

IN RE: PETITION FOR ADMIN. VARIANCE
N/S Adams Way, E of Schroeder Avenue,
500' S of the c/l Flintlock Court
(9804 Adams Way)
11th Election District
3rd Council District

Richard D. Fabrizio, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 06-036-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, Richard D. Fabrizio, and his wife, Wendy A. Fabrizio. The Petitioners seek relief from Sections 1B02.3.C.1 (Chart) and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 18' in lieu of the minimum required 22½' for a proposed open projection (deck). The subject property and requested relief are more particularly described on the site plan submitted 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.

ORDER RECEIVED FOR FILING

Date

By

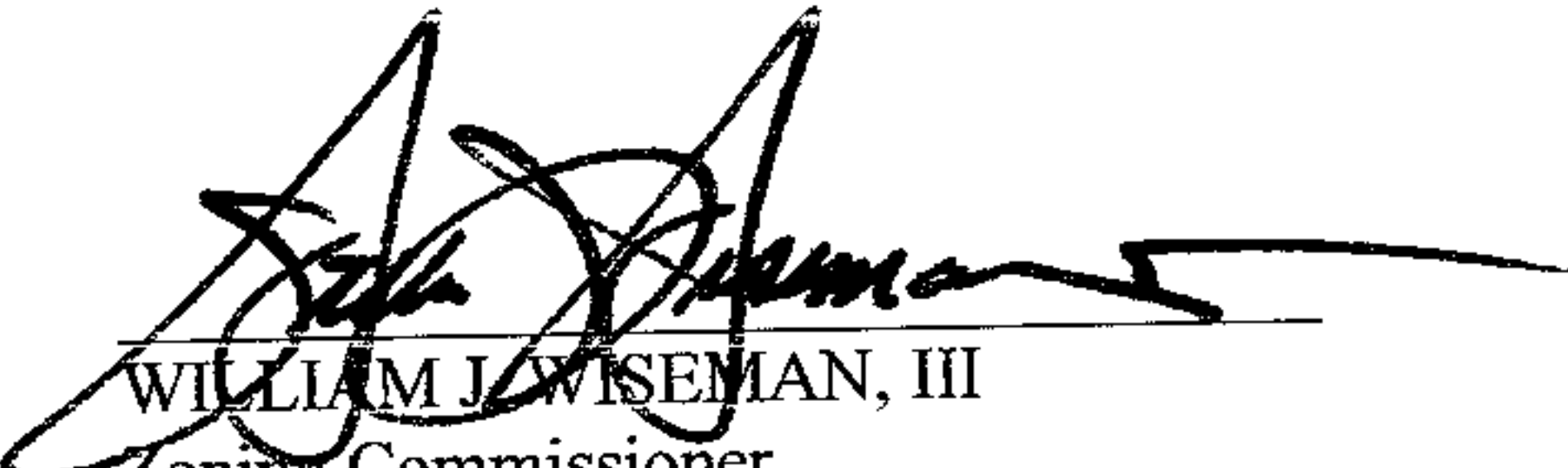
Based upon the information contained therein, I am persuaded to grant the variance. Relief is necessitated given the small size of the property and the location of existing improvements thereon. As shown on the site plan, the existing house is located 30 feet from the rear property line. Thus, the construction of any deck of practical size to the rear of the home would require variance relief. There were no adverse comments submitted by any County reviewing agency and none of the neighbors voiced any opposition. In fact, photographs show that the west side of the property abuts a storm water management pond and that the rear of the property is densely wooded. Thus, it appears that relief can be granted and that there will be no detrimental impact to adjacent properties.

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 11th day of August 2005 that the Petition for Administrative Variance seeking relief from Sections 1B02.3.C.1 (Chart) and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 18' in lieu of the minimum required 22½' for a proposed open projection (deck), 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.

WJW:bjs


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 8/11/05
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

August 11, 2005

Mr. & Mrs. Richard D. Fabrizio
9804 Adams Way
Perry Hall, Maryland 21128

RE: PETITION FOR ADMINISTRATIVE VARIANCE
N/S Adams Way, E of Schroeder Avenue, 500' S of the c/l Flintlock Court
(9804 Adams Way)
11th Election District – 3rd Council District
Richard D. Fabrizio, et ux - Petitioners
Case No. 06-036-A

Dear Mr. & Mrs. Fabrizio:

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,

A handwritten signature in black ink, appearing to read "William J. Wiseman, III", is written over a horizontal line.

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 9804 ADAMS WAY

which is presently zoned DR-2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3C1 (CHART.) &

301.1A. TO PERMIT A REAR SETBACK FOR AN OPEN DECK
TO BE 18 FT IN LIEU OF THE REQUIRED 22.5 FT.

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):

RICHARD D. FABRIZIO

Name - Type or Print

Signature

WENDY A. FABRIZIO

Name - Type or Print

Signature

9804 ADAMS WAY 410-248-0057

Address Telephone No.

PERRY HALL MARYLAND 21128

City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 10 day of July, 2005, 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

Reviewed By SM Date 07.14.05

Estimated Posting Date 07.24.05

ORDER RECEIVED FOR FILING
DATE 8/11/05
BY [Signature]

CASE NO. 06-036-A

FILED 10/25/01

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.

