

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
S/S Burke Road, 1030' NW of the c/l		
Bowleys Quarters Road	*	ZONING COMMISSIONER
(1214 Burke Road)		
15 th Election District	*	OF BALTIMORE COUNTY
6 th Council District		
	*	Case No. 06-461-A
Milton R. Bell, et ux		
Petitioners	*	

* * * * *

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, Milton R. Bell and his wife, Patricia E. Bell. The Petitioner requests variance relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a detached accessory structure (garage) with a height of 25 feet in lieu of the maximum allowed 15 feet. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked 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, the property in question is posted for a period of 15 days during which time any property owner residing within 1,000 feet of the property may 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 Petitioners have 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.

COPIES RECEIVED FOR FILING
 Date 5-25-06
 By [Signature]

Based upon the evidence contained therein, I am persuaded to grant the requested relief. As shown on the site plan, the Petitioners propose to construct a 26' x 32' detached garage in the rear yard, with a height of 25 feet. The proposed structure will meet all setback requirements, but for the height. In this regard, the site plan shows that the property is a waterfront lot located with frontage on Galloway Creek in Bowleys Quarters. It was indicated that the property is located within Flood Zone A, which has a minimum flood elevation level of 11.5 feet, and that as a result, the Petitioners are unable to store personal items under the existing house. Thus, the Petitioners propose to utilize the additional height above the garage to provide an "attic" storage area. There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency and none of the neighbors voiced any objection. In this regard, it was indicated that the height of the proposed structure is consistent with others in the neighborhood. Thus, it appears that the relief requested can be granted without detrimental impact to adjacent properties or the surrounding locale. However, due to the property's waterfront location and its location within a floodplain, the proposed construction shall comply with Chesapeake Bay Critical Areas regulations and Federal Flood Insurance requirements, in accordance with the ZAC comments submitted by the Department of Environmental Protection and Resource Management (DEPRM) and the Development Plans Review Division of the Department of Permits and Development Management, copies of which are attached hereto and made a part hereof.

Pursuant to the advertisement, posting of the property and public hearing on this Petition 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 25th day of May 2006 that the Petition for Administrative Variance seeking relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a detached accessory structure (garage) with a height of 25 feet in lieu of the maximum allowed 15 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

