

IN RE: PETITION FOR ADMIN. VARIANCE
S/S of Cockeys Mill Road, 180 ft. +/- E
centerline of Franklin Mill Circle
4th Election District
4th Councilmanic District
(603 Cockeys Mill Road)

Melvin L. Donahoo, Jr.
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-529-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 owner of the subject property, Melvin L. Donahoo, Jr. The administrative variance is requested for property located at 603 Cockeys Mill Road in the Reisterstown area of Baltimore County. The administrative variance request is from Sections 103.1 and 1A00.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 10 ft. in lieu of the required 50 ft. for an attached garage. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on May 15, 2005, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 32-3-303 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

COPIES RECEIVED FOR FILING

6/24/05

g. Ray

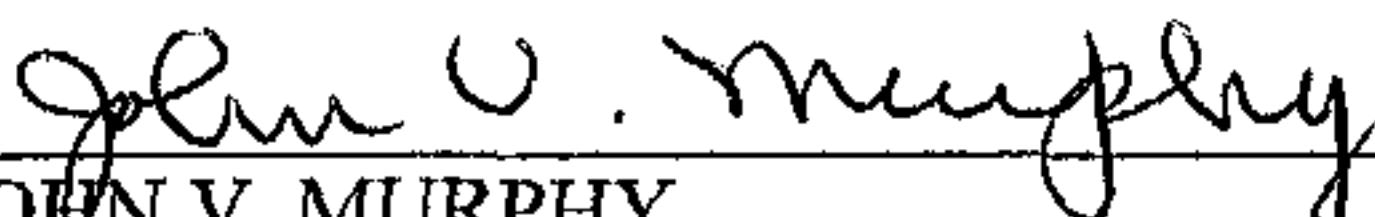
compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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 24 day of June, 2005, that a variance from Sections 103.1 and 1A00.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 10 ft. in lieu of the required 50 ft. for an attached garage, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner 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
6/24/05
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

June ²⁴ 23, 2005

Mr. Melvin L. Donahoo, Jr.
603 Cockeys Mill Road
Reisterstown, Maryland 21136

Re: Petition for Administrative Variance
Case No. 05-529-A
Property: 603 Cockeys Mill Road

Dear Mr. Donahoo:

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 603 Cockeys Mill Road
which is presently zoned RE-4 (RDP VESTED)

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) 103.1 AND 1A00.1; BCZR (1970),

TO PERMIT A SIDE YARD SETBACK OF 10ft IN LIEU OF THE
REQUIRED 50ft. FOR AN ATTACHED GARAGE.

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

603 COCKEYS MILL RD 443-540-2207

Address

Telephone No.

REISTERSTOWN MD

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. 05-529A

Reviewed By [Signature]

Date 4.15.05

RE 9/15/98

Estimated Posting Date 4.24.05

5.15.05 NEW DATE, PETITIONER
DID NOT GET PROP. POSTED

RECEIVED FOR FILING

6/24/05

[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 663 Cockey's Mill Rd.
Address
REISTERSTOWN MD 21136
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):

A variance is requested so that we may erect a two-car garage adjacent to the house. The house is centered at the front end of a rectangle-shaped lot. A current single-car garage is built into the east corner of the home. An in-ground pool and fencing on the lot does not permit us to build to the rear of the home.

The construction of the garage with expanded driveway will improve the safety of our lot. Currently, the driveway does not allow for car turn around; we can only exit our driveway by backing out onto Cockey's Mill Rd. – a road with limited visibility because our driveway sits past the crest of a hill. In the past two years a neighbors car has been struck at high speed entering his driveway and sadly last summer a child was killed riding his bike exiting our driveway. We consider it a major safety issue backing cars out of the driveway into the road. The current garage would be converted into living space for a nanny to reside with a separate entrance. The new garage is needed for storage of lawn and garden equipment that currently occupies the garage and to store our automobiles.

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.

Melvin L. Donahoo Jr.
Signature

Signature

MELVIN L. DONAHOO JR.
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15 day of April, 2005 before me, a Notary Public of the State of Maryland, in, and for the County aforesaid, personally appeared

Melvin L. Donahoo Jr.
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

Date

4/15/05

Notary Public

My Commission Expires

My Comm. Expires Aug. 1, 2008

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 603 Cockeys Mill Rd
Address
REISTERSTOWN MD 21136
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):

A variance is requested so that we may erect a two-car garage adjacent to the house. The house is centered at the front end of a rectangle-shaped lot. A current single-car garage is built into the east corner of the home. An in-ground pool and fencing on the lot does not permit us to build to the rear of the home.

