

IN RE: **PETITION FOR ADMIN. VARIANCE**
S/S King George Court, 1,056' S of the c/l
Joppa Road
(4529 King George Court)
11th Election District
5th Council District

Andrew Maruyama, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 05-640-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Andrew Maruyama and his wife, Ellen Maruyama. The Petitioners seek relief from Sections 1B01.2.C.1.b and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a tract boundary setback of 17' in lieu of the minimum required 22½' for a proposed open projection (deck), and an amendment to the Final Development Plan for Oakdale, Lot 19, only, to allow projection of same outside the building envelope. The subject property and requested relief are more particularly described on the site plan submitted with the Petition filed and marked into evidence as Petitioner's Exhibit 1.

The Petition was filed through the administrative variance process, pursuant to Section 32-3-303 of the Baltimore County Code. That Section allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. Under the Code, any property owner residing within 1,000 feet of the property in question who objects to the relief requested has 15 days from the date of the sign posting to demand a public hearing for a determination as to the merits of the request. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner can schedule the matter for a public hearing if deemed appropriate.

In this case, the Petitioner has filed the supporting affidavits as required by Section 32-3-303 (a)(2)(i) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file.

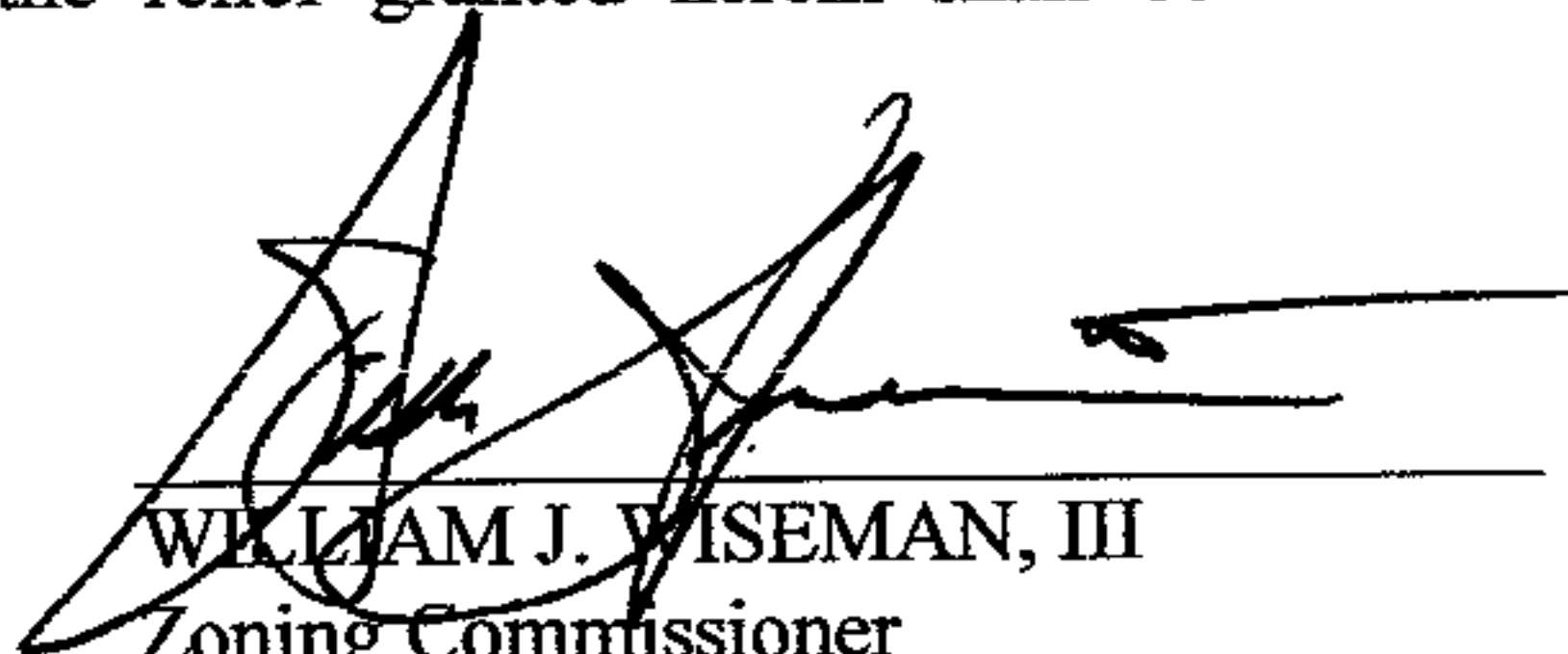
COPIES RECEIVED FOR FILE
Date 2/1/05
By [Signature]

Based upon the information contained therein, I am persuaded to grant the variance. Relief is necessitated given the small size of the property and the location of existing improvements thereon. There were no adverse comments submitted by any County reviewing agency and none of the neighbors voiced any opposition. In fact, photographs show that adjacent neighbors have constructed decks to the rear of their homes with similar setback distances from the rear property line. Moreover, the photographs show that the rear of the property is densely wooded and provides a sufficient buffer from the adjacent properties. Thus, it appears that there will be no detrimental impact to adjacent properties and that the relief requested meets the requirements of Section 307 of the B.C.Z.R. for relief to be granted.

Pursuant to the advertisement, posting of the property(s) and public hearing on these Petitions held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 1st day of July 2005 that the Petition for Administrative Variance seeking relief from Sections 1B01.2.C.1.b and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a tract boundary setback of 17' in lieu of the minimum required 22½' for a proposed open projection (deck), and an amendment to the Final Development Plan for Oakdale, Lot 19, only, to allow projection of same outside the building envelope, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

ORDER RECEIVED FOR FILING
Date 7/1/05
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

