

IN RE: PETITION FOR ADMIN. VARIANCE
SW/S of Dover Road
and Baublitz Road
4th Election District
2nd Councilmanic District
(12516 Dover Road)

Beth Amy & M. Paul Speert
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 06-096-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, Beth Amy and M. Paul Speert. The variance request is for property located at 12516 Dover Road in the Reisterstown area of Baltimore County. The variance request is from Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing single-family dwelling with additions to have a setback to road centerline of 44 ft., a property line setback of 18 ft. and an open projection to property line setback of 16 ft. in lieu of the required 75 ft., 50 ft. and 37.5 ft. respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on August 24, 2005, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict

ORIGINAL FILED FOR FILING
9/15/05
J. Ray

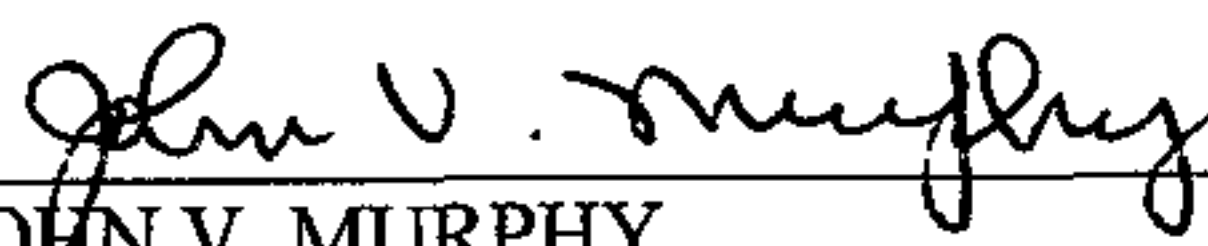
compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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 15 day of September, 2005, that a variance from Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing single-family dwelling with additions to have a setback to road centerline of 44 ft., a property line setback of 18 ft. and an open projection to property line setback of 16 ft. in lieu of the required 75 ft., 50 ft. and 37.5 ft. respectively., be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR FILING
9/15/05
JVM

Zoning Commissioner



Baltimore County

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

September 13, 2005

Mr. & Mrs. M. Paul Speert
12516 Dover Road
Reisterstown, Maryland 21136

Re: Petition for Administrative Variance
Case No. 06-096-A
Property: 12516 Dover Road

Dear Mr. & Mrs. Speert:

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in black ink that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: Robert L. Thomas
5814 Mineral Hill
Eldersburg, MD 21784

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 12516 DOVER RD
which is presently 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) 1 A04.3, B.2.6 (BC2R)

To permit an existing single family dwelling with additions to have a setback to road centerline of 44' A property line setback of 18' and an open projection to property line setback of 16' in lieu of the required 75', 50' & 37.5' respectively

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

M. PAUL SPERTE
Name - Type or Print

[Signature]
Signature

BETHANY SPERTE
Name - Type or Print

Signature

12516 DOVER ROAD 410-561-5235
Address Telephone No.

KEESTOWN MD 21136
City State Zip Code

Representative to be Contacted:

Robert L. Thomas
Name

5814 Mineral Hill 410-795-6278
Address Telephone No.

Eldersburg, Md. 21784
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 9/15/05 day of September, 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. 06-096-A

Reviewed By LTm Date 8/15/05

Estimated Posting Date 9/12/05 8/28/05

REV 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 12516 Dover Rd.
Address
Reisterstown MD 21136
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 want to extend addition to match up to existing porch so that addition follows an octagonal shape already in use in 2 other extensions of residence. We want to retain existing character^{form} of residence by mimicking already-built octagonal addition. ~~the~~ the additional space gained will also afford us more space for our children ~~as~~ as our family grows.

