IN RE: PETITION FOR ADMIN. VARIANCE S/S of Bay Drive, 75 ft. W

centerline of Wye Road 15th Election District 6th Councilmanic District

(3733 Bay Drive)

Kim & Brian Butcher Petitioners \* BEFORE THE

\* DEPUTY ZONING COMMISSIONER

\* OF BALTIMORE COUNTY

\* CASE NO. 05-686-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, Kim and Brian Butcher. The Petitioners are requesting variance relief for property located at 3733 Bay Drive in the eastern area of Baltimore County. Variance relief is requested from Section 1A04.3.A of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing single-family dwelling with proposed widow's walk to have a height of 46 ft. in lieu of the required 35 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 3, 2005, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

#### 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,

THE SOUND THE STATE OF THE STAT

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."

#### **Zoning Advisory Committee Comments**

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: None.

#### Code Enforcement Comments

This matter is currently the subject of an active violation case (Case No. 05-2877) in the Division of Code Inspections and Enforcement. A citation for code violation has been issued because the new house under construction is non-compliant with height restrictions on permit.

It should be noted, for the record, that the fact that a zoning violation is issued is simply ignored in this zoning case. This means that the Petitioners cannot use the fact that a structure has been modified as a precedent to allow it to continue. Nor does the fact that modifications may be costly to remove come into consideration in the zoning case. The reason for this is that this condition is clearly self-imposed and as such cannot be a basis for the hardship or practical difficulty required by Section 307 of the B.C.Z.R. Conversely, the fact that something may have been done which could violate the law is not held against the Petitioners as some sort of an additional punishment. Zoning enforcement is conducted by the Department of Permits and Development Management, which has the authority to impose fines and other penalties for violation of law. This is not the province of this hearing of this Office.

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

TROUGHT BENEFIT

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, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this **28** day of July, 2005, that a variance from Section 1A04.3.A of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing single-family dwelling with proposed widow's walk to have a height of 46 ft. in lieu of the required 35 ft., be and is hereby GRANTED.

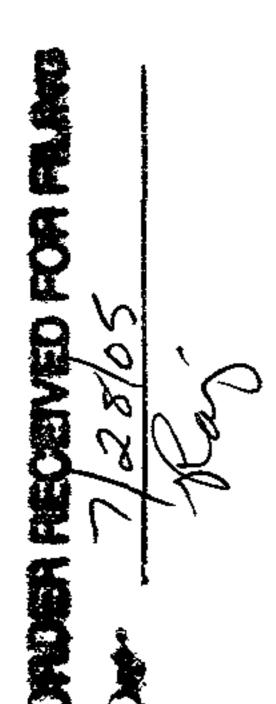
Any appeal of this decision must be made within thirty (30) days of the date of this Order.

JOHN V. MURPHY

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

JVM:raj



#### Zoning Commissioner

Suite 405, County Courts Building 401 Bosley Avenue Towson, Maryland 21204 Tel: 410-887-3868 • Fax: 410-887-3468





James T. Smith, Jr., County Executive
William J. Wiseman III, Zoning Commissioner

*28* July *2*1, 2005

Mr. & Mrs. Brian Butcher 3733 Bay Drive Baltimore, Maryland 21220

> Re: Petition for Administrative Variance Case No. 05-686-A Property: 3733 Bay Drive

Dear Mr. & Mrs. Butcher:

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,

John V. Murphy

Deputy Zoning Commissioner

JVM:raj Enclosure





# CECA/FLOOD Petition for Administrative Variance

to the Zoning Commissioner of 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

for the property located at 3733 BAY DRIVE which is presently zoned 265

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) | AOA. 3. A BCZR

TO PERMIT AN EXISTIPH SINGLE FAMILY DWELLING WITH PROPOSED WIDOW'S WALK
TO HAVE A HEIGHT OF 46' IN LIEU OF THE REQUIRED

35'

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.

			is the subject of this	Petition.	
Contract Purchase	er/Lessee:		Legal Owner(s):	•	
Name - Type or Print	<u> </u>		Brian Butch Name - Type or Print	AR.	<u></u>
Signature			Signature Signature		
Address		Telephone No.	Name - Type or Print  Signature		
City	State	Zip Code	Signature	700	
Attorney For Petiti	ioner:		<u> </u>	y Drive	(410)529-85/ Telephone No.
Name - Type or Print	<u>-</u>		City Bolto	M D State	ン/ <u>)</u> Zip Code
			Representative	to be Contacted:	
Signature			(5ame as	= above)	
Company	<del> · · · - / · · · - / · · · · · · · · </del>		Name		
Address	<u> </u>	Telephone No.	Address		Telephone No
City	State	Zip Code	City	State	Zip Code
A Philic learing having	been formally demanded	d and/or found to be	required, it is ordered by this petition be set for a publi	the Zoning Commissioner	of Baltimore County,
thisreay of regulations of Baltimore Co	ounty and that the property	be reposted.		· ** ** *** *** *** ***	<b>oqu</b> iou by 11.0 20.11119
TB OD	-	-	,		
4767			Zoning Comr	missioner of Baltimore Co	unty
CASE NO	)5-68G-	A Rev	riewed By	ـــــــــــــــــــــــــــــــــــــ	22/05
REV 10/25/01		Est	imated Posting Date _	7/3/05	• 

# Affidavit in Support of Administrative Variance

That the Affiant(s) does/do presently reside at

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.

