

IN RE: PETITION FOR ADMIN. VARIANCE
S/S of Bonaparte Avenue, north of
Harford Road
11th Election District
3rd Councilmanic District
(6215 Bonaparte Avenue)

Robert Daniel Smith & Denise Bamford Smith
Petitioners

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY

CASE NO. 06-622-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, Robert Daniel Smith and Denise Bamford Smith. The variance request is for property located at 6215 Bonaparte Avenue. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R), to permit an accessory structure (detached garage) with a height of 19 feet in lieu of the required 15 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1.

The Petitioners states that the original home located on the property predates 1900 and has only a miniature basement and attic which is insufficient to store outdoor furniture, swimming pool equipment, toys, bicycles, lawn and garden tools and equipment and other seasonal items. The proposed garage with storage loft will permit the Petitioners to remove these items from public view and protect them. The proposed detached garage measures 24 feet x 40 feet x 19 feet in size.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: A ZAC comment letter was received from the Office of

71206
JF

Planning dated June 29, 2006 and contains restrictions. A ZAC comment letter was received from the Department of Environmental Planning and Resource Management dated June 27, 2006 and contains a restriction. Copies of which are attached hereto and made a part hereof.

Applicable Law

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

“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.”

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on June 18 2006, 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 and photographs 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,

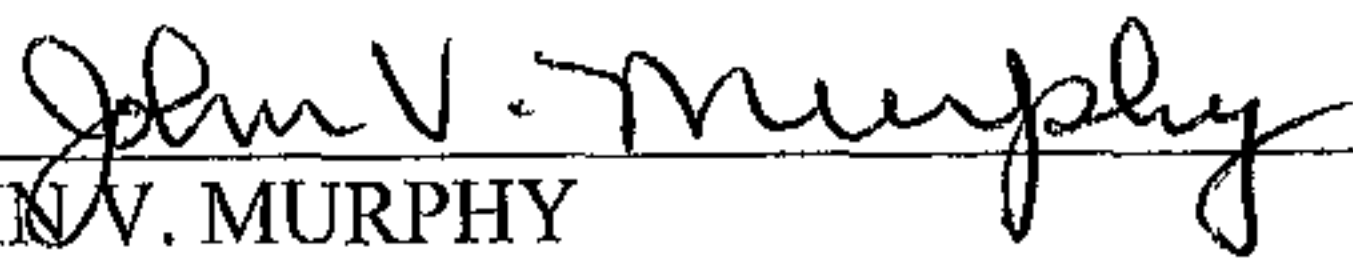
strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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 12th day of July, 2006, that a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R), to permit an accessory structure (detached garage) with a height of 19 feet in lieu of the required 15 feet be and is hereby GRANTED, subject to the following:

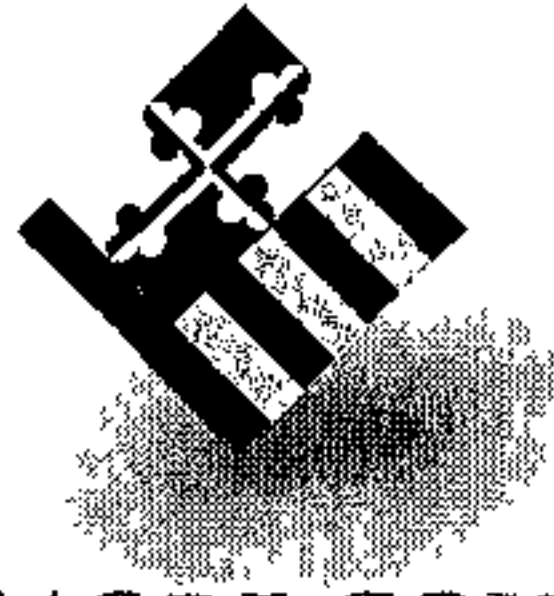
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The proposed garage must be 20 feet from the septic system and 30 feet from the well.
3. 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.
4. The accessory structure shall not be used for commercial purposes.

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:pz

RECEIVED FOR FILING
7-12-06
pz



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

July 12, 2006

ROBERT DANIEL SMITH AND
DENISE BAMFORD SMITH
6215 BONAPARTE AVENUE
GLEN ARM MD 21057

Re: Petition for Administrative Variance
Case No. 06-622-A
Property: 6215 Bonaparte Avenue

Dear Mr. and Mrs. Smith:

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,

Handwritten signature of John V. Murphy in cursive.

John V. Murphy
Deputy Zoning Commissioner

JVM:pz

Enclosure



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6215 Bonaparte Avenue 21057
which is presently zoned RC-2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.3 BCZR

To permit an accessory structure (detached garage) with a height of 19' in lieu of the required 15'.

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):

Robert Daniel Smith

Name - Type or Print

Signature

Denise Bamford Smith

Name - Type or Print

Denise Bamford Smith

Signature

6215 Bonaparte Avenue 410-592-3216
Address Telephone No.

Glen Arm MD 21057

City State Zip Code

Representative to be Contacted:

Robert D. Smith

Name

6215 Bonaparte Avenue 410-592-3216

Address Telephone No.