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]
Signature
M. PAUL SPEERT
Name - Type or Print

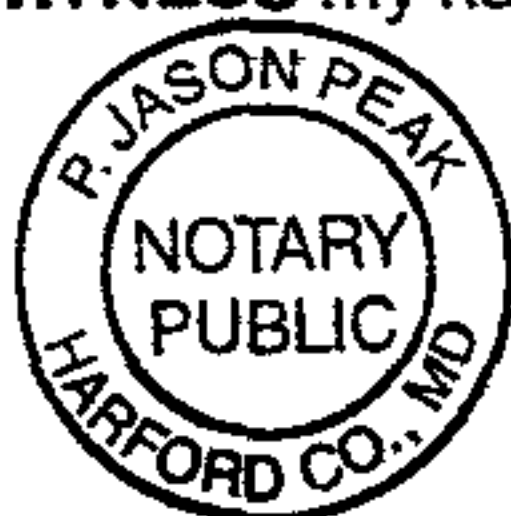
[Signature]
Signature
BethAmy Speert
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

M. Paul Speert and BethAmy Speert
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



P. JASON PEAK
Notary Public, State of Maryland
County of Harford
My Commission Expires February 14, 2009

[Signature]
Notary Public
My Commission Expires Feb. 14, 2009

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.

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City State Zip Code

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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.

[Signature]
Signature
M. PAUL SPEERT
Name - Type or Print

[Signature]
Signature
Beth Amy Speert
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

M. Paul Speert and Beth Amy Speert
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



P. JASON PEAK
Notary Public, State of Maryland
County of Harford
My Commission Expires February 14, 2009

[Signature]
Notary Public
My Commission Expires Feb. 14, 2009



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 12516 DOVER RD
which is presently zoned RC5

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To permit an existing single family dwelling with additions to have a setback to road centerline of 44', A property line setback of 18' and an open projection to property line setback of 16' in lieu of the required 75', 50' & 37.5' respectively.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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

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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:

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):

M. PAUL SPERT
Name - Type or Print

[Signature]
Signature

BETHANNY SPERT
Name - Type or Print

Signature

12516 DOVER RD 410-561-5235
Address Telephone No.

KEISTOWNTOWN MD 21136
City State Zip Code

Representative to be Contacted:

Robert L. Thomas
Name

5814 Mineral Hill Rd.
Address Telephone No.

Eldersburg, Md. 21784
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. 06-096-A

REV 10/25/01

Reviewed By LTM Date 8/15/05
Estimated Posting Date 9/12/05 8/28/05

Zoning Description

- 3 copies

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR 12516 DOVER ROAD

Election District 4

(address)
Councilmanic District 3

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

DOVER ROAD which is 70'
(street on which property fronts) (number of feet of right-of way width)

wide at a distance of 452' SOUTH of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street BAUBITZ ROAD
(name of street)

which is 60' wide. *Being Lot # —
(number of feet of right-of-way width)

Block —, Section # — in the subdivision of

WORTHINGTON CLUB ESTATES as recorded in DEED
(name of subdivision)

LIBER # 9170, Folio # 571, containing

79279.262. FT. (1.81 AC)
(square feet and acres)

BEGINNING AT SW CORNER DOVER & BAUBITZ RD.
GOING SE 57' THEN SE 230.1', THEN SE 150'
THEN SW 150', THEN SW 203.7', THEN NW 50.5'
THEN NE 422', THEN SE 26' TO POINT OF BEGINNING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 448507

DATE 8/15/05 ACCOUNT 00010064150

AMOUNT \$ 65.00

RECEIVED FROM ROBT L THOMAS

FOR 06-0967A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

DATE 8/16/2005 ACTUAL TIME 10:21:54
BY WOLKIN JRIC JMR
CHECK # 298787 8/15/2005
5 528 ZINING VERIFICATION
R. NO. 448507
Receipt Tot \$65.00
\$1.00 CR \$65.00 BA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 06-096-A

