

IN RE: PETITION FOR VARIANCE
NE/S of Philadelphia Road, 125 ft. +/- S
centerline of Ranelagh Road
11th Election District
5th Councilmanic District
(11705 Philadelphia Road)

D & H Properties, LLC,
By: Paul Wollschlager, Officer
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-541-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owner of the subject property, D & H Properties, LLC, by Paul Wollschlager, Officer. The variance request is for property located at 11705 Philadelphia Road in the eastern area of Baltimore County. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 15 ft. in lieu of the required 25 ft. and a sum of side yards of 30 ft. in lieu of the required 40 ft. for a dwelling.

The property was posted with Notice of Hearing on May 22, 2005, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on May 24, 2005 to notify any interested persons of the scheduled hearing date.

Applicable Law

Section 307 of the B.C.Z.R. – *Variances*.

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the

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public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: A ZAC comment was submitted by the Office of Planning dated May 3, 2005, a copy of which is attached hereto and made a part hereof.

Interested Persons

Appearing at the hearing on behalf of the variance request was Wayne Wollschlager and Paul Wollschlager, for the corporate Petitioner. There were no protestants or citizens attending the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

Testimony and evidence by the Petitioner indicated that the property, which is the subject of this variance request, consists of 20,200 sq. ft. and is zoned DR 2. The property is the vacant lot between the home on lot 1 of the "Darryl Gardens" subdivision owned by the Petitioner's parents and lot 3 owned by Wayne Wollschlager as shown on Petitioner's Exhibit 1. The lot is 100 feet by 202 feet on which the Petitioner proposes to build a Keystone modular home. The Petitioner indicated that the smallest home with a two car garage that Keystone offers is 40+ feet wide with a 24 + foot two car garage. Thus, the total home and garage measure 65 feet. Looking for a little room to move the building, the Petitioner requests a 30 foot sum of the side yard setbacks in lieu of the 40 feet required under the DR 2 zoning. The Petitioner indicated that it would be a hardship to offer a new home with a one-car garage, considering the many new homes in the area have two-car garages.

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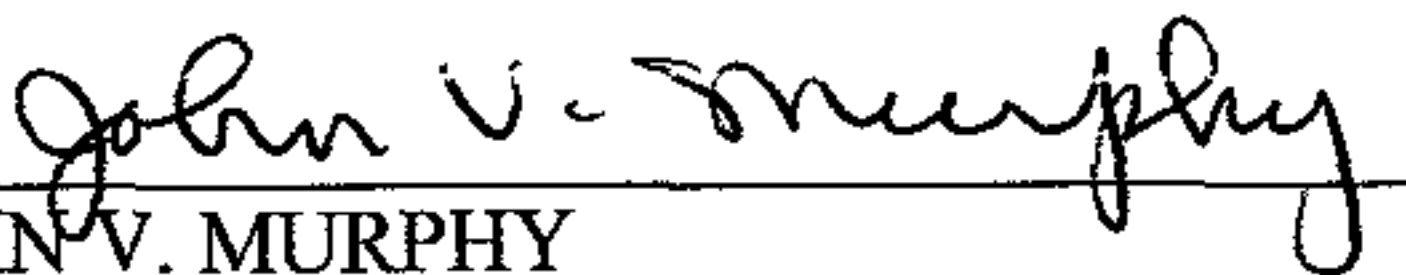
Findings of Fact and Conclusions of Law

I find that the Petitioner can build a reasonable home on lot 2 without a variance as the Office of Planning has previously indicated. I realize that the Keystone model for a two-car garage requires a variance, but it seems to me that many other options are possible with a 100 foot wide lot. First, the Petitioner could pick a Keystone home with a one-car garage, which would be compatible with the design of the homes and garages on both sides of the property. Another option is to select another vendor's home with a two-car garage. Finally, the Petitioner could move the garage to the rear. In short, I find no hardship of sufficient magnitude that would necessitate a variance.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioner's variance request should be DENIED.

