

IN RE: PETITION FOR ADMIN. VARIANCE  
NW/Corner of 1st Street and  
Cuckold Point Road  
15th Election District  
7th Councilmanic District  
(2801 1st Street)

Vena M. & David L. Steck  
*Petitioners*

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 05-572-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, Vena M. and David L. Steck. The Petitioners are requesting variance relief for property located at 2801 1st Street in the eastern area of Baltimore County. Variance relief is requested from Sections 1B02.3.C.1 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a dwelling with a front yard setback of 18 ft. (for the deck and landing) and a side street setback of 16.95 ft. in lieu of the minimum required 18.75 ft. and 25 ft. respectively.

The Petitioners 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.

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 received from the Bureau of Development Plans Review dated May 20, 2005 stating that the Petitioners must conform with the Federal Flood insurance requirements, etc., a copy of which is attached hereto and made a part hereof

Applicable Law

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

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6/10/05  
BY [Signature]

"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 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."

The Petitioners have 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 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, I find that the requested variance should be GRANTED.

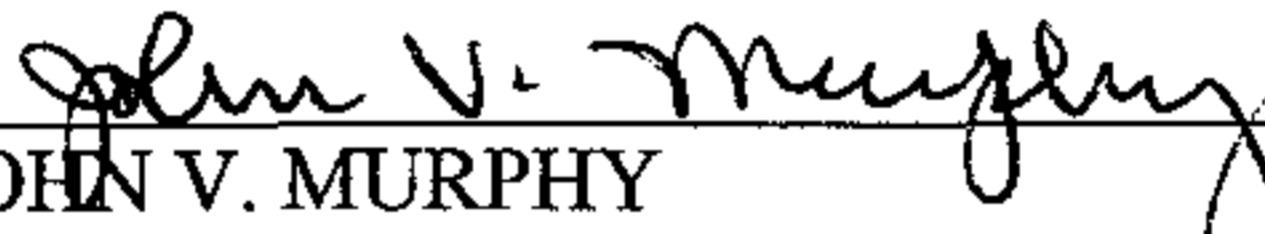
THEREFORE, IT IS ORDERED, this 10 day of June, 2005, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Sections 1B02.3.C.1 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a dwelling with a front yard setback of 18 ft. (for the deck and landing) and a side street setback of 16.95 ft. in lieu of the

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6/10/05  
Ray

minimum required 18.75 ft. and 25 ft. respectively, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition;
2. Compliance with the ZAC comments submitted by the Bureau of Development Plans Review dated May 20, 2005, a copy of which is attached hereto and made a part hereof;
3. Compliance with recommendations, if any, made by the Department of Environmental Protection & Resource Management (DEPRM) prior to the issuance of permits.
4. When applying for a building permit, the site plan field must reference this case and set forth and address the restrictions of this Order.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

  
\_\_\_\_\_  
JOHN V. MURPHY  
DEPUTY ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR FILING  
JVM  
6/10/05  
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*

June 10, 2005

Mr. & Mrs. David L. Steck  
931 Felicia Court  
Bel Air, Maryland 21014

Re: Petition for Administrative Variance  
Case No. 05-572-A  
Property: 2801 1st Street

Dear Mr. & Mrs. Steck:

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](http://www.baltimorecountyonline.info)





# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2801 1st Street  
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

To permit a dwelling with a front yard setback of 18 ft. (for the deck & landing) and a side street setback of 16.95 ft. in lieu of the minimum required 18.75 ft & 25 ft. respectively

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):

David L. Steck  
Name - Type or Print \_\_\_\_\_  
David L. Steck  
Signature \_\_\_\_\_  
Verna M. Steck  
Name - Type or Print \_\_\_\_\_  
a Verna M. Huck Verna Steck  
Signature \_\_\_\_\_  
931 Felicia Ct. 410838.1938  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
Bel Air Md 21014  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Representative to be Contacted:

Name \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

When 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. 05-572A

Reviewed By [Signature] Date 5-6-05

Estimated Posting Date 5-15-05

RECEIVED FOR FILE  
5/5/05

# 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 2801 1<sup>st</sup> ST.  
Address  
Baltoy Md. 212  
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):

*See attached*

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.