Petitioner/Developer: _____

P Speert ET UX

Date of Hearing/Closing: 9-12-05

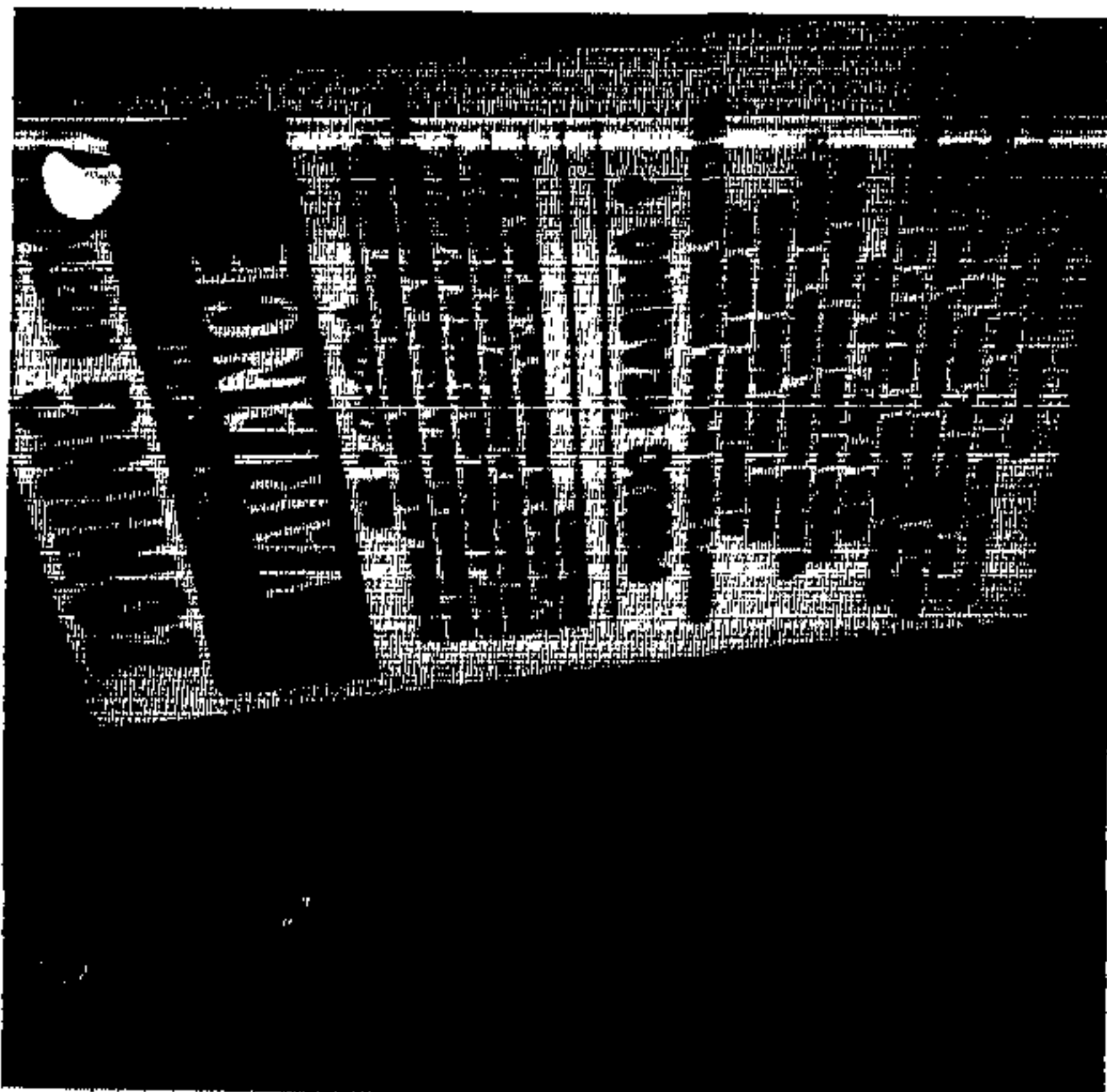
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Lloyd Moxley

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 12516 Dover Road
Reisterstown, MD 21136

The sign(s) were posted on August 24, 2005
(Month, Day, Year)



Sincerely,

Stacy Gardner

(Signature of Sign Poster and Date)

Stacy Gardner

SHANNON-BAUM SIGNS INC.

