IN RE: PETITION FOR VARIANCE South side of Quaker Bottom Road, 635 ft West centerline of Quaker Bottom Road, II 8th Election District 3rd Councilmanic District **(715 Quaker Bottom Road)** Linda C. & Matthew A. Meredith, Legal Owners *Petitioners*	* * * * * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 06-450-A

* * * * * * * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by Linda C. and Matthew A. Meredith, Legal Owners of the subject property. The variance request is for property located at 715 Quaker Bottom Road in the northern area of Baltimore County. The variance request is from Section 1A04.3B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R), to permit a side yard setback of 15 feet in lieu of the required 50 feet.

The property was posted with a notice of the public hearing date and time on April 11, 2006, and notice given to the general public by publication in the Jeffersonian Newspaper on April 11, 2006.

Interested Persons

Appearing at the hearing on behalf of the variance request was Matthew A. Meredith, Petitioner. There were no Protestants or interested citizens at the hearing. Peter Max Zimmerman, People's Counsel, entered his appearance in this case.

Zoning Advisory Committee

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

Applicable Law

Section 307 of the B.C.Z.R. – ***Variances***.

ORDER RECEIVED FOR FILING
Date 5-8-06
By

"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, 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."

Testimony and Evidence

The subject property is an L-shaped property containing 3.4 acres zoned RC 5. It is presently wooded, unimproved, and is transected by a stream with steep slopes. The Petitioner would like to build a home on the property as shown in red on Exhibit 1. This location is on a ridge overlooking the stream below with access via a driveway from Quaker Bottom Road. The Petitioner testified that this is the only location suitable for a home on the property because of the rugged terrain.

The Petitioner's problem arises because if he locates the house 50 feet from the eastern property line as required by the regulations, the house encroaches into the forest buffer area shown on Exhibit 1. He is proposing a 30 x 64 foot house. This problem is much more clearly shown on Exhibit 4. The orientation of the house on this exhibit is as would be needed if the Petitioner would comply with the 50-foot setback regulation. The corner of the house encroaches on the forest buffer area. Because of this problem, he proposes to rotate the house 90 degrees as shown in red on Exhibit 1, but then requires a variance from the setback regulations. He presented photographs of the site, which show the severe ridgeline dropping off to the stream below in Exhibit 2. He opined that given the constraints of the site, the proposed

ORDER RECEIVED FOR FILING
Date 5-8-09
By

location is the only practical one to build his home. He presented elevations of a home which he would like to build, exhibit 5 and opined that this home would be compatible with the neighborhood.

Findings of Fact and Conclusions of Law

I find that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. The property is very deeply cut by a stream, which generates forest buffer areas. It has steep slopes and is oddly shaped. These factors combine making the impact of the zoning regulations disproportionate to others in the neighborhood. Consequently, I find the property unique in a zoning standpoint.

I also find that where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. There is no other place on this lot to locate a home. With 3.4 acres there is no density problem in this RC 5 zone.

Finally, I find that this variance can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare. The proposed home appears to be compatible with this rural community.

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 8th day of May, 2006, that a variance from Section 1A04.3B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R), to permit a side yard setback of 15 feet in lieu of the required 50 feet, be and is hereby GRANTED subject to the following condition:

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

ORDER RECEIVED FOR FILING
Date 5-8-06
By

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

JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR FILING
Date 5-8-01
By

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

May 8, 2006

Mr. & Mrs. Matthew A. Meredith
2 Duralumin Court
Baltimore, MD 21220

Re: Petition for Variance
Case No. 06-450-A
Property: Quaker Bottom Road

Dear Mr. & Mrs. Meredith:

Enclosed please find the decision rendered in the above-captioned case. The petition for 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

John V. Murphy
Deputy Zoning Commissioner
for Baltimore County

JVM:raj
Enclosure

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at Quaker Bottom Rd

which is presently zoned RC 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) 1A04.3 B.2.b To Permit A side yard setback of 15 Ft. in lieu of the Required 50 Ft.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

See Attached

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):

Matthew A Meredith
Name - Type or Print

Matthew A Meredith
Signature

Linda C. Meredith
Name - Type or Print

Linda C Meredith
Signature

443-271-8261
2 Duralumin Ct 410-574-1434
Address Telephone No.

Baltimore, Md 21220
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Case No. 06-450-A

Reviewed By SDA **Date** 03-15-06

REV 9/15/98

Practical Difficulty

Because of constraints on usage of my property, imposed by the Maryland Department of The Environment, The Army Core Of Engineers, DEPRM, Encroachment Rights,Forest Buffers, Topography and Zoning Regulations, I am left with a triangular building site that's 30 feet wide by 84 feet in length narrowing down to 0 feet, even though the entire lot is 3.4 acres.

It has been mentioned of possibly moving the building site to another location, which has no driveway or cleared area. This, would initial destroying trees that make great nesting sites and perches for what I have observed as, Red-headed Woodpeckers,Turkey Vultures,Red-tailed Hawks ,Grey Squirrels, a verity of song birds and not to mention excellent habitat for Grey Foxes ,White Tail Deer ,Northern Bobwhites, American Woodcocks,Broadhead Skins and some Eastern Box Turtles .

So in order to make adequate use of the land to build my house, I am requesting to change the existing ~~variance~~ SETBACK from 50 feet to 15 feet. So that I may construct my home in an efficient manner and in the best interest of Conservation as well as the Environment.

06450.17

Zoning Description for 715 Quaker Bottom Rd.

Beginning at a point on the south side of Quaker Bottom Rd. which is 10 feet of right-of-way wide at a distance of 335 feet west of the centerline of the nearest improved intersecting street known as Quaker Bottom II which is 10 feet of right-of-way wide. As recorded in Deed Liber L.M.B. SM No. 7896, folio 692 containing + or - 3.4 acres.Also known as 715 Quaker Bottom Road and located in the 08th election District, 03 Councilmanic District.

Metes and bounds are: S 05-35-50"E ; S 76-22-19"E ; S 28-25-39"W ; N 64-36-28"W ; N 23-13-14"W ; N 35-43-22"E

06-450-A

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 06-460-A
715 Quaker Bottom Road
South Side of Quaker Bottom Road, 635 feet west of centerline of Quaker Bottom Road, II.
8th Election District
3rd Councilmanic District
Legal Owner(s): Matthew A. & Linda Meredith
Variance: to permit a side yard setback of 15 feet in lieu of the required 50 feet.
Hearing: Thursday, April 27, 2006 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for
Baltimore County
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
JT 4/647 Apr 11 91046

CERTIFICATE OF PUBLICATION

4/13/, 2006

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/11/, 2006.