The construction of the garage with expanded driveway will improve the safety of our lot. Currently, the driveway does not allow for car turn around; we can only exit our driveway by backing out onto Cockeys Mill Rd. – a road with limited visibility because our driveway sits past the crest of a hill. In the past two years a neighbors car has been struck at high speed entering his driveway and sadly last summer a child was killed riding his bike exiting our driveway. We consider it a major safety issue backing cars out of the driveway into the road. The current garage would be converted into living space for a nanny to reside with a separate entrance. The new garage is needed for storage of lawn and garden equipment that currently occupies the garage and to store our automobiles.

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.

Melvin L Donahood Jr
Signature

Signature

MELVIN L DONAHOOD JR
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15 day of April, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Melvin L. Donahood Jr.
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

4/15/05
Date

[Signature]
Notary Public

My Commission Expires My Comm. Exp. Aug 1, 2008



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 603 Cockey's Mill Rd
which is presently zoned RG4 (RDP VESTED)

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)

103.1 AND 1A00.1; BCZR(1970)

TO PERMIT A SIDEYARD SETBACK OF 10 FT IN LIEU OF THE
REQUIRED 50 FT. FOR AN ATTACHED GARAGE.

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):

MELVIN L DONAHOO JR

Name - Type or Print

Melvin L Donahoo Jr

Signature

Name - Type or Print

Signature

603 Cockey's Mill Rd 443-540-2207

Address

Telephone No.

REISTERSTOWN MD

State

21136

Zip Code

Representative to be Contacted:

SAME

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. 05-529A

Reviewed By JCM

Date 4-15-05

Estimated Posting Date 4-24-05

5-15-05

ZONING DESCRIPTION FOR: 603 Cockeys Mill Road, Baltimore County, Maryland

Beginning at a point 35 feet to the south of the centerline of Cockeys Mill Road at a distance of 180 feet east of the centerline of the nearest improved intersecting street, Franklin Mill Circle, being lot 4, Block B, Section #1, in the subdivision of Franklin Valley as recorded in Baltimore County Plat Book #39, Folio #9, containing 44,614 square feet. Also known as 603 Cockeys Mill Road and located in the 4th Election District, 4th Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

DATE 4.15.05 ACCOUNT Port out - 6150

AMOUNT \$ 65.00

RECEIVED FROM MA Donahoe

FOR AD UAR

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

No. 443883

PAID RECEIPT

BUSINESS ACTION FINE 100
3/19/2005 4:25/2005 14:25:11

TO NO. 443883 FROM NO. 443883
SUBJECT: 135545 4/15/2005

REPT: \$ 500 ZONE VERIFICATION
BY NO. 443883

Receipt for \$45.00
\$65.00 13
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 05-529-A

Petitioner/Developer: M.

DONAHOO

Date of Hearing/Closing: 6/6/05

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:

603 COCKEYSMILLE RD

The sign(s) were posted on

5/15/05
(Month, Day, Year)

Sincerely,

Robert Black
(Signature of Sign Poster)

5/17/05
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

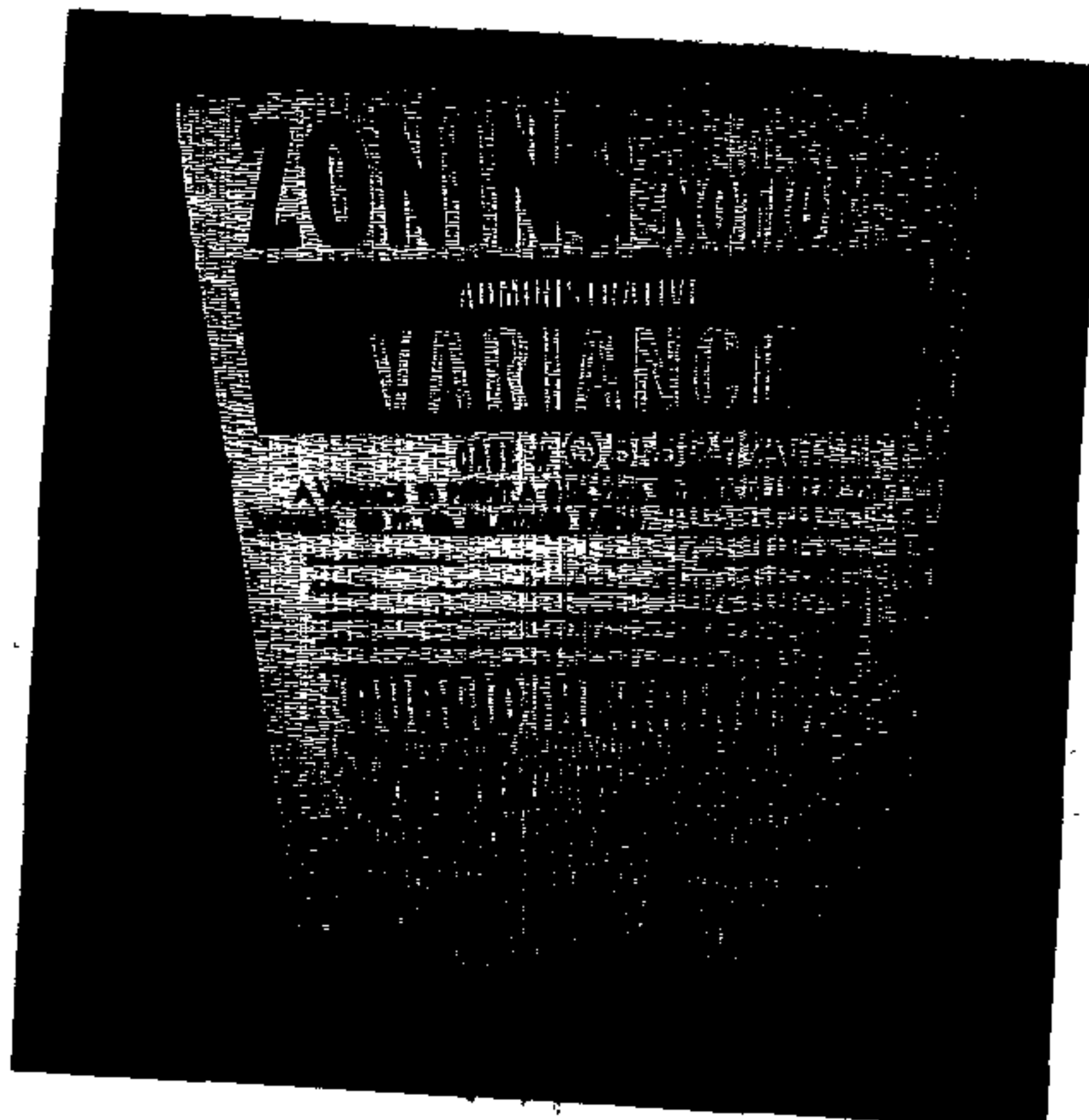
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