	Balto City	MO	21220
The fit and the factor of the	•	State	Zip Code
That based upon personal knowledge, the fo Variance at the above address (indicate hards	ship or practical difficult	pon which live base the reque ty):	ast for all Administrative
To add to the mid-section of t	he roof, a wido	u walk, an archtlectu	eral teature with
historical importance that is a		•	
In areas of the tidewater Che	sapeake Bay, C	ape Cool/Nantucket	area of New Er
and coastal Carolina. The u	ndow walk is	not enclosed, and t	cotures a
thirty-six inch high railing app	propriate to the	Cape Cool Style of t	he house. In each
times and as is today, this	s area was de	signed to observe	vessels at sea
the placement of the wida	us walk 15 in	spired by it's Imma	ediate proximin
to the Chesapeake Bay and			
Character.			
That the Affiant(s) acknowledge(s) that if a advertising fee and may be required to provide	e additional information	<b>1.</b>	to pay a reposting and
Bran Butcher Signature	Sig	nature Butches	
Brian Butcher Name - Type or Print		Kim Butcher	
Name - Type or Print	Na	me - Type or Print	
STATE OF MARYLAND, COUNTY OF BALT	IMORE to with		
·		before me. a N	lotary Public of the State
of Maryland, in and for the County aforesaid,	personally appeared	,, 50,0,0 (110, 0.70	orany rabino or and orang
the Affiant(s) herein, personally known or satis	sfactorily identified to n	ne as such Affiant(s).	
AS WITNESS my hand and Notarial Seal	" <b>-</b>		<del>-</del>
	Cat	herene Stopela	ursky
J.HEINE S. POOR	Notary Put	olic	a. 1) U
13/ NOTARY	My Comm	ission Expires	0-0/
REV 10/25/01 15\ "UBLIC /~F			

## Affida Vit in Support of Administrative Variance

That the Affiant(s) does/do presently reside at

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.

7	Balto City	MD State	<u> </u>
That based upon personal knowledge, the follow Variance at the above address (indicate hardship	•		est for an Administrative
To add to the mid-section of t	the roof, a wic	dow walk, an archi	tectural feature
With historical importance that			_
as seen in areas of the tide			
of New England and coastal	•	, .	
features a thirty-six inch high			
house. In earlier times and a	y is to this to	his area was des	paned to observe
vessels at sea. The placemer	t of the wind	MUS WALK IS INSON	red by HS
immediate proximinity to the	Marson Ve	Buy and is intende	d to add to the
immediate proximinity to the	Chesapeane	Day Old I	
home's look and character.			
That the Affiant(s) acknowledge(s) that if a formadvertising fee and may be required to provide ac	mal demand is filed iditional information.	, Affiant(s) will be required	to pay a reposting and
Brian Butch		Kim Butcher	
Signature			
Brian But cher Name - Type or Print	Nam	e - Type or Print	
-	•		
STATE OF MARYLAND, COUNTY OF BALTIMO	ORE. to wit:		
		, before me, a N	Notary Public of the State
I HEREBY CERTIFY, this day of of Maryland, in and for the County aforesaid, pers	sonally appeared		•
the Affiant(s) herein, personally known or satisfac	ctorily identified to me	as such Affiant(s).	
	<b>^</b> .	į	
AS WITNESS my hand and Notarial Seal	Cita	Ireno S. Poste	lareh
FERINE S. PORT	Notary Publ	ic ///	n 9
NOTARY	My Commis	sion Expires	
REV 10/25/01 PUBLIC SIF			



### Petition for Administrative Variance

to the Zoning Commissioner of 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

for the property located at	3	733	BAY	DRIVE	
which	h is j	presently	y zoned _	RC5	

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)

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING WITH PROPOSED WIDOUS WALK TO HAVE A HEIGHT OF 46' IN LIEU OF THE REQUIRED

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.

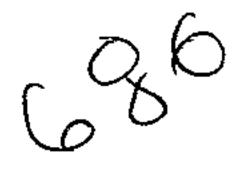
Property is to be posted and advertised as prescribed by the zoning regulations.

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.

•			is the subject of th	is Petition.	
Contract Purchaser/Lesse	<u>ee:</u>		Legal Owner(s	<u>s):</u>	
			Brian Buto Name - Type or Print	her	
Name - Type or Print			Name - Type or Print	A. F. C. ()	
Signature			Brian Signature		····
Address		Telephone No.	Name - Type or Print	her	<del></del>
City	State	Zip Code	Signature But	Tus	·····
Attorney For Petitioner:			3733 Bo	y Drive	(410) 529-851
			BaHo.	MI	Telephone No.
Name - Type or Print	•	<del> "</del>	City	Sta	
		· · · · · · · · · · · · · · · · · · ·	Representativ	e to be Contacte	<u>ed:</u>
Signature			(Same as	s above)	
Company	,		Nàme		······································
Address		Telephone No.	Address	<del></del>	Telephone No
City	State	Zip Code	City	Sta	ite Zip Code
A Public Hearing having been form	nally demanded	and/or found to	be required, it is ordered to	by the Zoning Commiss	sioner of Baltimore County
this day of regulations of Baltimore County and t	hat the property t	pe reposted.	of this petition be set for a pu	ione nearing, advertiset	a, as required by the zoning
				Service .	ີ. - ພູ -
			Zoning Co	mmissioner of Baltimoi	
CASE NO. 05-6	86-A	R	eviewed By	<u>ہے۔</u> Date <u>4</u>	122/05
REV 10/25/01		E	stimated Posting Date	e	55

