

IN RE: PETITION FOR ADMIN. VARIANCE
North Side of Winands Road, 30' West of
Centerline of Paran Road
2nd Election District
4th Councilmanic District
(9700 Winands Road)

Marie and Ponell Harvey
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 06-350-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, Marie and Ponell Harvey. The variance request is for property located at 9700 Winands Road in the Randallstown area of Baltimore County. The variance request is from 1B02.3B (1B01.2.C.4. 1979 in transition) of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a proposed addition with a rear yard setback of 23 ft. in lieu of the minimum required 30 ft. and to amend the latest Final Development Plan, The Woods of Winans, to allow projection of same outside the building envelope. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

Zoning Advisory Committee

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

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on January 29, 2006, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

DATE
2-21-06
BY
[Signature]

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

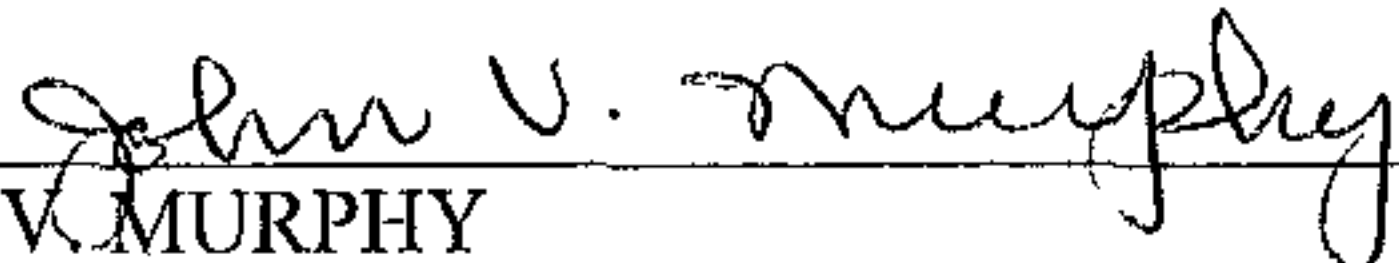
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 21 day of February, 2006, that a variance from 1B02.3B (1B01.2.C.4. 1979 in transition) of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a proposed addition with a rear yard setback of 23 ft. in lieu of the minimum required 30 ft. and to amend the latest Final Development Plan, The Woods of Winans, to allow projection of same outside the building envelope, 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.

Date 2-21-06
By [Signature]

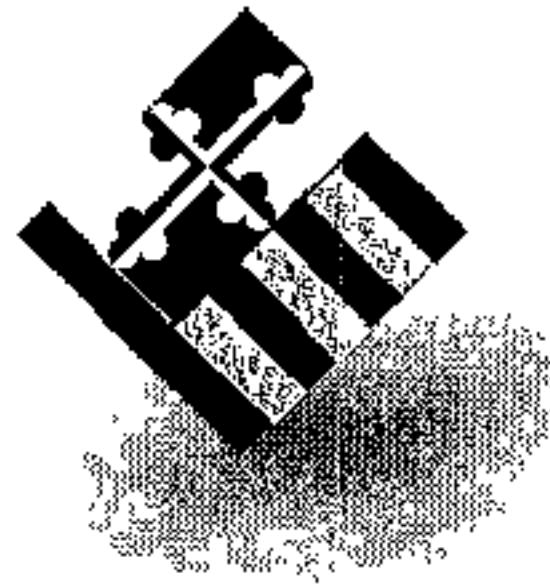
Any appeal of this decision must be made within thirty (30) days of the date of this Order.



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:dlw

Date 8-21-06
By Dan Wieg



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

February 21, 2006

Marie Harvey
Ponell Harvey
9700 Winans Road
Randallstown, Maryland 21133

Re: Petition for Administrative Variance
Case No. 06-350-A
Property: 9700 Winands Road

Dear Mr. and Mrs. Harvey:

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

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

Very truly yours,

A handwritten signature in cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner
for Baltimore County

JVM:dlw
Enclosure

c: Jeremy Clancy, 7051 Macbeth Way, Eldersburg, MD 21784
People's Counsel, Case File



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 9700 WINANDS Rd.
which is presently zoned DR 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3-B (1801.2.4, 1929 IN)

To allow a proposed addition with a rear yard setback of 23 ft. in lieu of the minimum required 30 ft. AND to amend the latest Final DEVELOPMENT Plan of The Woods of Winans to Allow projection of same outside the building envelope.