THEREFORE, IT IS ORDERED, this 8 day of June, 2005, by this Deputy Zoning Commissioner, that the Petitioner's request for variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 15 ft. in lieu of the required 25 ft. and a sum of side yards of 30 ft. in lieu of the required 40 ft. for a dwelling, be and it is hereby DENIED

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

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6/8/05
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 8, 2005

Mr. Paul Wollschlager
D & H Properties, LLC
9915 Britinay Lane
Baltimore, Maryland 21234

Re: Petition for Variance
Case No. 05-541-A
Property: 11705 Philadelphia Road

Dear Mr. Wollschlager:

Enclosed please find the decision rendered in the above-captioned case. The petition for variance has been denied 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





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 11705 PHILADELPHIA RD.
which is presently zoned DR - 2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1302.3.C.1; BCZR, TO PERMIT A

SIDE SETBACK OF 15 FT IN LIEU OF THE REQUIRED 25 FT.
AND A SUM OF SIDE YARDS OF 30 FT. IN LIEU OF THE REQUIRED
40 FT. FOR A DWELLING.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons. (indicate hardship or practical difficulty)

TO BUILD A HOME THAT WILL BE COMPARABLE TO OTHER RECENTLY BUILT HOMES IN THE AREA WITH AN ATTACHED CAR GARAGE.

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):

D & H PROPERTIES, LLC

Name - Type or Print

Signature

Name - Type or Print

Signature

9915 BRITINAY LANE 410 882-8969

Address Telephone No.

BALTIMORE MD 21234

City State Zip Code

Representative to be Contacted:

PAUL WOLLSCHLAGER

Name

9915 BRITINAY LANE 410 882-8969

Address Telephone No.

BALTIMORE MD 21234

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By [Signature] Date 4-22-05

Case No. 05-541A

REV 9/15/98

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[Signature]

ZONING DESCRIPTION

ZONING DESCRIPTION FOR DARRYL GARDENS, ~~5601 RANELAGH ROAD~~ LOT #2. 11705 PHILADELPHIA Rd.

Beginning at a point on the northeast side of Philadelphia road which is 66' wide at the distance of 125' south of the centerline of the nearest improved intersecting street Ranelagh road which is 50' wide. Being Lot #2, Block D, Section #2 in the subdivision of Darryl Gardens as recorded in Baltimore county Plat Book # 13, Folio # 150 containing 20,200 sq ft also known as ~~5601 Ranelagh~~ road and located in the 11th Election District C-5 councilmanic District.

↓
11705 PHILADELPHIA Road.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 448576

DATE 4-22-05 ACCOUNT Fed - 0016-6150

AMOUNT \$ 65.00

RECEIVED BY D & H Paper Products, LLC

FOR VARIANCE

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

PAID RECEIPT

RECEIVED BY: 4/22/2005 11:04:21

RECEIPT # 25893 4/22/2005

RECEIPT # 25893 4/22/2005

RECEIPT # 25893 4/22/2005

RECEIPT # 25893 4/22/2005

RECEIPT # 25893 4/22/2005

RECEIPT # 25893 4/22/2005

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #05-541-A

11705 Philadelphia Road
N/east side of Philadelphia Road, 125 feet +/- south of centerline of Ranelagh Road
11th Election District — 5th Councilmanic District
Legal Owner(s): D & H Properties, LLC

Variance: to permit a side setback of 15 feet in lieu of the required 25 feet and a sum of side yards of 30 feet in lieu of the required 40 feet for a dwelling.

Hearing: Tuesday, June 7, 2005 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations, Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

Jt 5/748 May 24

52297

CERTIFICATE OF PUBLICATION

5/26/, 2005

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/24/, 2005.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News



LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 05-541-A

Petitioner/Developer: D & H

Properties, LLC

Date of Hearing/Closing: JUNE 7, 2005

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:

11705 PHILADELPHIA RD.

The sign(s) were posted on

5/22/05
(Month, Day, Year)

Sincerely,

Robert Black
(Signature of Sign Poster)