Vena M. Steck  
Signature

\_\_\_\_\_  
Signature

Vena M. Steck  
Name - Type or Print

\_\_\_\_\_  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6th day of May, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

VENA M. STECK (only)  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Paul V. Good  
Notary Public  
My Commission Expires 7-1-2006



# 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 2801 1<sup>st</sup> ST.  
Address  
Baltoy Md. 212  
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):

*See attached*

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.

*Verna M. Steck*  
Signature  
Verna M. Steck  
Name - Type or Print

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6<sup>th</sup> day of May, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Verna M. Steck (only)  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

*[Signature]*  
Notary Public  
My Commission Expires 7-1-2006

Ultimate rightaway was included as far as the setback - which can not happen.

error would not have been discovered if I had not notified the zoning office which is through my honesty & wanting to do things the right way.

I came in for a variance appointment April 2004 but based on well intention but inaccurate information from acquaintance who is a p.d.m. employee. I was told that the variance was not necessary.

In January 2005 our permit was approved & issued and the house began construction since then. Time is money in our lives right now. We have invested well over 15 thousand dollars in the dwelling already. Our lease is up in August and we are expecting our 2nd. baby in September. A very stressful situation.

There has been no neighborhood complaints or concerns since house has been under construction.

Our lumber package is ready for delivery NOW.

#572



ZONING DESCRIPTION FOR 2801 15<sup>th</sup> Street  
(address)

Beginning at a point on the Northwest side of  
(north, south, east or west)

Slickold Point Rd which is 40 feet  
(name of street on which property fronts) (number of feet of right-of-way width)

<sup>intersection</sup>  
wide at the distance of with the northeast side of the  
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street 15<sup>th</sup> Street  
(name of street)

which is 40 feet wide. \*Being Lot # 548  
(number of feet of right-of-way width) First Commercial Plat of Lots

Block -, Section # - in the subdivision of 542, 543, 548 & 549  
(name of subdivision)

as recorded in Baltimore County Plat Book # 75, Folio # 91,

containing 1.383 15<sup>th</sup> ac. Also known as 2801 15<sup>th</sup> Street  
(square feet or acres) (property address)

and located in the 15 Election District, 7 Councilmanic District.

# 572

**BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT**

Case No. 444370  
05-572-A

DATE 5-6-0 ACCOUNT R-001-006-6150

AMOUNT \$ 65.00

RECEIVED FROM Mrs. Vene STELR

FOR Residential Noise - filing fee  
for 2801 First Ave.

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**PAID RECEIPT**

RECEIVED BY: [Signature]  
DATE: 5/6/00  
AMOUNT: \$65.00  
FOR: RESIDENTIAL NOISE FILING FEE  
OFFICE OF BUDGET & FINANCE  
BALTIMORE COUNTY, MARYLAND

**CASHIER'S VALIDATION**

# CERTIFICATE OF POSTING

RE: Case No.: 05-572-A

Petitioner/Developer: DAVID &

VENA STECK

Date of Hearing/Closing: 5/30/05

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, Maryland 21284

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:

2801 1<sup>st</sup> STREET

The sign(s) were posted on MAY 15, 2005  
(Month, Day, Year)

Sincerely,

Robert Black 5/17/05  
(Signature of Sign Poster) (Date)

**SSG Robert Black**

(Print Name)