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

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

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 1 day of January, 2006, 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. 06-350A

Reviewed By [Signature] Date 1-19-06

Estimated Posting Date 1-29-06

REV 10/25/01

ORDER RECEIVED FOR FILING

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 9700 Winands Rd
Address
Randallstown md 21133
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):

Being on a corner lot, we ARE held to a large setback on (3) three sides of our house. As you can see by the site plan, there is a small building area that would not allow for any improvements without requesting a Variance. We desperately need the living space - we feel we have chose an addition that would suffice, and be a very minor impact on the regulations. It's only 12' x 10' sunroom. we are not going any closer to either street side, And we only need a 7' variance on the rear since we will be staying 23' away from the property line.

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.

Marie Harvey
Signature

Marie Harvey
Name - Type or Print

Ponell Harvey
Marie Harvey
Signature

Ponell Harvey
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17th day of Jan, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public

My Commission Expires JON TREVOR ELLIOTT
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires December 17, 2007

Zoning Description

Zoning Description for 9700 Winands Rd., Randallstown Md. 21133

Beginning at a point on the North side of Winands Road which is 50' wide at the distance of 30' West of the centerline of the nearest improved intersecting street Paron Road which is 40' wide. Being lot #3, section #1 in the subdivision of "Woods of Winands" as recorded in Baltimore County Plat Book #45, Folio #101 containing 9,291 square feet. Also known as 9700 Winands Road and located in the 2nd election district, 4th councilmanic district.

350

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Case No. 2352
06-350A

DATE 1-14-06 ACCOUNT Recd-006-6100

AMOUNT \$ 115.00

RECEIVED FROM: Unrecorded-Energy Corp.
1457

FOR: Reimbursement for water & sewer charges
for 1900 Williams Rd
Harvey

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

✓ # 2631

CASHIER'S VALIDATION

ALL FOR

DATE 1-14-06

BY [Signature]

FOR [Signature]

DATE 1-14-06

BY [Signature]

FOR [Signature]

CERTIFICATE OF POSTING

RE: Case No.: 06-350-A

Petitioner/Developer: MRS. HARVEY

Date of Hearing/Closing: 2-13-06

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:

9700 WINANDS RD

The sign(s) were posted on

1/29/06
(Month, Day, Year)