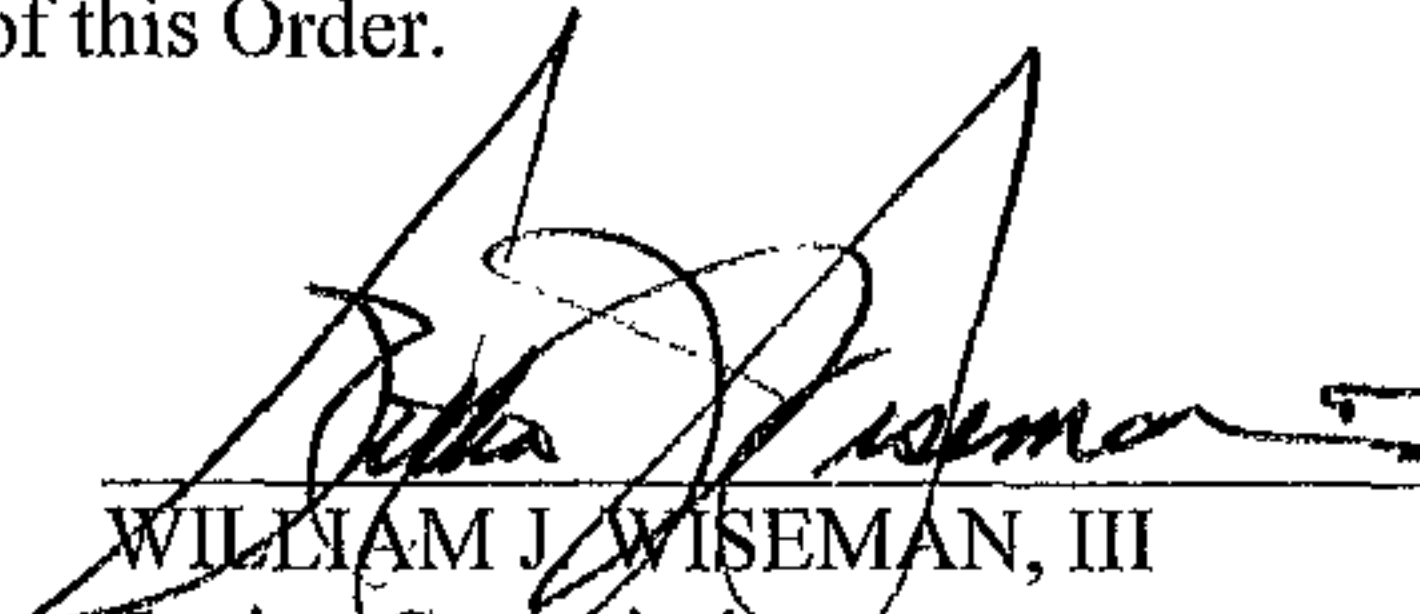
ORDER RECEIVED FOR FILING

Date 5-25-06

By Debra

- 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.
- 2) Compliance with Chesapeake Bay Critical Areas regulations and all other appropriate environmental, floodplain and B.O.C.A. regulations relative to the protection of water quality, streams, wetlands and floodplains. See attached comments from the Department of Environmental Protection and Resource Management (DEPRM) and the Development Plans Review division of DPDM.
- 3) The garage shall be limited to uses accessory to the residential use of the property. It shall not be used for commercial or business purposes. Moreover, the Petitioner shall not allow or cause the garage to be converted to a second dwelling unit and/or apartments. There shall be no living quarters contained therein, and no kitchen or bathroom facilities.
- 4) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

WJW:bjs


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

RECEIVED FOR FILING
Date 5-25-09
By [Signature]



JAMES T. SMITH, JR.
County Executive

May 24, 2006

WILLIAM J. WISEMAN III
Zoning Commissioner

Mr. & Mrs. Milton R. Bell
1214 Burke Road
Baltimore, Maryland 21220

RE: **PETITION FOR ADMINISTRATIVE VARIANCE**
S/S Burke Road, 1030' NW of the c/l Bowleys Quarters Road
(1214 Burke Road)
15th Election District – 6th Council District
Milton R. Bell, et ux - Petitioners
Case No. 06-461-A

Dear Mr. & Mrs. Bell:

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,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

c: Chesapeake Bay Critical Areas Commission
1804 West Street, Suite 100, Annapolis, Md. 21401
Development Plans Review, DPDM; Office of Planning; DEPRM
People's Counsel; Case File

CBCA

Flood



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1214 Burke 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) 400.3 To allow an

accessory structure (detached garage) with a proposed
height of 25 ft, in lieu of the maximum allowed 15 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

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 March, 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.

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

Zoning Commissioner of Baltimore County

CASE NO. 06-461A

REV 10/25/01

Reviewed By [Signature]

Date 3-23-06

Estimated Posting Date 4-02-06

4-02-06

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

1214 BURKE Rd
Address
Balt City Md 21220
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):

PRACTICAL DIFFICULTY; PROPERTY LOCATED IN FLOOD ZONE A with a minimum ELEVATION LEVEL OF 11'5". STORAGE OF PERSONAL ITEMS UNDER DOWELLING IS NOT FEASIBLE DUE TO FLOOD ZONE. Additional height of 10 FEET to the GARAGE will be used AS "ATTIC" STORAGE SPACE. THE HEIGHT OF PROPOSED GARAGE IS CONSISTENT WITH NEIGHBORING PROPERTIES.

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.