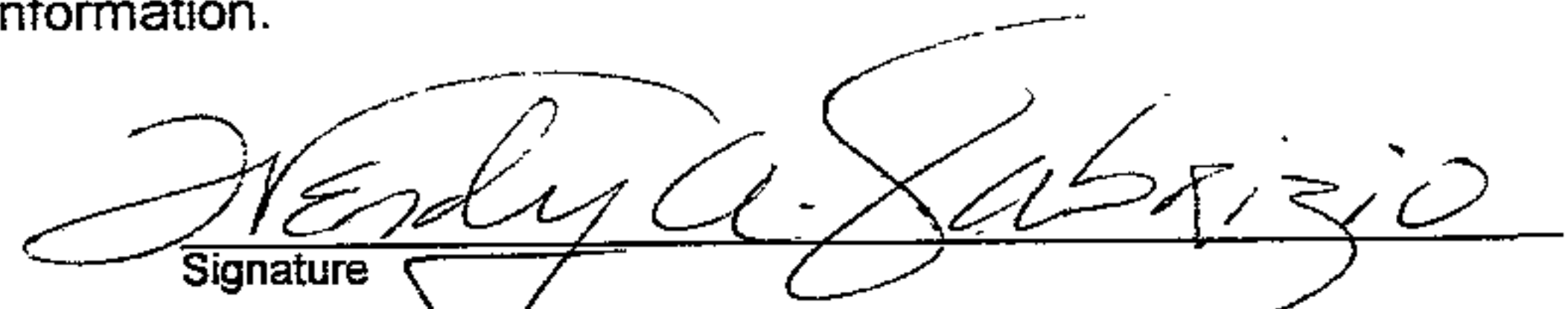
That the Affiant(s) does/do presently reside at 9804 ADAMS WAY
Address
PERRY HALL MARYLAND 21128
City State Zip Code

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):

WE ARE BUILDING A DECK TO ENHANCE THE BEAUTY AND VALUE OF OUR HOME. IN ADDITION, OUR BACKYARD HAS A STEEP INCLINE THAT MAKES IT IMPOSSIBLE FOR US TO ENGAGE IN ANY OUTDOOR ACTIVITIES. THIS WILL ALSO PROVIDE SECURITY FOR OUR THREE YEAR OLD CHILD AND DOG.

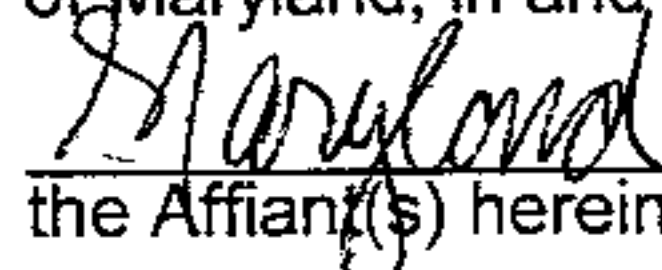
That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.


Signature
RICHARD D. FABRIZIO
Name - Type or Print

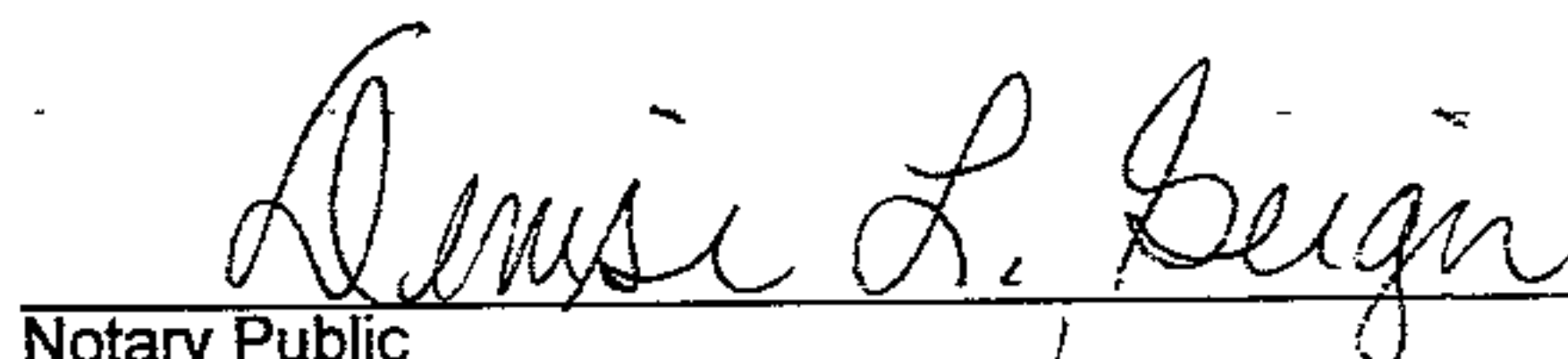

Signature
WENDY A. FABRIZIO
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8th day of July, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared


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

AS WITNESS my hand and Notarial Seal


Notary Public
My Commission Expires 11/07

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 9804 ADAMS WAY

BEGINNING AT A POINT ON THE **NORTH** SIDE OF **ADAMS WAY**,
*BEING LOT #**1** - **HILLSIDE ESTATES** AS RECORDED IN
BALTIMORE COUNTY PLAT BOOK #**75**, FOLIO #**145**, CONTAINING **.162**
ACRES. ALSO KNOWN AS **9804 ADAMS WAY** AND LOCATED IN THE
11TH ELECTION DISTRICT, **5TH** COUNCILMANIC DISTRICT.