Sincerely,

Robert Black 1/29/06
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

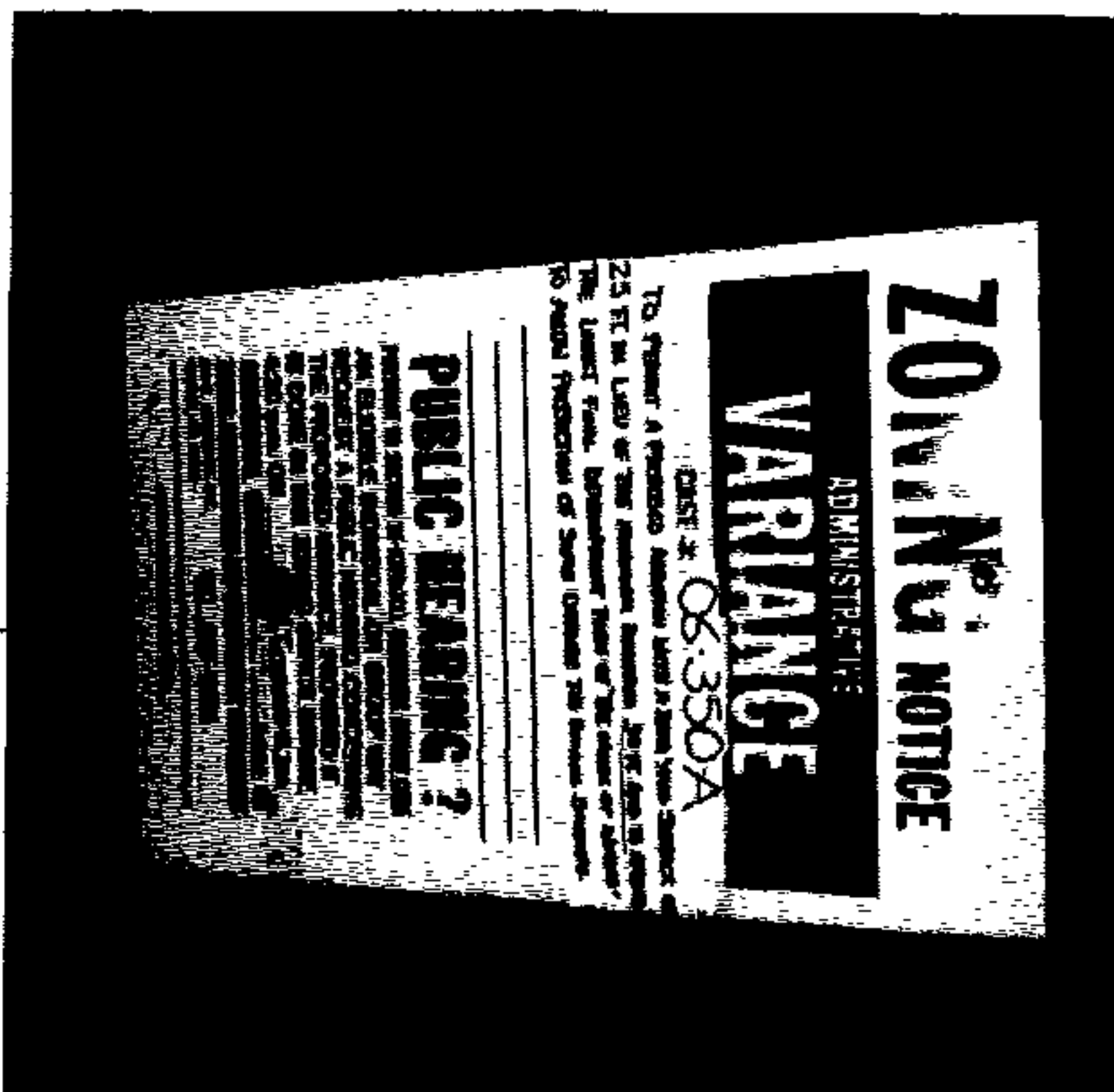
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



9700 WINANDS RD

**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: 06-350A
Petitioner: Marie E Pagnell HARVEY
Address or ^{Site} Location: 9700 Winans Rd

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jeremy Clancey
Address: 7051 Macbeth Way
Eldersburg, Md 21784
Telephone Number: 443-340-1229

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06- 350 -A

Address 9700 Winans RD.

Contact Person: John Sullivan
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 1-19-06

Posting Date: 1-29-06

Closing Date: 2-13-06

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- 350 -A

Address 9700 Winans RD.

Petitioner's Name MS. HARVEY

Telephone 410-655-0435

Posting Date: 1-29-06

Closing Date: 2-13-06

Wording for Sign: To Permit a proposed addition with a rear yard
setback of 23 ft in lieu of the minimum required 30 ft. And to
amend the latest Final Development Plan of The Woods of Winans
to allow projection of same outside the building envelope.

WCR - Revised 6/25/04



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 9700 WINANDS RD
which is presently zoned DE 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B023, B (in Transition, 1979, 1B023A-4)

TO allow a proposed addition
with a rear yard setback of 23 ft, in lieu of the minimum required
30 ft, and to amend the latest Final Development Plan
of The Woods of WINANDS to allow projection of same outside
the building envelope
of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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

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

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____

Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

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.