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 529

Petitioner MELVIN DONAHOO, JR.

Address or Location 603 Cockeys Mill Rd., Reisterstown, Md. 21136

PLEASE FORWARD ADVERTISING BILL TO

Name: Same

Address Same

Telephone Number 443-540-2207

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 529 -A

Address 603 Cockeysville Rd.

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

Phone Number: 410-887-3391

Filing Date: 4.15.05

Posting Date: 4.24.05
5.15.05

Closing Date: 5.9.05
6.6.05

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- 529 -A

Address 603 Cockeysville Rd.

Petitioner's Name M. DONAHOO

Telephone 443-540-2207

Posting Date: 4.24.05 5.15.05

Closing Date: 5.9.05 6.6.05

Wording for Sign: A VARIANCE
To Permit

A SIDEYARD SETBACK IN LIEU OF
THE REQUIRED Soft. FOR AN ATTACHED GARAGE.

PETITIONER DID NOT
GET PROPERTY POSTED.
THIS DATE WAS GIVEN
NEW DATE BY PHONE.

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*

May 9, 2005

Melvin Donahoo Jr.
603 Cockeysmill Road
Relisterstown, Maryland 21136

Dear Mr. Donahoo:

RE: Case Number: 05-529-A, 603 Cockeysmill Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 15, 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 written in a cursive, flowing style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

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



Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

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

May 5, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: May 5, 2005

Item No. 529-541

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 J.D. Mezick
Fire Marshal's Office
410-887-4881
MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director DATE: May 17, 2005
Department of Permits & Development
Management

FROM: Dennis A. Kennedy, ^{DAK} Acting Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For May 8, 2005
Item No. 529, 530, 532, 536, 541, and 553.

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

DAK:CEN:clw
cc: file
ZAC-NO COMMENTS-05172005.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 27, 2005

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

SUBJECT: Zoning Advisory Petition(s): *6/6 Closing* Case(s) 5-529 – Administrative Variance(s)

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 Landrum

MAC/LL

RECEIVED

JUN 2 2005

ZONING COMMISSIONER

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



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

Maryland Department of Transportation

Date: 4.29.05

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

RE: Baltimore County
Item No. 529 CM

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

From: Roberta Jameson
To: Cunningham, Mark
Subject: 05-529-A

The above-captioned has a closing date of 5/9/05. The address is: 603 Cockeys Mill Road and the Petitioner is: Melvin L. Donahoo, Jr.

We are in need of ZAC comments from your department.