- [x] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

S. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 4955

DATE [illegible] ACCOUNT R.C.O. [illegible]

AMOUNT $ 65

RECEIVED FROM: [illegible]

FOR: [illegible]

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 06-450-A

Petitioner/Developer: MATTHEW A. & LINDA MEREDITH

Date of Hearing/Closing: APRIL 27, 2006

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

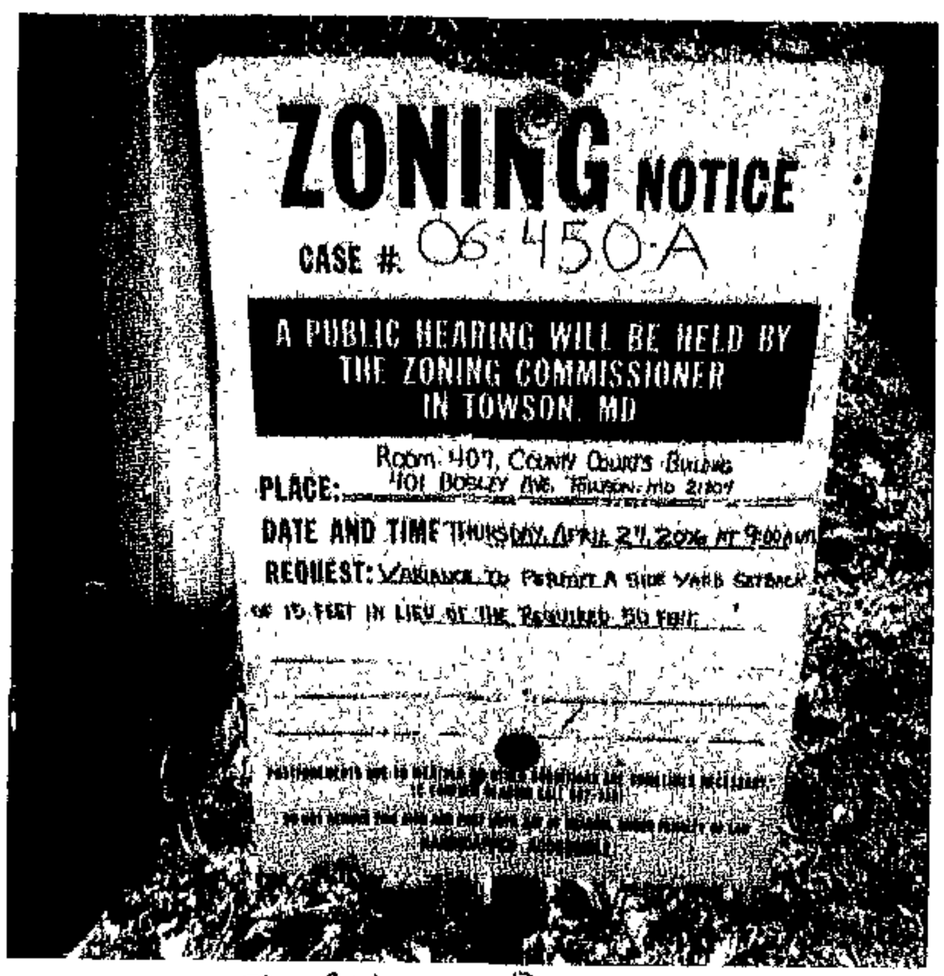
ATTN: Kristen Matthews {(410) 887-3394}

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: 715 QUAKER BOTTOM RD

The sign(s) were posted on 4-11-06
(Month, Day, Year)

Sincerely,



715 QUAKER BOTTOM RD

Robert Black 4-12-06
(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)

RE: PETITION FOR VARIANCE 715 Quaker Bottom Rd; S/S Quaker Bottom Rd, 635' W c/line Quaker Bottom Rd 8th Election & 3rd Councilmanic Districts Legal Owner(s): Matthew & Linda Meredith Petitioner(s)	*	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 06-450-A

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27th day of March, 2006, a copy of the foregoing Entry of Appearance was mailed to, Matthew & Linda Meredith, 2 Duralumin Court, Baltimore, MD 21220, Petitioner(s).

RECEIVED
MAR 27 2006
Per.....

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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: 06-450-A

Petitioner: Matthew Meredith

Address or Location: 715 Quaker Bottom Rd

PLEASE FORWARD ADVERTISING BILL TO:

Name: Matthew Meredith

Address: 2 Duralumin Ct
Baltimore, Md 21220

Telephone Number: 410-574-1434

Revised 7/11/05 - SCJ

06-450-A

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

Baltimore County

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

March 24, 2006

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 06-450-A
715 Quaker Bottom Road
South Side of Quaker Bottom Road, 635 feet west of centerline of Quaker Bottom Road, II.
8th Election District – 3rd Councilmanic District
Legal Owners: Matthew A. & Linda Meredith

Variance to permit a side yard setback of 15 feet in lieu of the required 50 feet.

Hearing: Thursday, April 27, 2006 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Matthew & Linda Meredith, 2 Duralumin Court, Baltimore 21220

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, APRIL 12, 2006.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Printed on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
Tuesday, April 11, 2006 Issue - Jeffersonian

Please forward billing to:
Matthew Meredith
2 Duralumin Court
Baltimore, MD 21220

410-574-1434

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 06-450-A
715 Quaker Bottom Road
South Side of Quaker Bottom Road, 635 feet west of centerline of Quaker Bottom Road, II.
8th Election District – 3rd Councilmanic District
Legal Owners: Matthew A. & Linda Meredith

Variance to permit a side yard setback of 15 feet in lieu of the required 50 feet.

Hearing: Thursday, April 27, 2006 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

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

April 20, 2006

Matthew A. Meredith
Linda C. Meredith
2 Duralumin Court
Baltimore, MD 21220

Dear Mr. and Mrs. Meredith:

RE: Case Number: 06-450-A, Quaker Bottom Road

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

W. Carl Richards, Jr.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 31, 2006

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 6-450- 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 Bill Hughey in the Office of Planning at 410-887-3480.

Prepared By: _____

Division Chief: _____

CM/LL

APR 0 2006

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

State Highway Administration
Driven to Excel
Maryland Department of Transportation

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

Date: 3.24.02

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

RE: Baltimore County
Item No. 450 JCM

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,

L. T. Gredlein

Steven D. Foster, Chief
Engineering Access Permits Division

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

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

March 29,2006

ATTENTION: Zoning Review Planners

Distribution Meeting of: March 27, 2006

Item Numbers: 442,443,444,445,447,448,449,450,451,452,453,454,455,456

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.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C)443-829-2946
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 3, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For April 3, 2006
Item Nos. 442, 443, 444, 445, 447, 448, 449, 450, 452, 453, 454, 455, and 456

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-04032006.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 31, 2006

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 6-450- 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 Bill Hughey in the Office of Planning at 410-887-3480.