06/2005

RICHARD D. FABRIZIO

WENDY A. FABRIZIO

410-248-0057

06 C36 A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 449251

DATE 07-14-05 ACCOUNT R 001 006 6150

AMOUNT \$ 65.00

RECEIVED FROM: RICHARD FABRIZIO -

FOR: RES. VAR (Admin.)
9804 ADAMS WAY

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

5557

DATE RECEIVED
7/15/2005

BUSINESS VOUCHER TIME 1:41:45
7/15/2005 7/15/2005 1:41:45

REG #004 WALKIN DEAL DND
RECEIPT # 7155 7/15/2005 304
Dept 3 528 TONING VERIFICATION
OF NO. 449251

Receipt for 305.00
\$65.00 in \$1.00 Co
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: OG-036-A

Petitioner/Developer: FABRIZIO

(RICHARD)

Date of Hearing/Closing: 8-8-05

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: _____

9804 ADAMS WAY

The sign(s) were posted on 7-24-05
(Month, Day, Year)

Sincerely,

Robert Black 7-25-05
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

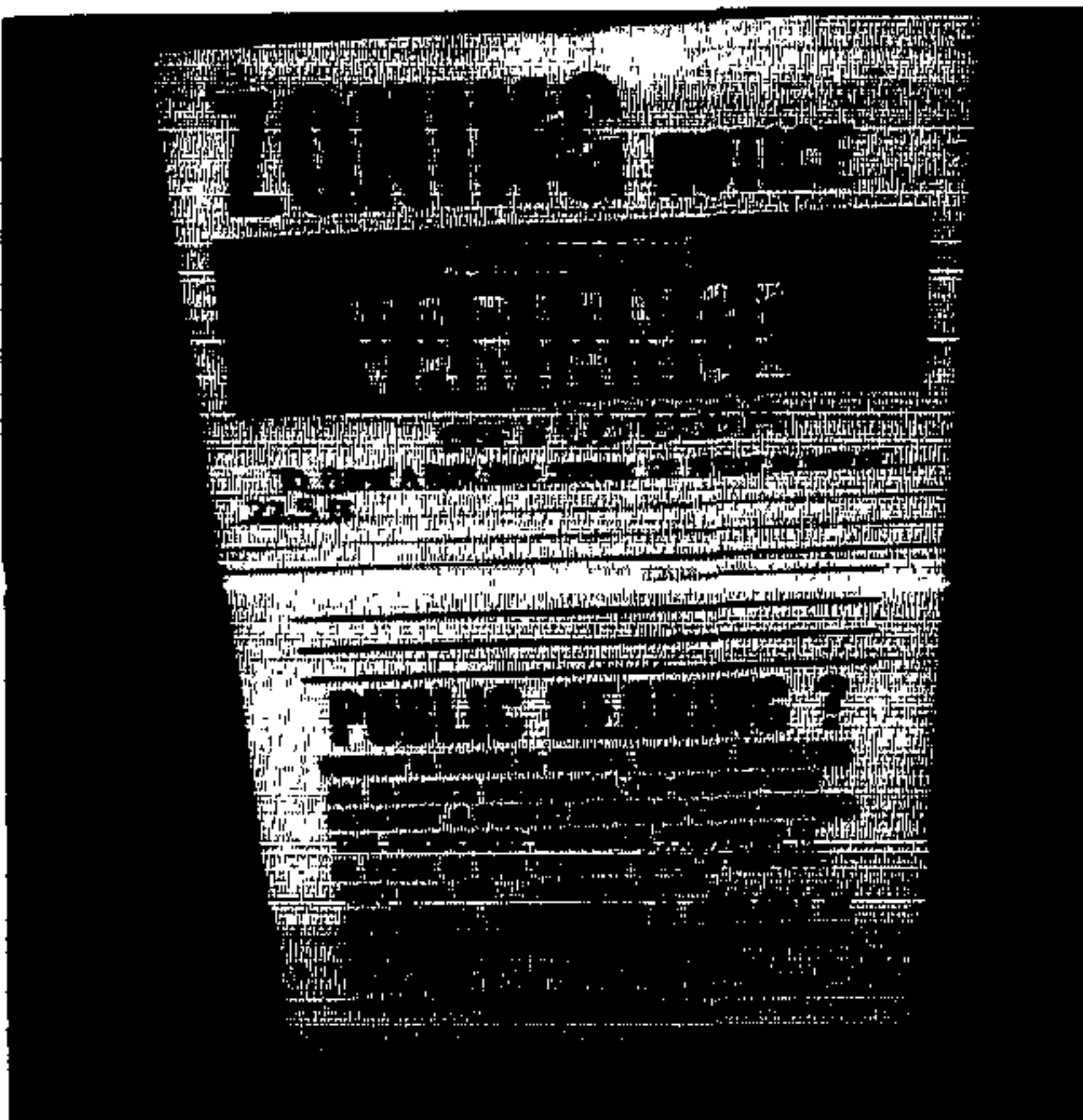
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



9804 ADAMS WAY

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 06-036-A
Petitioner: RICHARD + WENDY FABRIZIO
Address or Location: 9804 ADAMS WAY

PLEASE FORWARD ADVERTISING BILL TO:

Name: rick FABRIZIO
Address: 9804 ADAMS WAY
PENNY HALL MD 21128
Telephone Number: (410) 248-0057

Revised 2/20/98 - SCJ

06-036-A.