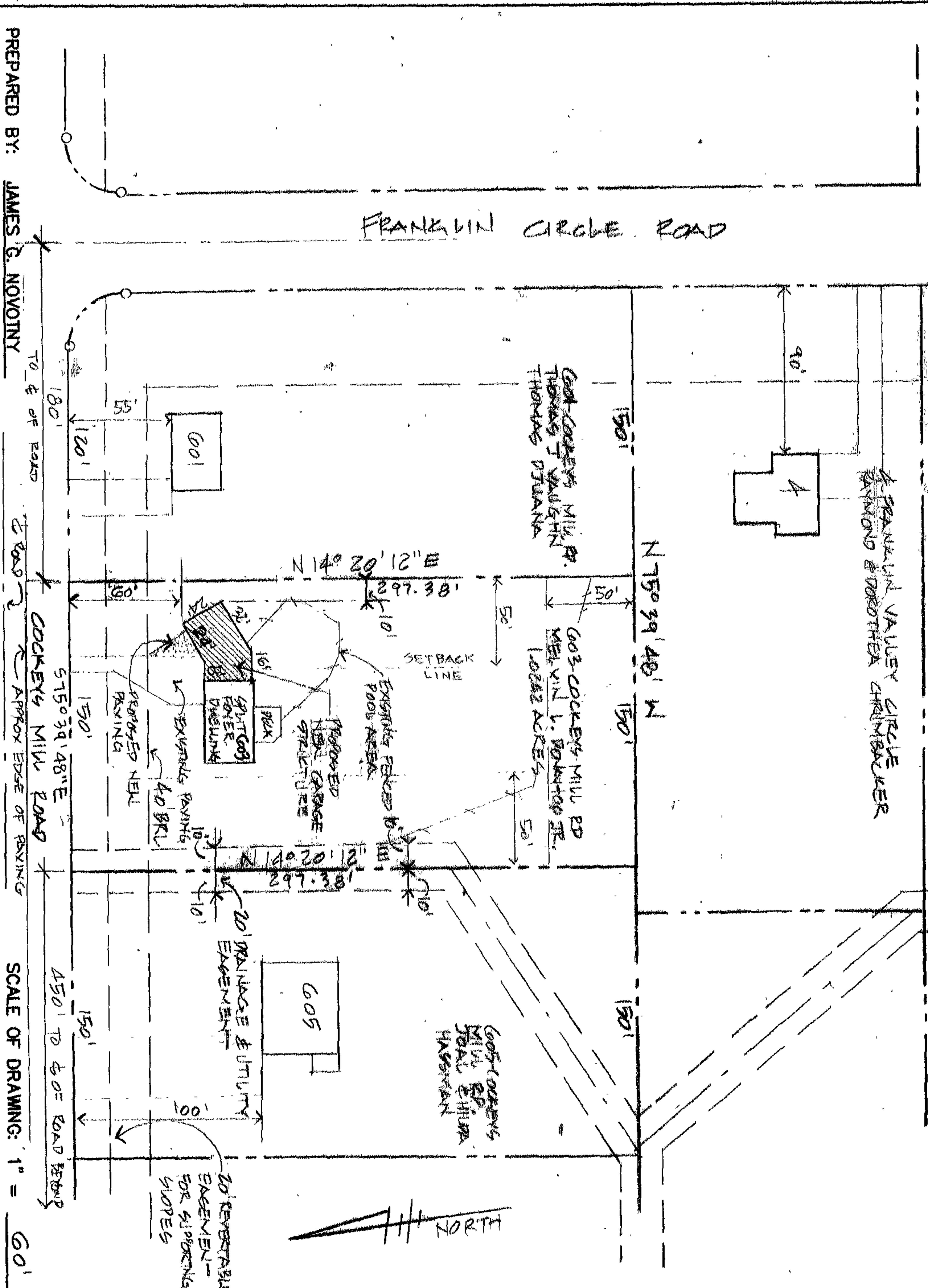
Thanks,

Robin
5/23/05

*Not posted timely for 5/9/05 closing date.
New Closing Date: 6/6/05 (sign posted 5/15/05)
per Mr. Donahoo
5/23/05
kj*