5/22/05
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

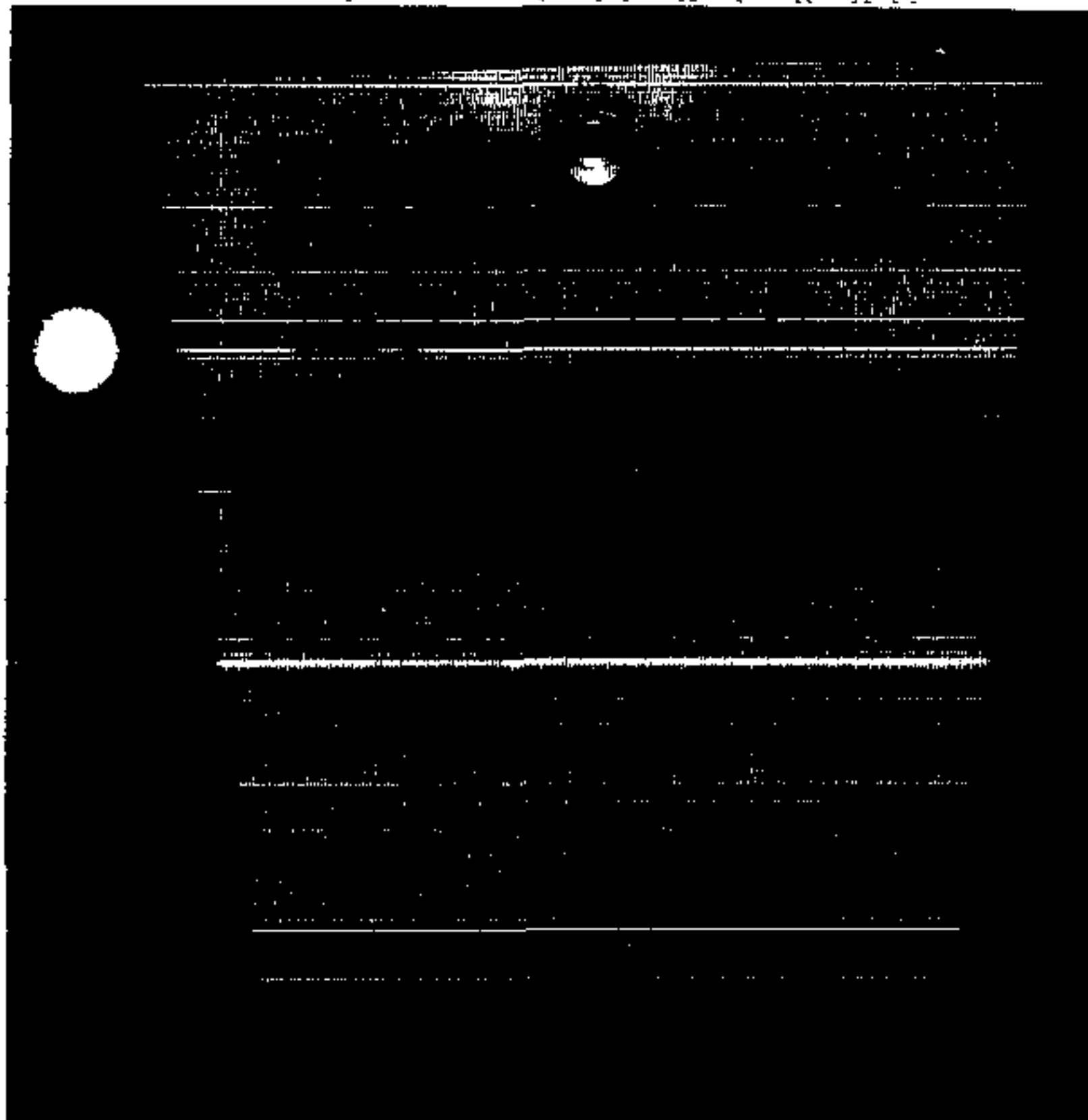
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

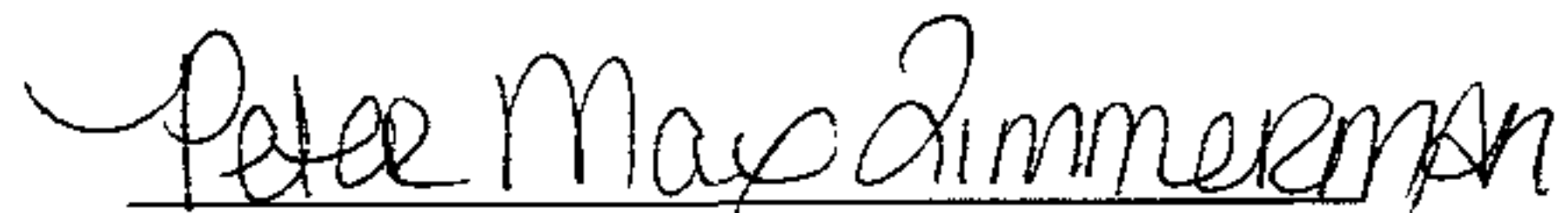


RE: PETITION FOR VARIANCE * BEFORE THE
11705 Philadelphia Road; NE/side Philadelphia *
Road, 125' S c/line Ranelagh Road * ZONING COMMISSIONER
11th Election & 5th Councilmanic Districts *
Legal Owner(s): D&H Properties, LLC * FOR
by Paul Wollschlager - Officer
Petitioner(s) * BALTIMORE COUNTY
* 05-541-A