**1508 Leslie Road**

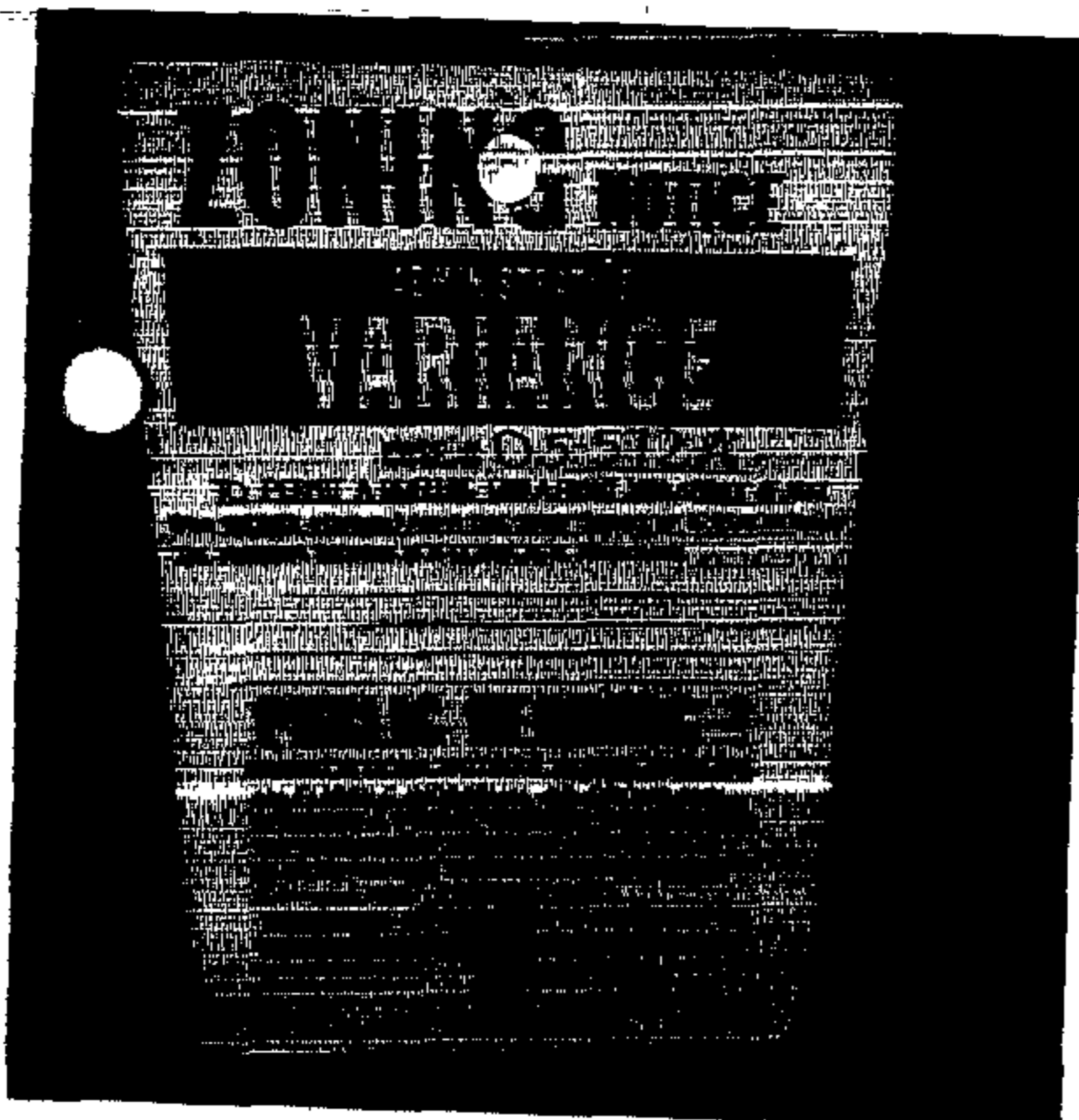
(Address)

**Dundalk, Maryland 21222**

(City, State, Zip Code)

**(410) 282-7940**

(Telephone Number)



1918

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 05- 572 -A Address 2801 First St.  
Contact Person: J. Sullivan Phone Number: 410-887-3391  
Planner, Please Print Your Name  
Filing Date: 5-06-05 Posting Date: 5-15-05 Closing Date: 5-30-05

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- 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.
- 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.
- 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.
- 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- 572 -A Address 2801 1<sup>ST</sup> ST  
Petitioner's Name David & Veng STECK Telephone 410-838-1938  
Posting Date: 5-15-05 Closing Date: 5-30-05  
Wording for Sign: To Permit a dwelling with a front yard setback of 18 ft. (for the deck & landing) and a side street setback of 16.95 ft. in lieu of the minimum required 18.75 ft. and 25 ft. respectively

WCR - Revised 6/25/04

**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.**

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**For Newspaper Advertising:**

Item Number or Case Number: 05-572A

Petitioner: DAVID + VERA STECK

Address or Location: 2801 First Ave.  
<sup>site</sup>

PLEASE FORWARD ADVERTISING BILL TO:

Name: David Steck

Address: 931 Felicia Ct.