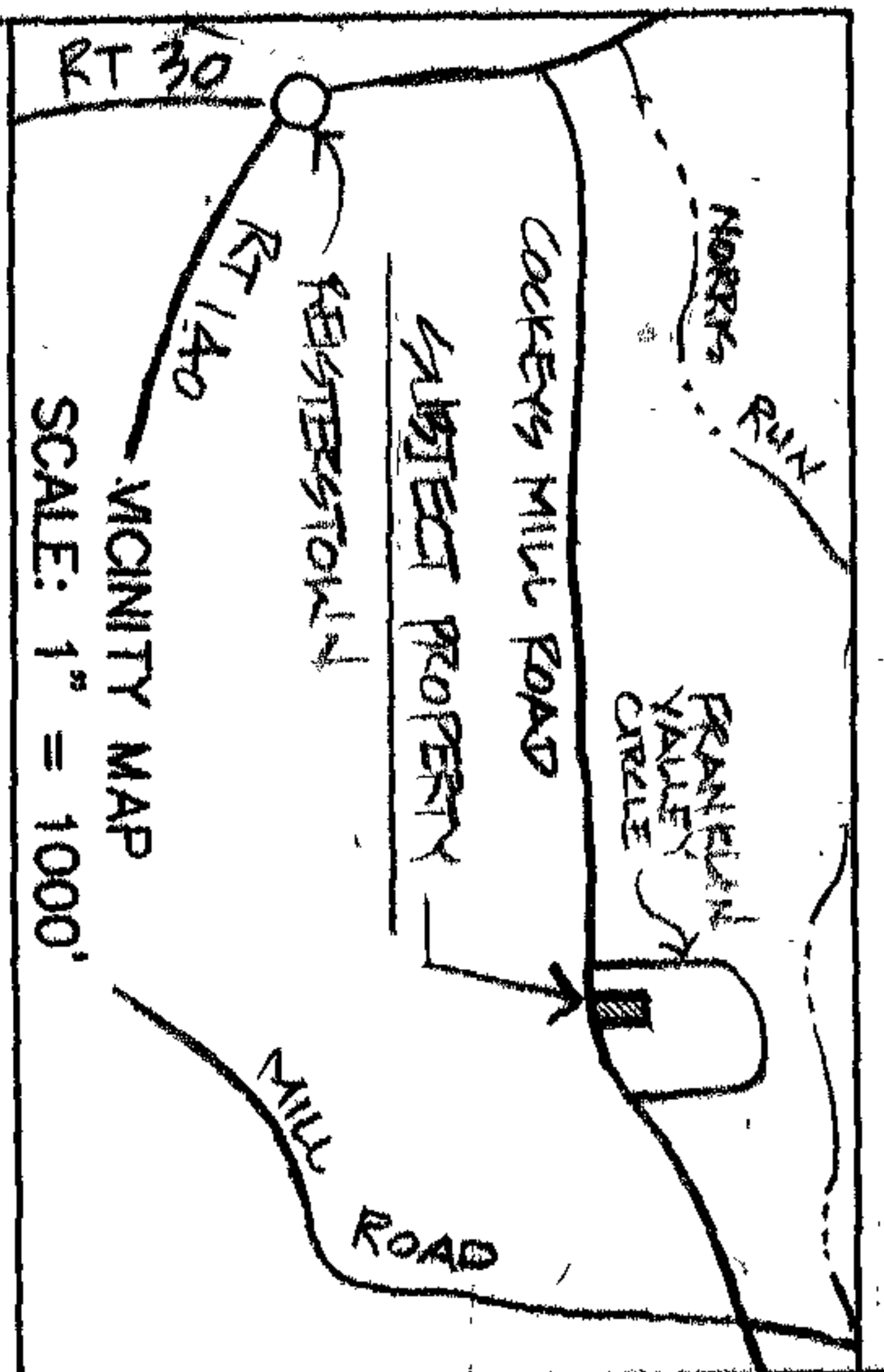
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 603 COCKEYS MILL ROAD
SUBDIVISION NAME FRANKLIN VALLEY
PLAT BOOK 39 FOLIO 9 LOT # 4 SECTION # 1
OWNER MELVIN L. DONATHAN JR.