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06 036 -A Address 9804 ADAMS WAY

Contact Person: JOHN R. ALEXANDER Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 07-14-05 Posting Date: 07-24-05 Closing Date: 08-08-05

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 06 036 -A Address 9804 ADAMS WAY

Petitioner's Name FABRIZIO Telephone _____

Posting Date: 07-24-05 Closing Date: 08-08-05

Wording for Sign: To Permit A REAR SETBACK OF 18 FT. LW
LIGW OF 22.5

WCR - Revised 6/25/04

**Department of Permits and
Development Management**

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



Baltimore County

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

August 8, 2005

Richard D. Fabrizio
Wendy A. Fabrizio
9804 Adams Way
Perry Hall, Maryland 21128

Dear Mr. and Mrs. Fabrizio:

RE: Case Number: 06-036-A, 9804 Adams Way

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 14, 2005.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

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



AN
8/8

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 11, 2005
RECEIVED

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

AUG 16 2005

ZONING COMMISSIONER

SUBJECT: 9804 Adams Way

INFORMATION:

Item Number: 6-036

Petitioner: Richard D. Fabrizio

Zoning: DR 2

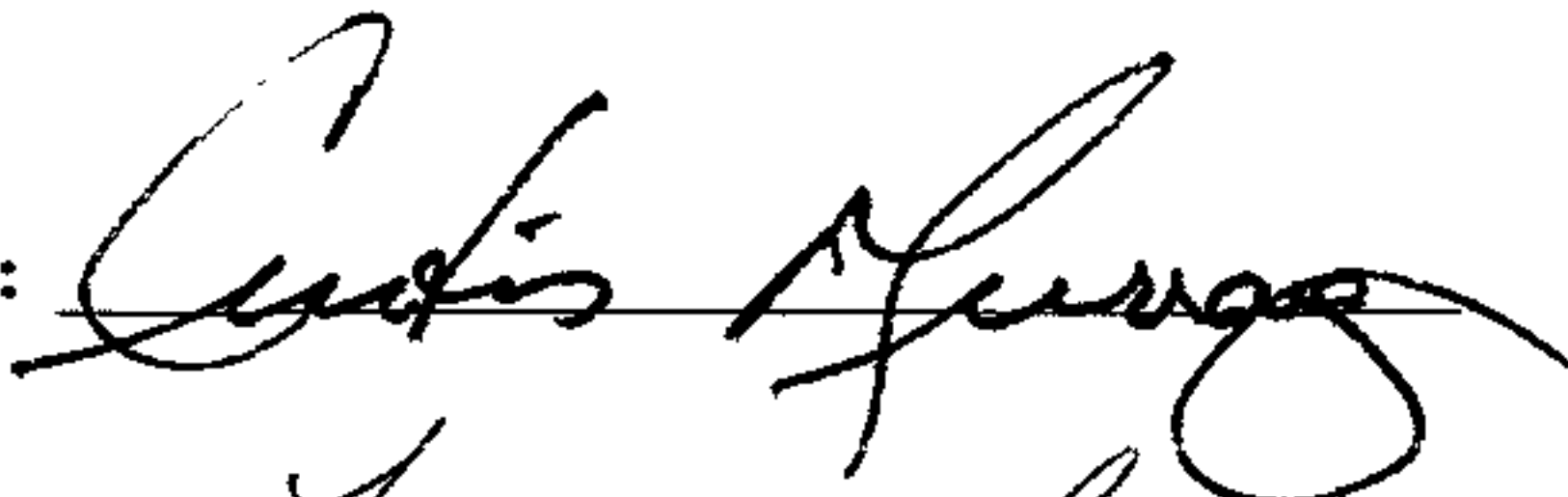
Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request provided the petitioner screen the south side of the proposed deck addition from direct view of Schroeder Avenue by way of planting a vegetative buffer similar to that found on the north side of the subject properties' rear yard.

For further information concerning the matters stated here in, please contact Kevin Gambrill at 410-887-3480.

Prepared by:



Division Chief:



AFK/LL: CM

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



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

Maryland Department of Transportation

Date: 7.27.05

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

RE: Baltimore County
Item No. 036 JRA

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

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

August 2, 2005

Distribution Meeting of August 1, 2005

ATTENTION: Zoning Review Planners

Item No. 032, 033, 034, 035, 036, 037, 038, 039, 040, 041 and 043

Pursuant to your request, the above referenced plan(s) have been reviewed by this Office and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

The Fire Department has no comments at this time.

If you have any questions contact my office.

Acting Lt. Warren T. Moffitt
Fire Marshal's Office
410-887-4880
MS-1102F

Cc:file

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For August 8, 2005
Item Nos. 032, 033, 034, 035, 036, 038,
039, 040, 041, 042, 043,

DATE: August 8, 2005

RECEIVED

AUG 10 2005

ZONING COMMISSIONER

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-08082005.doc

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO Tim Kotroco

FROM R. Bruce Seeley

DATE: September 2, 2005

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of August 1, 2005

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

06-032

06-033

06-034

06-036

06-038

06-039

06-040

06-041

06-043

Reviewers: Sue Farinetti, Dave Lykens, Glenn Shaffer, Bruce Seeley

S:\Devcoord\ZAC-8-1-05NC.doc

ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. 06-036-A

Date Completed/Initials

7-15-05

PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp on front of folder)

DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days prior to hearing)

TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place)

UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office)

COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office)

POSTPONEMENTS (type postponement letter; make appropriate copies; mail original and copies; send copy to zoning commissioner; file copy in hearing file; update hearing calendar and ZAC in computer)

RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder)

INDEX CARDS (prepare index cards, according to sample; file cards in cabinet)