105 COMPETITIVE GOALS DR.

ELDERSBURG, MD. 21784

(Address)

410-781-4000

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: 06-096-A
Petitioner: Paul & Bethany Speert
Address or Location: 12516 Dover Rd. Reisterstown, Md-21136

PLEASE FORWARD ADVERTISING BILL TO:

Name: Robert L. Thomas
Address: 5814 Mineral Hill Rd.
Eldersburg, Md-21784

Telephone Number: 443-340-7078

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06- 096 -A Address 12516 DOVER RD

Contact Person: LYOYD T. MOXLEY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 8/15/05 Posting Date: 8/28/05 Closing Date: 9/12/05

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- 096 -A Address 12516 DOVER RD

Petitioner's Name P. SPEERT ET UX Telephone 410 501 5235

Posting Date: 8/28/05 Closing Date: 9/12/05

Wording for Sign: To Permit AN EXISTING SINGLE FAMILY DWELLING WITH
ADDITION TO HAVE A SETBACK TO ROAD CENTERLINE OF 44', A PROPERTY
LINE SETBACK OF 18' AND AN OPEN PROJECTION TO PROPERTY LINE
SETBACK OF 16' IN LIEU OF THE REQUIRED 75', 50' AND 37.5'
RESPECTIVELY

WCR - Revised 6/25/04

I HAVE RECEIVED POSTING INFO

**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*

September 12, 2005

M. Paul Speert
Beth Amy Speert
12516 Dover Road
Reisterstown, Maryland 21136

Dear Mr. and Mrs. Speert:

RE: Case Number: 06-096-A, 12516 Dover Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 15, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Robert L. Thomas 5814 Mineral Hill Eldersburg 21784

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



Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
Tel: 410-887-4500



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

Department of Permits&Development Management
Room 111 County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204 (Mail Stop#1105)

August 26, 2005

ATTENTION: Kristen Matthews

Distribution Meeting of: August 29, 2005

Item No.: 091-091, 096-1102&104

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.

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

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

cc: File

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



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: September 2, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For September 6, 2005
Item Nos. 091, 094, 095, 096, 097, 098,
099, 100, 101, 103, and 104

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-09022005.doc

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
FROM: R. Bruce Seeley *RBS*
DATE: September 7, 2005
SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of August 29, 2005

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

~~06-005~~
~~06-091~~
06-099

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

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

DATE: August 31, 2005

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

SUBJECT: 12516 Dover Road

INFORMATION:

Item Number: 6-096

Petitioner: M. Paul & Bethany Speert

Zoning: RC 5

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the site plan and architectural elevation drawings for additions for this property, which is in an approved subdivision known as Worthington Club Estates. The dwelling has an MHT # 2314 and it had numerous additions and modifications over the years.

The Office of Planning does not object to the requested setback variances for the additions as shown on the architectural elevation drawings submitted by Robert L. Thomas

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

Prepared by:



Division Chief:
AFK/LL: CM



RECEIVED
SEP 7 2005
ZONING COMMISSIONER



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

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

Maryland Department of Transportation

Date: 8.30.05

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

RE: Baltimore County
Item No. 096 LTM

Dear Ms. Matthews:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Steven D. Foster, Chief
Engineering Access Permits Division