Milton R Bell
Signature

MILTON R BELL
Name - Type or Print

Patricia E. Bell
Signature

PATRICIA E BELL
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19 day of March, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Milton R + Patricia E Bell
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Bernard A. Wilson
Notary Public

My Commission Expires 2/1/2009

ZONING DESCRIPTION

Zoning Description For 1214 S. Burke Road

Beginning at a point on the South side of S. Burke Road which is 50 feet wide at the distance of 1,030 feet

✓ Northwest of the centerline of the nearest improved intersecting street Bowleys Quarters Road which is 50 feet wide. Being Lot # 112, in the subdivision of Bowleys Quarters as recorded in Baltimore County Plat Book # 7, Folio 12, containing 12,250 square feet. Also known as 1214 S. Burke Road and located in the 15th Election District, 6th Councilmanic District.

461

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Case No. 19931

06-161-A

DATE 03-20-06 ACCOUNT R-001-006-6150

AMOUNT \$ 65.00

RECEIVED FROM: Mr. M. Bell

FOR: Resident of Varroa Ave. 1100 Sd.
for 1214 Burke Rd.

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID TO ORDER

RECEIVED - CASHIER

DATE 03/20/06

AMOUNT \$65.00

RECEIVED BY

DATE 03/20/06

AMOUNT \$65.00

RECEIVED BY

DATE 03/20/06

AMOUNT \$65.00

RECEIVED BY

CERTIFICATE OF POSTING

RE: Case No: 06-461-A

Petitioner/Developer:
MILTON R. BELL

Date Of Hearing/Closing: 4/17/06

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

Attention:

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
at 1214 BURKE RD.

This sign(s) were posted on April 1, 2006
(Month, Day, Year)

Sincerely,

Martin Ogle 4/1/06
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

16 Salix Court

Address

Balto. Md 21220

(443-629 3411)

im000625 (1152x864x24b jpeg)



Myrtle 4/1/06

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: 06-461 A

Petitioner: Mr Milton Bell

Address or Location: 1214 BURKE RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: SAME

Address: _____

Balto, Md 21220

Telephone Number: 410-365-9092

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06- 461 -A Address 1214 Burke Rd.

Contact Person: John Sullivan Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3-20-06 Posting Date: 4-02-06 Closing Date: 4-17-06

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- 461 -A Address 1214 Burke Rd.

Petitioner's Name Milton R. Bell Telephone 410-365-9092

Posting Date: 4-02-06 Closing Date: 4-17-06

Wording for Sign: To Permit an accessory structure (detached
garage with a proposed height of 25 ft. in lieu of the
maximum allowed 15 ft.

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

April 17, 2006

Milton R. Bell
Patricia E. Bell
1214 Burke Road
Baltimore, MD 21220

Dear Mr. and Mrs. Bell:

RE: Case Number: 06-461-A, 1214 Burke Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 23, 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel

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

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

April 4, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting of: April 3, 2006

Item Numbers: 446, 457-470

File

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

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



Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 6, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For April 10, 2006
Item No. 461

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The base flood elevation for this site is 10.2 feet Baltimore County Datum.

The flood protection elevation for this site is 11.2 feet.

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

The building engineer shall require a permit for this project.

The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with the requirement of B.O.C.A. International Building Code adopted by the county.

DAK:CEN:clw

cc: File

ZAC-ITEM NO461-04062006.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

TO: Timothy M. Kotroco

FROM: Jeff Livingston, DEPRM *JWL*

MAY 24 2006

DATE: 04/24/2006

ZONING COMMISSIONER

SUBJECT: Zoning Item # 06-461
Address 1214 Burke Road
(Bell Property)

Zoning Advisory Committee Meeting of 04/03/2006

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

Must comply with Limited Development Area requirements of maximum impervious surface on lot of 25% or up to 31.25% with mitigation and minimum of 15% tree cover.