# Zoning Description 3733 Bay Drive

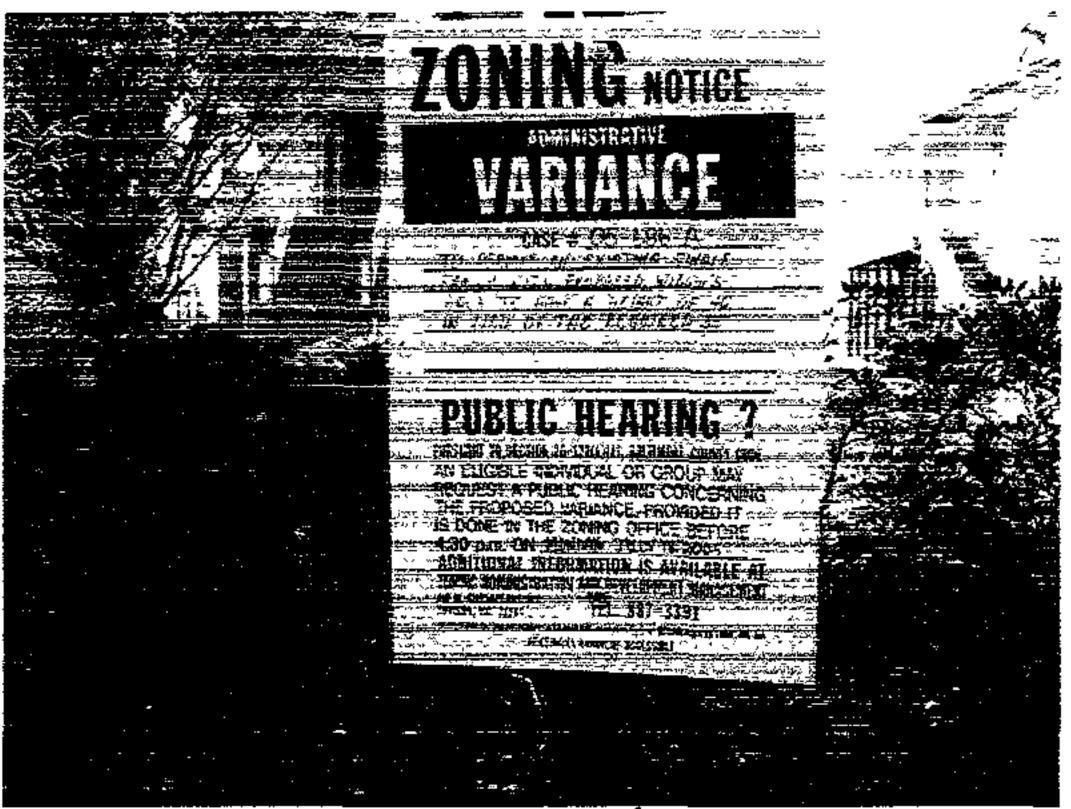
and located opposite Wye Road. Being lot #237 in the subdivision of Bowleys Quarters, plat as recorded in Beginning at a point on the south side of Bay Drive at a point 75 feet west of and in the 15<sup>th</sup> Election District, Baltimore County Plat Book 008, folio 073, containing 15,550 square feet



#### CERTIFICATE OF POSTING

	RE: Case No: 05-686- A
	Petitioner/Developer: LIM!  BRIAN BUTCHER
	Date Of Hearing/Closing: 7/3/05
Baltimore County Department of Permits and Development Manager County Office Building, Room 111 111 West Chesapeake Avenue	
Attention:	
Ladies and Gentlemen:	
This letter is to certify under the periods of the period of the periods of the period of the periods of the period of the periods of the period of the periods of the periods of the period of the periods of the periods of the period of the periods of the period	
	Month, Day, Year) Sincerely,  Signature of sign Poster and Date)  Martin Ogle  Sign Poster  16 Salix Court  Address  Balto. Md 21220  (443-629 3411)

ım000342 (576x432x256 jpeg)



Matteredo 7/3/05

### ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

<del></del>
Case Number 05- 636 -A Address 3733 BAY DRIVE
Contact Person: L10Y0 T. MOXLEY Phone Number. 410-887-3391
Filing Date: 6 22/05 Posting Date: 7/3/05 Closing Date: 7/18/0
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.
2. <u>DEADLINE:</u> 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.
(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)
etitioner: This Part of the Form is for the Sign Poster Only
USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT
Case Number 05- 686 -A Address 3733 BAY DRIVE
Petitioner's Name BRIAN - KINI BUTCHER Telephone 410 529 8519 Posting Date: 418/05 Closing Date: 7/18/05
Vording for Sign: To Permit AN EXISTING SINGLE FAMILY WITH
PROPOSED WIDOWS WALK TO HAVE A HEIGHT OF 46' IN
LIEU OF THE REQUIRED 35'.

# DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

### ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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: 05-686-A
Petitioner: Brian and Kim Butcher
Address or Location: 3733 Bay Drive Balto, MD 21220
PLEASE FORWARD ADVERTISING BILL TO:  Name: Kim Butcher  Address: 3733 Bay Drive
Bilto, MD 21220
Telephone Number: (410) 529-8519 or (410) 261-5213

Granted 1/28/05

### BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:		Tim Kotroco		Lie C	· · · · · · · · · · · · · · · · · · ·
FROM	[:	Bruce Seeley		k K	
DATE	:	August 3, 200	)5		AUG - 3 2005
SUBJE	ECT:	Zoning Item Address	# 686 3733 Bay Drive Butcher Property		G COMMISSIONE
	Zoning	g Advisory Cor	mmittee Meeting of _	7-11-05	
		-	nvironmental Protect ve-referenced zoning		Ianagement has no
X		4	nvironmental Protect ents on the above-refe		_
		Protection of	of the property must Water Quality, Strear ough 33-3-120 of the I	ns, Wetlands and F	loodplains (Sections
		_	of this property must Regulations (Section unty Code).		
	<u>X</u>	Critical Area	of this property must Regulations (Sections s, of the Baltimore Co	s 33-2-101 through	<del>_</del>
	<u>Additi</u>	onal Comment	<u>:s:</u>		

Reviewer:

Patricia Farr (MA)

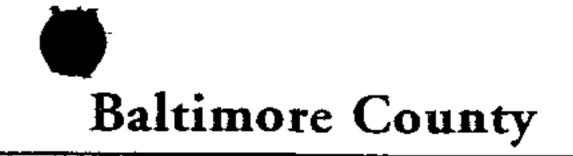
Date: August 3, 2005

S:\Devcoord\ZAC SHELL 8-03-05.doc

### Department of Permits and Development Management

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





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

July 18, 2005

Brian Butcher Kim Butcher 3733 Bay Drive Baltimore, Maryland 21220

Dear Mr. and Mrs. Butcher:

RE: Case Number: 05-686-A, 3733 Bay Drive

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

W. Callinal D-

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

July 5, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: July 11, 2005

Item No.: 680-693

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.