Legal Owner(s):

Name - Type or Print Marie Harvey
Signature Marie Harvey
Name - Type or Print Ponell Harvey
Signature Ponell Harvey
Address 9700 Winands Rd Telephone No. 410-655-0485
City Randallstown State MD Zip Code 21133

Representative to be Contacted:

Name Jeremy Clancy
Address 7051 Macbeth Way Telephone No. (443) 340-1227
City Eldersburg State MD Zip Code 21784

Zoning Commissioner of Baltimore County

Reviewed By [Signature] Date 1-19-06
Estimated Posting Date 1-29-06

CASE NO. 06-350 A

REV 10/25/01

ORDER RECEIVED FOR FILING
JAN 23 2006
CLERK OF BALTIMORE COUNTY

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 9700 WINANDS RD
Address
Randallstown md 21133
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):

Being on a corner lot, we are held to a large setback on (3) three sides of our house. As you can see by the site plan, there is a small building area that would not allow for any improvements without requesting a variance. We desperately need the living space, we feel we have chose an addition that would suffice, and be a very minor impact on the regulations. It's only 12' x 10' sunroom. we are not going any closer to the street sides. And we only need a 7' variance on the rear since we will stay 23' away from property line. neighboring lot is deeper

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.

Mari Harvey
Signature

Mari Harvey
Name - Type or Print

Ponell Harvey
Signature

Ponell Harvey
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17th day of Jan, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public

My Commission Expires JON TREVOR ELLIOTT
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires December 17, 2007

**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*

February 13, 2006

Marie Harvey
Ponell Harvey
9700 Winands Road
Randallstown, Maryland 21133

Dear Mr. and Mrs. Harvey:

RE: Case Number: 06-350-A, 9700 Winands Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 19, 2006.

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 a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Jeremy Clancy 7051 Macbeth Way Eldersburg 21784

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





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

Driven to Excel
State Highway
Administration

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

Maryland Department of Transportation

Date: 1-24-06

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

RE: Baltimore County
Item No. 350 JJS

Dear Ms. Matthews:

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

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

Very truly yours,

Steven D. Foster, Chief
Engineering Access Permits Division



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

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

January 26, 2006

ATTENTION: Zoning Review planners

Distribution Meeting of: January 30, 2006

Item No.: 346,647,348,349,350,351,352,353,354

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.

The Fire Marshal's Office has no comments at this time.

Acting Lieutenant William F Connolly
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

DATE: February 13, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For February 6, 2006
Item Nos. 346, 347, 348, 350, 351, 353, and 355

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

RECEIVED

FEB 13 2006

ZONING ADVISORY COMMITTEE

DAK:CEN:clw
cc: File
ZAC-NO COMMENTS-02132006.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 1, 2006

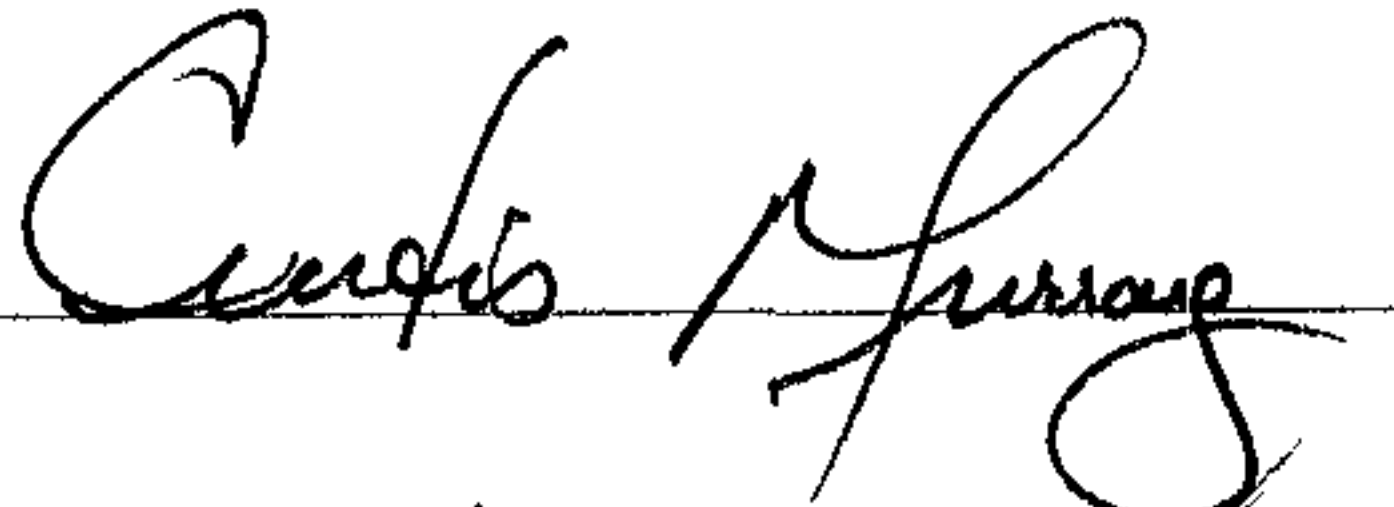
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 6-350 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 Dave Green in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