Reviewer: Martha Stauss, EIR

Date: 04/24/2006

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 12, 2006

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

SUBJECT: 6-461 – Administrative Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 25 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

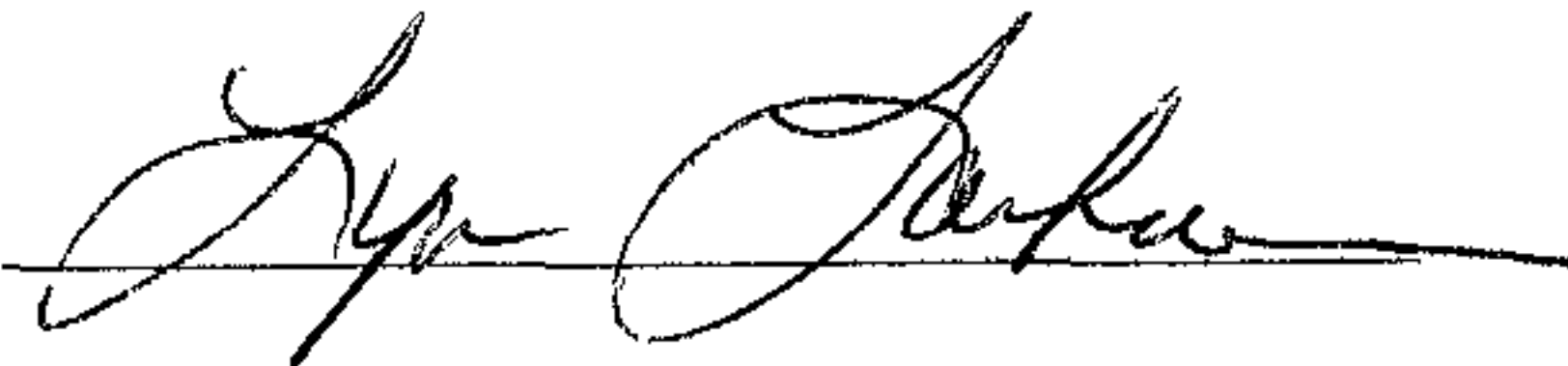
1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

For further information concerning the matters stated herein, please contact Laurie Hay at 410-887-3480.

Prepared by:



Section Chief:



AFK/LL: CM

APR 12 2006

APR 12 2006

APR 12 2006

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



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

Maryland Department of Transportation

Date: 3.31.06

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

RE: Baltimore County
Item No. 461 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

From: Debra Wiley
To: Livingston, Jeffrey
Date: 05/23/06 4:11:05 PM
Subject: DEPRM Comment - Administrative Variance - 06-461-A - Closing Date 4/17

Hi Jeff,

I've just received another call from the Petitioner, Mr. Bell, who has indicated that he's left word for you and is very eager to hear something back from either DEPRM or receive his Order from us.

Can you find out what the hold up is (since it has been over a month)?

Thanking you in advance.

Milton & Patricia Bell
1214 Burke Road
Baltimore, MD 21220

From: Debra Wiley
To: Livingston, Jeffrey
Date: 05/17/06 9:07:16 AM
Subject: Fwd: Comment Needed - Admin. Variance/Closing Date 4/17 - 06-461-A

Hi Jeff,

Just a reminder that we have not received a DEPRM comment and this closing date was 4/17 (almost a month ago).

Could you please get us a comment ASAP or let us know the status if there's a problem. Thanks.

Milton & Patricia Bell
1214 Burke Road
Baltimore, MD 21220

>>> Debra Wiley 05/09/06 3:20 PM >>>
Hi Jeff,

This is another Administrative Variance that's ready to go with the exception of a comment from your department.

The closing date was 4/17. Could you let us know the status?

Thanks for your usual cooperation.