Glen Arm MD 21057

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. 06-622-A

REV 10/25/01

Reviewed By JF Date 6-7-06

Estimated Posting Date 6-18-06

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 6215 Bonaparte Avenue
Address
Glen Arm MD 21057
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):

The original home located on the property pre-dates 1900 and has only a miniature basement and attic, insufficient to store outdoor furniture, swimming pool equipment (hoses, covers, steps, etc.), toys, bicycles, lawn and garden tools/equipment and other seasonal items. The proposed garage with modest storage loft will permit the owners to remove these items from public view and protect them. Without the added height to the garage, these items will need to remain in open view.

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] 6/5/06
Signature

Robert Daniel Smith
Name - Type or Print

[Signature] 6/5/06
Signature

Denise Bamford Smith
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5th day of JUNE 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Robert D. Smith and Denise B. Smith
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Marsha Alexander
Notary Public

My Commission Expires Sept 30, 2006

Zoning Description

ZONING DESCRIPTION FOR 6215 Bonaparte Avenue, Glen Arm, Maryland,
As recorded in Deed Liber 00985, Folio 0570:

All that piece of parcel of land, situate, lying, and being in the Eleventh Election District of Baltimore County, State of Maryland, and described more particularly as follows to wit:

Beginning for the same at the beginning of the first parcel of land which by a deed dated May 19, 1940 and recorded among the Land Records of Baltimore County in Liber C.W.B., Jr., No 1126 folio 390, was granted and conveyed by Herman Rufenacht to Elsie A. Pierce, and running thence and binding on part of the first line of said conveyance,

- 1) North 65 degrees 02 minutes West, 315 feet more or less to the end of the second or South 12 degrees 25 minutes West, 111.46 feet line of that parcel of land which by a deed dated January 31, 1980 and recorded among the Land Records of Baltimore County in Liber O.T.G. No 5088 folio 471, was granted and conveyed by Elsie A. Pierce Grover and Oscar C. Grover, her husband, to Lorin L. Johnson and Mildred L. Johnson, his wife, thence running and binding reversly on said second line,
- 2) North 12 degrees 25 minutes East, 111.46 feet to intersect the third line of the aforesaid first parcel at the end of the third or South 89 ½ degrees West 254 feet line of the second parcel of the aforesaid conveyance from Rufenacht to Pierce, thence running and binding reversly on the third, second, first, and part of the fourth line of said second parcel;
- 3) North 89 and ½ degrees East, 254 feet
- 4) South 74 and ½ degrees East, 186 feet,
- 5) South 25 degrees West, 54.5 feet, and,
- 6) North 75 and ½ degrees West, 45 feet more or less to the beginning of the fourth line of the aforesaid first parcel, thence running and binding on the fourth and fifth lines of said first parcel;
- 7) South 31 degrees 15 minutes West, 127 feet, and,
- 8) South 48 degrees 00 minutes West, 67.5 feet more or less to the point of beginning.

CONTAINING 1.57 acres of land more or less.

Being part of the first parcel, and all of the second parcel of land which by a deed dated May 19, 1940 and recorded among the Land Records of Baltimore County in Liber C.W.B., Jr., No. 1126 folio 390, was granted and conveyed by Herman Rufenacht to Elsie A. Pierce.

Also known as 6215 Bonaparte Avenue and located in the Eleventh Election District, Third Councilmanic District.

622

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

12

DATE 6-7-86 ACCOUNT 001-2-2150

AMOUNT \$ 15.22

RECEIVED FROM: R-Adm. Serv.

2150 R. Adams St. Av.

FOR: Adm. Serv.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

DATE 6-7-86 TIME 5:00 PM

AMOUNT \$ 15.22

DEPT 5 722 ADMIN. OFFICE

PAID FOR \$ 15.22

\$ 15.22 OK

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 06-622-A

Petitioner/Developer: ROBERT

AND DENISE SMITH

Date of Hearing/Closing: 7-3-06

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:

6215 BONAPARTE AVENUE

The sign(s) were posted on

6-18-06

(Month, Day, Year)