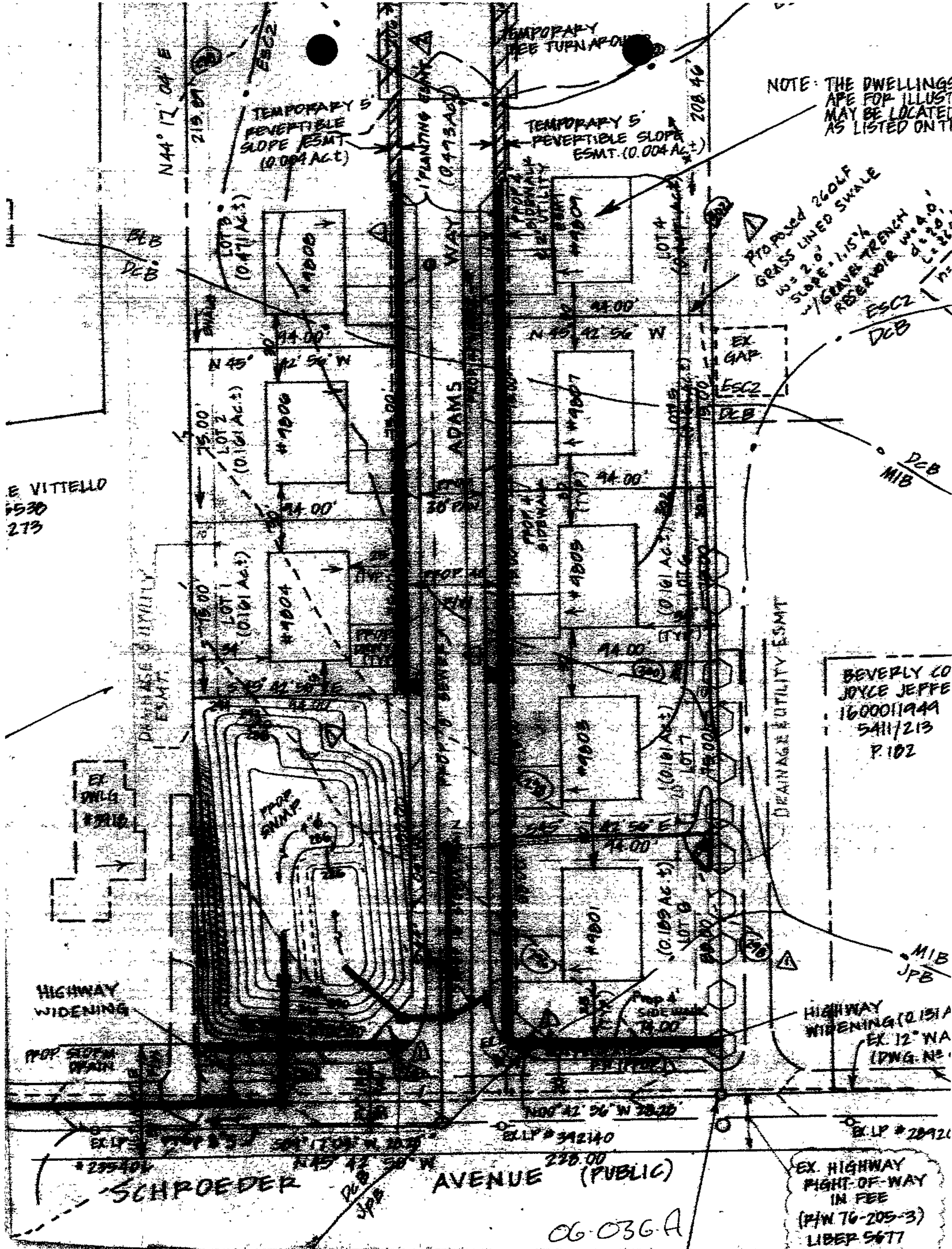
ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put certificates in file)

COMMENTS (check off agency comments received on front of hearing file; mail copies; type comments letter; mail original to petitioner; file copy in hearing file)

FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the biweekly hearing file has been completed; secure all papers under clips in file; send files to zoning commissioner's office by noon on Friday and files for administrative on Tuesday morning)