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

PROPERTY ADDRESS 12516 Dover Road

SUBDIVISION NAME Worthington Club Estates

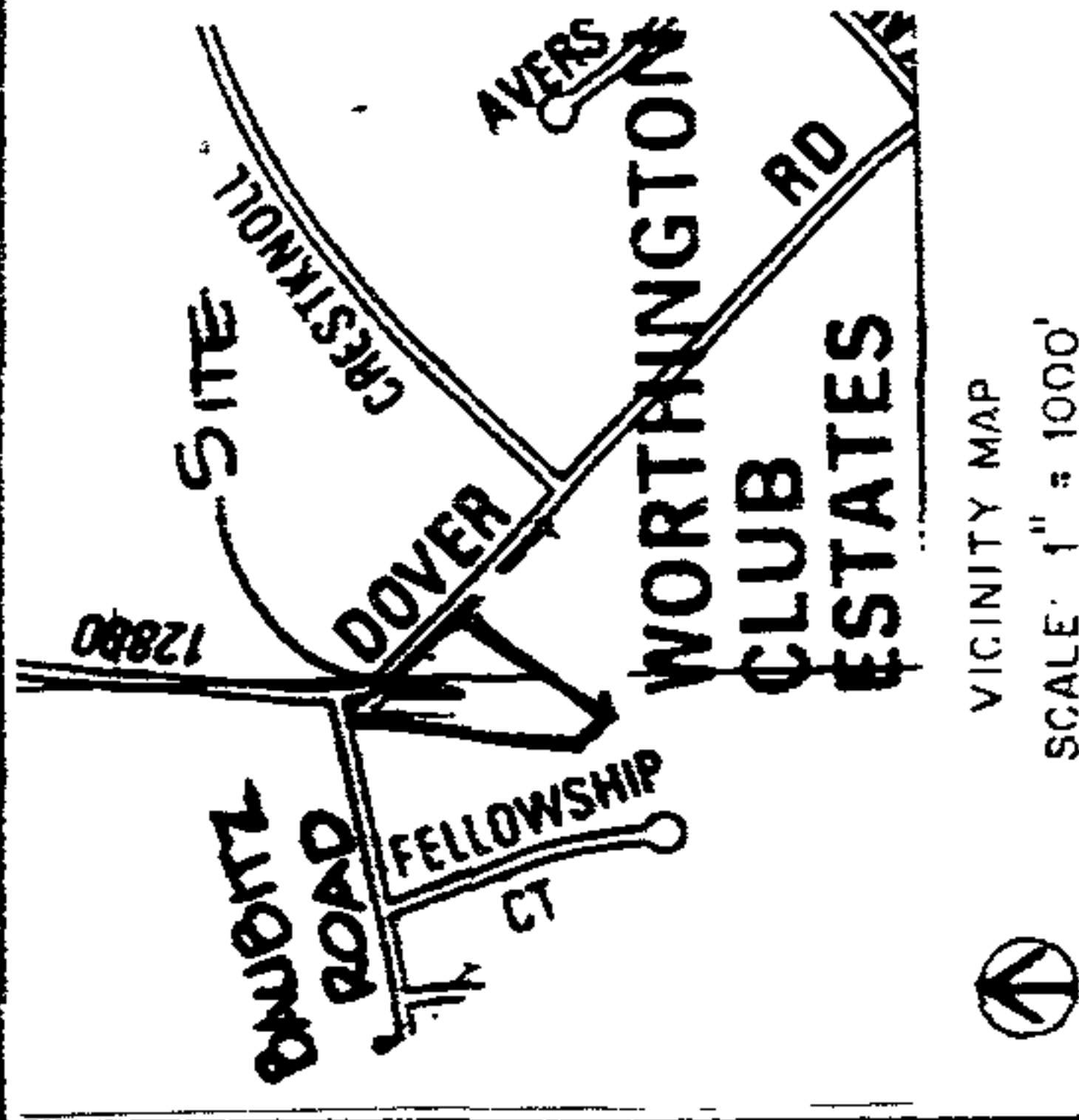
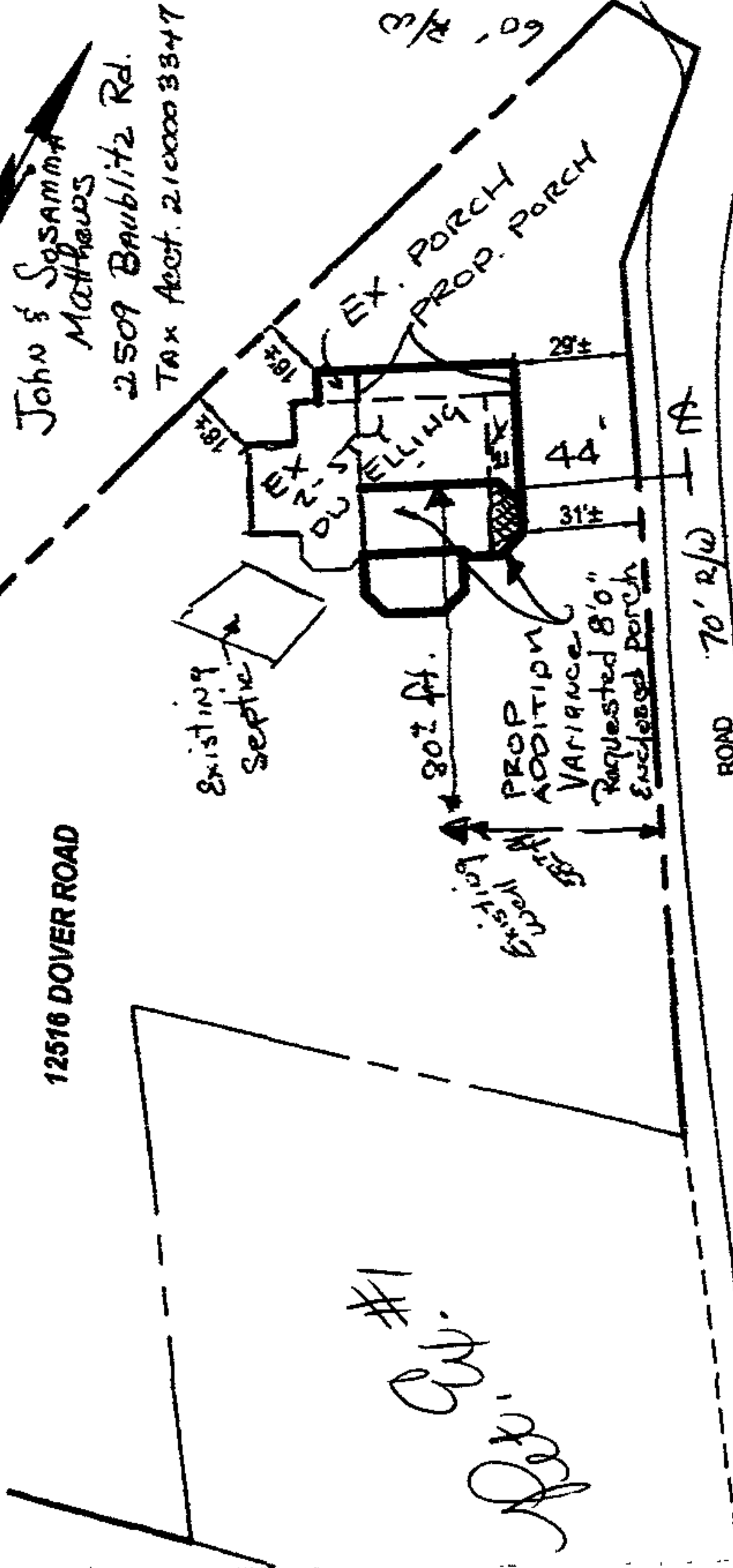
PLAT BOOK # FOLIO # LOT # SECTION #

