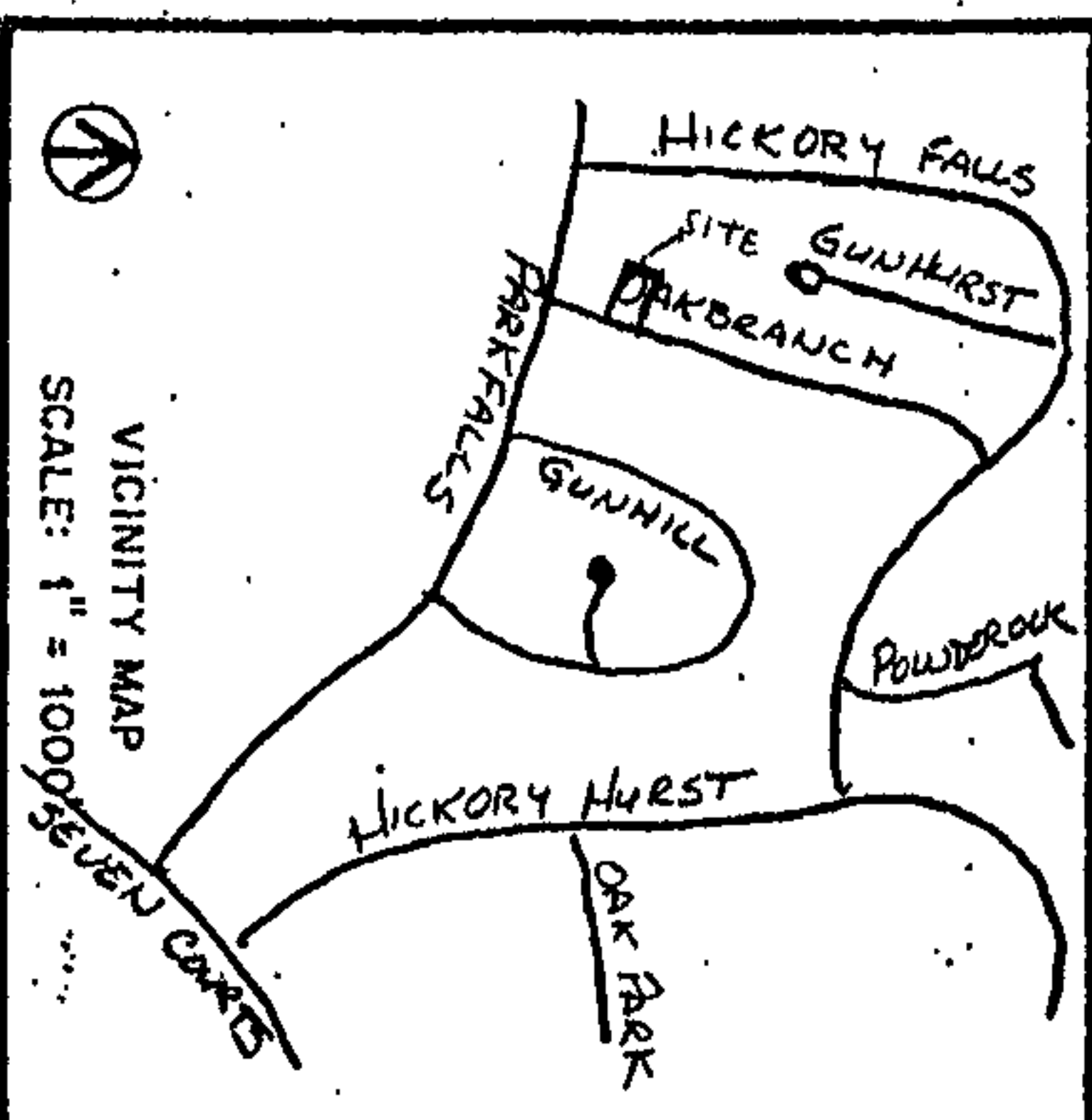
SUBDIVISION NAME DAKHURST, PLAT 3
EHK JR.

PLAT BOOK # 42 FOLIO # 10 LOT # 2 SECTION # 1 BLOCK K
OWNER John & Barbara Wied



PREPARED BY JJW

SCALE OF DRAWING: 1" = 30'



LOCATION INFORMATION

ELECTION DISTRICT 11

COUNCILMANIC DISTRICT 5

1"=200' SCALE MAP # NE. 11-15

ZONING DR 5:5

LOT SIZE
.17

[illegible]

SEWER PUBLIC ☒ PRIVATE ☐

WATER ☒ ☐

CHESAPEAKE BAY
CRITICAL AREA

YES ☐ NO ☒

-100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY/ BUILDING	☐	☒
1000	☐	☒
1001	☐	☒
1002	☐	☒
1003	☐	☒
1004	☐	☒
1005	☐	☒
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1007	☐	☒
1008	☐	☒
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1080	☐	☒
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1084	☐	☒
1085	☐	☒
1086	☐	☒
1087	☐	☒
1088	☐	☒
1089	☐	☒
1090	☐	☒
1091	☐	☒
1092	☐	☒
1093	☐	☒
1094	☐	☒
1095	☐	☒
1096	☐	☒
1097	☐	☒
1098	☐	☒
1099	☐	☒

PRIOR ZONING HEARING . NONE

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

JNF | 339 | 85-339-4

Pet Ex #1



NE-11-F

OS-339-A



SUN [REDACTED] LOOKING TOWARD [REDACTED] 9504 NEXT DOOR

05-339-A



9504 NEXT DOOR LE

9504 NEXT DOOR LESS THAN 20' in HT.

05-339-A



9504 NEXT DOOR LESS THAN 20' in HT.

05-339-A



9904 NEXT Door

05-339-A



9504 NEXT DOOR GARAGE LESS THAN 20" HT.

05-339-A



VIEW OF SUNROOM FROM BACK YARD
LESS THAN 20' IN HT.

05-339-A



View from front of Sweden less than
20' in Ht.

05-339-A



VIEW FROM FRONT WITH SIDE VIEW OF
9504 LESS THAN 20' IN HT.

05-339-A