July 1, 2005

Mr. & Mrs. Andrew Maruyama
4529 King George Court
Perry Hall, Maryland 21128

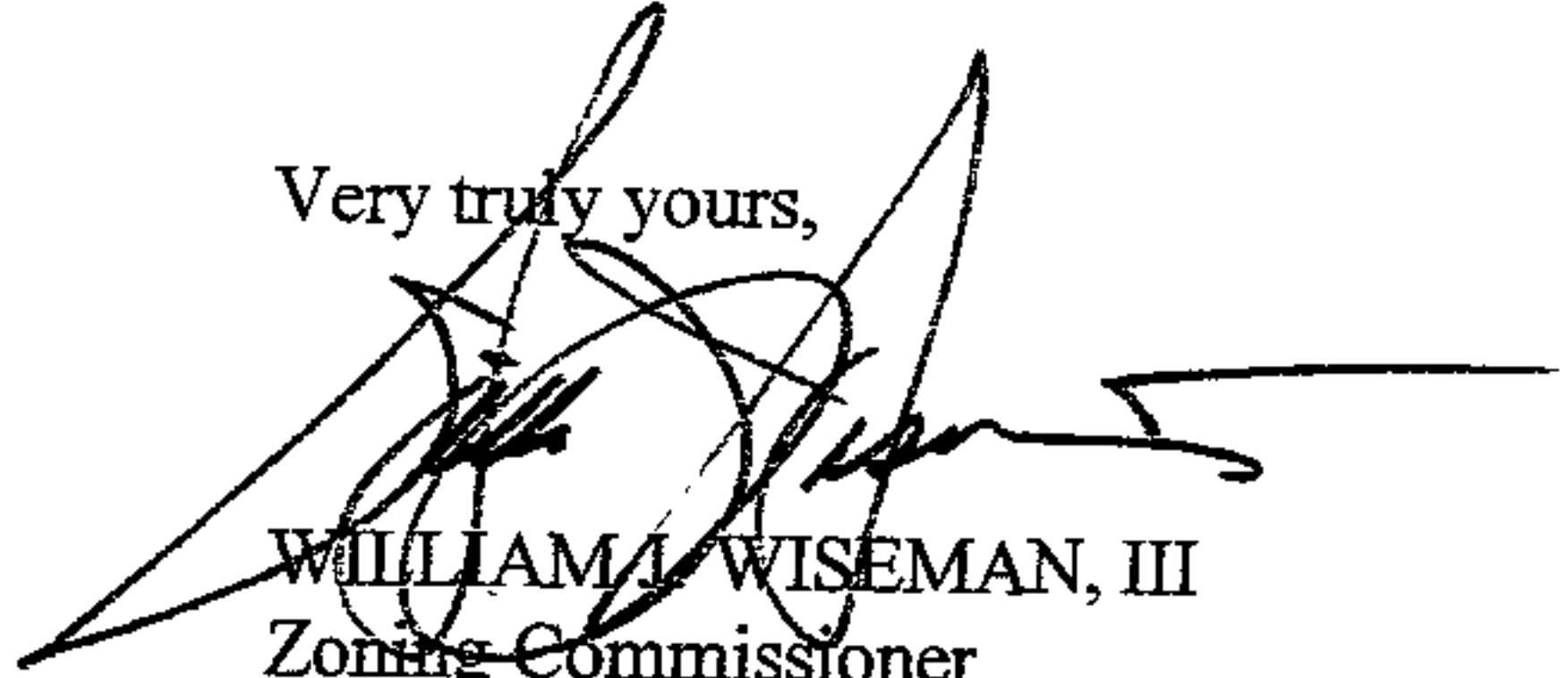
RE: PETITION FOR ADMINISTRATIVE VARIANCE
S/S King George Court, 1,056' S of the c/l Joppa Road
(4529 King George Court)
11th Election District – 5th Council District
Andrew Maruyama, et ux - Petitioners
Case No. 05-640-A

Dear Mr. & Mrs. Maruyama:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: People's Counsel; Case/File

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 4529 King George Court
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) 1301.2.C.1.b AND 301.1

TO PERMIT AN ATTACHED DECK (OPEN PROJECTION) WITH A TRACT BOUNDARY SETBACK OF 17 FT IN LIEU OF 20 FT AND TO AMEND THE FINAL DEVELOPMENT PLAN FOR OAKDALE LOT # 19 TO ALLOW PROJECTION OF SAME OUTSIDE THE BUILDING ENVELOPE.

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):

Andrew Maruyama
Name - Type or Print

Signature

Ellen Maruyama
Name - Type or Print

Signature

4529 King George Ct 410-278-0976
Address Telephone No.

Perry Hall MD 21128
City State Zip Code

Representative to be Contacted:

Andrew Maruyama
Name 410-278-0976

4529 King George Ct 410-529-3950
Address Telephone No.

Perry Hall MD 21128
City State Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 05-6404

Reviewed By [Signature] Date 6-01-05

Estimated Posting Date 6-12-05

REV 10/25/01

ORDER RECEIVED FOR FILING
Date 6/1/05
By [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 34529 King George Ct
Address
Perry Hall MD 21128
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):

X

The setbacks for our plot are 22 1/2 feet, and we have 30 feet from the back of our house to the property line. Our desire is to have a deck to allow for outdoor activities. The deck would be 13 feet deep, requiring a 17 foot setback, in violation of the current section cited in previous page. We cannot purchase the land behind us, as it is already occupied. We do not wish to move to a location with an existing deck or within code, as it would be a hardship upon us. Our neighbors all have decks with similar or even less than 17 foot setbacks (see attached photos), or are behind trees such that the deck would not interfere with their property.

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.

X [Signature]
Signature

X Andrew Maruyama
Name - Type or Print

X Ellen K. Maruyama
Signature

X Ellen Maruyama
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 31st day of Nov, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

X Andrew Maruyama + Ellen Maruyama
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal X

X [Signature]
Notary Public

X My Commission Expires 11/1/09

Affidavit in Support of Administrative Variance

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Perry Hall Md + 21128
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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.

X [Signature]
Signature
Andrew Maruyama
Name - Type or Print

X Emm L. Maruyama
Signature
Ellen Maruyama
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 31st day of MAY, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

X Andrew Maruyama & Ellen Maruyama
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

X [Signature]
Notary Public
X My Commission Expires 4/1/09



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4529 King George Court
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) 1301.2.C.1.b AND 301.1

TO PERMIT AN ATTACHED DECK (OPEN PROJECTION) WITH A TRACT BOUNDARY SETBACK OF 17' FT IN LIEU OF ~~20~~ $\frac{1}{2}$ AND TO AMEND THE FINAL DEVELOPMENT PLAN FOR OAKDALE LOT# 19 TO ALLOW PROJECTION OF SAME OUTSIDE THE BUILDING ENVELOPE.

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.

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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:

Legal Owner(s):

Name - Type or Print

Andrew Maruyama
Name - Type or Print

Signature

[Signature]
Signature

Address Telephone No.

X Ellen Maruyama
Name - Type or Print

City State Zip Code

X Ellen L. Maruyama
Signature

Attorney For Petitioner:

X 4529 King George Ct X 410-278-0976
Address Telephone No

Name - Type or Print

X Perry Hall X Md X 21128
City State Zip Code

Signature

Representative to be Contacted:

Company

Andrew Maruyama
Name 410-278-0976

Address Telephone No.