#### Comments:

1. The fire marshal's office has no comments at this time

Insp. Mezick Fire Marshal's Office 410-887-4880 MS-1102F

cc: File





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

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

Maryland Department of Transportation

Date: 7.11.05

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

RE:

Baltimore County

Item No. 486

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

f. f. thell

Engineering Access Permits Division

#### BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director

Department of Permits and Development Management DATE: 12005/ED

JUL 2 2 2005

FROM: Arnold F. 'Pat' Keller, III

Director, Office of Planning

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): Case(s) 5-686- 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 David Pinning in the Office of Planning at 410-887-3480.

Prepared By:

Division Chief:

CM/LL

#### BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

**DATE:** July 15, 2005

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

for July 18, 2005 Items Nos. 684, 686, 687, 688 & 689

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

DAK:CEN:cab

cc: File

### BALTIMORE COUNTY, MARYLAND Interoffice Memorandum

DATE:

6/23/05

TO:

Zoning Commissioner for Baltimore County, File

FROM:

Lloyd T. Moxley

SUBJECT:

Case No. 05-686-A

The finish grade elevation from which the building height will be measured is established at 11.2 feet above mean high tide in adherence to F.E.M.A. floodplain requirements pursuant to Baltimore County P.D.M. policy.

TO: W. Carl Richards, Jr.

Zoning Review Supervisor

FROM: Rick Wisnom, Chief

Division of Code Inspections & Enforcement

SUBJECT: Item No.: 686

Legal Owner/Petitioner Butcher, Brian & Kim

Contract Purchaser: N/A

Property Address: 3733 Bay Dr

Location Description: S/side of Bay Dr 75' W/Wye Rd

VIIOLATION INFORMATION: Case No. 05-2877

Defendants: Butcher, Brian & Kim

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:

NAME ADDRESS

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

- X 1. Complaint letter/memo/email/fax (if applicable)
- X 2. Complaint Intake Form/Code Enforcement Officer's report and notes
- X 3. State Tax Assessment printout
- ☐ 4. State Tax Parcel Map (if applicable)
- ☐ 5. MVA Registration printout (if applicable)
- ☐ 6. Deed (if applicable)
- ☐ 7. Lease-Residential or Commercial (if applicable)
- ☐ 8. Photographs including dates taken
- X 9. Correction Notice/Code Violation Notice
- ☐ 10. Citation and Proof of Service (if applicable)
- ☐ 11. Certified Mail Receipt (if applicable)
- ☐ 12. Final Order of the Code Official/Hearing Officer (if applicable)
- ☐ 13. Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable)
- 14. Complete Chronology of Events, beginning with the first complaint through the
   Billing Notice/Property Lien Sheet (if applicable).

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

#### RSW/gk

C: Code Enforcement Officer



INSPECTOR:

: County Balti Department of Permits and Development Management

Code Inspections and Enforcement County Office Bu 111 West Chesapeake Avenue Towson, MD 21204

Code Enforcement: Building Inspection:

410-887-3351 410-887-3953

Plumbing Inspection: Electrical Inspection:

410-887-3620 410-887-3960

BALTIN	MORE COUNTY UI	NIFORM CODE	ENFORCEMENT	CORRECTION NOTICE
Citation/Case	No. 2877 Prop	erty No. 15028-51	040	B-566326
Name(s):	HOLTI	BUILDERS	LLC	
Address:	105 EAS	TENN BLO	PESSEX,	MO 21221
Violation Location	373	33 BAY	OL	-
	INLAWFULLY VIC	-	LOWING BALTIM	ORE COUNTY LAWS:
NEW B	to use UNI	DEN-CON.	FINUCTION	15 NON-
				TRICTIONS
	imit. PER	' '		
	REVISE PE			T CORRECT Co.
			<del></del>	<u> </u>
<u> </u>	<del>'' 5</del>	·	<u> </u>	
<del></del>	- <del> </del>			<del>-</del> - · · ·
YOU ARE HE	REBY ORDERED TO	CORRECT THESE	VIOLATION(S) ON	OR BEFORE:
On or Before:	5/9/15	A7 UA	Date Issued:	
	, ,			SEANOR A CONVICTION FOR
VIOLATION,	DEPENDING ON VIC			
Print Name	GRANT	KiDD		
INSPECTOR:	Aran	1 /20.	·	
PURSUANT	TO INSPECTION OF		RK NOTICE NG VIOLATIONS, Y	OU SHALL CEASE ALL WORK
			-	MITS OBTAINED. WORK CAN
•	THE APPROVAL OITIONS MUST BE (			CTIONS AND ENFORCEMENT
Not Later Than:			Date Issued:	