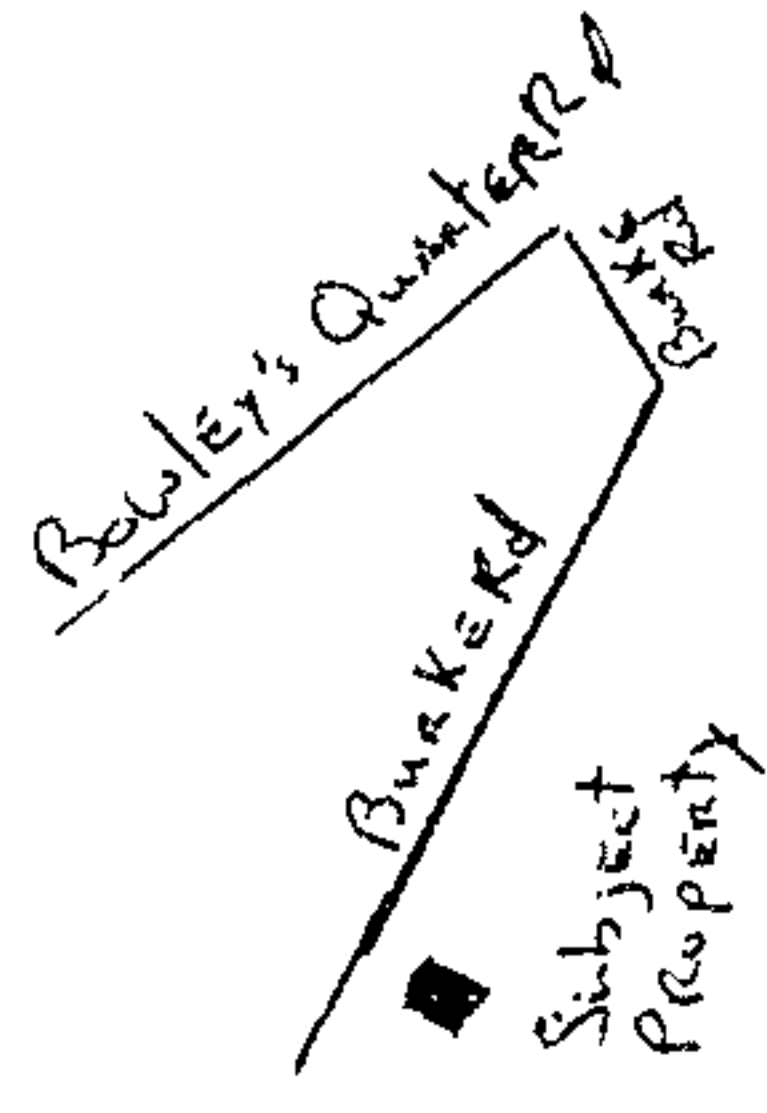
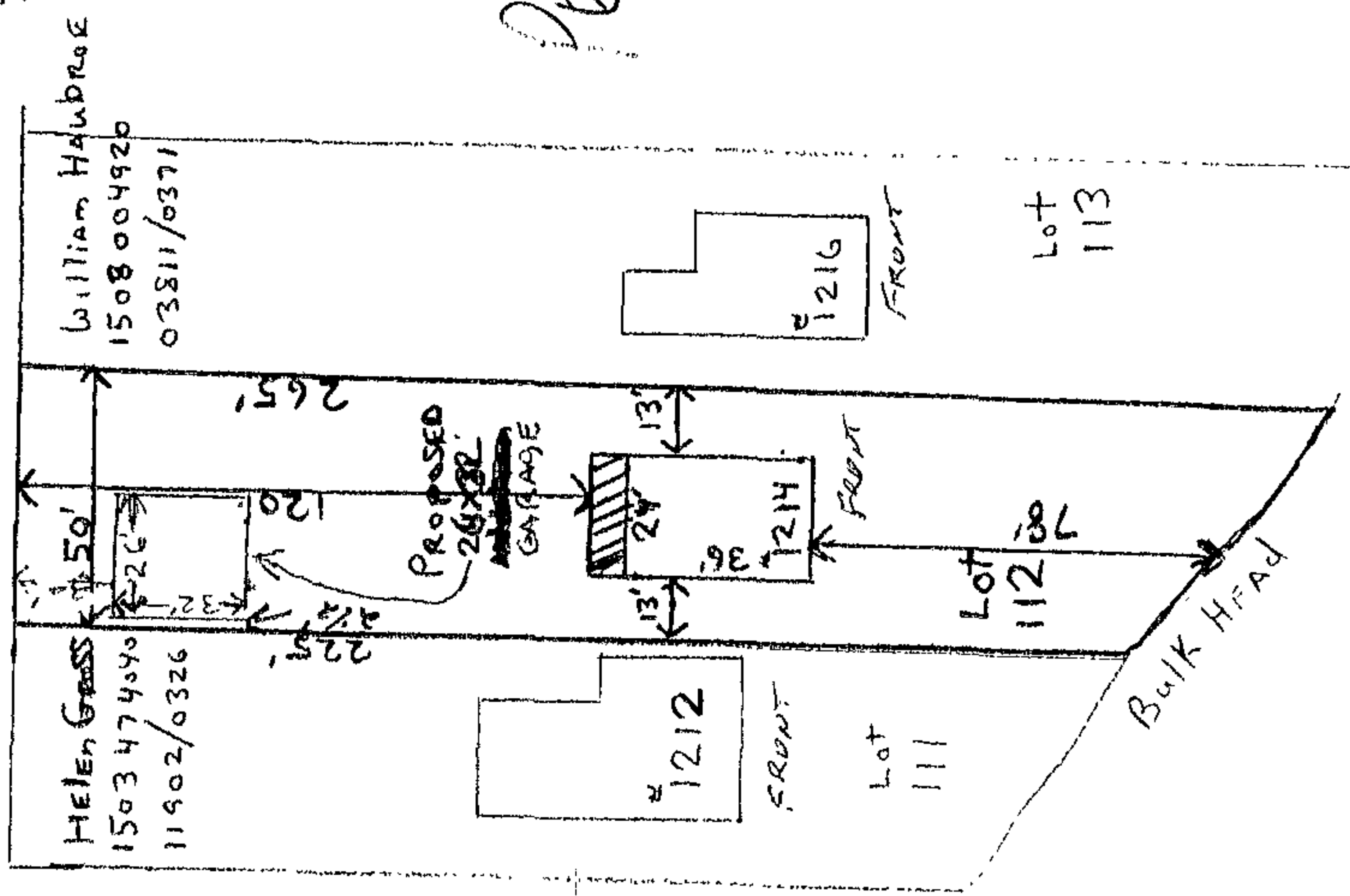
Milton & Patricia Bell
1214 Burke Road
Baltimore, MD 21220