4529 King George Ct 410-529-3950
Address Telephone No

City State Zip Code

Perry Hall Md 21128
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. 05-640 A

Reviewed By [Signature] Date 6-01-05

REV 10/25/01

Estimated Posting Date 6-12-05

ZONING DESCRIPTION FOR:

4529 King George Court, Perry Hall, Md 21128

Beginning at a point on the South side of King George Court which is 50 ft wide at the distance of 1056 ft south of Joppa Road. Being lot # 19 in the subdivision of Oakdale II as recorded in Deed Liber 70, Folio 55. Also known as 4529 King George Court and located in the 11th Election District, 5th Councilman District.

640

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Case No. 446800
05-690A

DATE 6-01-05 ACCOUNT R-001-066-6130

AMOUNT \$ 115.

RECEIVED
FROM: Mr. Mayberry

FOR: Residential Variance to keep tree & ground cover
for the development plan for lot 19.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

[illegible]

MESSAGE	ACRNM	TIME	NO.
2/11/2006	6/01/2006	09:27:23	1

UNITED STATES DEPARTMENT OF JUSTICE

REF ID: A62470

1954年12月15日

[illegible]

Page 14 115.00

SECRET

... ..

Eastern Time, May 1961

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 05-640-A

Petitioner/Developer: ANDREW

MARUYAMA

Date of Hearing/Closing: 6-27-05

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:

4529 KING GEORGE CT

The sign(s) were posted on 6-12-05
(Month, Day, Year)

Sincerely,

Robert Black 6-13-05
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

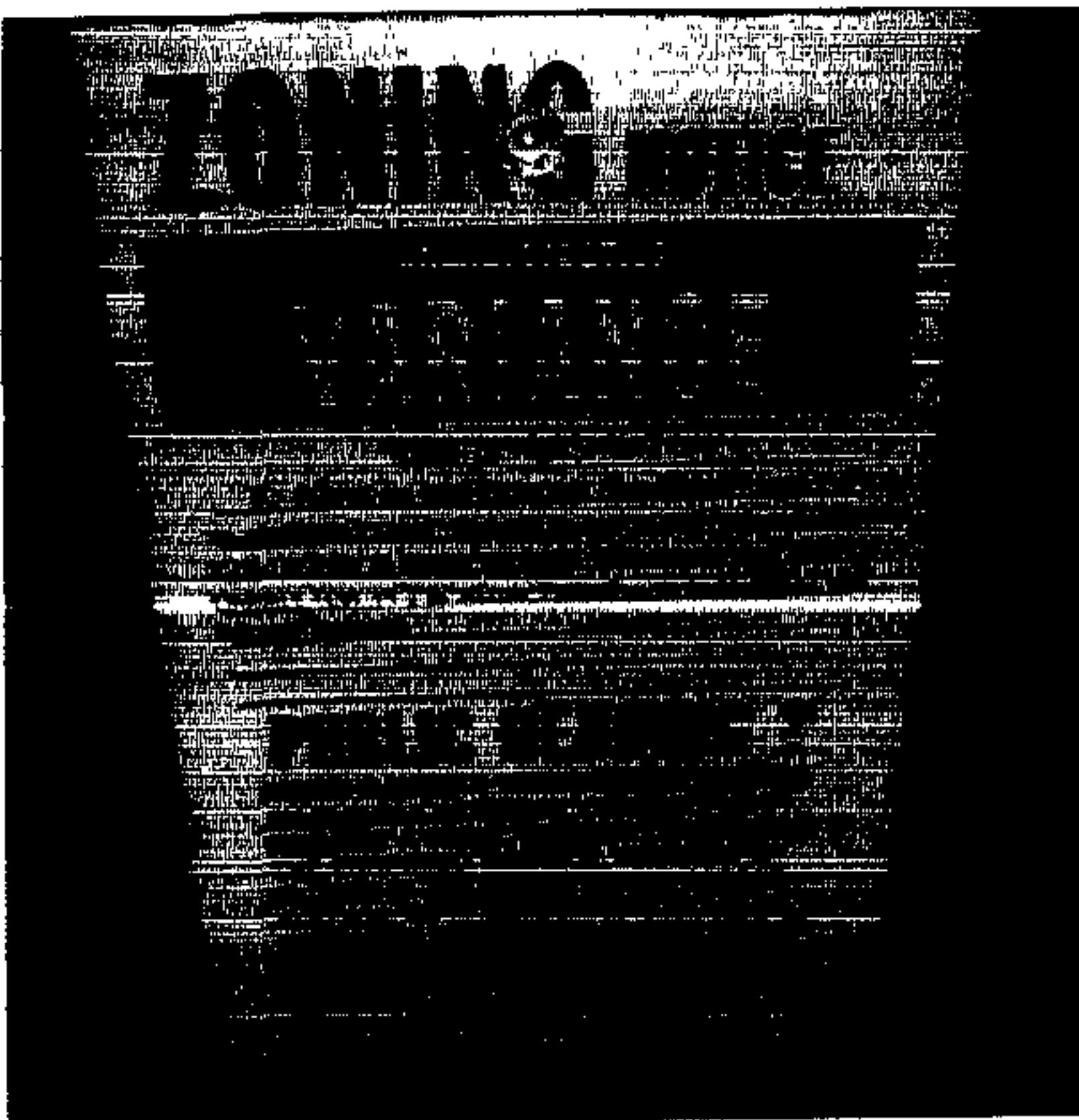
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 640 -A

Address 4529 King George CT.

Contact Person: John Sullivan
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 6-01-05

Posting Date: 6-12-05

Closing Date: 6-27-05

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- 640 -A

Address 4529 King George CT.

Petitioner's Name Andrew MARUYAMA

Telephone 410-529-3950

Posting Date: 6-12-05

Closing Date: 6-27-05

Wording for Sign: To Permit an open projection (deck) with a setback of 17' to the (rear) tract boundary in lieu of the minimum required 22 1/2' and to Amend the latest final development plan of DAKDALE (Lot 19) to allow projection of same outside the building envelope

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/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 05-640 A

Petitioner: 1 ^{site} Andrew MARUYAN

Address or Location: 4529 King George Ct.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Same

Address: _____

Perry Hall, Md. 21128

Telephone Number: 410-529-3950

**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

June 27, 2005

Andrew Maruyama
Ellen Maruyama
4529 King George Court
Perry Hall, Maryland 21128

Dear Mr. and Mrs. Maruyama:

RE: Case Number: 05-640-A, 4529 King George Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 1, 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

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



June 6, 2005

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

ATTENTION: Zoning Review Planners

Distribution Meeting of: June 13, 2005

Item No.: 634, 635, 636, 637, ~~640~~, 642

Pursuant to your request, this Office has reviewed the referenced plan(s) 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.