**AGENCY** 

enereal GDE ENFORCEMENT RE	PORT	
DATE: 4 126 105 INTAKE BY: TUSPECTION CASE #: (	5-2877	INSPEC: G-Kide
COMPLAINT 3733 BAY DA		
	ZIP CODE:	DIST:
COMPLAINANT ANONYMOUS  NAME: BACTO. COUNTY PHONE #: (H)		(W)
ADDRESS: 11/ W. CHESAPEAKE AVE.		ZIP CODE: 2/レ04
PROBLEM: NEW HOUSE STAUCTULE EXCEED.	SHEIGHT	REQUIREMENTS
ON PENMIT, PENMIT STATES (32) FEE	- ·     - <del>           -           -         </del>	
IS THIS A RENTAL UNIT?  IF YES, IS THIS SECTION 8?  OWNER/TENANT INFORMATION:    NO		
TAX ACCOUNT #: 1502851040	ZONING:_	
INSPECTION: 4/26/05- VISITED SITE ISSUED	COLL. NOTI	EE, TO NEVISE
PERMIT, SPOKE TO BUILDER ON PHONE. PO	STED COPY	AT OFFICE
INSPECTION: 4/26/05- UISITED SITE ISSUED  PERMIT, SPOKE TO BUILDER ON PHONE. PO  105 EASTERN BLUD. R/C 5/6/05 A. Kild		
REINSPECTION:		
REINSPECTION:		
·	16	
		······································
REINSPECTION:		· · · · · · · · · · · · · · · · · · ·
	<u></u>	····
		_

Inspector -

KIDD, G.

Area Case # Location

Apt ZipDate Rec Reinsp Dt

05-2877 3733 017

BAY DR

4/26/2005 5/06/2005

Tax Acct #: 1502851040

Owner:

Complainant Name: (Last) BALTO CO

(First)

Addr:

Str # Dir Street Name

Type Apt

City

Phone: (Home)

STZip

(Work)

Problem:

NEW HOUSE STRUCTURE EXCEEDS HIGHT REQUIRMENTS ON PERMIT PERM

IT STATES 32FT

Notes:

05-2877 4/26/05 VISITED SITE ISSUED CORRECTION NOTICE TO REV ISE PERMIT SPOKE TO BUILDER ON PHONE POSTED COPY AT OFFICE 1

05 EASTERN BLVD P/U 5/6/05 G.KIDD/JB\*\*\*\*

P/U Date				losed Date			G	ary F to update
Anonymous Complaint	Complair Updated			dated by ce message	Unable to update		Update not necessary	
Executive office Complaint	Yes	No		If Yes is Exe	_	Yes	5	No

Inspector -

KIDD, G.

Area Case # Location

Reinsp Dt Apt Zip Date Rec

05-2877 3733 017

BAY DR

4/26/2005 6/06/2005

Tax Acct #: 1502851040

Owner:

Complainant Name: (Last) BALTO CO

(First)

Addr:

Str # Dir Street Name

Type Apt

City

STZip

Phone: (Home)

(Work)

Problem:

NEW HOUSE STRUCTURE EXCEEDS HIGHT REQUIRMENTS ON PERMIT PERM

STATES 32FT

Notes:

05-2877 4/26/05 VISITED SITE ISSUED CORRECTION NOTICE TO REV ISE PERMIT SPOKE TO BUILDER ON PHONE POSTED COPY AT OFFICE 1 05 EASTERN BLVD P/U 5/6/05 G.KIDD/JB\*\*\*\* 5-9-05 MR.JEFF HOLT CALLED SAID OWNERS HAVE A MEETING WITH OUR DIRECTOR SO METIME THIS WEEK. HE SAID HE WOULD CALL BACK FOR EXACT DATE. 5/10/05 CORRECTION NOTICE HAS BEEN EXTENDED FOR

30DAYS BY JMA. P/U 6/8/05 G.KIDD/NS\*\*\*

5/31/05

RECIIEVED LETTER FROM DIRECTOR STATING OWNER MUST APPLY FOR A ADMINISTRATIVE VARIANCE LETTER IN FILE. P/U 6/8/05 G.KIDD/ JB\*\*\* 6/1/05 MRS. BUTCHER HAS A FI LING DATE FOR THE DECK OF 6/6/05. PERMIT B566926 HAS BEEN RE

VISED. STATES 42 FT. P/U 6/6/05 G.KIDD/NS\*\*\*

P/U Date				losed Date			G	ary F to update
Anonymous Complaint	Complair Updated	; *		odated by ce message	Unable to update			pdate not ecessary
Executive office Complaint	Yes	No	If Yes is Exec		_	Yes	3	No



Baltimore County Department of Permits and Development Management

Code Inspections and Enforcement County Office Building 111 West Chesapeake Avenue Towson, MD 21204

AGENCY

Code Enforcement: Building Inspection:

410-887-3351 410-887-3953 Plumbing Inspection: Electrical Inspection:

410-887-3620 410-887-3960

	BALTIMORE COUNTY UNIFORM COI	DE ENFORCEMENT CORRECTION NOTICE
JAN/	Citation/Case No.  O5-287  Property No.  15028-5	1040 Zoning: 1040 B-566926
VIEWD	Name(s): HOLT BUILDER	SLLC
	Address: 105 EASTELN TSC	UP ESSEX, MOZIZZI
	Jocation 3733 BAY	DL
TAUS	DID UNLAWFULLY VIOLATE THE FO	DLLOWING BALTIMORE COUNTY LAWS:
		· · · · · · · · · · · · · · · · · · ·
1	NEW HOUSE UNDER CON	ISTRUCTION IS NON-
	COMPLIANCE WITH HE	
	ON PERMIT, PERMIT ST	ATES (32) FEET.
	MUST REVISE PERMIT T	O REFLECT CONNECT
	HEIGHT OF STRUCTURE	
		<u> </u>
ı		· · · · · · · · · · · · · · · · · · ·
		<del></del>
	<u> </u>	*
1	YOU ARE HEREBY ORDERED TO CORRECT THES	
•	5/9/15	Date Issued:
	FAILURE TO COMPLY WITH THE DEADLINE ST	ATED IS MISDEMEANOR. A CONVICTION FOR
	EACH VIOLATION SUBJECTS YOU TO POTENT	TAL FINES OF \$200 \$500, OR \$1000 PER DAY PER
	VIOLATION, DEPENDING ON VIOLATION, OR 90	DAYS IN JAIL, OR BOTH.
*	GRANT KIDD	<u> </u>
	INSPECTOR: Anat Life.	
:	STOP WO	RK NOTICE
		ING VIOLATIONS, YOU SHALL CEASE ALL WORK
•	UNTIL THE VIOLATIONS ARE CORRECTED AN	D/OR PROPER PERMITS OBTAINED. WORK CAN
	RESUME WITH THE APPROVAL OF THE DIVISION	ON OF CODE INSPECTIONS AND ENFORCEMENT.
	THESE CONDITIONS MUST BE CORRECTED NO	-
	Not Later Than:	Date Issued:
	<del></del>	·
	INSPECTOR:	