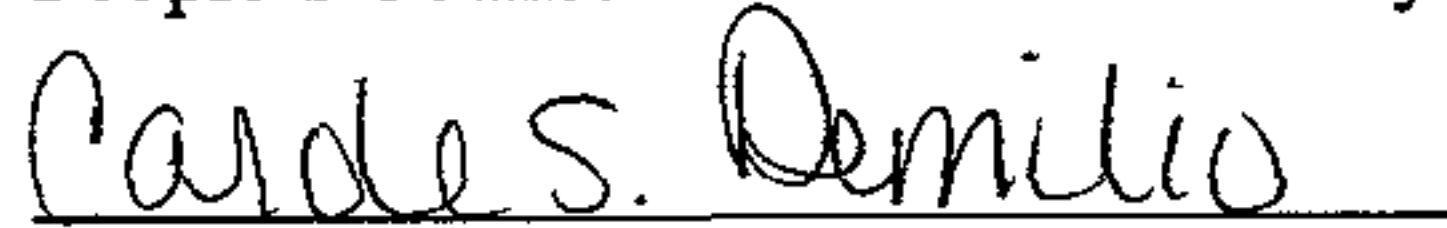
* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2nd day of May, 2005, a copy of the foregoing Entry of Appearance was mailed to, Paul Wollschlager, 9915 Britinay Lane, Baltimore, MD 21234, Petitioner(s).

RECEIVED

Per.....



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**Department of Permits and
Development Management**

Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708



Baltimore County

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

April 29, 2005

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 05-541-A

11705 Philadelphia Road
N/east side of Philadelphia Road, 125 feet +/- south of centerline of Ranelagh Road
11th Election District – 5th Councilmanic District
Legal Owners: D & H Properties, LLC

Variance to permit a side setback of 15 feet in lieu of the required 25 feet and a sum of side yards of 30 feet in lieu of the required 40 feet for a dwelling.

Hearing: Tuesday, June 7, 2005 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Paul Wollschlager, 9915 Britinay Lane, Baltimore 21234

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, MAY 23, 2005.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, May 24, 2005 Issue - Jeffersonian

Please forward billing to:
Paul Wollschlager
9915 Britinay Lane
Baltimore, MD 21234

410-882-8969

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 05-541-A

11705 Philadelphia Road

N/east side of Philadelphia Road, 125 feet +/- south of centerline of Ranelagh Road

11th Election District – 5th Councilmanic District

Legal Owners: D & H Properties, LLC

Variance to permit a side setback of 15 feet in lieu of the required 25 feet and a sum of side yards of 30 feet in lieu of the required 40 feet for a dwelling.

Hearing: Tuesday, June 7, 2005 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204



WILLIAM J WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

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/neighbor 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

541

Petitioner

~~DAVID H. BROWN~~ PAUL WOLLSCHLAGER

Address or Location

11705 PHILADELPHIA RD.

PLEASE FORWARD ADVERTISING BILL TO

Name:

PAUL WOLLSCHLAGER

Address

9915 BRITAINWAY LANE

BALD., MD. 21234

Telephone Number

410-882-8969

**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 31, 2005

Paul Wollschlager
9915 Britinay Lane
Baltimore, Maryland 21234

Dear Mr. Wollschlager:

RE: Case Number: 05-541-A , 11705 Philadelphia Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 22, 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, reading "W. Carl Richards, Jr.", is written over the typed name.

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.: 52-541

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 9, 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
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
FROM: John D. Oltman, Jr *JDO*
DATE: May 24, 2005
SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of May 2, 2005

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

05-530

05-531

05-532

05-533

05-538

05-539

~~05-540~~

05-541

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 3, 2005

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

SUBJECT: 11705 Philadelphia Road

INFORMATION:

Item Number: 5-541

Petitioner: Paul Wollschlager

Zoning: DR 2

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning is of the opinion the subject 100-foot wide lot can accommodate a dwelling that is comparable to those existing in the neighborhood without the granting of any variances. Therefore, is it incumbent upon the petitioner to demonstrate to the Zoning Commissioner that there are special circumstances or conditions existing on the subject site that are peculiar to the subject land or structure where strict compliance of the BCZR would result in practical difficulty and unreasonable hardship.

Prepared by: Mae A. Cunniff

Division Chief: Lynn J. L. L.

AFK/LL:MAC:

RECEIVED

MAY 6 2005

ZONING COMMISSIONER

BW
0/7

6/8/05
J. L. L.