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

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: June 10, 2005

FROM: Dennis A. Kennedy, Acting Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For June 20, 2005
Item No. 634, 635, 636, 638, 640, 641,

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-06102005.doc

Granted 7/1/05

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 17, 2005
RECEIVED

JUN 20 2005

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

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): **Case(s) 5-640- 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 Curtis Murray in the Office of Planning at 410-887-3480.

Prepared By:

Curtis Murray

Division Chief:

Pat Keller

CM/LL



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

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

Maryland Department of Transportation

Date: 6.7.05

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

RE: Baltimore County
Item No. 640 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

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 4529 WINDY GORGE CT

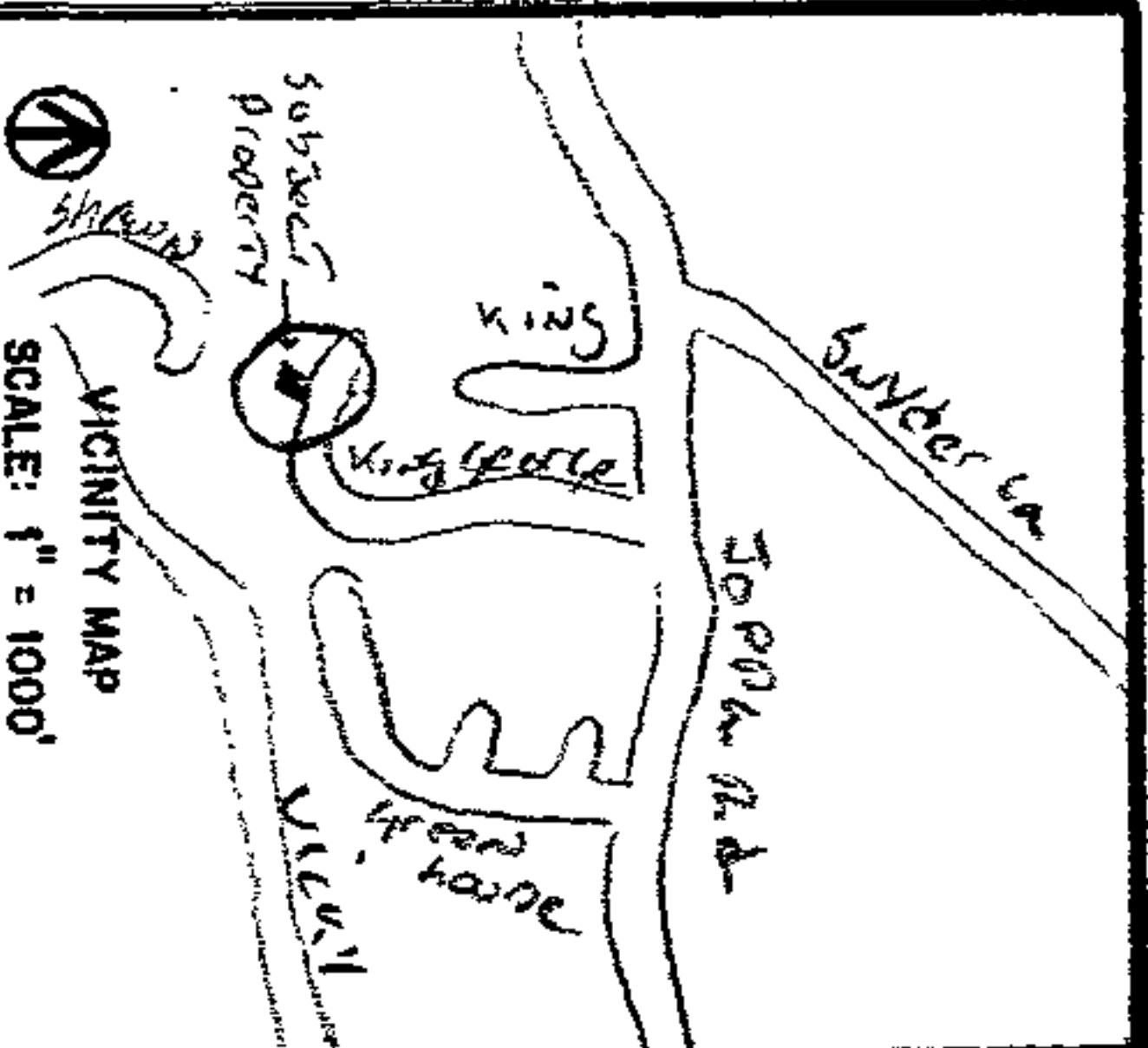
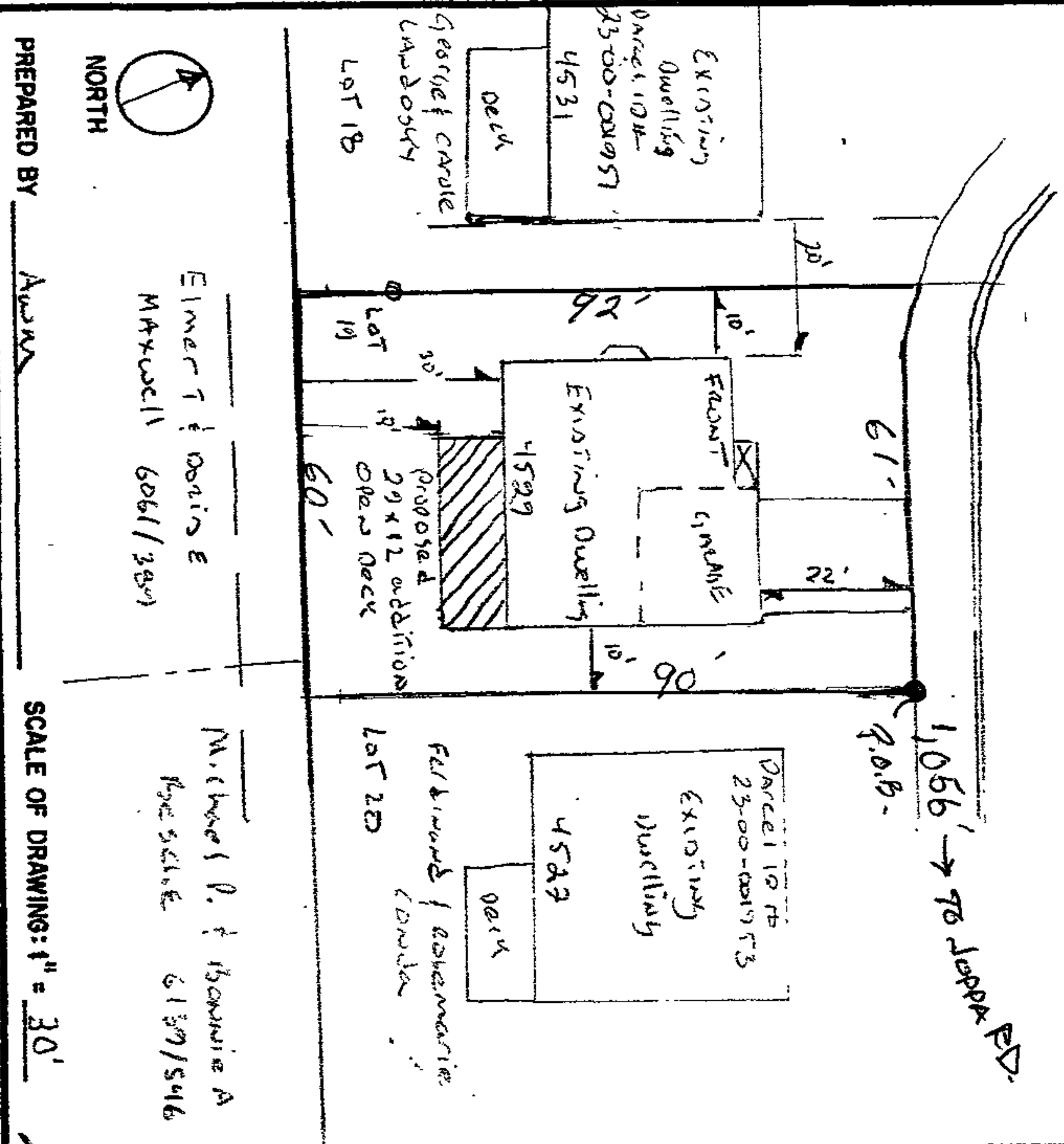
SEE PAGES 2 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME DAVDALE II