Bel Air, Md. 21054

Telephone Number: \_\_\_\_\_



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

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

May 31, 2005

David L. Steck  
Jena M. Steck  
931 Felicia Court  
Belair, Maryland 21014

Dear Mr. and Mrs. Steck:

RE: Case Number: 05-572-A, 2801 1<sup>st</sup> Street

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

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel



**BALTIMORE COUNTY, MARYLAND**

**INTEROFFICE CORRESPONDENCE**

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

**DATE:** May 20, 2005

**FROM:** Dennis A. Kennedy, Acting Supervisor<sup>DAK</sup>  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For May 23, 2005  
Item No. 572

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The flood protection elevation for this site is 11.2.

In conformance with *Federal Flood insurance* Requirements, the first floor or basement floor must be at least 1-foot above the flood plain elevation in all construction.

The property to be developed is located to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (including *basements*) of residential (*commercial*) development.

The building engineer shall require a permit for this project.

The building shall be designed and adequately anchored to prevent flotation, collapse or lateral movement of structure with materials resistant to flood damage.

Flood resistant construction shall be in accordance with requirement of B.O.C.A. International Building Code adopted by the county.

The minimum right of way for all public roads in Baltimore County is 40-foot. Setback shall be modified accordingly.

DAK:CEN:clw

cc: File

ZAC-ITEM NO 572-05202005.doc



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco  
FROM: John D. Oltman, Jr. *JDO*  
DATE: June 14, 2005  
SUBJECT: Zoning Item # 05-572  
Address 2801 1<sup>st</sup> Street

Zoning Advisory Committee Meeting of January May 16, 2005

The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Additional Comments:

The (4) native, deciduous trees (approximately 5/6-feet in height) must be planted prior to issuance of a Use & Occupancy Permit from this Department.

Reviewer: Mike Kulis, Sue Farrinetti Date: June 14, 2005

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** May 19, 2005

RECEIVED

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

MAY 19 2005

ZONING COMMISSIONER

**SUBJECT:** Zoning Advisory Petition(s): **Case(s) 5-557 and 5-572**  
**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:**



**Division Chief:**



MAC/LL



State Highway Administration

Driven to Excel

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

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

Maryland Department of Transportation

Date: 5.13.05

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

RE: Baltimore County  
Item No. 572 JJS

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

My telephone number/toll-free number is \_\_\_\_\_  
Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

**From:** Roberta Jameson  
**To:** Oltman, John  
**Subject:** ZAC comments

F.Y.I., I need ZAC comments for the following admin. variances:

05-570-A (5/30/05 closing)  
05-572-A (5/30/05 closing)

Thanks.