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 1214 S BURKE RD SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Bowley's Quarters
PLAT BOOK # 7 FOLIO # 12 LOT # 112 SECTION # 1
OWNER MILTON + PATRICIA BELL

BURKE RD 1030' ± TO BOWLEY'S QUARTERS



VICINITY MAP
SCALE 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 15+4

COUNCILMANIC DISTRICT 6+4

1"=200' SCALE MAP # NE 2K 2L

ZONING RC-5 # 098B(1+2)

LOT SIZE 0.28 ± ACRES 12,250 ± SQUARE FEET

SEWER ☐ PUBLIC ☒ PRIVATE

WATER ☒

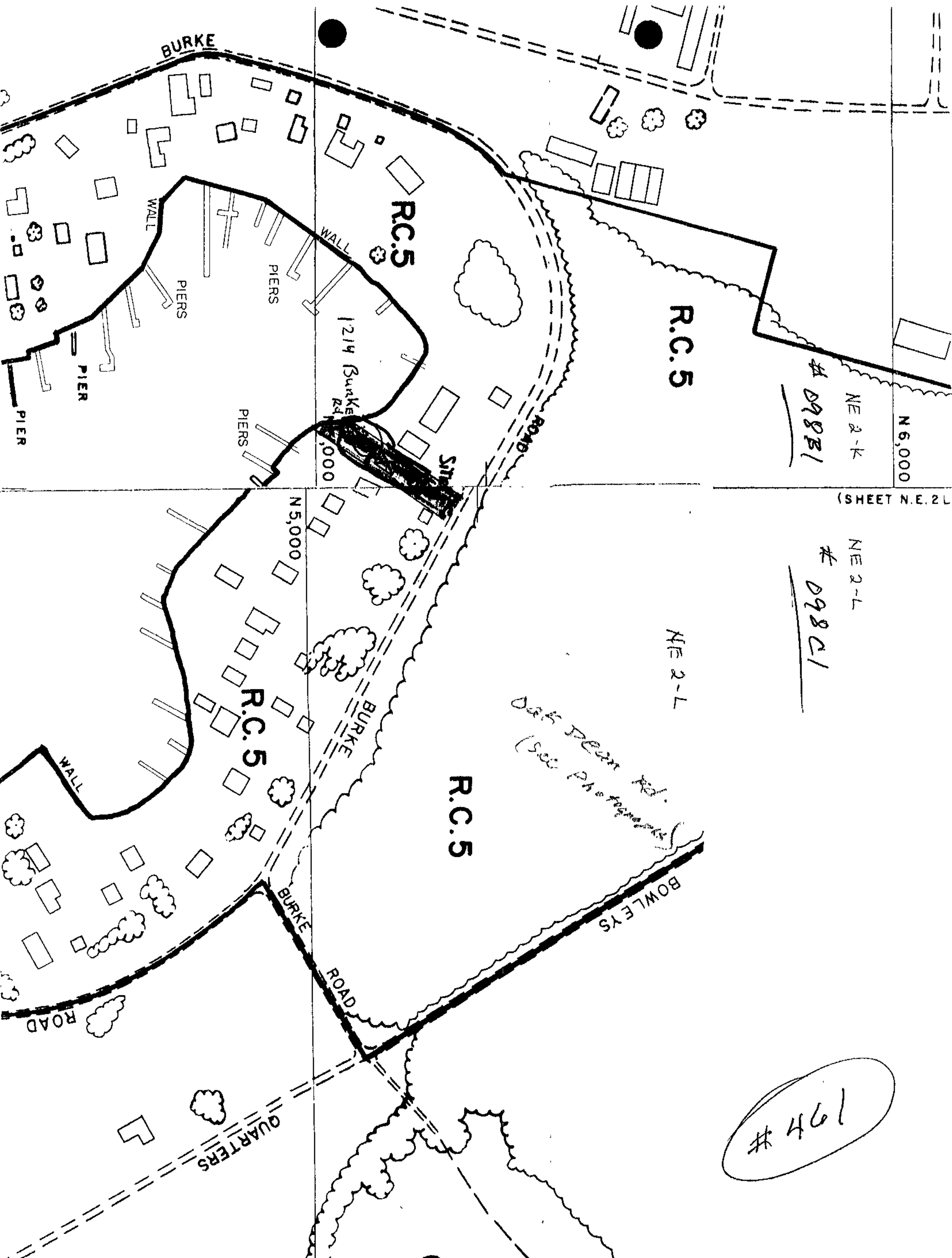
CHESAPEAKE BAY CRITICAL AREA YES ☒ NO ☐

100 YEAR FLOOD PLAIN YES ☒ NO ☐

HISTORIC PROPERTY / BUILDING YES ☐ NO ☒

PRIOR ZONING HEARING YES ☐ NO ☒

ZONING OFFICE USE ONLY
REVIEWED BY [Signature] ITEM # 461 CASE #



(SHEET N.E. 2L)

NE 2-K

098B1

NE 2-L

098C1

NE 2-L

Oak Point Rd.
(See photo)