Prepared By: _____

Division Chief: _____

CM/LL

W \DEVREV\ZAC\6-450.doc

PLEASE PRINT CLEARLY

CASE NAME
CASE NUMBER 66-450-A
DATE

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Matthew Meredith	2 Dundalk Ct	Baltimore, Md. 21220	Meredith@86.Hotmail.Net

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

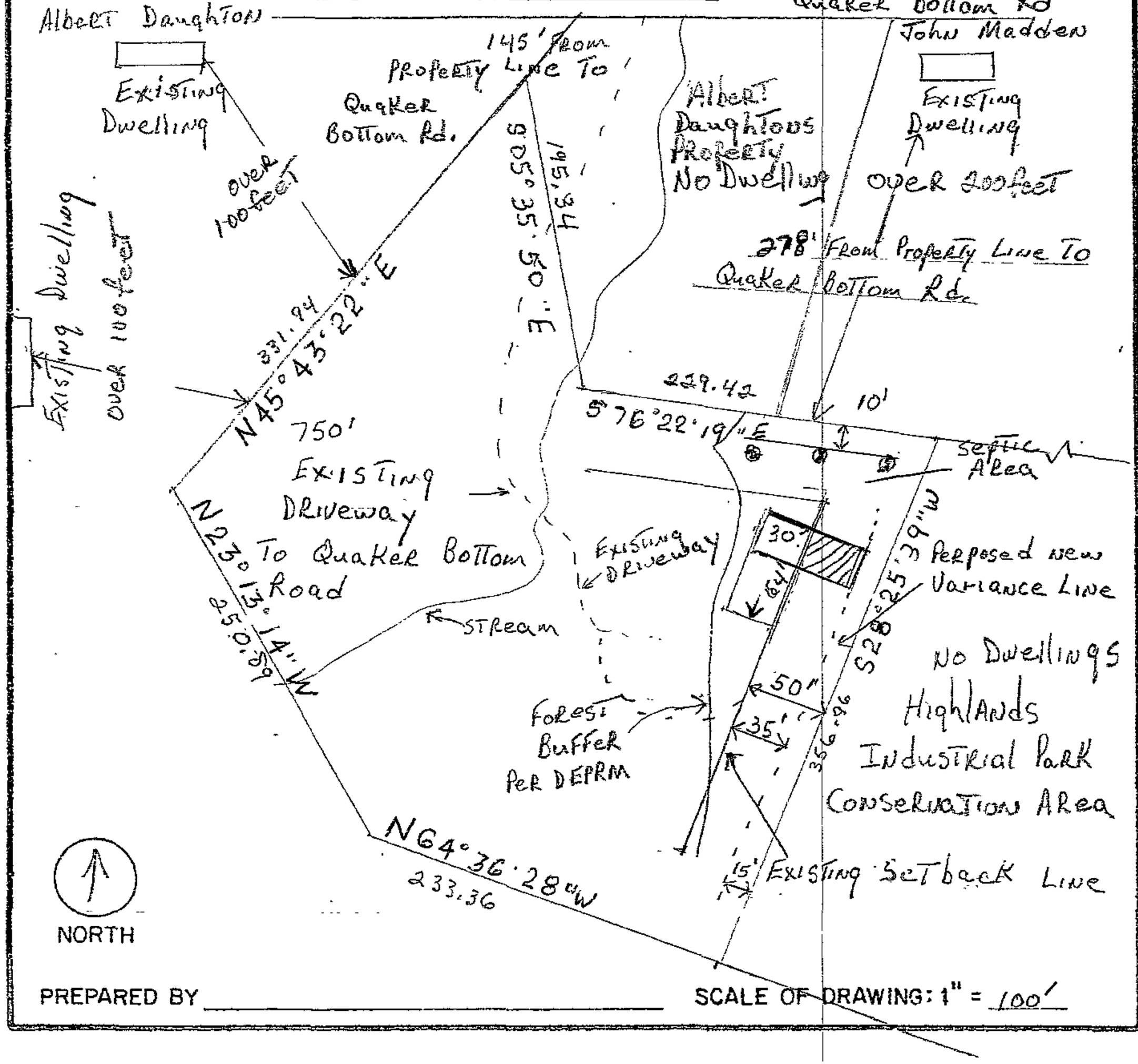
PROPERTY ADDRESS 715 Quaker Bottom Rd

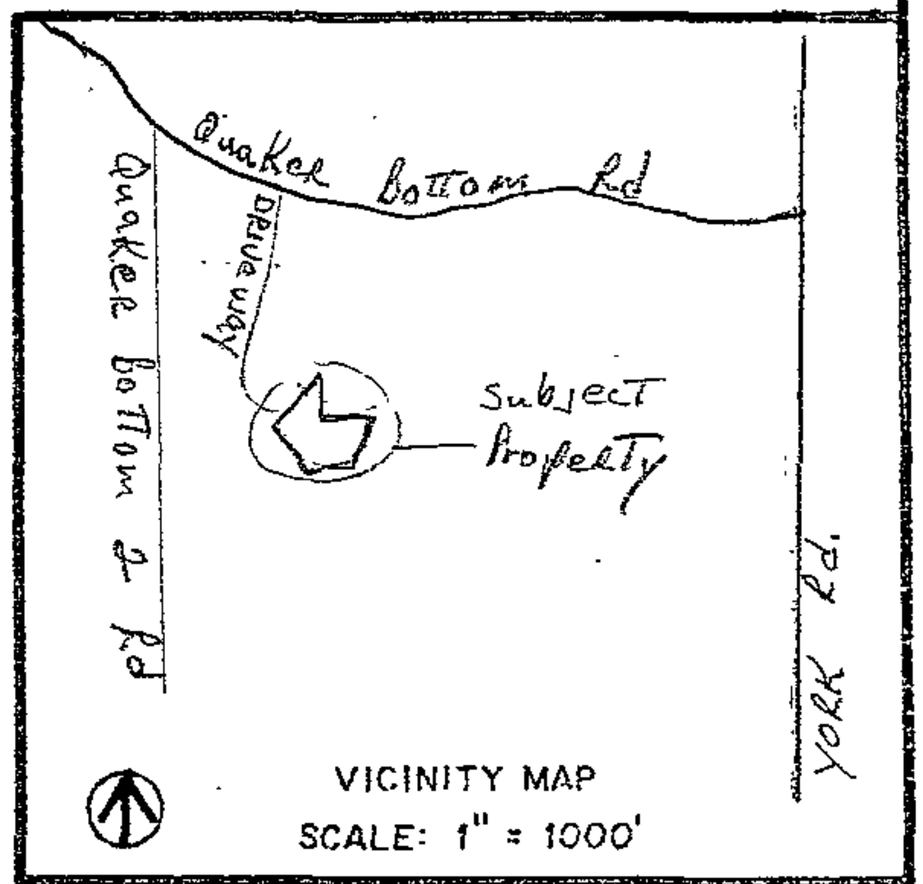
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME _____

PLAT BOOK # ___ FOLIO # 86 LOT # 207 SECTION # ___

OWNER Matthew + Linda Meredith





LOCATION INFORMATION

ELECTION DISTRICT 08

COUNCILMANIC DISTRICT 3

1"=200' SCALE MAP # NW-22-B 034-B-2

ZONING RC 5

LOT SIZE 3.4 ACREAGE _____ SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☐	☒
WATER	☐	☒