Robin

6/3/05

PROPERTY ADDRESS

2801 FIRST STREET

VARIANCE SITE PLAN

SUBDIVISION NAME

SWAN POINT

PLAT BOOK # 9

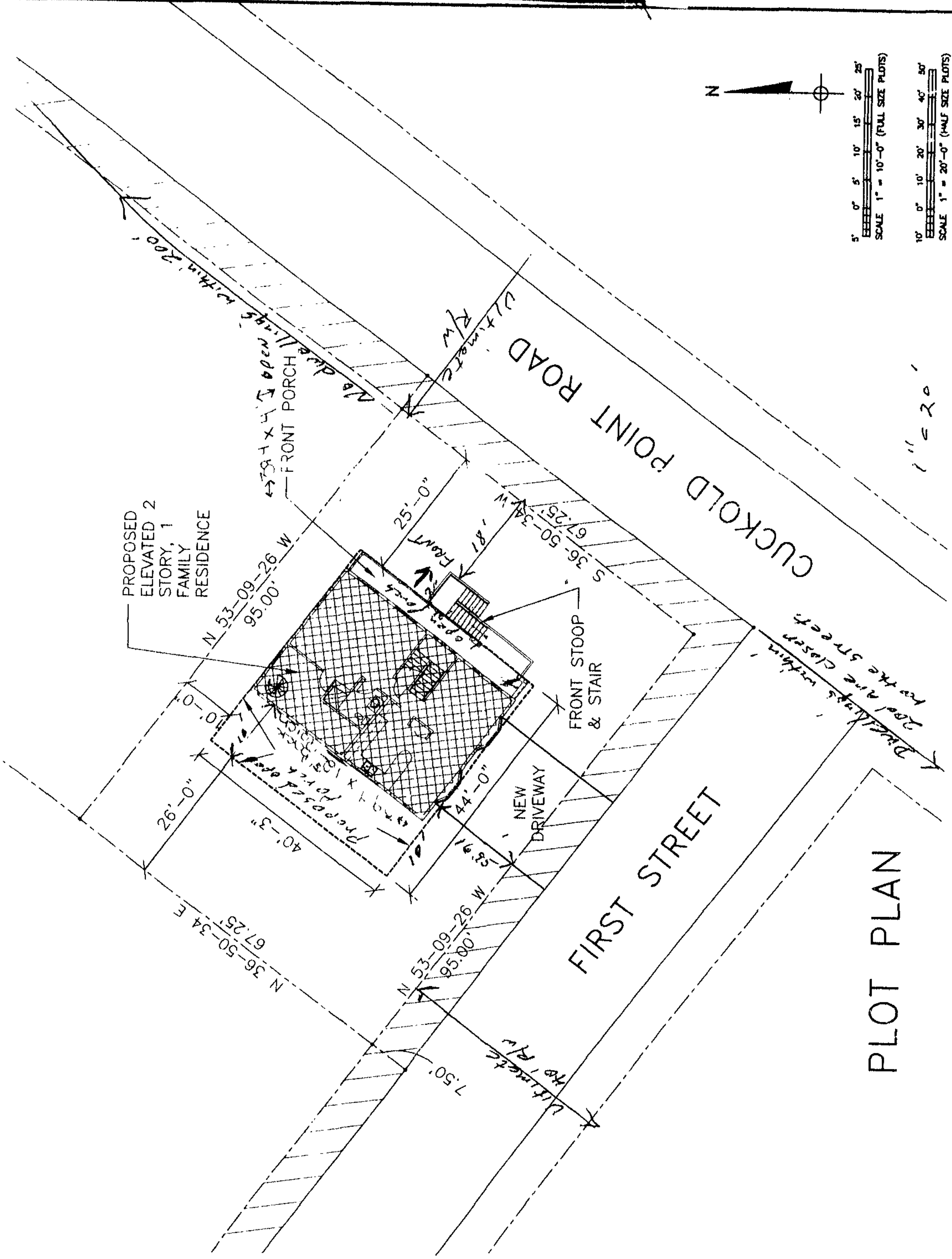
FOLIO # 4

LOT # 548

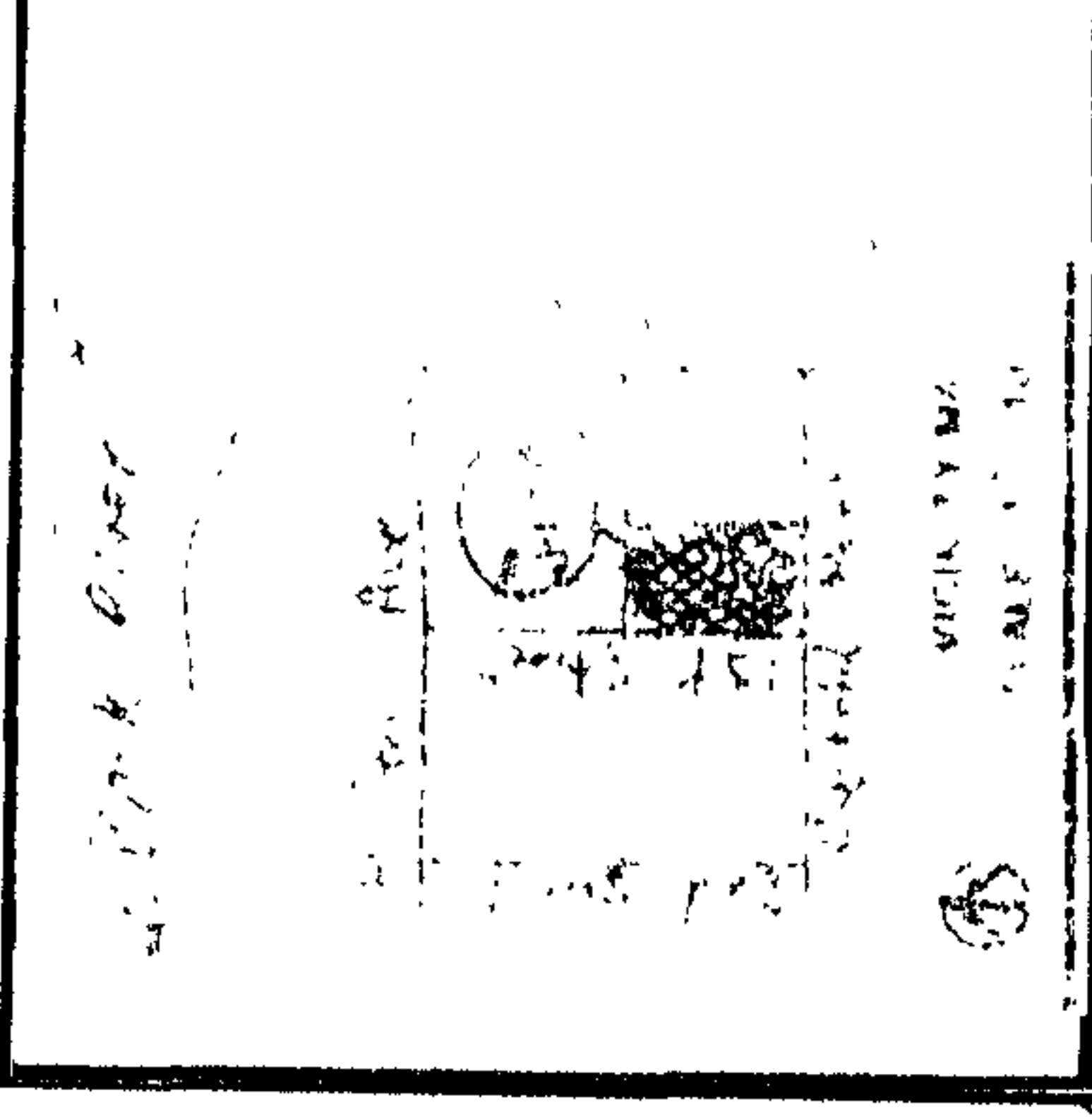
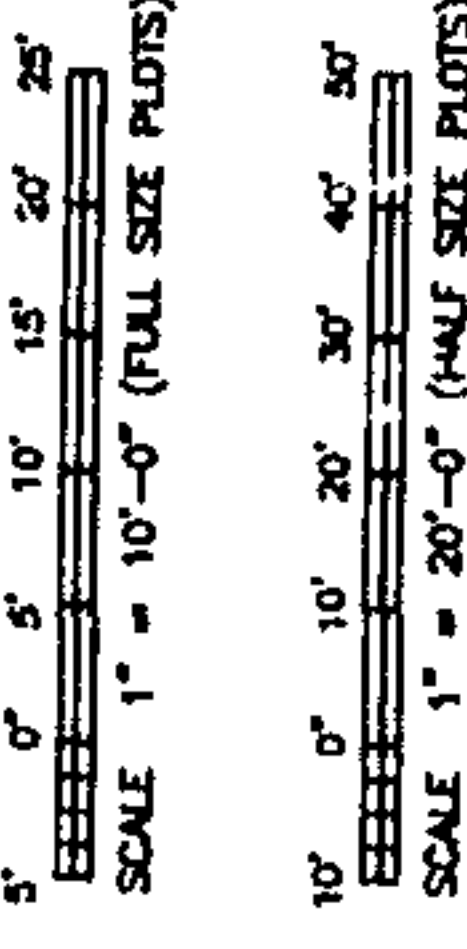
SECTION # --

OWNER

DAVID & VENA STECK



PLOT PLAN



**LOCATION INFORMATION**

ELECTION DISTRICT 15  
 COUNCILMANIC DISTRICT 7  
 1"=200' SCALE MAP # SE LK  
 ZONING D-55  
 LOT SIZE 0.14 ACRES 3875 sq ft  
 ACRES 0.14 ACRES 3875 sq ft

SEWER PUBLIC  PRIVATE   
 WATER

CHESAPEAKE BAY CRITICAL AREA YES  NO   
 100 YEAR FLOOD PLAIN YES  NO   
 HISTORIC PROPERTY/BUILDING YES  NO   
 PRIOR ZONING HEARING None