E VITTELLO
#530
273



NOTE: THE DWELLING
APE FOR ILLUSTR
MAY BE LOCATED
AS LISTED ON T

PROPOSED 260'
GRASS LINED SWALE
W=2.0'
SLOPE=1.15%
GRAVEL TRENCH
RESERVOIR W=4.0'
L=20.0'
ESC2
DCB

BEVERLY CO
JOYCE JEFFE
1600011944
5411/213
P.102

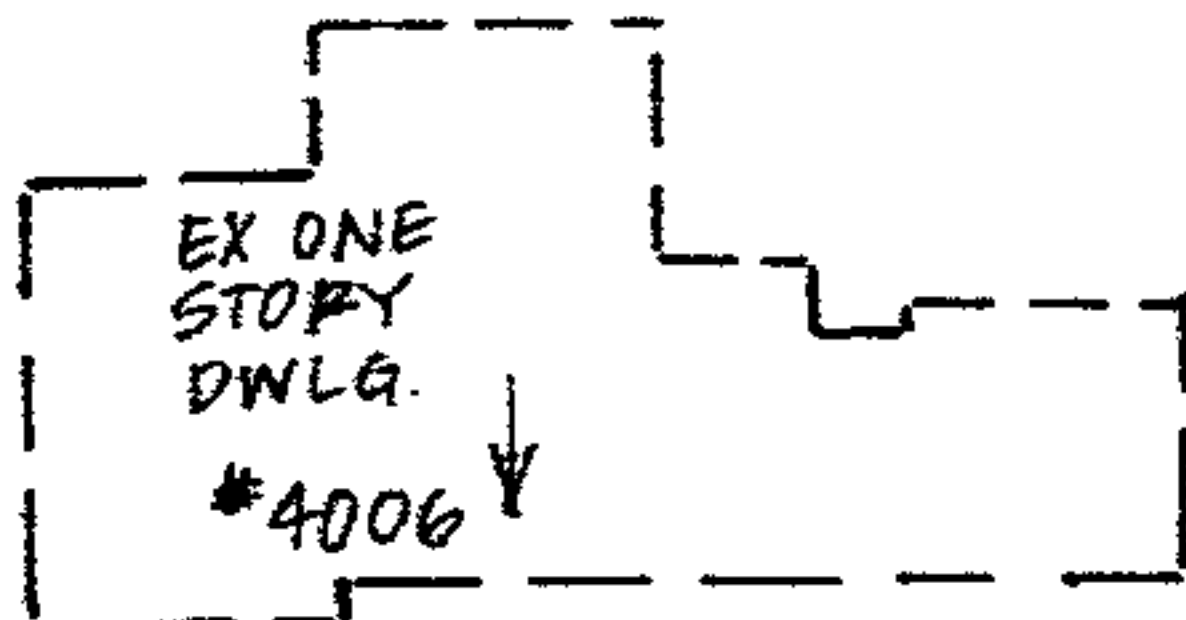
HIGHWAY
WIDENING (0.131 A
EX 12' WA
(PNG. NO.

EX. HIGHWAY
RIGHT-OF-WAY
IN FEE
(PIN 76-205-3)
LIBER 5677

06-036-A

P.202
FILIPPO & FILIPPA
AMODEO
1114000525
5607/945

PLAN TO ACCOMPANY
HEARING OFFICER'S ORDER



5/14/03 *Walter Smith*
DATE PROJECT MANAGER

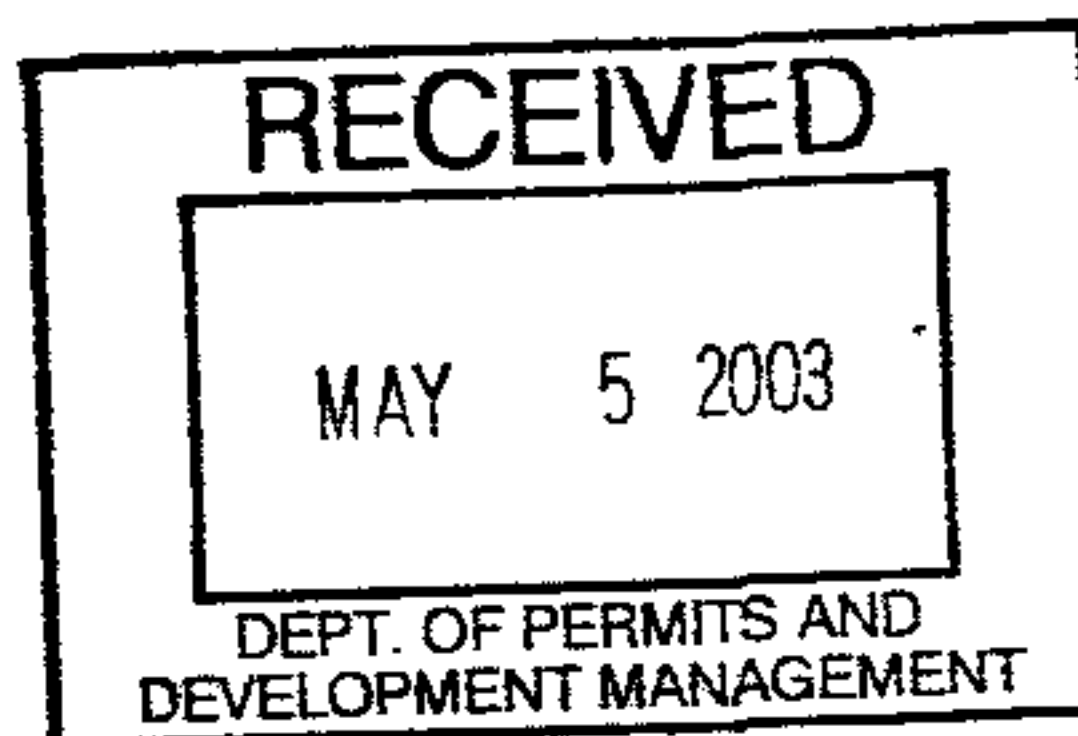
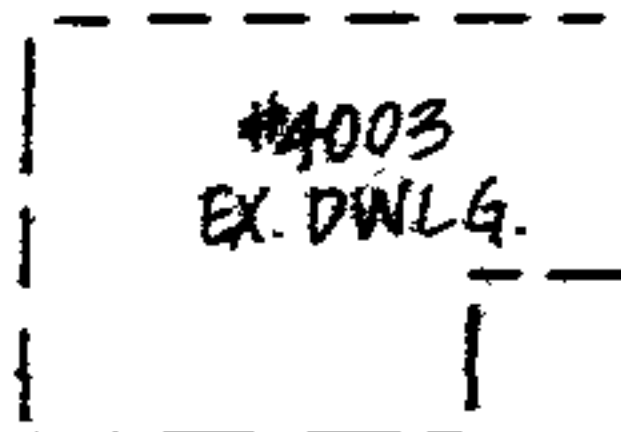
HYDROLOGY SUMMARY TABLE