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. 541 JCM

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

PLAT TO ACCOMPANY PETITION FOR ZONING **X** VARIANCE SPECIAL HEARING

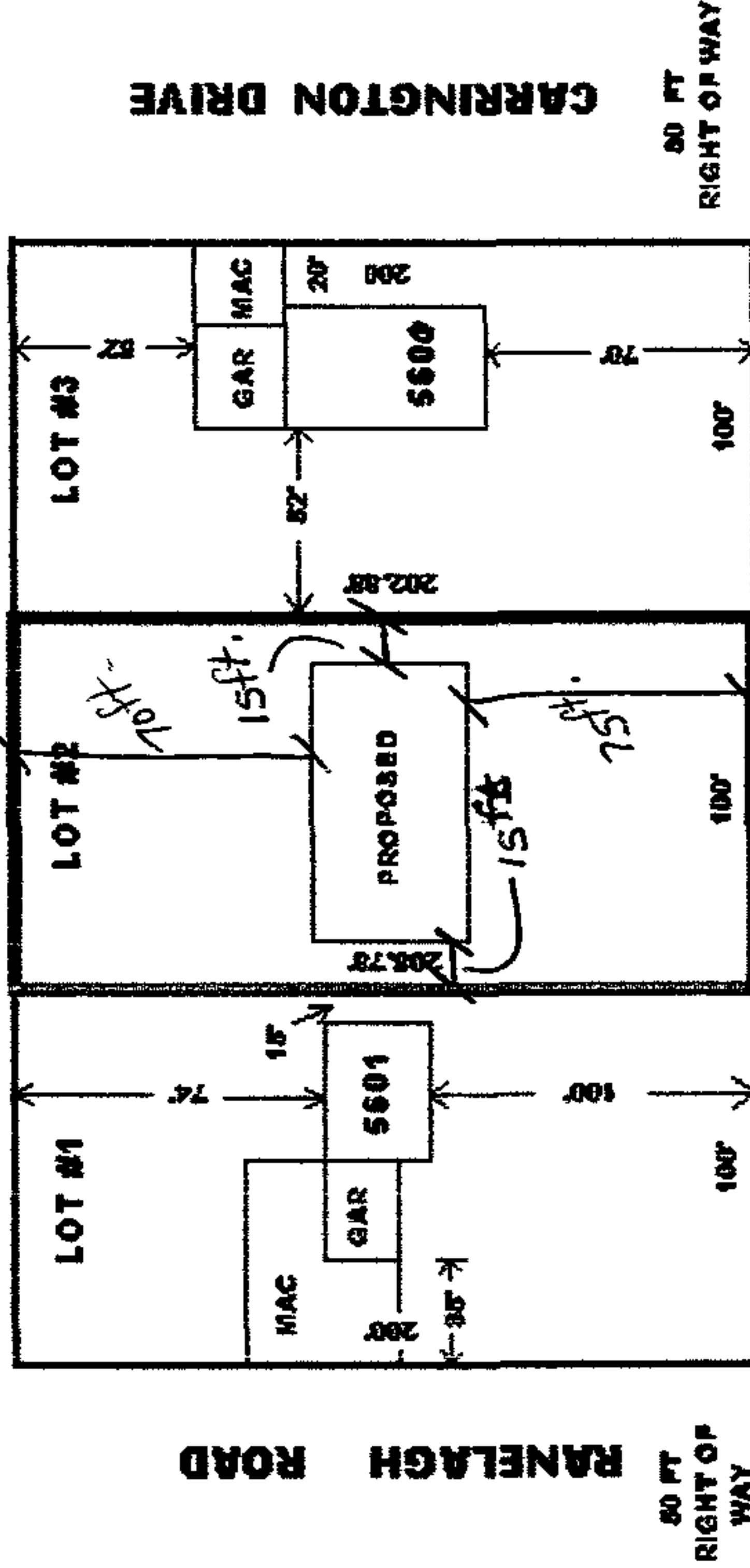
PROPERTY ADDRESS 11705 PHILADELPHIA RD. SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME DARRYL GARDENS