OWNER Maurice & Bethany Speert

Semyon & Marina Barnowsky
12517 Fellowship Court
Tax Acct. # 2100003346

Ida M &
George E.
Stairs
12504 Dover Rd.
Tax Acct. #
0419072/861

Parcel # 351
Tax Acct. 0419033325



LOCATION INFORMATION

ELECTION DISTRICT 4

COUNCILMANIC DISTRICT 3

1" = 200' SCALE MAP # NW-16F

ZONING RC S

LOT SIZE 1.81 ACRES 79,279.22 SQUARE FEET

SEWER ☐ PUBLIC ☐ PRIVATE ☒

WATER ☐

YES ☐ NO ☒

CHESAPEAKE BAY CRITICAL AREA ☐

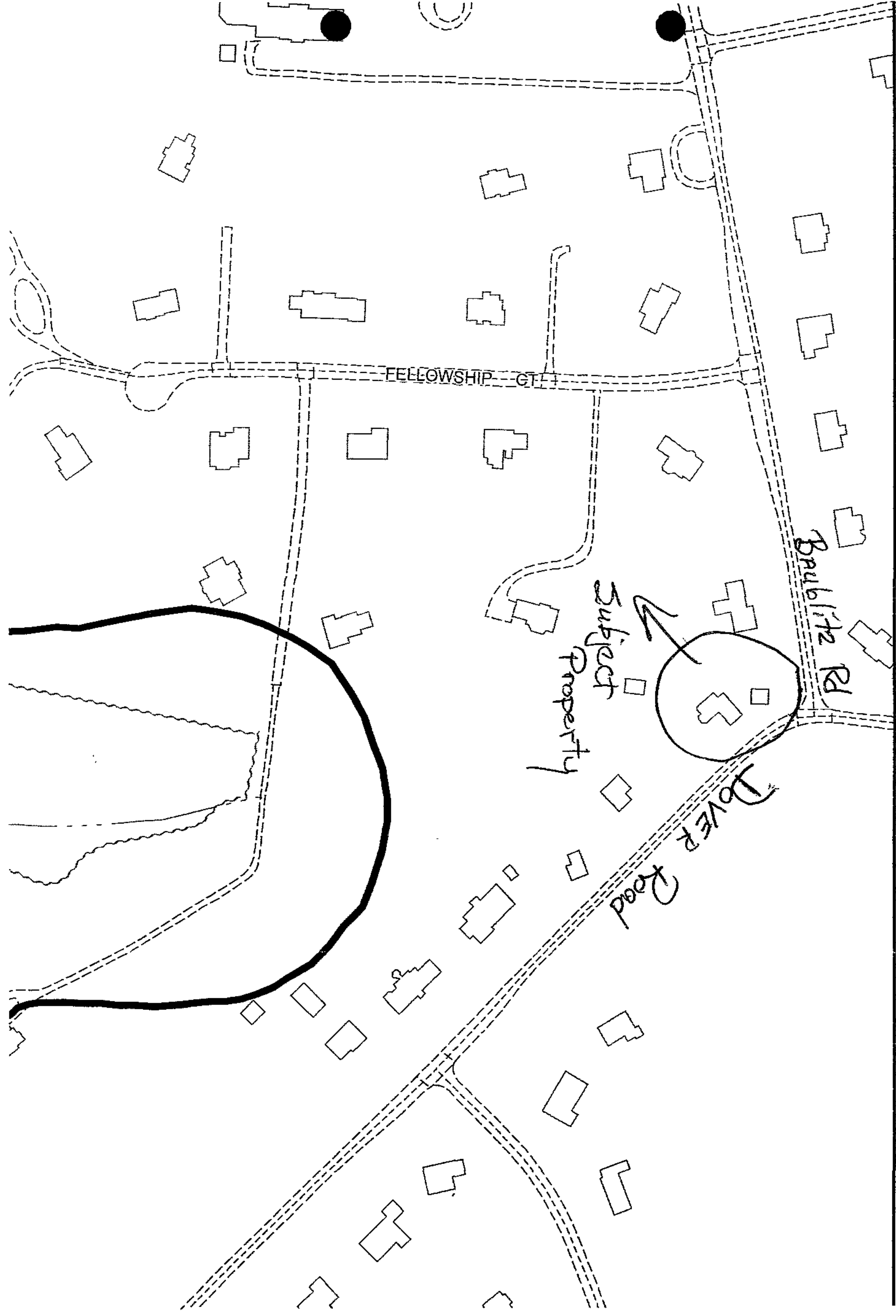
100 YEAR FLOOD PLAIN ☐

HISTORIC PROPERTY / BUILDING ☐

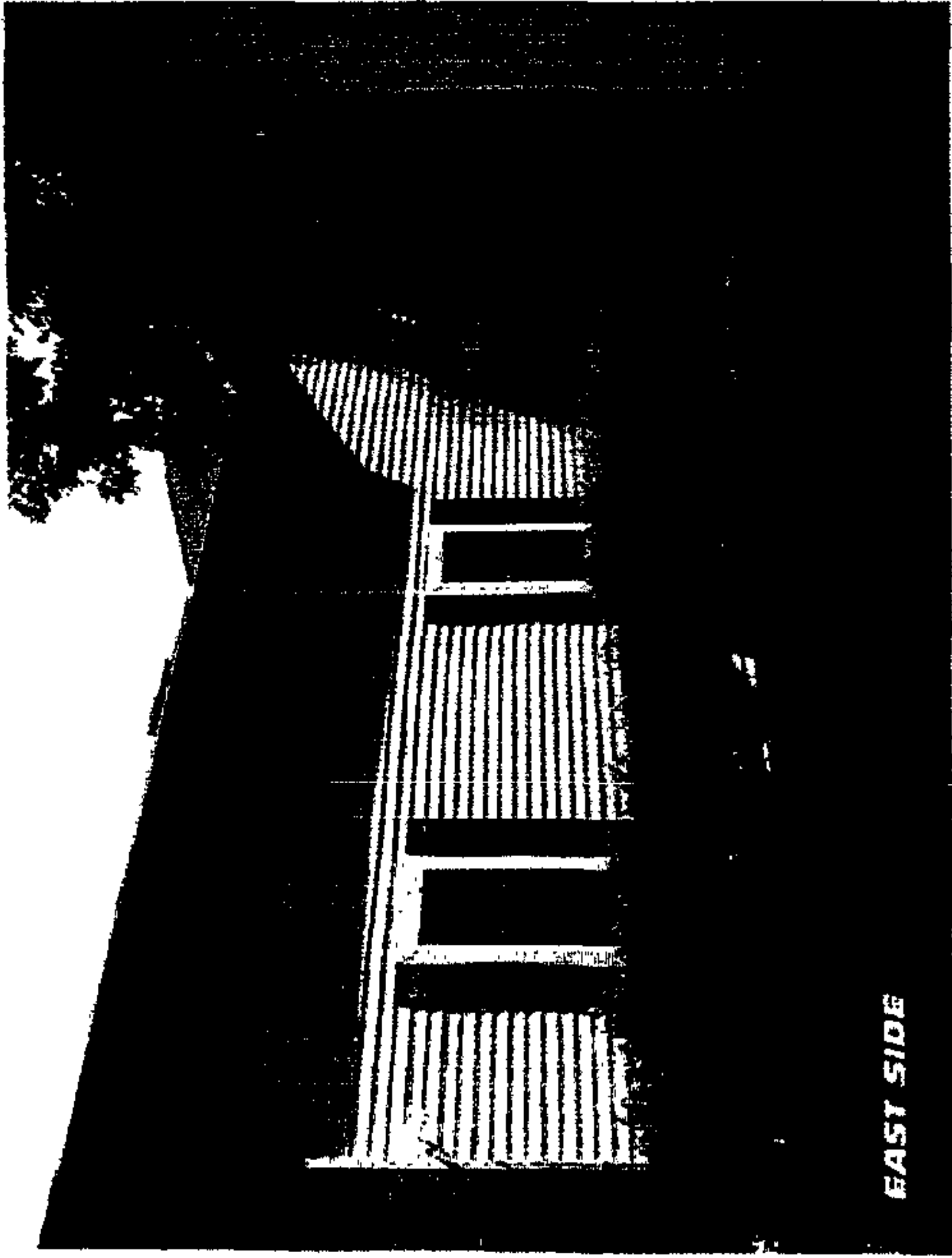
PRIOR ZONING HEARING 96-48-A

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

PREPARED BY: Robert L. Thomas Date: 8/8/05 SCALE OF DRAWING: 1" = 60 ft.



050-~~A~~2.



EAST SIDE



FRONT



Proposed closing to
New porch will be
is line with existing
porch.