1.12	0.19	1.31	3.43	0.32	3.75	100.20%	NA
1.99	0.83	2.82	4.84	0.82	5.86	100.71%	NA
5.37	3.85	9.22	9.55	3.56	13.11	42.10%	NA
9.43	7.53	17.36	14.59	7.19	21.78	25.40%	NA
0.0030	0.0033	0.0063	0.0032	0.0031	0.0063		
70	59	64	83	61	72		
0.16	0.11	NA	0.10	0.17	NA		

1. Existing hydrologic data consisting of Areas A and B.
2. Allowable release rate will be based on retention of the water quality volume within the BMPs.
3. Quality control is not required for the 10-year and 100-year storm events in Baltimore County for this site.

CENTERLINE OF ROAD 7

PEPPY HALL
SWIMMING CLUB
3027/169



DEVELOPMENT PLAN/F.D.P.
PDM FILE NO. XI-905
"HILLSIDE ESTATES"
SCHROEDER AVENUE
ELECTION DISTRICT NO. 11
COUNCILMANIC DISTRICT NO. 5
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 50'
JULY 31, 2002

MAKE NEW FILE

STAMP

ED BY OFFICE OF PLANNING AND

DATE

DATE

8663
REVISED 3/17/03
REVISED 5/14/03
REV MAY 2, 2003

FROM FRONT BLDG. FACE TO
PUBLIC STREET R/W OR PROPERTY LINE 25'
(ARTERIAL OR COLLECTOR)

A. SIDE BLDG. FACE

C. PAVING OF A PRIVATE ROAD 30 25

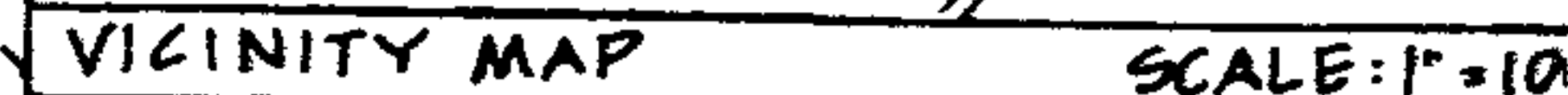
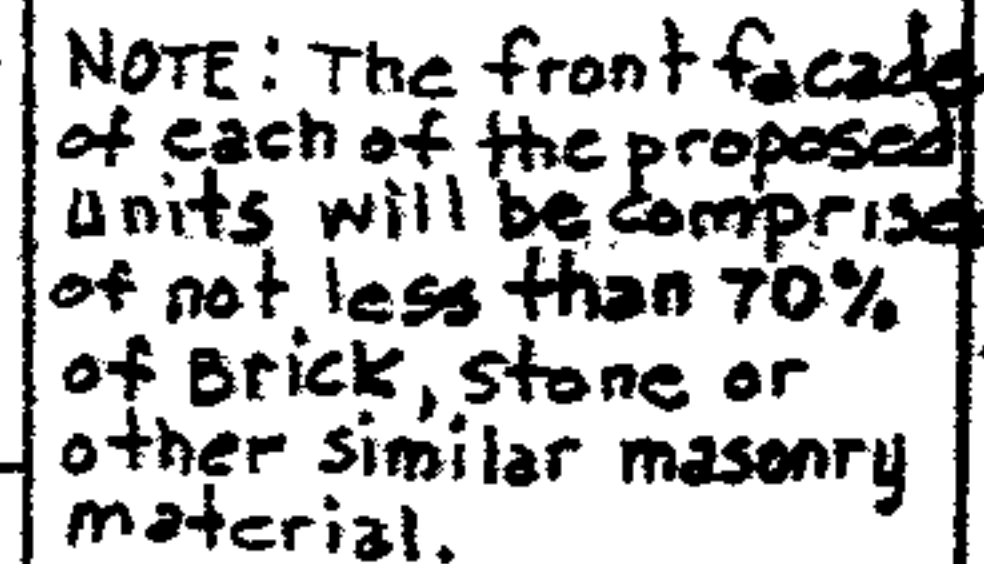
FROM REAR BLOG. FACE TO:

B. PUBLIC STREET ROW

SETBACKS FOR BLDGS. LOCATED ADJACENT TO

~~BY AN ADDITIONAL 20 FEET~~

AGENT



THIS DEVELOPMENT PLAN IS APPROVED BY THE DIRECTOR OF P.D.M. BASED ON HIS INTERPRETATION OF THE ZONING REGULATIONS, THAT IT COMPLIES WITH PRESENT POLICY, DENSITY AND BULK CONTROLS AS THEY ARE DELINEATED IN THE REGULATIONS. ANY PART OR PARCEL OF THIS TRACT THAT HAS BEEN UTILIZED FOR DENSITY TO SUPPORT DWELLINGS SHOWN THEREON SHALL NOT BE FURTHER DIVIDED, SUBDIVIDED OR DEVELOPED FOR ADDITIONAL DWELLINGS OR ANY PURPOSE OTHER THAN THAT IS INDICATED PRESENTLY ON SAID PLAN, UTILIZATION WILL HAVE OCCURRED WHEN A DWELLING IS CONSTRUCTED AND

-15-

SCALE OF DRAWING: 1" = 20'