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☒

PRIOR ZONING HEARING None

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
SDA		06450A

PREPARED BY _____

SCALE OF DRAWING: 1" = 100'

-15-

Pet #1

Photo Key -

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

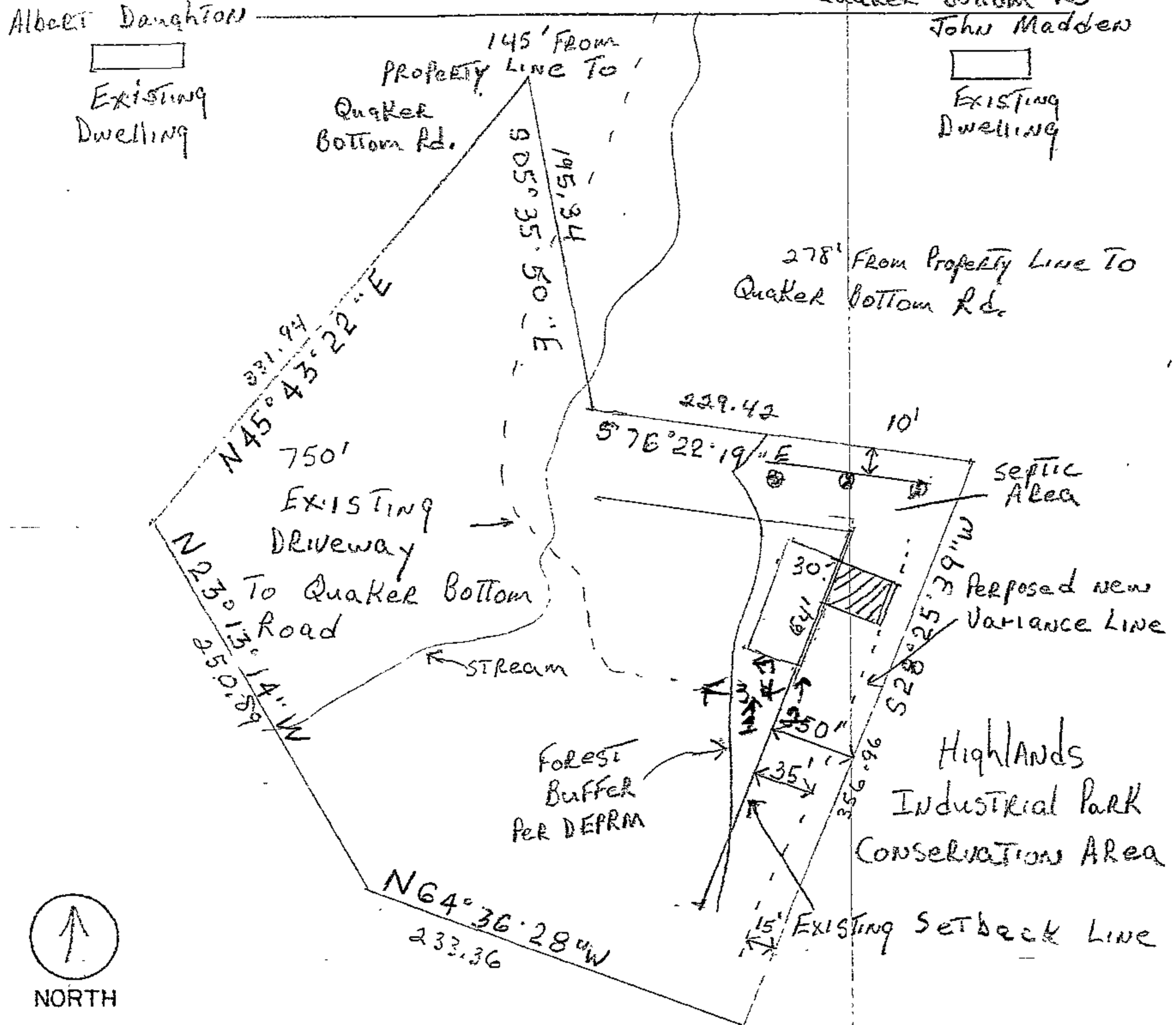
PROPERTY ADDRESS 715 Quaker Bottom Rd

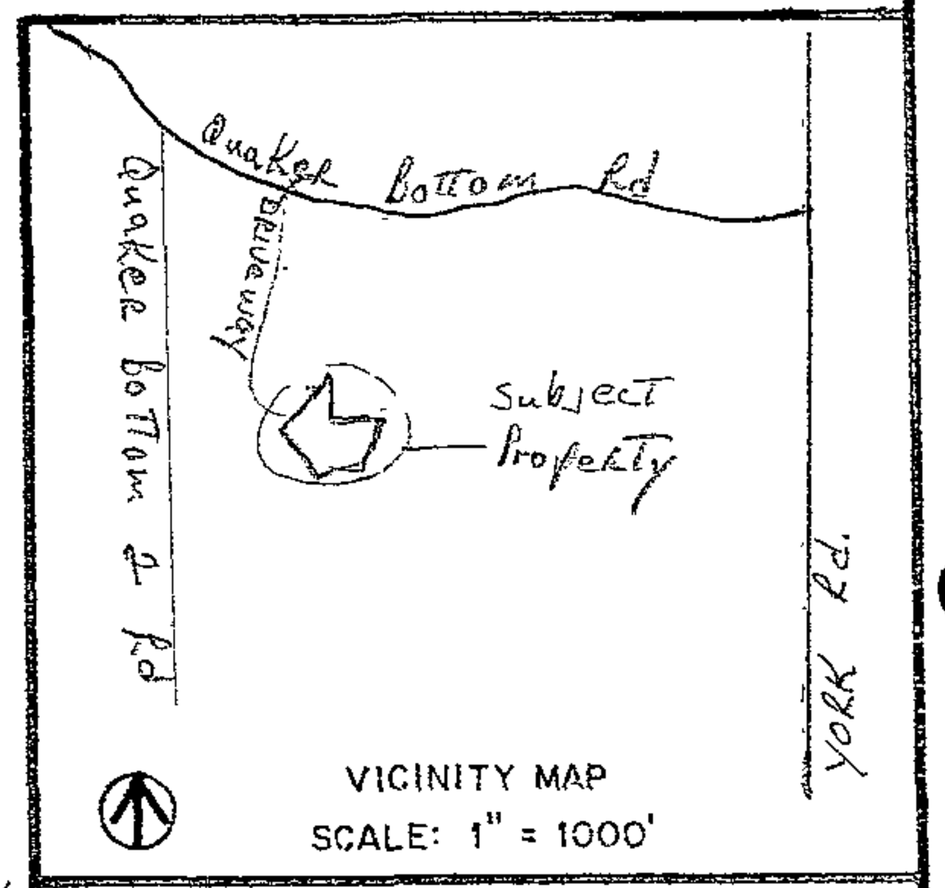
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME —

PLAT BOOK # ___ FOLIO # 86 LOT # 207 SECTION # ___

OWNER Matthew + Linda Meredith





LOCATION INFORMATION

ELECTION DISTRICT 08

COUNCILMANIC DISTRICT 3

1"=200' SCALE MAP # NW-22-B 034-B-2

ZONING RC 5

LOT SIZE 3.4 ACREAGE ___ SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☐	☒
WATER	☐	☒

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☒

PRIOR ZONING HEARING None

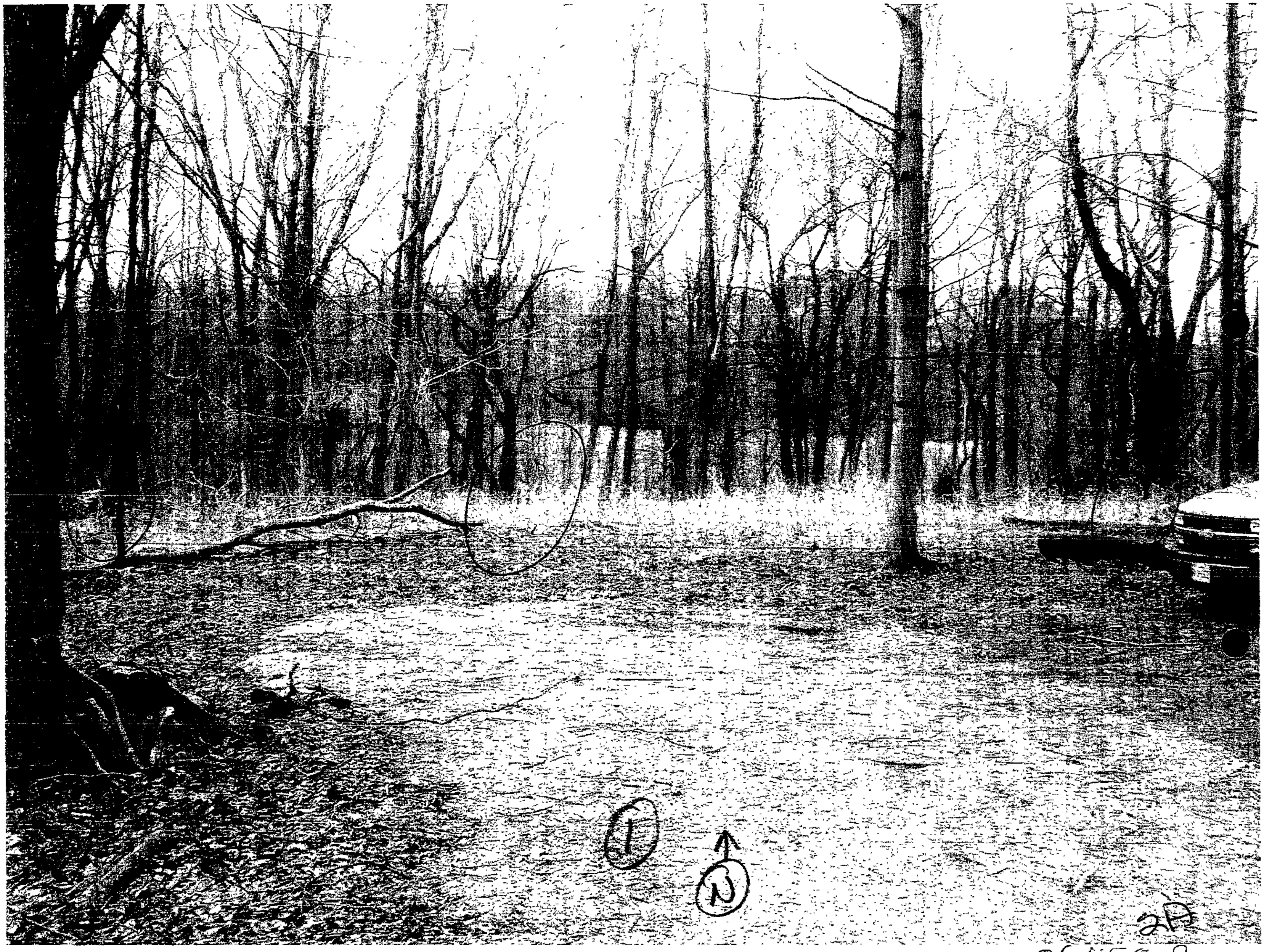
ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
SJA		06-450

PREPARED BY ___

SCALE OF DRAWING: 1" = 100'