# UPDATE/MESSAGE FORM

Date:	•
Time: a.n	ր.m.
Inspector: G/Cipo	
	•
Case No.:	
Address: <u>3737</u>	24Y Dri
Comments: 5/5/05- M2	PEFF HOCT CACCED, SAID
OWNELS have A MEETING	WINT DUR DINECTOR SOMETIME
THIS WEEK. HE SAIDLE WOU	CO CACC BACK FOR EXACT DATE.
<del></del>	•
1/10/05- CONNECTION NOTICE	= HAJ been EXTENDED FOR
30 p4 45. by JMA. 11	C 6/A/05 M. X.AD
• 	
<u> </u>	
•	ENTERED INTO AS400

# UPDATE/MESSAGE FORM

Date:	6/15/05	
Time:	a.m. p.m.	-
Inspector:	G-Kipo	
	,	
Case No.:	05-2P77.	*
Address:	3777 BAY Da	₹
		•
Comments:	6/16/05- VALIANCE Number isi 7-A, has Tick 7/11/05. K/C 7	· · · · · · · · · · · · · · · · · · ·
05-659	7-A, has Tice alulos No	/N-11-01
		·
<del></del>		
<u> </u>		<u> </u>
<del>-</del>		
<u> </u>		<u> </u>
		√.
·		<u></u>
<del></del>		<u>.                                    </u>
<u> </u>		- <u>-</u>
-		
	ENTERED INTO	AS400_\M

Inspector -

KIDD, G.

Area Case # Location

Apt Zip Date Rec Reinsp Dt

05-2877 017 3733

BAY DR

4/26/2005 6/14/2005

Tax Acct #: 1502851040

Owner:

Complainant Name: (Last) BALTO CO (First)

Addr:

Str # Dir Street Name

Туре Apt

City

STZip

Phone: (Home) (Work)

Problem: NEW HOUSE STRUCTURE EXCEEDS HIGHT REQUIRMENTS ON PERMIT PERM

STATES 32FT

Notes:

05-2877 4/26/05 VISITED SITE ISSUED CORRECTION NOTICE TO REV ISE PERMIT SPOKE TO BUILDER ON PHONE POSTED COPY AT OFFICE 1 05 EASTERN BLVD P/U 5/6/05 G.KIDD/JB\*\*\*\* 5-9-05 MR.JEFF HOLT CALLED SAID OWNERS HAVE A MEETING WITH OUR DIRECTOR SO METIME THIS WEEK. HE SAID HE WOULD CALL BACK FOR EXACT DATE. 5/10/05 CORRECTION NOTICE HAS BEEN EXTENDED FOR 30DAYS BY JMA. P/U 6/8/05 G.KIDD/NS\*\*\*

5/31/05 RECIIEVED LETTER FROM DIRECTOR STATING OWNER MUST APPLY FOR A ADMINISTRATIVE VARIANCE LETTER IN FILE. P/U 6/8/05 G.KIDD/ JB\*\*\* 6/1/05 MRS. BUTCHER HAS A FI LING DATE FOR THE DECK OF 6/6/05. PERMIT B566926 HAS BEEN RE VISED. STATES 42 FT. P/U 6/6/05 G.KIDD/NS\*\*\*

6/7/05 SPOKE TO MRS. BUTCHER, HAS TO MAKE SOME R EVISIONS ON PLOT. WILL RETURN TO ZONING IN A COUPLE OF DAYS. P/U 6/14/05 G.KIDD/NS\*\*\*

P/U Date				losed Date			ı	ary F to update
Anonymous Complaint	Complair Updated	1 1 · · ·		Unable to update		Update not necessary		
Executive office Complaint	Yes	No	If Yes is Exe		_	Yes	5	No

# UPDATE/MESSAGE FORM

Date:	6/2/05	-			•
. Time:	-	a.m. p.r	ກ	-	-
Inspector:	G-KiDD	p.r.	l t s	•	•
- •	,		•	•	•
Case No.:	- 05-2A7		•		•
Address:	7777		-	•	
	<u></u>	BAYDR	<del></del>	-	-
Comments:	EN A COSPLE	-,	-		•
The Market	<u> </u>	PARE TO	MRS BJT	cher ha.	<u></u>
- W MARCE	- REVISION	SS ON	COT, WICC	LETURN	70
2-62126-	IN A COSPLE.	OF DAY	5. A/C.6/	14/05 11.	Cilel
<del></del>					
	<del></del>	<u>-</u>		<u> </u>	
<u> </u>	· • • • • • • • • • • • • • • • • • • •	·		•	
	<u> </u>	·			<u> </u>
<del></del>	<del></del>	• • ·		<del></del>	
	<u> </u>	•	-	· _	<u>√</u> .
······································				<u> </u>	<u> </u>
			<u> </u>	· · ·	<del></del>
	•	<u> </u>			<del></del>
· · · · · · · · · · · · · · · · · · ·		<u> </u>	<u> </u>		·
	<u> </u>		<del></del>	<del></del>	<u> </u>
_			FNTERED TAR	ΤΟ Αστος	~ *