PLAT BOOK # 71 FOLIO # 55 LOT # 19 SECTION # _____

OWNER Andreas & Ellen Maruyama 05/20/2005

KINDY GEORGE COAST 50' ALW, 1056' E

**LOCATION INFORMATION**

ELECTION DISTRICT #1

COUNCILMANIC DISTRICT 5

1"=200' SCALE MAP # 07252

ZONING OR S.S.

LOT SIZE $\phi . 124$

ACREAGE	SQUARE FEET
1.00	108,900
2.00	217,800
3.00	326,700
4.00	435,600
5.00	544,500
6.00	653,400
7.00	762,300
8.00	871,200
9.00	980,100
10.00	1,089,000
11.00	1,197,900
12.00	1,306,800
13.00	1,415,700
14.00	1,524,600
15.00	1,633,500
16.00	1,742,400
17.00	1,851,300
18.00	1,960,200
19.00	2,069,100
20.00	2,178,000
21.00	2,286,900
22.00	2,395,800
23.00	2,504,700
24.00	2,613,600
25.00	2,722,500
26.00	2,831,400
27.00	2,940,300
28.00	3,049,200
29.00	3,158,100
30.00	3,267,000
31.00	3,375,900
32.00	3,484,800
33.00	3,593,700
34.00	3,702,600
35.00	3,811,500
36.00	3,920,400
37.00	4,029,300
38.00	4,138,200
39.00	4,247,100
40.00	4,356,000
41.00	4,464,900
42.00	4,573,800
43.00	4,682,700
44.00	4,791,600
45.00	4,900,500
46.00	5,009,400
47.00	5,118,300
48.00	5,227,200
49.00	5,336,100
50.00	5,445,000
51.00	5,553,900
52.00	5,662,800
53.00	5,771,700
54.00	5,880,600
55.00	5,989,500
56.00	6,098,400
57.00	6,207,300
58.00	6,316,200
59.00	6,425,100
60.00	6,534,000
61.00	6,642,900
62.00	6,751,800
63.00	6,860,700
64.00	6,969,600
65.00	7,078,500
66.00	7,187,400
67.00	7,296,300
68.00	7,405,200
69.00	7,514,100
70.00	7,623,000
71.00	7,731,900
72.00	7,840,800
73.00	7,949,700
74.00	8,058,600
75.00	8,167,500
76.00	8,276,400
77.00	8,385,300
78.00	8,494,200
79.00	8,603,100
80.00	8,712,000
81.00	8,820,900
82.00	8,929,800
83.00	9,038,700
84.00	9,147,600
85.00	9,256,500
86.00	9,365,400
87.00	9,474,300
88.00	9,583,200
89.00	9,692,100
90.00	9,801,000
91.00	9,909,900
92.00	10,018,800
93.00	10,127,700
94.00	10,236,600
95.00	10,345,500
96.00	10,454,400
97.00	10,563,300
98.00	10,672,200
99.00	10,781,100
100.00	10,890,000

PUBLIC PRIVATE

☒ SEWER☒ WATER

	YES	NO
...and I am satisfied with my work.	70	30
...I have no other suggestions.	68	32
...I am satisfied with my salary.	65	35
...I am satisfied with my working conditions.	62	38
...I am satisfied with my company's future.	60	40
...I am satisfied with my manager's leadership.	58	42
...I am satisfied with my team's performance.	55	45
...I am satisfied with my company's culture.	52	48
...I am satisfied with my company's values.	50	50
...I am satisfied with my company's mission.	48	52
...I am satisfied with my company's vision.	45	55
...I am satisfied with my company's strategy.	42	58
...I am satisfied with my company's goals.	40	60
...I am satisfied with my company's results.	38	62
...I am satisfied with my company's progress.	35	65
...I am satisfied with my company's growth.	32	68
...I am satisfied with my company's innovation.	30	70
...I am satisfied with my company's reputation.	28	72
...I am satisfied with my company's brand.	25	75
...I am satisfied with my company's products.	22	78
...I am satisfied with my company's services.	20	80
...I am satisfied with my company's quality.	18	82
...I am satisfied with my company's customer service.	15	85
...I am satisfied with my company's marketing.	12	88
...I am satisfied with my company's sales.	10	90
...I am satisfied with my company's revenue.	8	92
...I am satisfied with my company's profit.	5	95
...I am satisfied with my company's success.	3	97
...I am satisfied with my company's achievement.	2	98
...I am satisfied with my company's accomplishment.	1	99
...I am satisfied with my company's triumph.	0	100