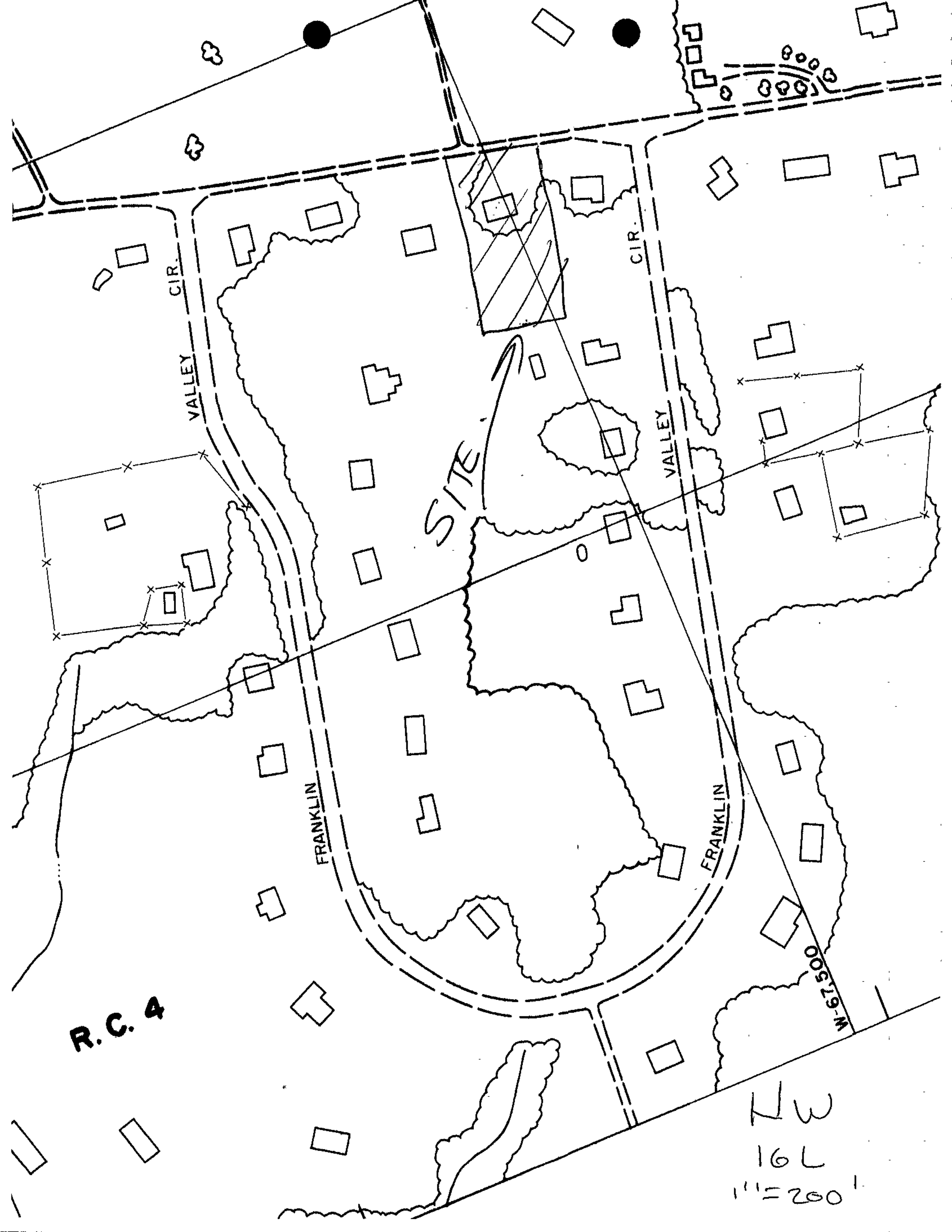
PREPARED BY: JAMES G. NOVOTNY

SCALE OF DRAWING: 1" = 60'



LOCATION INFORMATION			
ELECTION DISTRICT <u>4</u>			
COUNCILMANIC DISTRICT <u>4</u>			
1" = 200' SCALE MAP # <u>NW16-L</u>			
ZONING <u>RDP/RC4</u>		LOT SIZE <u>1.0242</u>	
ACREAGE <u>1.0242</u>		SQUARE FEET <u>44,614</u>	
PUBLIC ☐ PRIVATE ☒			
SEWER ☐	WATER ☐	YES ☐	NO ☒
CHESAPEAKE BAY CRITICAL AREA ☐	100 YEAR FLOOD PLAIN ☐	YES ☐	NO ☒
HISTORIC PROPERTY/BUILDING ☐	PRIOR ZONING HEARING ☐	YES ☐	NO ☒
ZONING OFFICE USE ONLY			
REVIEWED BY <u>ITEM #</u>	CASE #		

Plat # 1



SITE

VALLEY CIR.

CIR.