-15-



OG450-A

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

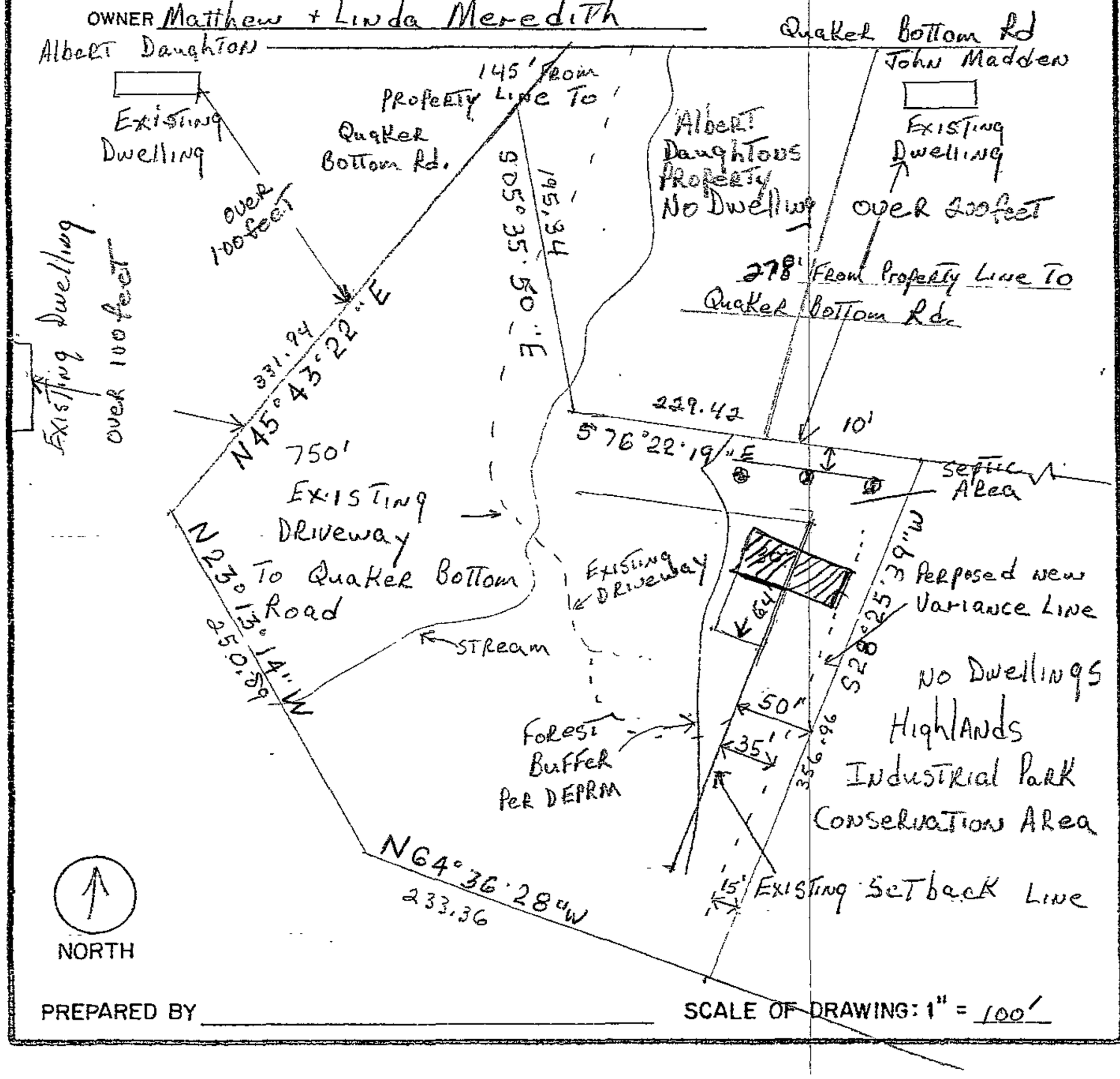
PROPERTY ADDRESS 715 Quaker Bottom Rd

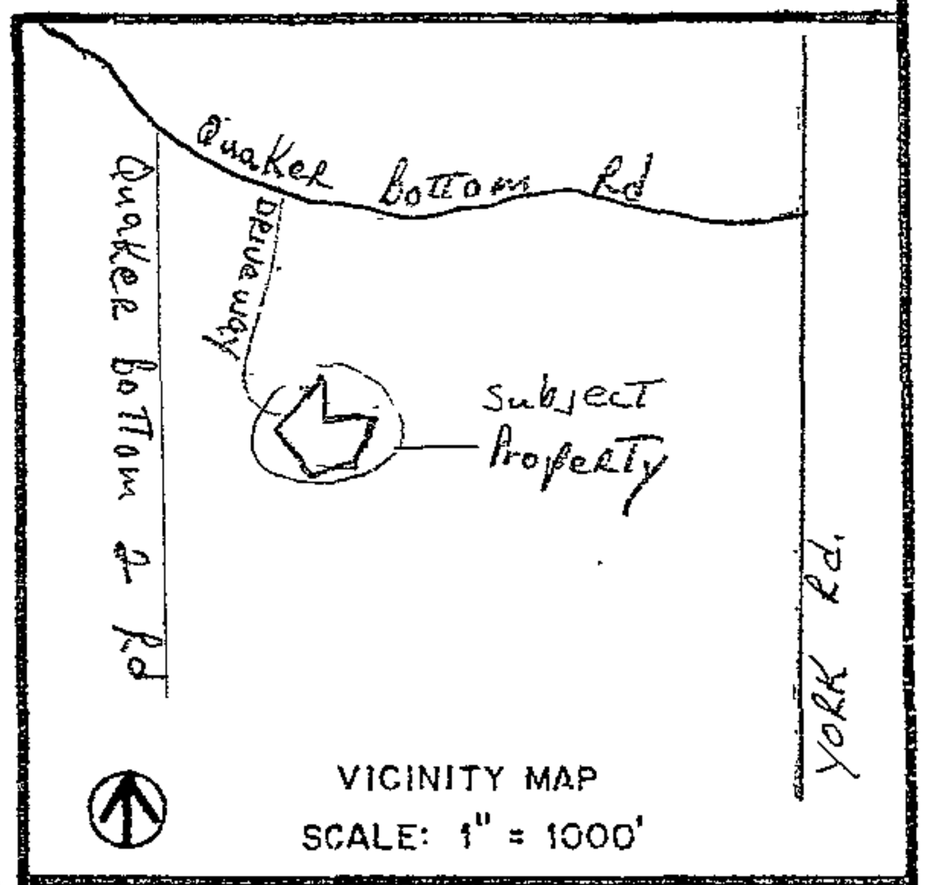
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME _____

PLAT BOOK # ____ FOLIO # 86 LOT # 207 SECTION # ____

OWNER Matthew + Linda Meredith





LOCATION INFORMATION

ELECTION DISTRICT 08

COUNCILMANIC DISTRICT 3

1"=200' SCALE MAP # NW-22-B 034-B-2

ZONING RC 5

LOT SIZE 3.4 ACREAGE _____ SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☐	☒
WATER	☐	☒

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☒

PRIOR ZONING HEARING None

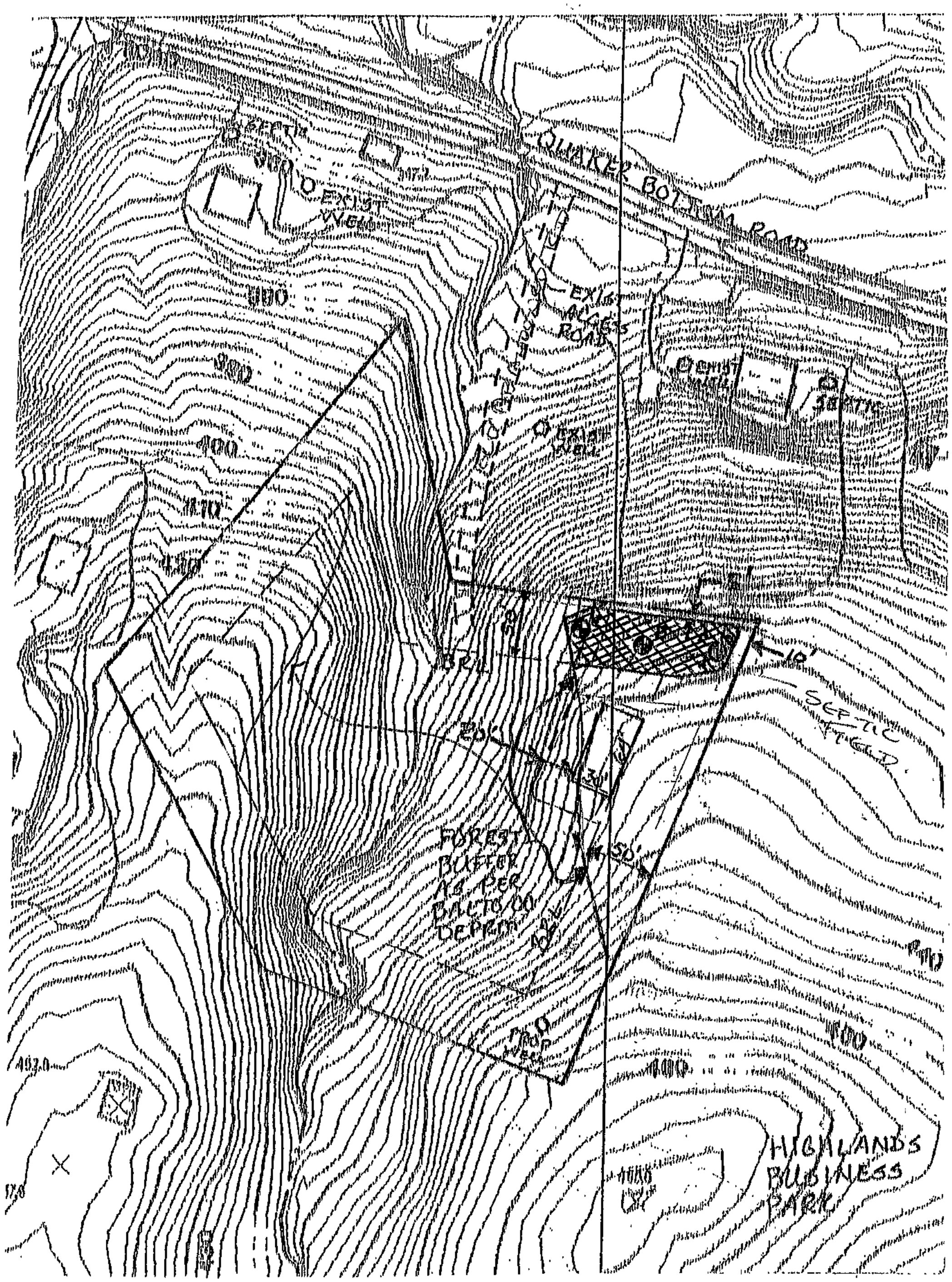
ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
SDM		96-450-A