CRITICAL AREA

100 YEAR FLOOD PLA

HISTORIC PROPERTY/ BUILDING

PRIOR ZONING HEARIN

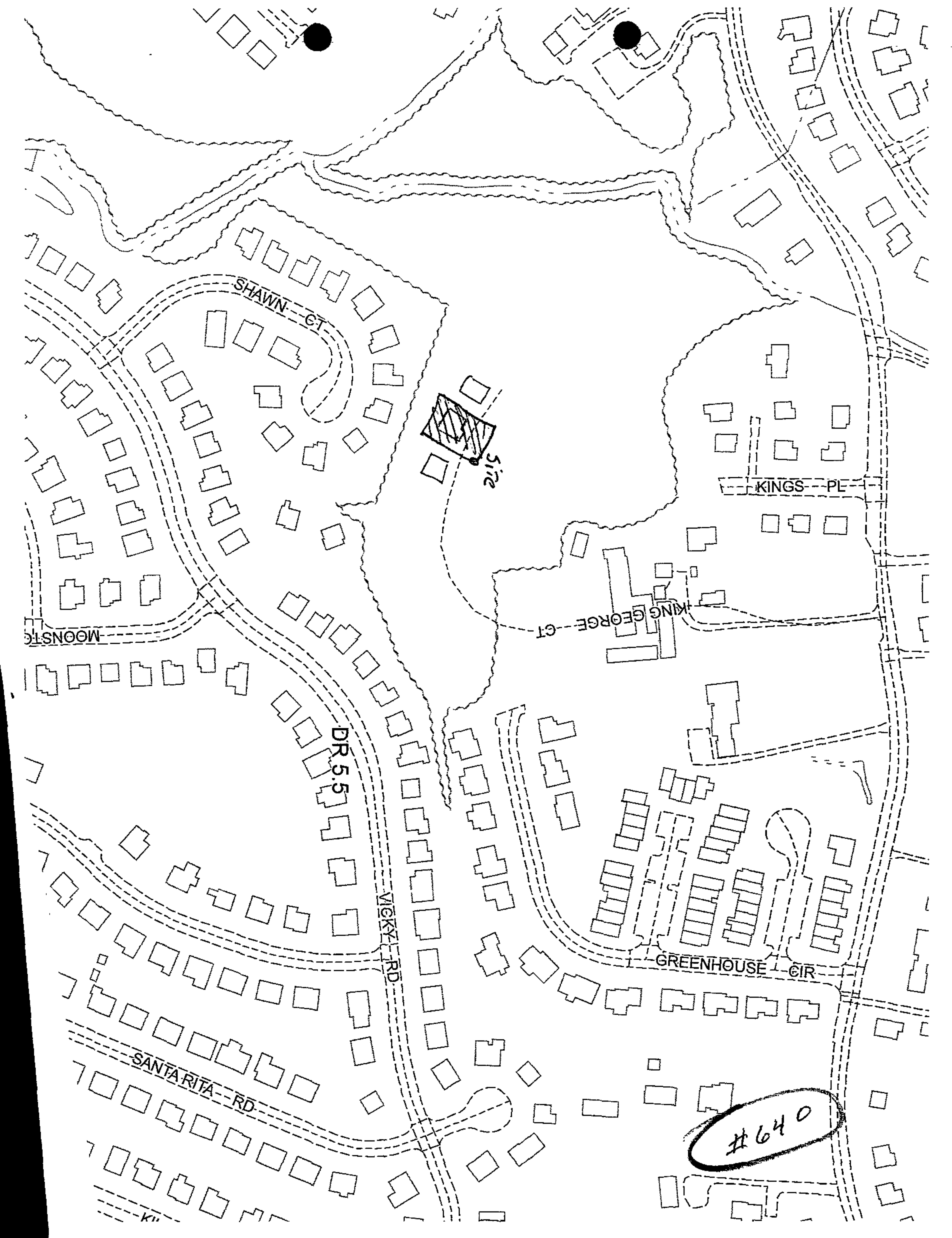
TRAINING OFFICER USE ONLY

REVIEWED BY ITEM # CASE #

11

17A	17A
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PTX-1

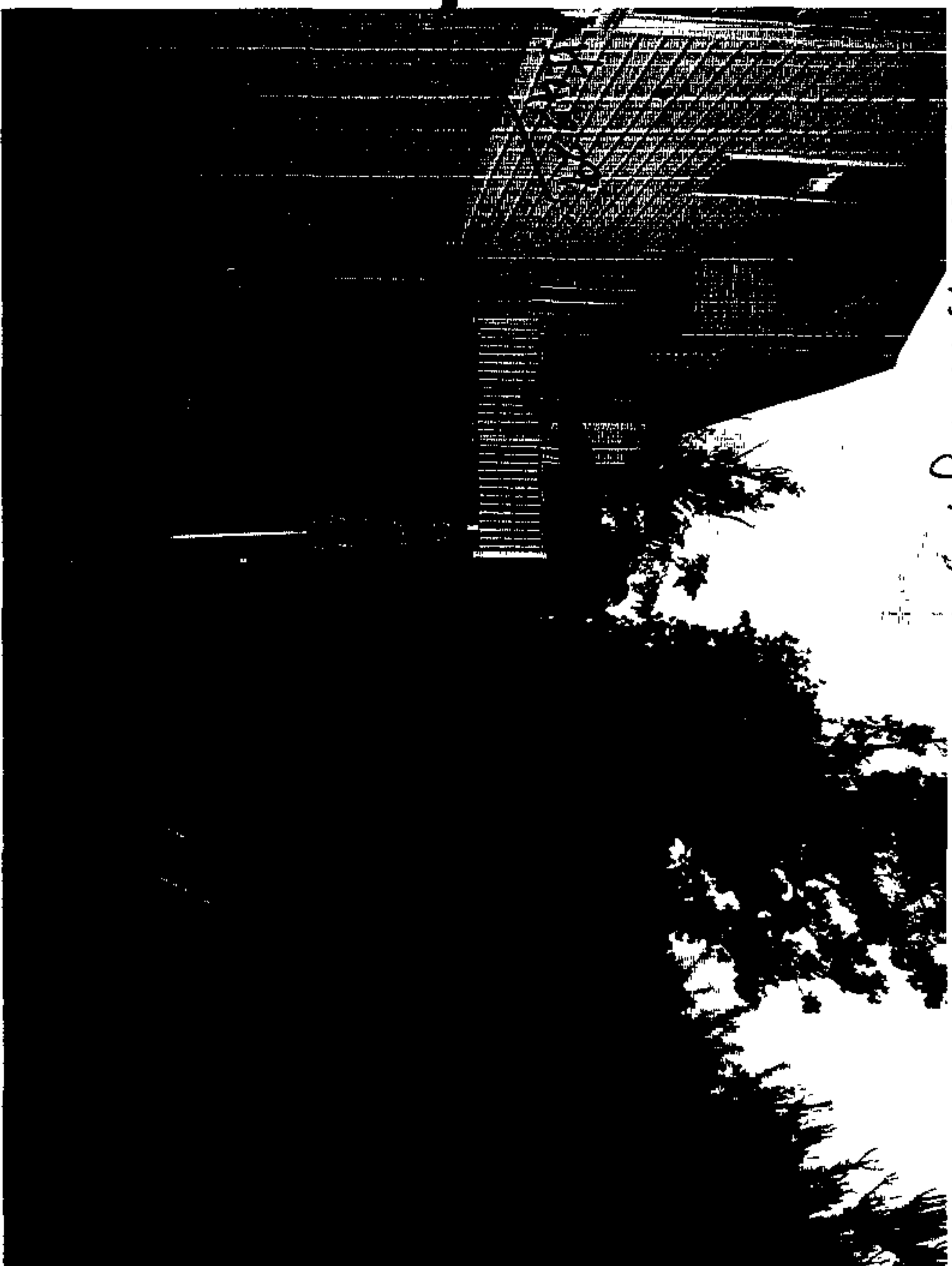
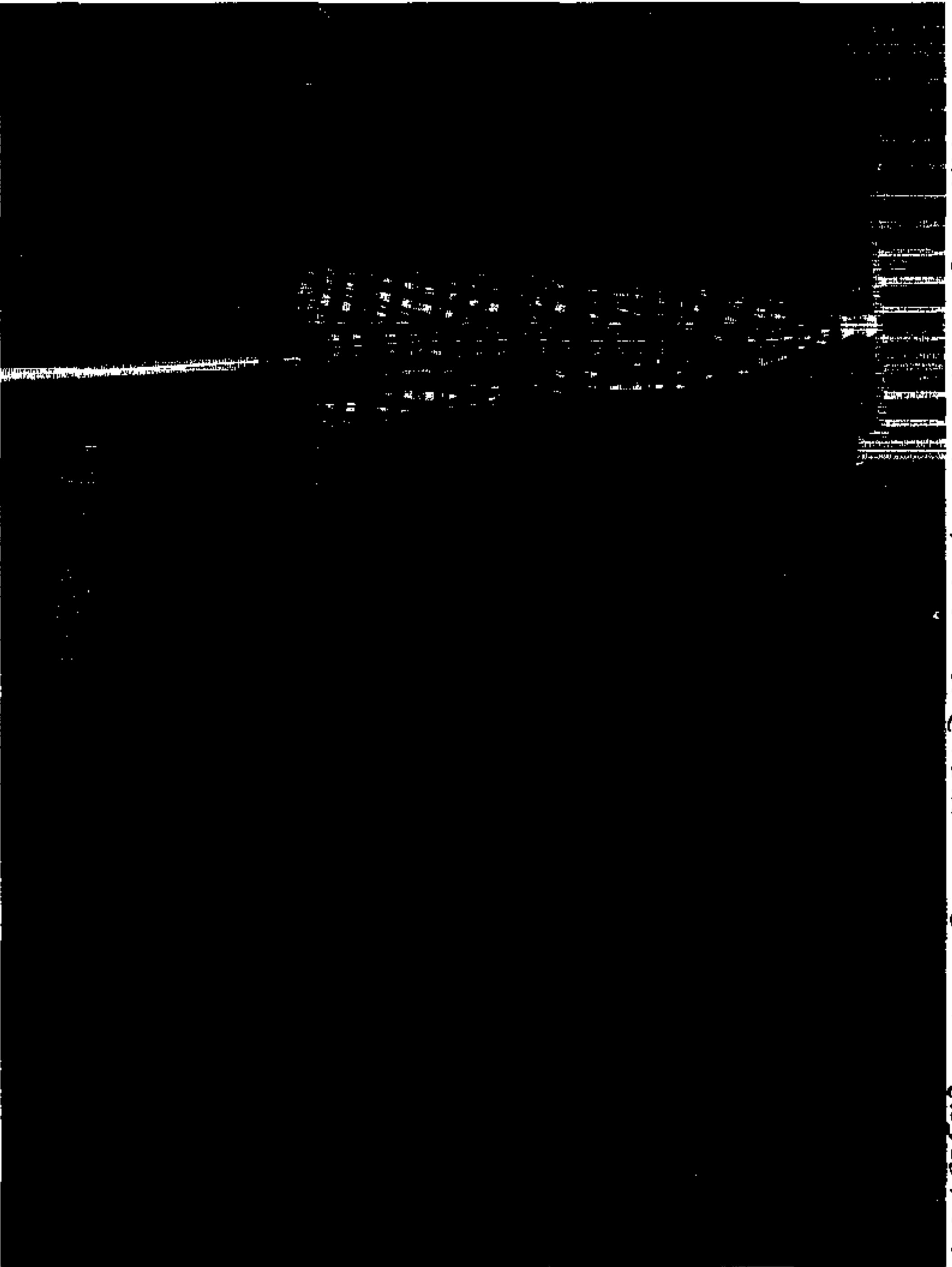


The photographs were taken about 12 feet from the rear of 4529 King George Court, in order to show the results of the requested 17 foot setback. Photographs 1-4 show the properties on lot #s 18 and 20-22. Photograph #5 (the panoramic one) shows the view from the backyard to the adjoining development on Shawn road. This shows that the trees separating the two developments should prevent any noticeable change in the views from the properties on Shawn Road.