R.C. 5

R.C. 5

R.C. 5

R.C. 5

1214 Burke Rd

N 5,000

N 6,000

BURKE

WALL

PIERS

PIERS

PIER

PIER

WALL

ROAD

BURKE

ROAD

BOWLEYS

QUARTERS

461

Neighbors

Detached

Garage

#1108

Boath



1108 Burke Rd

4/6/1



1027 Gold Springs Rd

W. L. L.



608 OAK DEAN Rd

461



608 OAK DEAN Rd

461



1105 Cold Spring Rd

4/6/1

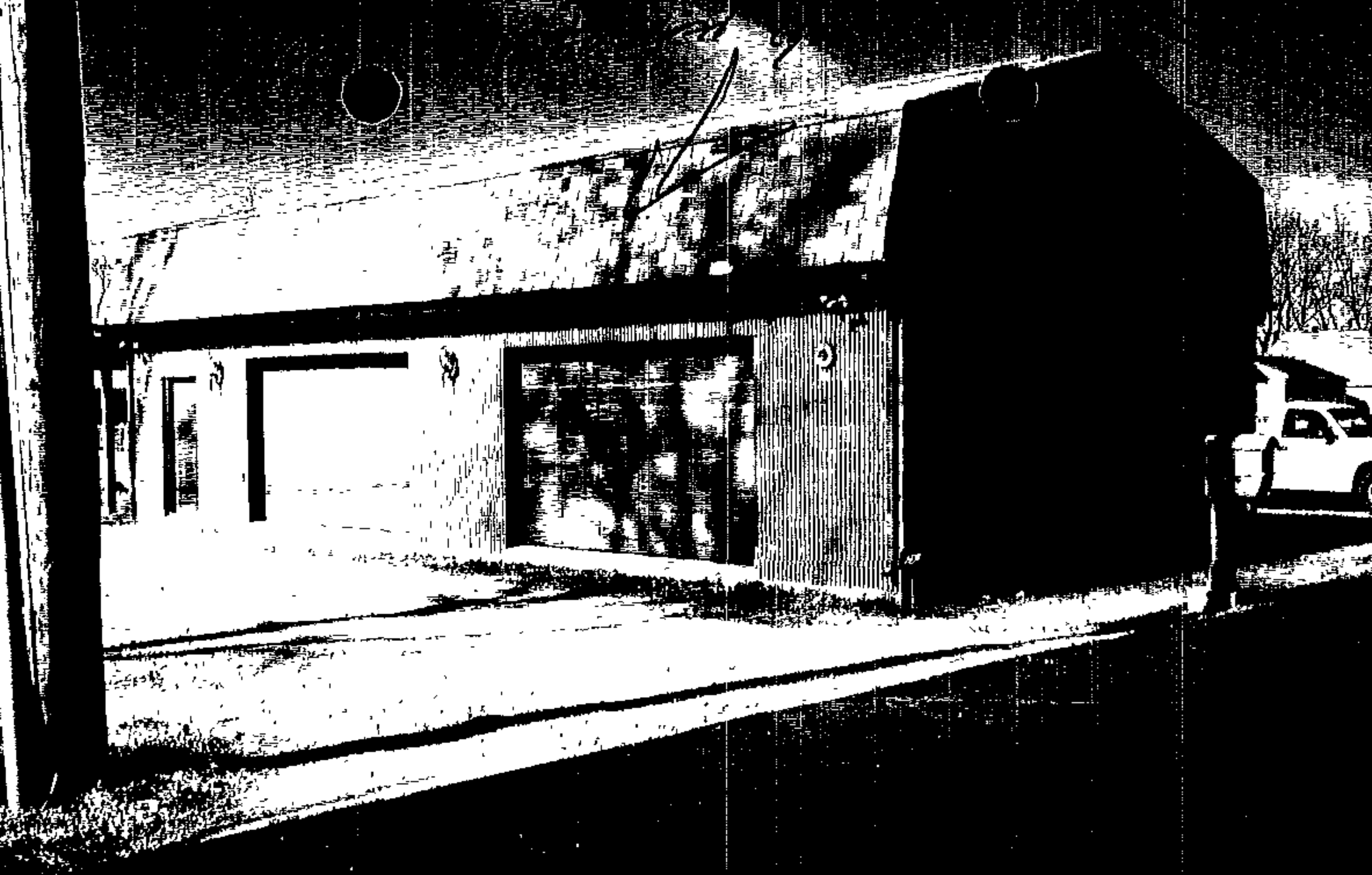


1027

Cold

Spring Rd

10/6/1



1214 Bu



1214 Burke Rd