Look from BACK
Door To left side
of BACK yard

A
B
C
D



6.92090

Front
House

Street



LOOK AT BACK
OF House from
side of YARD

06.036 A



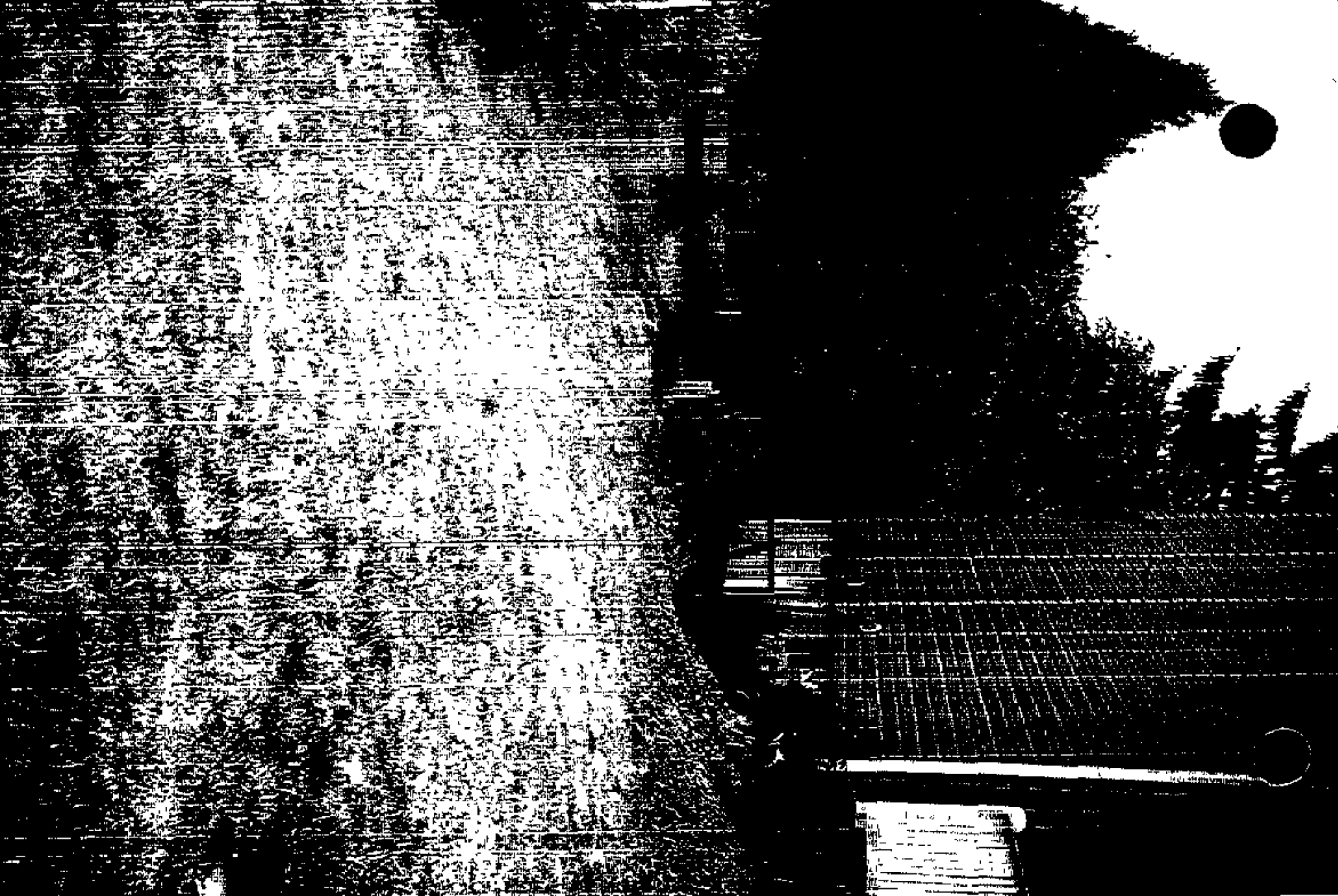
Looking AT Rt. side
of House from the
Front.

CG-036-A.



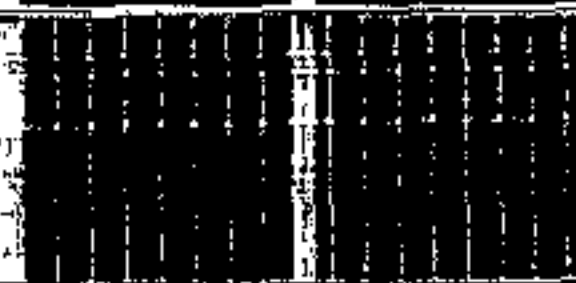
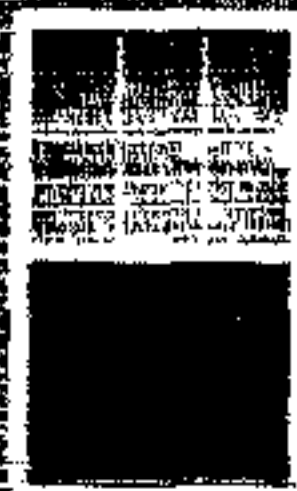
Look AT RT. Side of
Back YARD from BACK
Door

06-036-A



Looking from The
Front Left Side of
House

F-360-90



From BACK of YARD
TO BACK of HOUSE

OG-036-7



Look At BACIC
Yacht from side
of house

CG-036-A