CM/LL

S.1802.3.B # 350 Keep in RC's file

~~then~~ D-4 TRANSITION AREA STANDARDS

9/19/70 — 9/25/81

Bill 100-70

Bill 124-81

↓
1B01.2.C.4. Minimum Area Standards in Residential Transition Areas. Dwellings (no other principal building permitted) and accessory buildings in residential transition areas, if designated under Subparagraph 1B01.1.B.1 as Group I, Group II, or Group III uses, shall be situated on lots in accordance with the standards set forth in the table below and with the provisions of Section 400, respectively. No more than one principal building shall be situated on any lot in such a residential transition area.

Residential Transition Uses to Which Lot Is Limited under Subparagraph B.1 of Subsection 1B01.1	Zone Within Which Adjacent Dwelling or Lot Is Situated	Minimum Standards for Dwelling Permitted					
		Minimum Lot Area, In Square Feet	Minimum Lot Width, In Feet	Minimum Distance from Building to Centerline of Any Street, In Feet	Minimum Rear-Yard Depth In Feet	Minimum Width of Any Side Yard (Except as Otherwise Provided, as on a Corner Lot), In Feet	Minimum Sum of Widths of Side Yards for Any Detached Building
Group I uses	D.R. 1	25,000	125	75	50	20	50
" " "	D.R. 2	13,000	90	65	40	15	30
" " "	D.R. 3.5	7,500	70	55	30	10	25
" " "	D.R. 5.5	5,700	55	50	30	8	20
Group II or Group III uses	D.R. 1 D.R. 2 D.R. 3.5 D.R. 5.5 D.R. 10.5	Two-Family Detached Dwelling	Two-Family Detached Dwelling	50	30	One- or Two-Family Detached Dwelling	20
		One-Family Detached Dwelling	One-Family Detached Dwelling			One-Family Semidetached Dwelling	
		One-Family Semidetached Dwelling	One-Family Semidetached Dwelling			Group House, or Group-House Apartment Building	
		Group House	Group House				
		Group-House Apartment Building	Group-House Apartment Building				
		per dwelling unit	per dwelling unit				
		70	70				
		55	55				
		35	35				
		20	20				
		28 per dwelling unit	28 per dwelling unit				

Provided, however, that alternative standards of lot or side-yard width may be applied to non-rectangular lots if such standards have been adopted under the authority of Section 504. [Bill No. 100, 1970.]