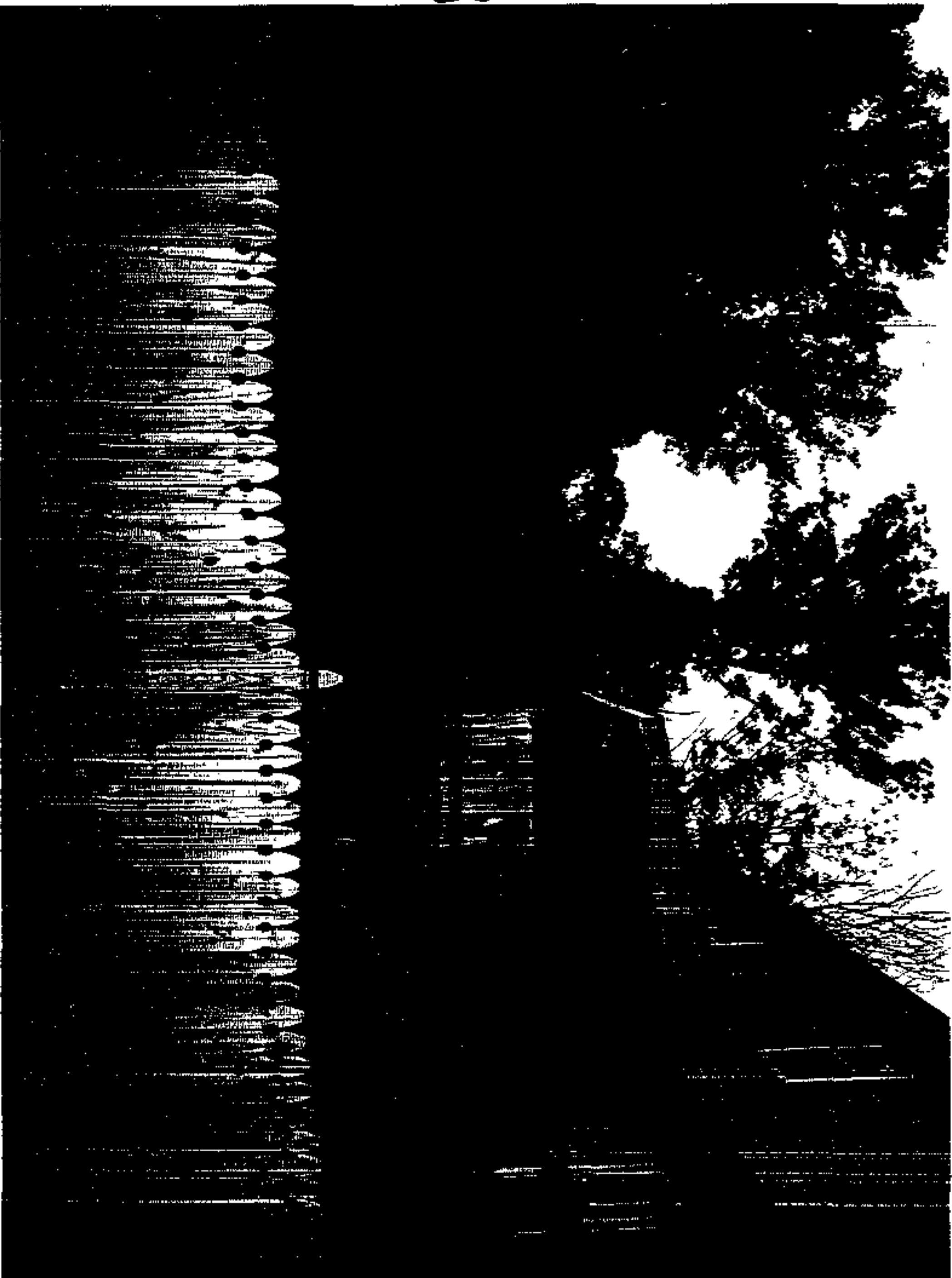
* see 2 attached
photos,

#640

All photos taken from a distance of 12' (about) from back of 4529 King George.



Back Yard view of lots 20-22 ↓ Backyard view, lot 18



Back Yard view of lots 20-22 ↓ Back Yard view, lots 20-22

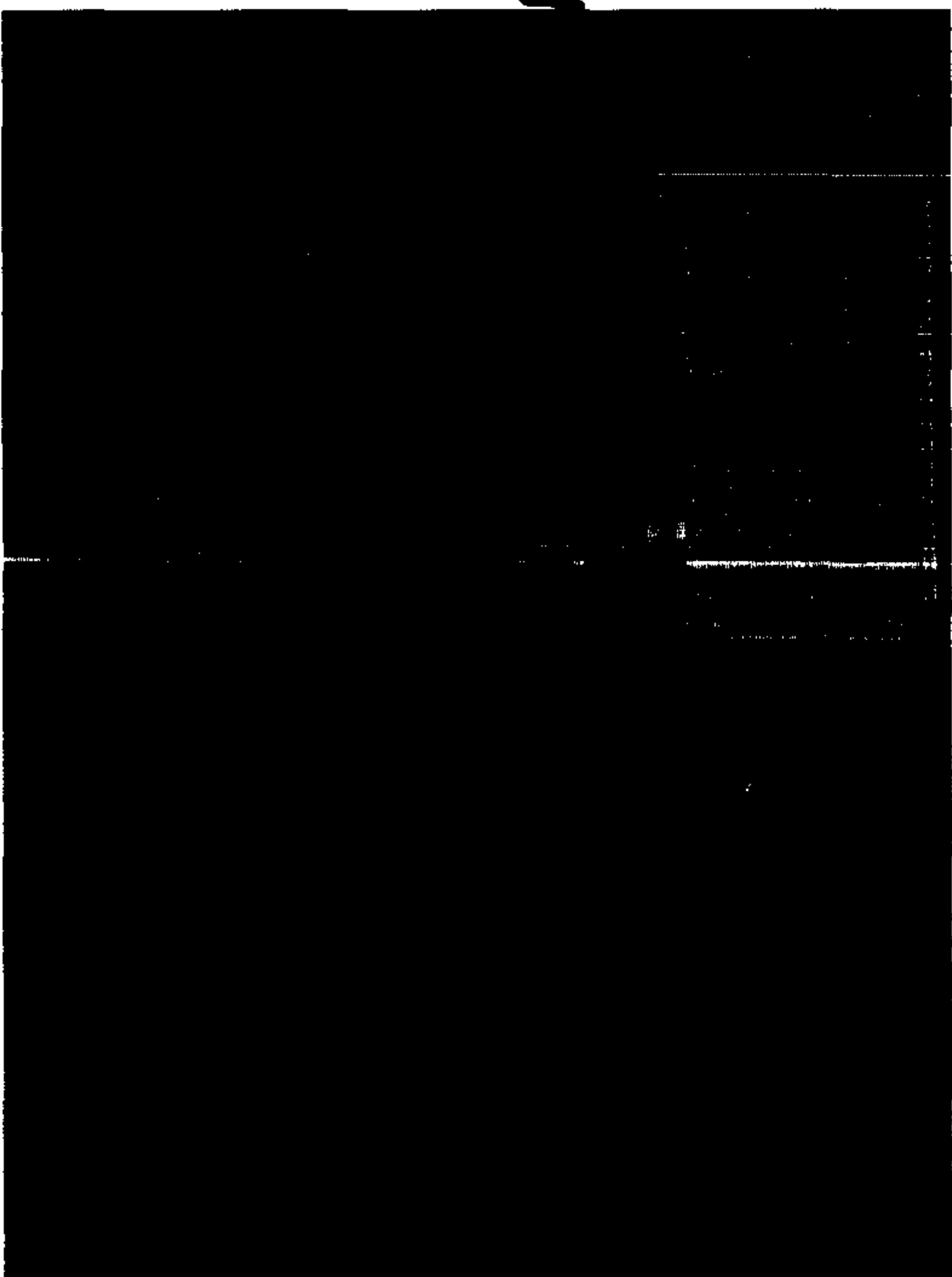


Photo
1972

#640

#640



Panoramic View of Backyard, Shows Shawns 2d Houses.

↑
This Fence separates Muro's (19)
From Lot 18.

photo
242