VALLEY

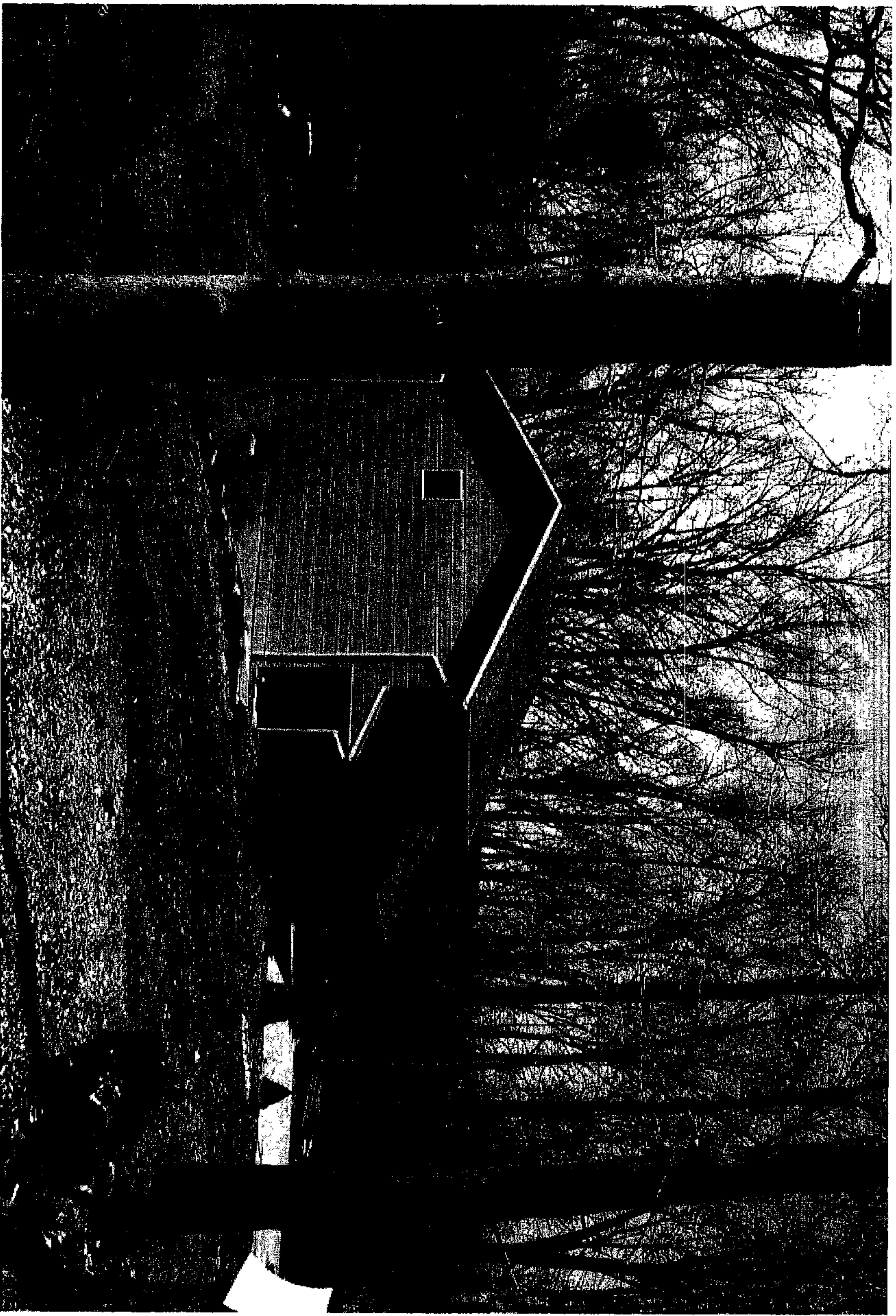
FRANKLIN

FRANKLIN

NW-67,500

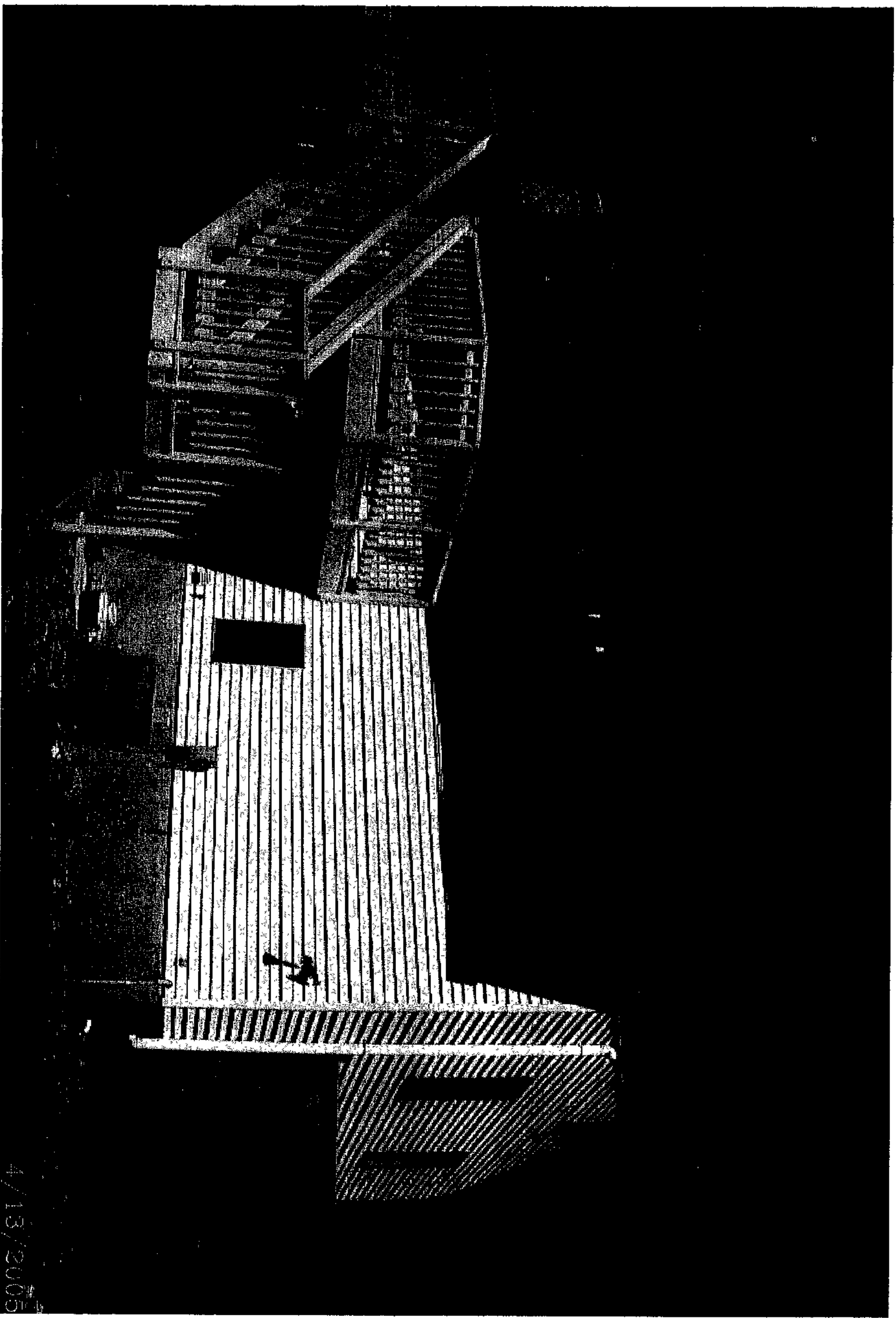
R.C. 4

NW
16L
1"=200'

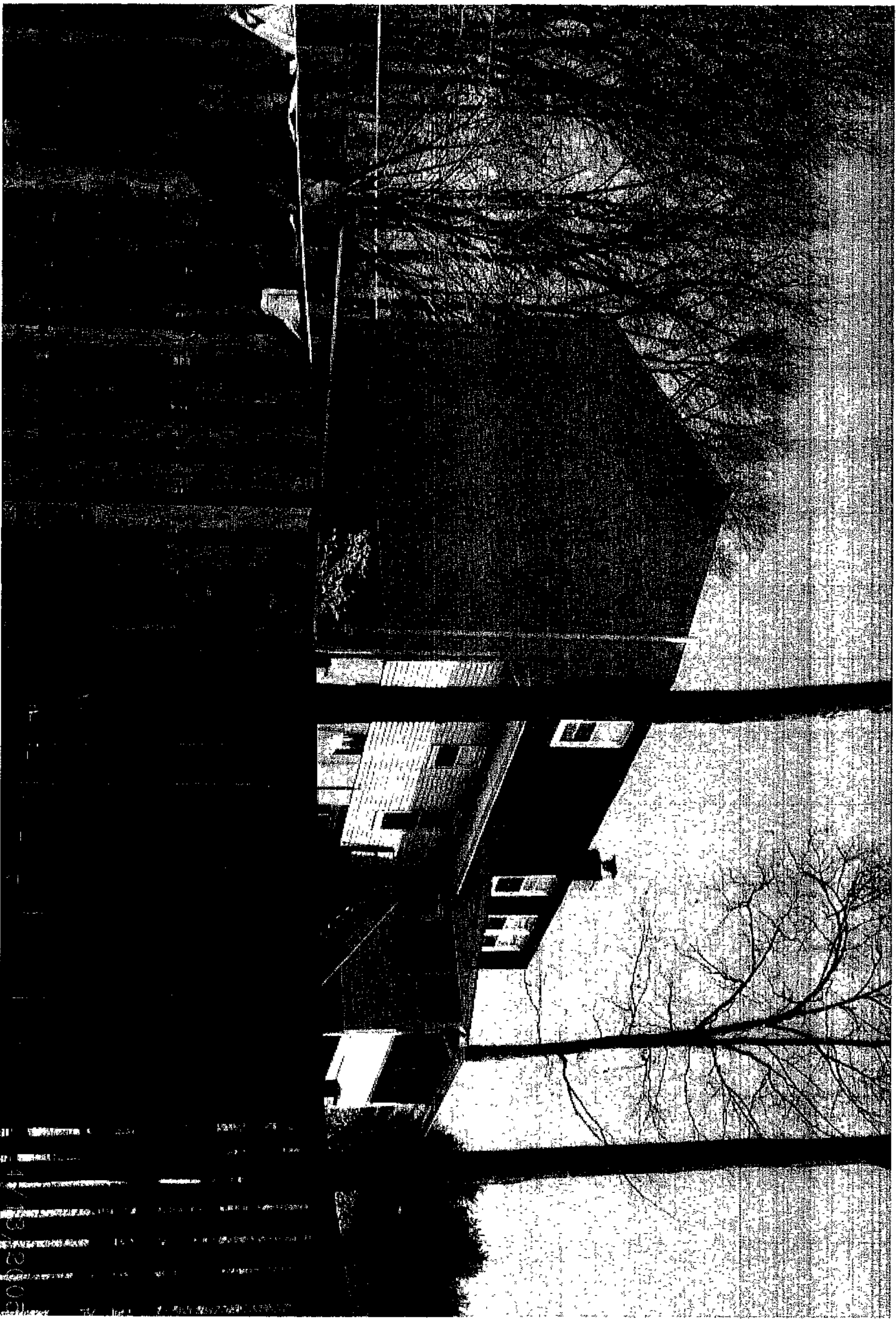


View to west towards 605 Cockeys Mill Rd.

View of east / rear of subject property where proposed addition is to be constructed







View toward 601 from the pool enclosure