350

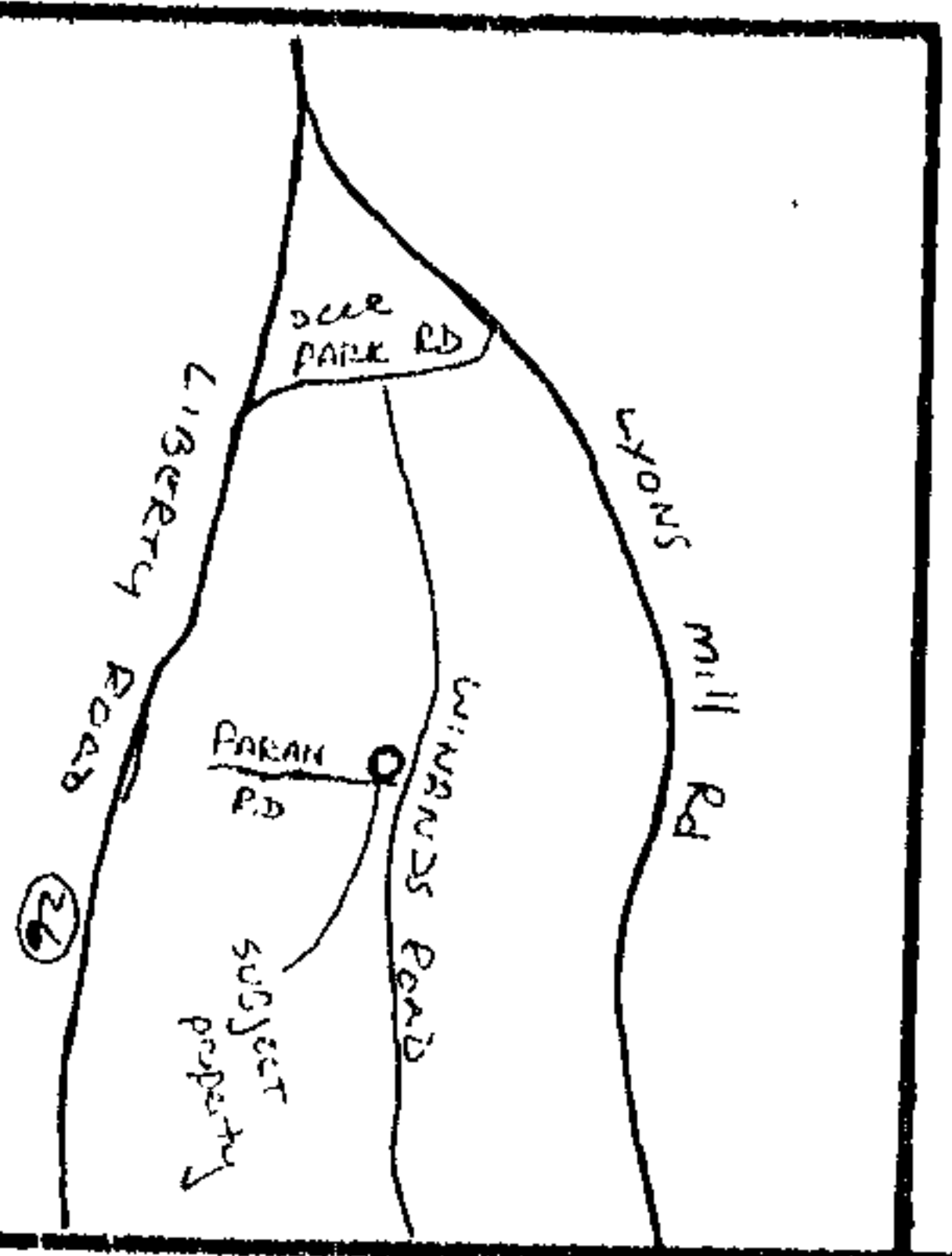
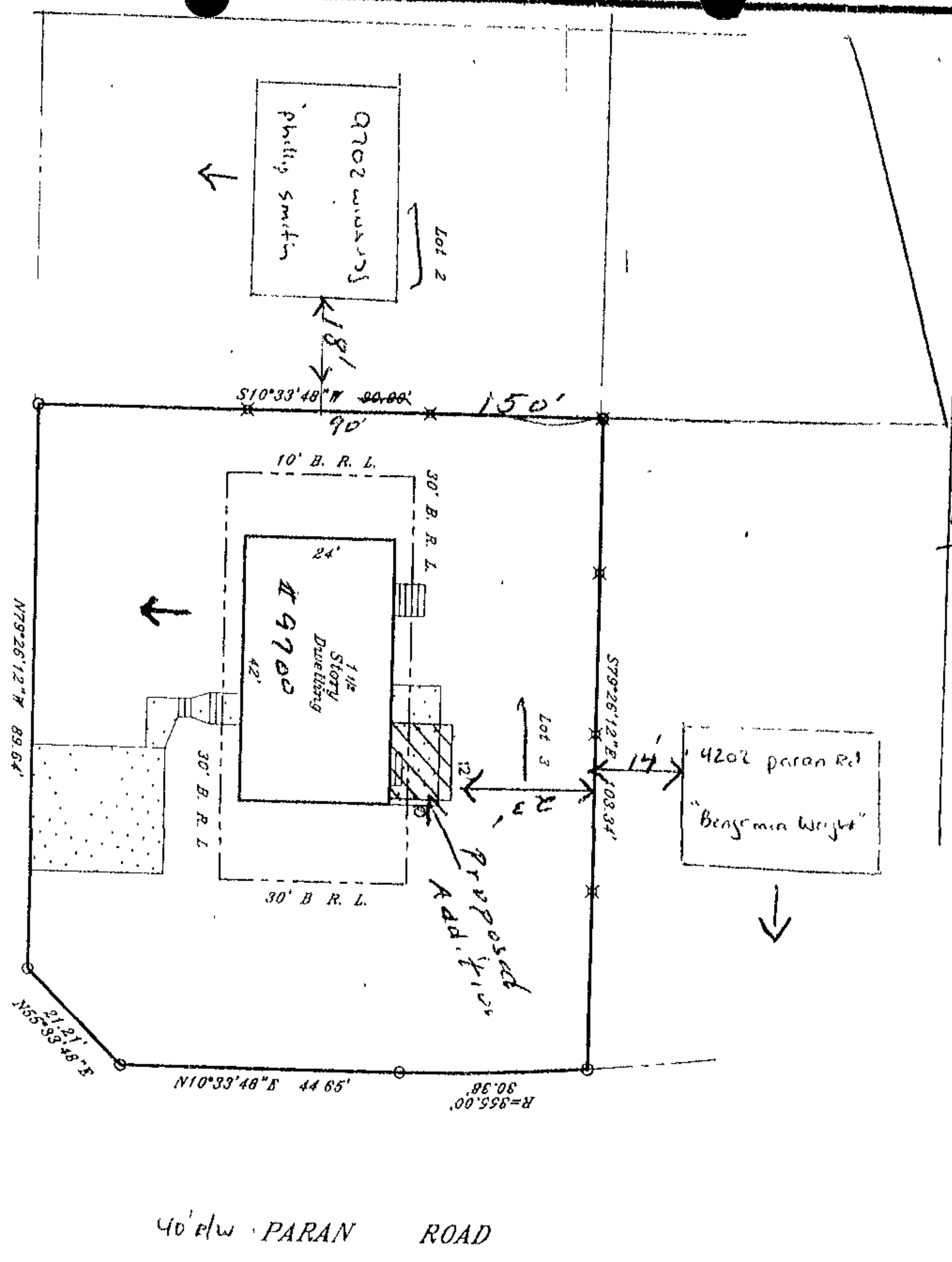
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 9700 WINANDS Rd SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME THE WOODS OF WINANDS