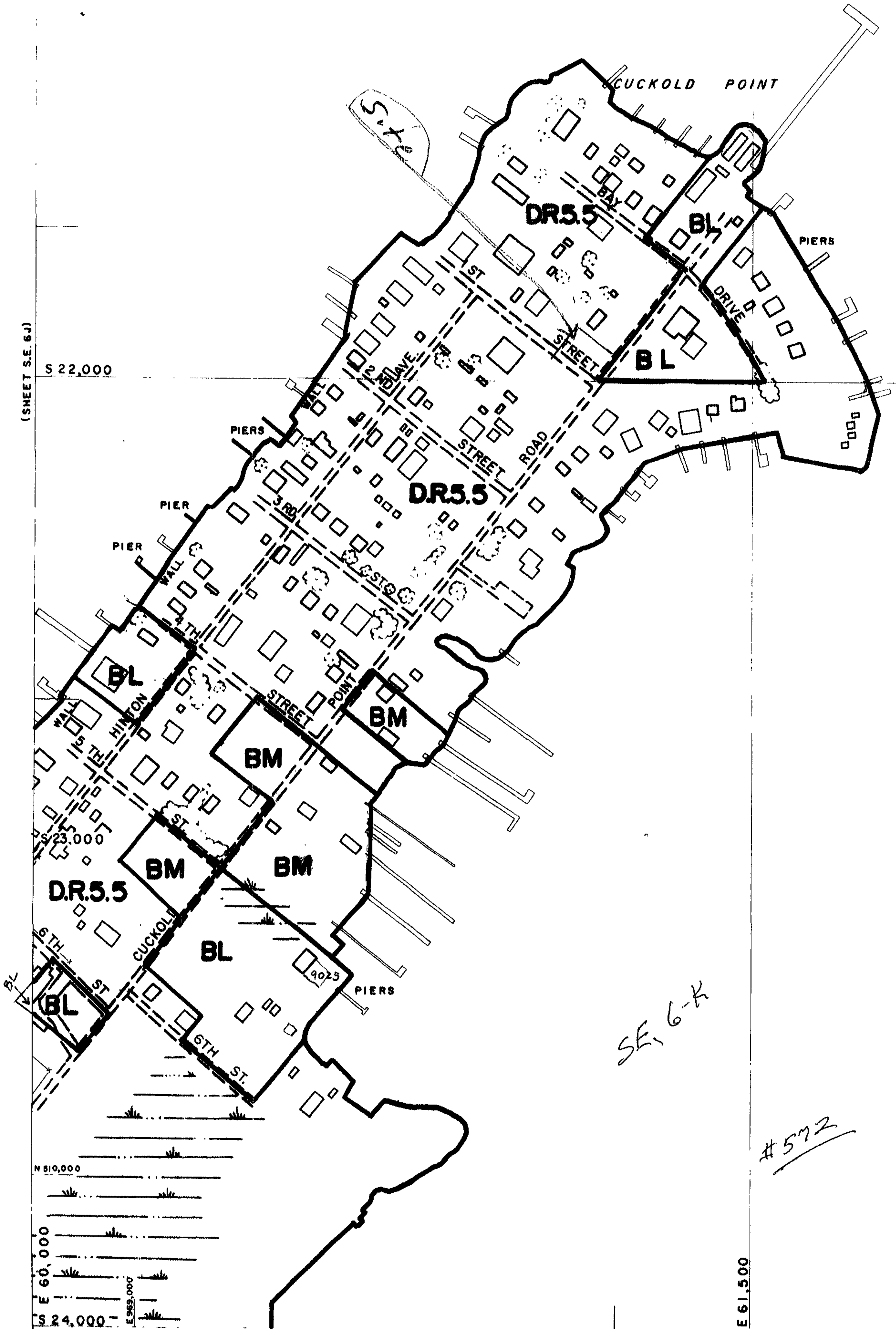
ZONING OFFICE USE ONLY CASE #  
 REVIEWED BY [Signature] ITEM # 572

Handwritten notes and signatures, including a large signature and the number '572'.

S 21,000

S 22,000

(SHEET S.E. 6J)



*SE, 6-K*

*#572*

E 61,500

N 21,000

E 60,000

E 59,500

S 24,000

A-NE AA-NW

2000 COMPREHENSIVE ZONING MAP  
ADOPTED by

05-572-A