PLAT BOOK # 18 PLO # 180 LOT # 2 SECTION # 2

OWNER D & H PROPERTIES, LLC

DARRYL GARDENS LOT #2

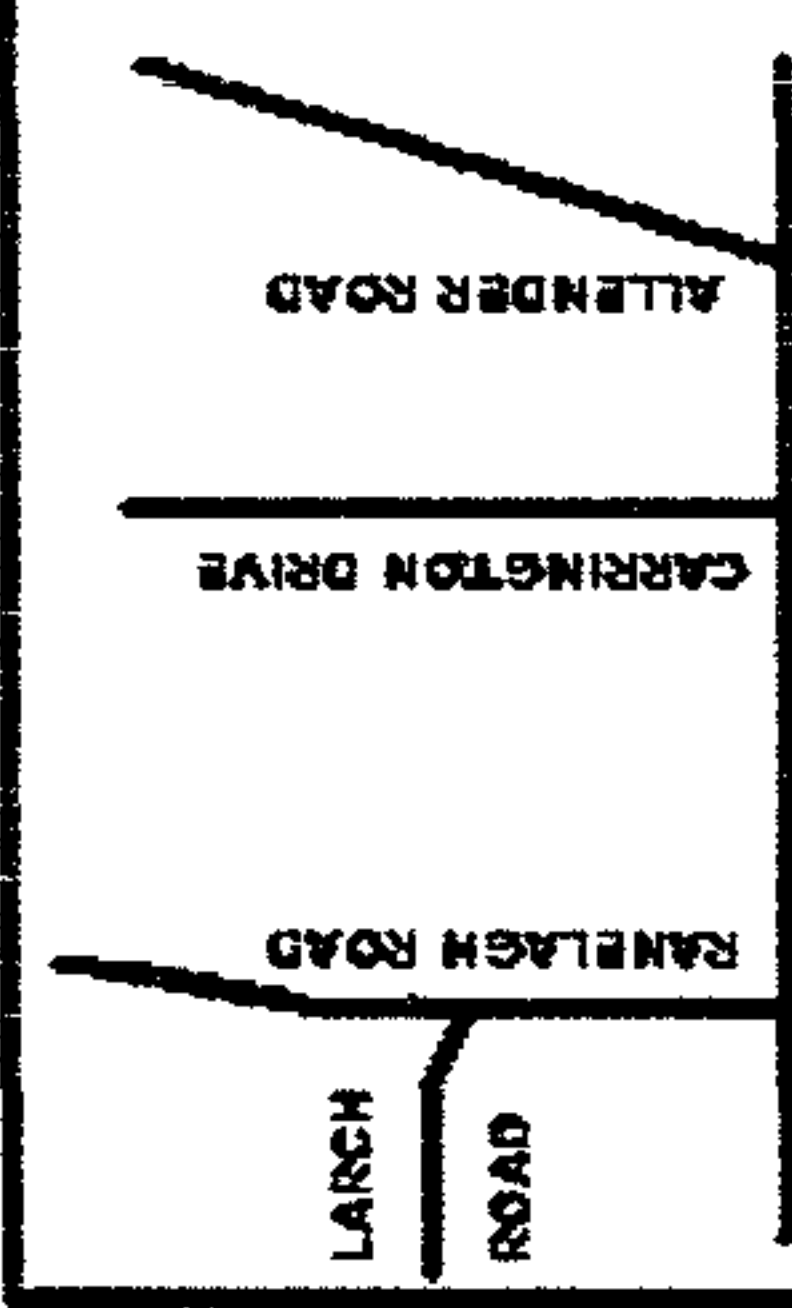


PHILADELPHIA ROAD 65 FT. RIGHT OF WAY

4" GAS LINE 8" SEWER LINE



PREPARED BY PAUL WOLLSCHLAGER SCALE OF DRAWING: 13/8" = 100'



PHILADELPHIA ROAD

NORTH



VICINITY MAP
SCALE 1" = 1000'

LOCATION INFORMATION	
ELECTION/DISTRICT	11
COUNCILMANIC DISTRICT	C-8
1" = 2000' SCALE MAP #	NE-115
ZONING	DR-2
LOT SIZE	48.4
ADREAGE	20000
SQUARE FEET	
SEWER	PUBLIC PRIVATE
WATER	X
YES	NO
CHESAPEAKE BAY	X
CRITICAL AREA	X
100 YEAR FLOOD PLAIN	X
HISTORIC PROPERTY / BUILDING	X
PRIOR ZONING HEARING	

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

Ref #1

CASE NAME 11705 Philadelphia Pa.
CASE NUMBER 05-541-A
DATE 6/7/05

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
WAYNE WOLLSCHLAGER	5600 CARRINGTON DR.	WILMINGTON, MD 21162	
DAVE WOLLSCHLAGER	9915 BRITANNY LN.	BALTO. MD. 21234	
DETH PROPERTIES, LLC	9915 BRITANNY LN.	BALTO. MD. 21234	