PLAT BOOK # 45 FOLIO # 101 LOT # 3 SECTION # 1

OWNER MARIE - POWELL HARVEY



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 2

COUNCILMANIC DISTRICT 4

1" = 200' SCALE MAP # 100 9.5

ZONING DE 3.5

LOT SIZE 0.213 ± ACRES 9,291 SQ. FT.

ACREAGE 0.213 ± SQUARE FEET

PUBLIC ☒ PRIVATE ☐

SEWER ☒ WATER ☒

CHESAPEAKE BAY CRITICAL AREA ☐

100 YEAR FLOOD PLAIN ☐ YES ☒ NO

HISTORIC PROPERTY/BUILDING ☐ YES ☒ NO

PRIOR ZONING HEARING ☐ YES ☒ NO

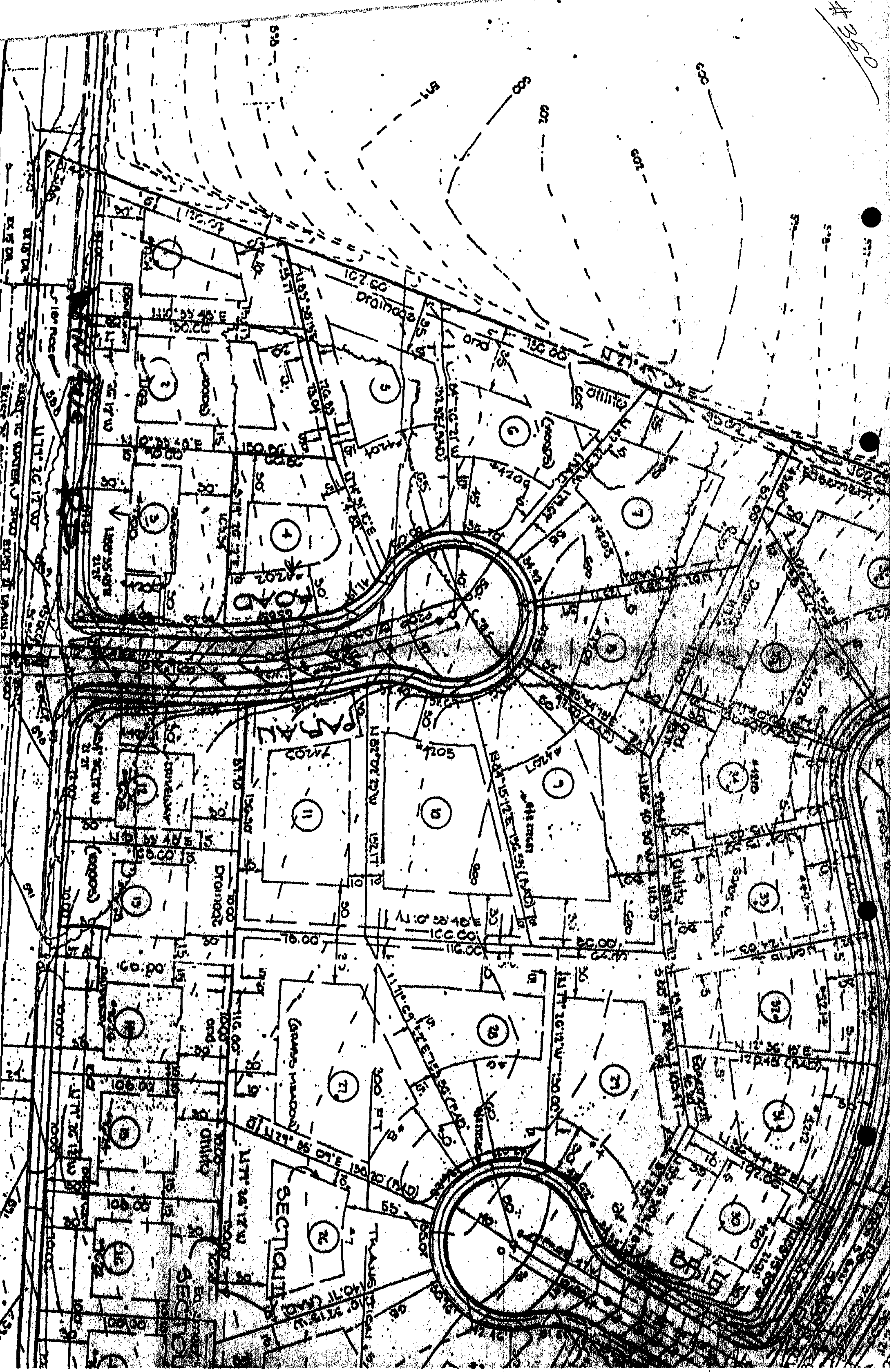
ZONING OFFICE USE ONLY

REVIEWED BY ITEM # CASE #

PREPARED BY Deemey Clancy SCALE OF DRAWING: 1" = 30'

zoning MAP # 066C3





Proposed Addition (REAR)

9700 - 7
WINANDS RD
Subject prop



View Along Rear From Parson Road - WINANDS RD. IS TO LEFT.

1 of 3

350

9700
WINANDS Rd
subject
prop.



Pagan Rd

View of Right side yard From WINANDS Rd. PAGAN Rd. is in Right of pk.

WINANDS
Rd

Pagan
Rd.

Pagan Rd.



9700
WINANDS Rd

Subject prop

Prop.

Add tax.

Opposite view of above pic. Looking at Right side yard and the Rear corner including the sliding glass door that will lead to Sunroom, WINANDS Road in Front.

2 of 3

350

9702 WINDY RD

4202 PARAN RD



← 9700 WINDY RD

SUBJECT PROP

Picture of left side yard from ~~Back~~ Front yard. Blue house is the house directly behind subject property facing Paran Rd.

9702 WINDY RD



← 9700 WINDY RD
SUBJECT PROP.

343

Pic of left side yard from Front yard showing immediate neighbor to left.

350