# UPDATE/MESSAGE FORM

Date:	6/1/05			
Time:	a.m. p	- .m.		-
Inspector:	G. Kioo	** 114		-
	•	<b>-</b>		
Case No.:	05-277	•	•	
Address:	- 3733 BAY OR	<u>-</u>	-	
Comments:  DATE For	THE DECK OF 6	cherhar	4 Ficir	
has been ne	WISEP STATES 42	16/05 FEL	MIT D-566	92
			16/03 /J.K	-Vef
		÷	<u> </u>	<del></del>
		-		<del></del> -
<u> </u>		-		
<u> </u>				<u></u>
<u> </u>				<del></del>
			-	<u>.</u>
<u> </u>				•
	· · · · · · · · · · · · · · · · · · ·	<del>. ,</del>		
<u> </u>		<u> </u>		<del></del>
-		ENTERED INTO	0 AS400 _ (M)	<b>-</b>

#### PDLV0102F Permits Development - Livability Symtem View Cases

Case	NO:	05-28//		

Address: 03733 \_\_\_\_ BAY DR \_\_\_\_\_ 

Inspec: <u>KIDD, G.</u> Inspec2: \_\_\_\_\_ Date Inspec: <u>6/08/2005</u>

Close: <u>0/00/0000</u> Activity: \_\_\_\_\_ Delete: \_

Problem: NEW HOUSE STRUCTURE EXCEEDS HIGHT REQUIRMENTS ON PERMIT PERMIT STATES

32FT

CL Name: BALTO CO

CL Address: 00000 \_\_\_\_ \_\_ \_\_

CL Home Phone: \_\_\_\_\_ CL Work Phone: \_\_\_\_ Tax Acct. 1502851040

Owner:

Enter=Continue

F12=Cancel

STANT!

Mrs Butcher has a Filing DATE FOR The deck of 6/6/05,

The Permit has been Revised

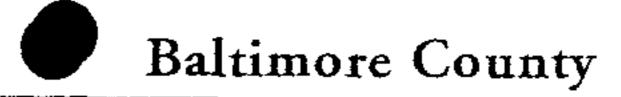
# UPDATE/MESSAGE FORM

Date:	5/3//-	-				•
Time:		.m. p.	-	•		•
Inspector:	Q. Kino		m.			- 
•	,		•	•	•	
Case No.:	05-2877	•	•	•		
Address:	7777	AYPR	- 	•		-
Comments:	5/31/05-RE	CIEVED	LETTER	- FROM	Dias	
	JUNEL MUST	APPLY	FOR A	Aomia		<del>-, 0, 2</del>
THE LETTE	LIS IN FIC	E,			10 (17 1 10	<u> </u>
	······································		· · · · · · · · · · · · · · · · · · ·	·	<u>-</u>	
<u> </u>		*	· · · · · · · · · · · · · · · · · · ·	?	1	<del></del>
	-			<del>(</del>	<u> </u>	·
		<u> </u>	<u> </u>	<del></del>	<u> </u>	<del></del>
	•	2				<del></del>
<u>-</u>		<u> </u>		<u> </u>		<del></del> _
				<del></del>	<u> </u>	
			<u> </u>			- -
	<u>-</u>	<u>-</u>		<del></del>		• 
<u> </u>	•	<u> </u>	<u>-</u>	<u> </u>		· ;
			<del></del>			
<u> </u>	<u> </u>	<del>-</del>	<u> </u>	<u>.                                    </u>		-
-			•		-	
•			ENTEREL	NTO AS	3400	•

## 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





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

May 17, 2005

Brian & Kimberly Butcher 3733 Bay Drive Baltimore, MD 21220-4406

RE: Approval of Roof Deck, 3733 Bay Drive, Permit # 566926, 15th Election District

Dear Mr. and Mrs. Butcher:

Reference is made to the building permit (Permit # 566926) that was issued September 7, 2004 to replace your Isabel damaged dwelling. Given the height restrictions imposed by the R.C. 5 zone, this department cannot approve your rooftop deck by the normal permitting process. Since the deck exceeds the height limitations stated in the zoning regulations, you will be required to file a petition for administrative variance wherein a public hearing may be required before the Baltimore County Zoning Commissioner. You also have the option of removing the rooftop deck completely.

If you decide to pursue the administrative variance option, please file your petition as soon as possible so that final use and occupancy of your dwelling is not delayed. I've enclosed the required administrative variance petition forms and checklist for your convenience. Please contact the Zoning Review Division of my department at 410-887-3391 to schedule a filing appointment.

Thank you for your prompt attention to this matter.

Sincerely,

Timothy Kotroco, Director Department of Permits and Development Management

c: Joyn Altmeyer, Building Inspections Supervisor Jeffrey Perlow, Planner II, Zoning Review

John W. Burkowske 3623 Bay Drive Middle River, MD. 21220 (410)335-4942

June 10, 2005

#### To Whom It May Concern:

This letter is to support the variance requested by Brian and Kim Butcher. Myself and the entire Burkowske family are delighted to have such a uniquely designed residence on our street. The roof top deck augments the nautical theme of this design, and in no way is obstructive. After Isabel, some families decided on prefab structures. However, a custom built home such as the Butcher residence at 3733 Bay Drive is a true asset to the entire community and one we welcome. There fore, I and the rest of the Burkowske family support the Butcher's variance request.