PREPARED BY _____

SCALE OF DRAWING: 1" = 100'

-15-



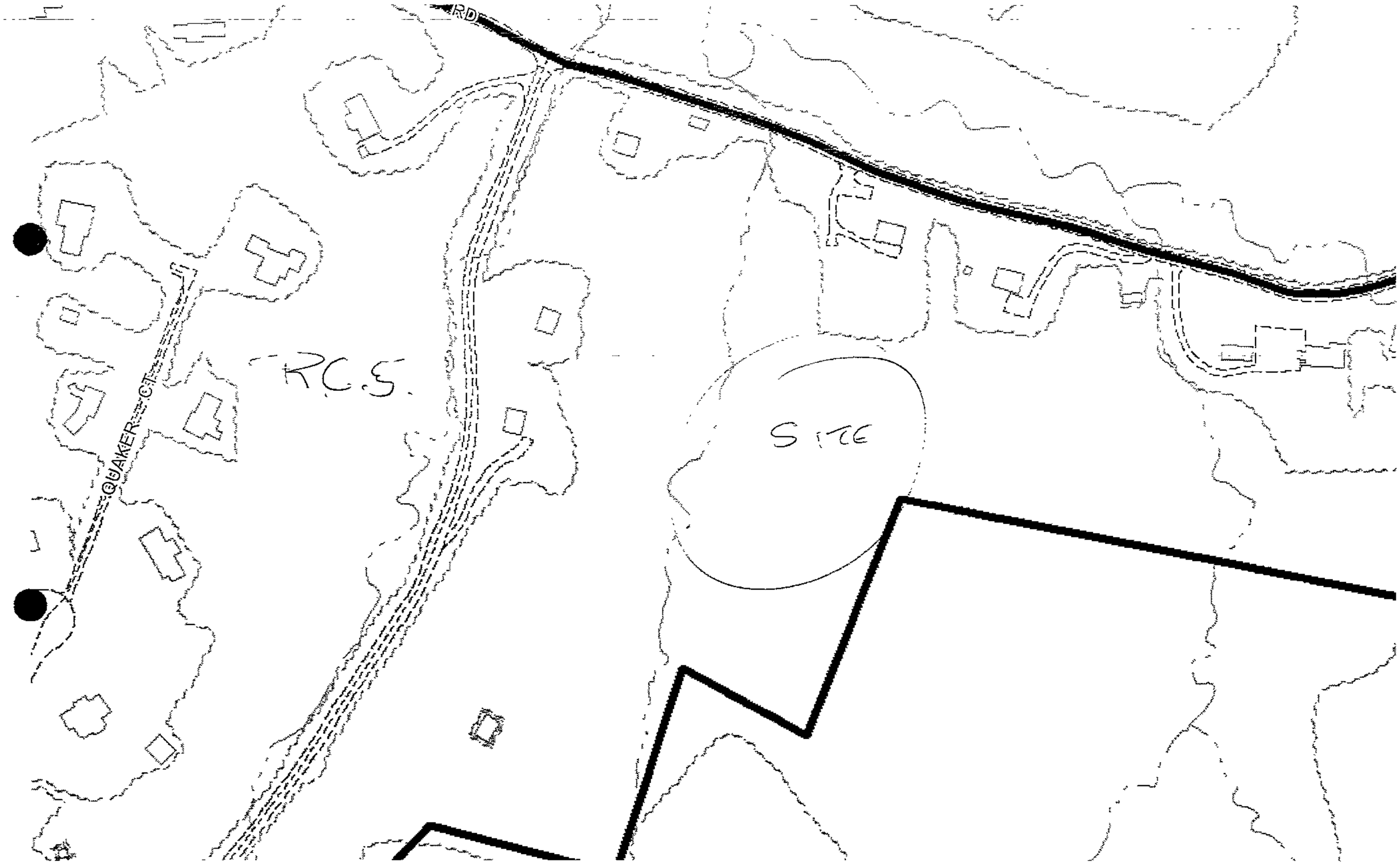
NOTES:

1. EX. ZONING IS RC-5.
2. THE LOT WAS RECORED PRIOR TO 1972.

OWNER INFORMATION:

OG-450-A

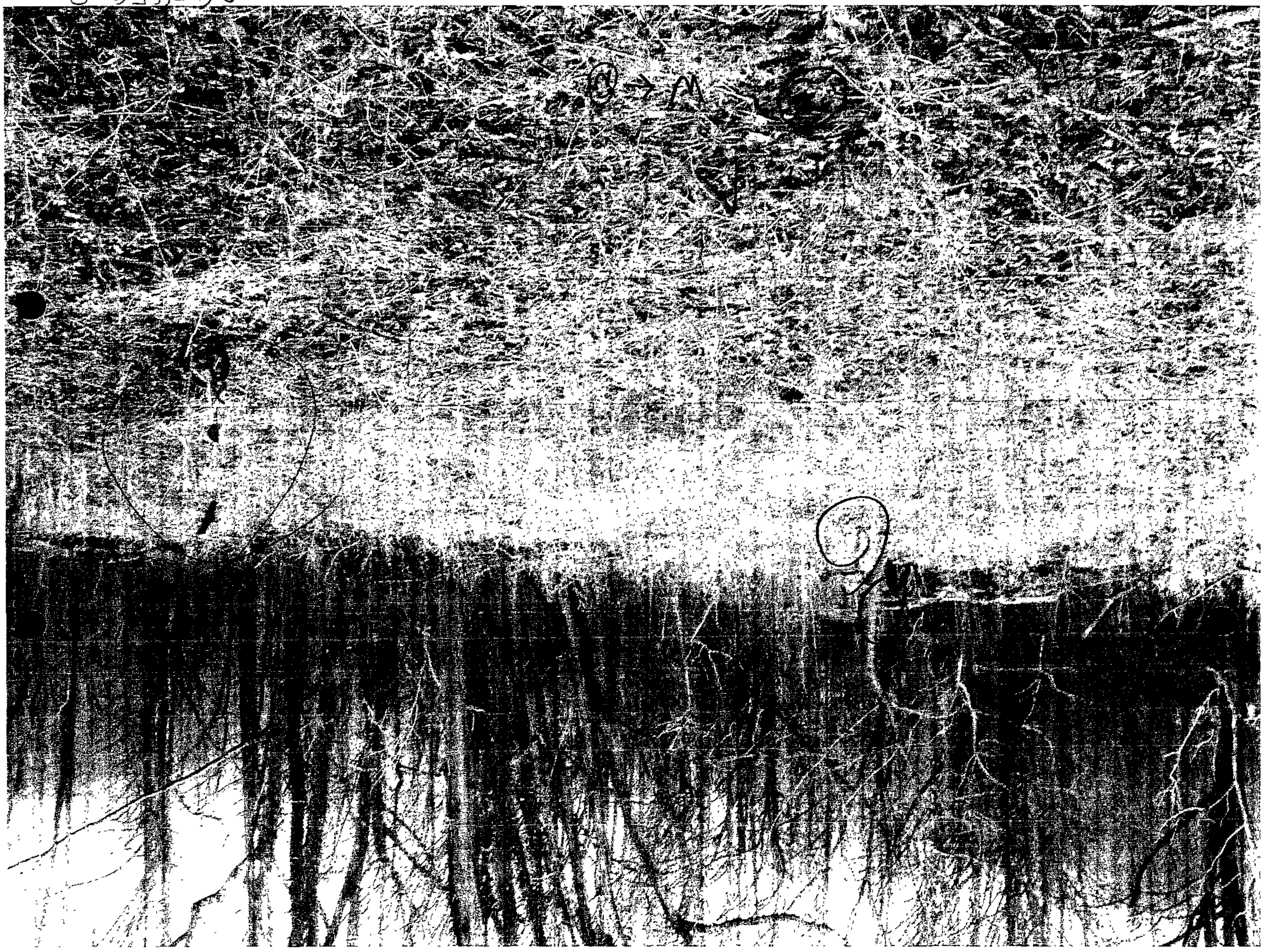
034-B.2.
200FT to 1in



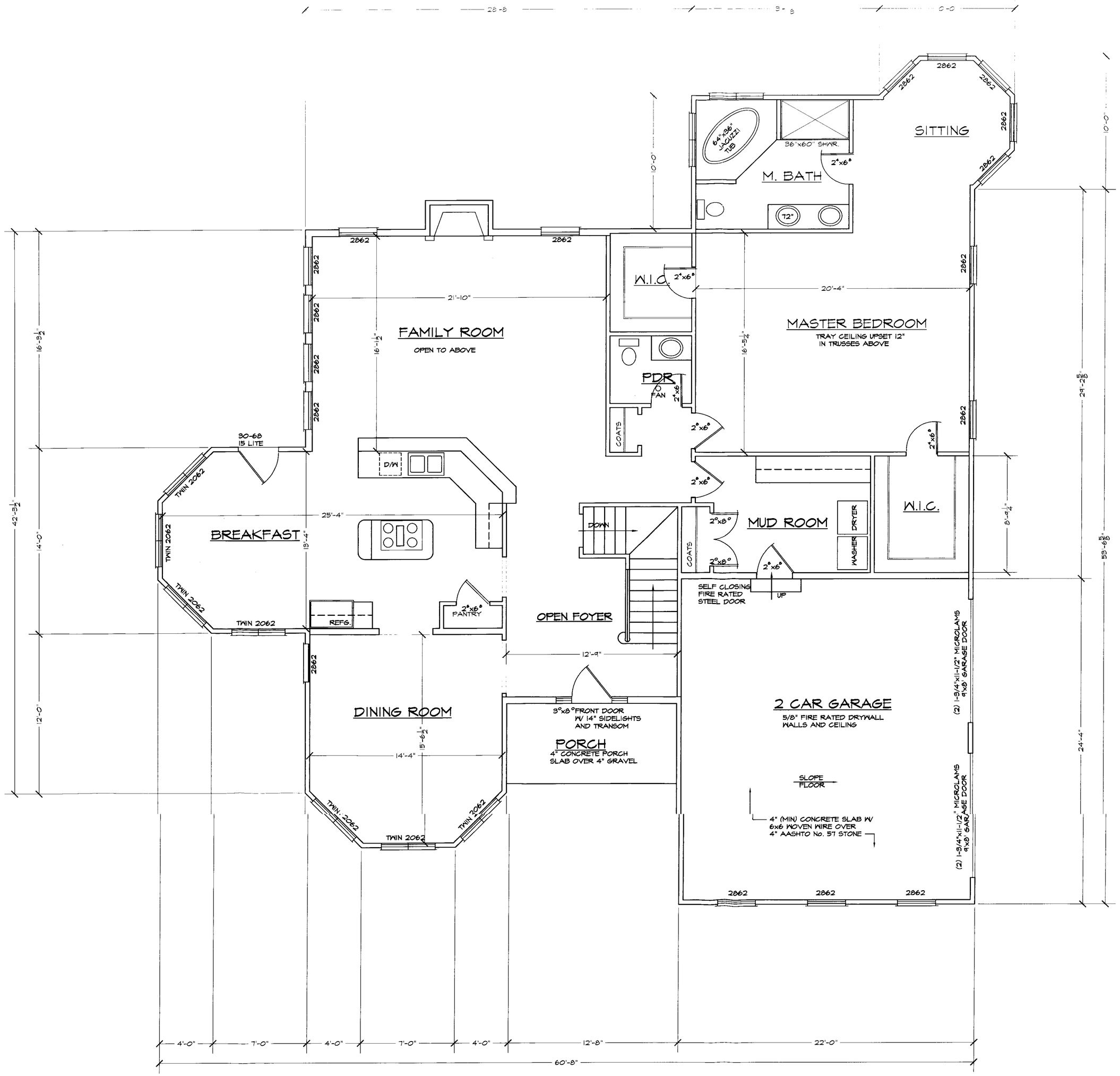
06-450-0

OG-450-A

ヒ-95カ-90



OG-450-2



2068 SQUARE FEET

FIRST FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"

PRELIMINARY REVIEW DESIGN

THE MEREDITH RESIDENCE

THE MEREDITH RESIDENCE

SCALE: 1/4" = 1'-0"

DATE: 3/2006

SHEET NO.: 1

GBL CUSTOM HOME DESIGN INC.
PO BOX 237 FINKSBURG, MD 21048
PHONE 410-833-8320

Plot #3