Sincerely,

John Burkowske



16 June 2005

Dear Brian and Kim,

Although not as common as in residential communities along the Atlantic seaboard, the "widow's walk" is an architectural feature that has historical precedents in the Chesapeake Bay region. Several examples can be found in older bay area communities such as Cambridge and Taylors Island on houses dating from 1859 through 1902. You can also see a classic "widow's walk" on the historic Rose Hill House, built in 1808, in Williamsport along the upper Potomac.

Architecturally speaking, there is not a local historical precedent that fits the current flood regulations. What we tried to design then, is a house that uses good quality building materials to create a nice "waterfront feel". We believe that using stained-cedar-shingles mixed with white-trim, and a light touch of architectural features such as traditional columns and a "widow's walk" achieves that classic look.

Sincerely,

Mark C. Mobley, A

June 9, 2005

#### To Whom It May Concern:

This letter is to support the variance requested by Brian and Kim Butcher. Their house at 3733 Bay Drive is attractive and the roof top deck adds to its "nautical" character. Our community is fortunate to have a diverse look that is not often seen in newer developments. This home, rebuilt after Isabel, will be an asset and does not in any way cause a problem to anyone's view or property.

Sincerely

Fran & Mike Vivirito

3619 Bay Drive

Middle River, Maryland 21220

#### JOHN P. FITCH 3621 BAY DRIVE MIDDLE RIVER, MD. 21220 (410)344-0638/ (410) 303-9676

June 8, 2005

#### TO WHOM IT MAY CONCERN:

This letter is in support of the variance requested by Brian and Kim Butcher, who live at 3733 Bay Drive, for a roof deck on the house they are building to replace their home that was destroyed by Hurricane Isabel. The design of their home is unique and attractive and is an asset to the community. The deck is unobtrusive and adds to the interesting character of the house.

Very truly yours,

John P. Fitch

696

#### Jack and Iris Rosier 3731 Bay Drive Bowleys Quarters, MD 21220

June 12, 2005

To Whom It May Concern:

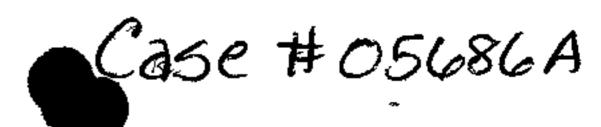
This letter is to support the variance request of a roof deck widow walk requested by homeowners Brian and Kim Butcher, who live at 3733 Bay Drive. We have been next door neighbors of the Butchers for 10 years and long time residents of the Bowleys Quarters community. We are pleased with the style of the house and feel that the addition of the widow walk will add interest and character to the design. We are in complete support of this feature and in no way object to its construction or placement.

Sincerely,

 $\mathbf{v}_{-\infty}$ 

Jack and Iris Rosier

(000



### Petition to support the addition of a widow walk to 3733 Bay Drive, Bowleys Quarters, MD 21220

We, the undersigned, STRONGLY SUPPORT and recommend relief to be granted to permit the proposed roof top widow walk to the property located at 3733 Bay Drive, Bowleys Quarters, MD 21220.

Print Name	Print Address	Signature
MARIA FRALEY		Maria Daley
In Tracey	3725 Bay (1)	The contract of the second of
Mehi Bam []	3737 Bay Drive	
Billio Rogert	3724 BAY OA.	Billio Kopych
John Jamons	3919 Bad DL	John Lamantia
Milliam Bohns	3718 Baz DR	Made
Adam Preisinger III		Allen I Titt
John Krieder	380 BAG DR	John Krieder
Bas Hurphy	3707 BAY DL.	B/ZY

### Petition to support the addition of a widow walk to 3733 Bay Drive, Bowleys Quarters, MD 21220

We, the undersigned, STRONGLY SUPPORT and recommend relief to be granted to permit the proposed roof top widow walk to the property located at 3733 Bay Drive, Bowleys Quarters, MD 21220.

Print Name	Print Address	Signature
Kird Sallivan	1530 Bewileys Guarters	2 Ami Abel
Stacie Rogerio	1200,2712 imacin	Hacey Rosm
LURLINE DeMARCO	BAY DRIVE	Luline De Marco
MARY PRIETZ	6-11-5	Mary Riet
JACK ROSIER	3731 BAY DRIVE	lack Posier
	ę	

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE SPECIAL HEARING PROPERTY ADDRESS 3733 By Drive SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION		
SUBDIVISION NAME BOWLEYS QUARTERS	<u>,                                    </u>	
		3/5
OWNER Brian + Kim Butcher	APEAUE	
Amount Contract Contr	AY	A second of the
	ARIES	BAY DE BOURSE DE STORE S
		CHESA PEAGE VICINITY MAD
The property		VICINITY MAP  SCALE: 1" = 10000'
over 15 the state of the state		LOCATION INFORMATION
# 5 15 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		ELECTION DISTRICT /5
167 X		COUNCILMANIC DISTRICT
$\mathcal{X} \setminus \mathcal{N} / \mathcal{N} $		1"= 200' SCALE MAP # ~/E /L
		ZONING 12C 5
/ 4 / / W		LOT SIZE 0.355 1550 ACREAGE SOLVARE FEET
		PUBLIC PRIVATE SEWER [ ]
733		WATER ()
		CHESAPEAKE BAY CRITICAL AREA
2 2		100 YEAR FLOOD PLAIN
		HISTORIC PROPERTY/ BUILDING
4++		PRIOR ZONING HEARING LONE
NORTH ?	et Ex#	ZONING OFFICE USE ONLY REVIEWED BY ITEM # CASE #
PREPARED BY K.B. SCALE	OF DRAWING: 1" = 50	7m 686

# 05-686-A