Sincerely,

Robert Black 6-18-06
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

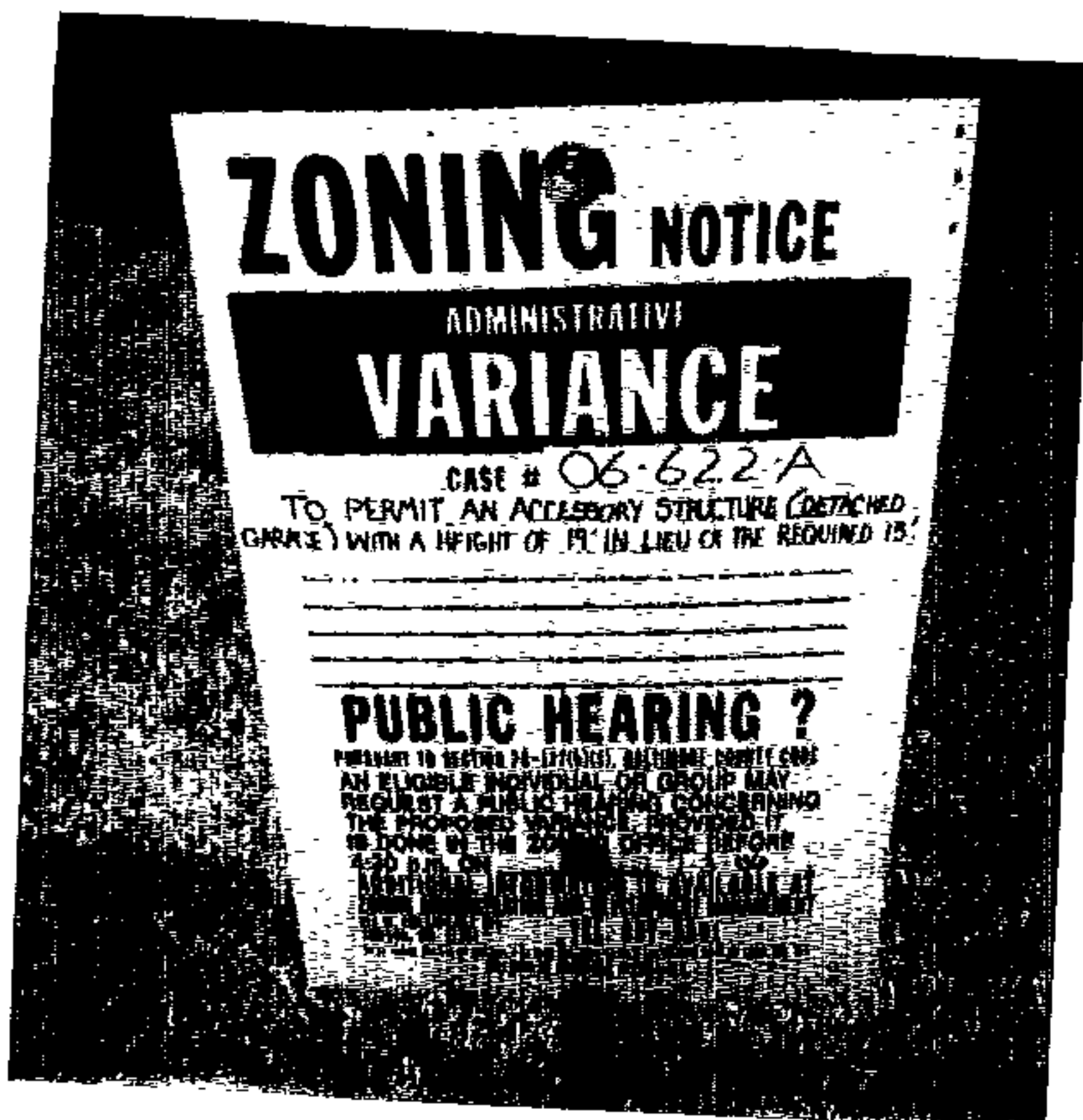
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



**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 - 622 - A

Petitioner: ROBERT SMITH

Address or Location: 6215 BONAPARTE AVE GREEN ARM 21057

PLEASE FORWARD ADVERTISING BILL TO:

Name: ROBERT SMITH

Address: 6215 BONAPARTE AVE
GREEN ARM MD 21057

Telephone Number: 410 592 3216

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06- 622 -A Address 6215 BONAPARTE AVE
Contact Person: JUN FERNANDO Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 6-7-06 Posting Date: 6-18-06 Closing Date: 7-3-06

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- 622 -A Address 6215 BONAPARTE AVE.
Petitioner's Name Robert & Denise Smith Telephone 410-592-3214
Posting Date: 6-18-06 Closing Date: 7-3-06
Wording for Sign: To Permit an accessory structure (detached garage)
with a height of 19' in lieu of the required 15'.



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

July 3, 2006

Robert Smith
Denise Smith
6215 Bonaparte Ave.
Glen Arm, MD 21057

Dear: Mr. & Mrs. Smith,

RE: Case Number: 06-622-A, 6215 Bonaparte Ave.

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 7, 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:sma

Enclosures

c: People's Counsel



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

June 20, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: June 19, 2006

Item Numbers: Item Number 622

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: June 27, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For June 21, 2006
Item Nos. 611, 621, 622, 623, 624, 626,
627, 628, 632, 633, 635, 636, 637, 640,
641, 642, and 643

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- 06272006.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination *JWL*

DATE: June 27, 2006

SUBJECT: Zoning Item # 06-622-A
Address 6215 Bonaparte Avenue

Zoning Advisory Committee Meeting of June 19, 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:

The proposed garage must be 20 feet from the septic system and 30 feet from the well.

Reviewer: S. Farinetti

Date: June 27, 2006

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 29, 2006

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

SUBJECT: 6-622 – Administrative Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 19 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 Bill Hughey at 410-887-3480.

Prepared by:



Section Chief:



AFK/LL: CM



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

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

Maryland Department of Transportation

Date: 6.20.06

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

RE: Baltimore County
Item No. 622 JRF

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,

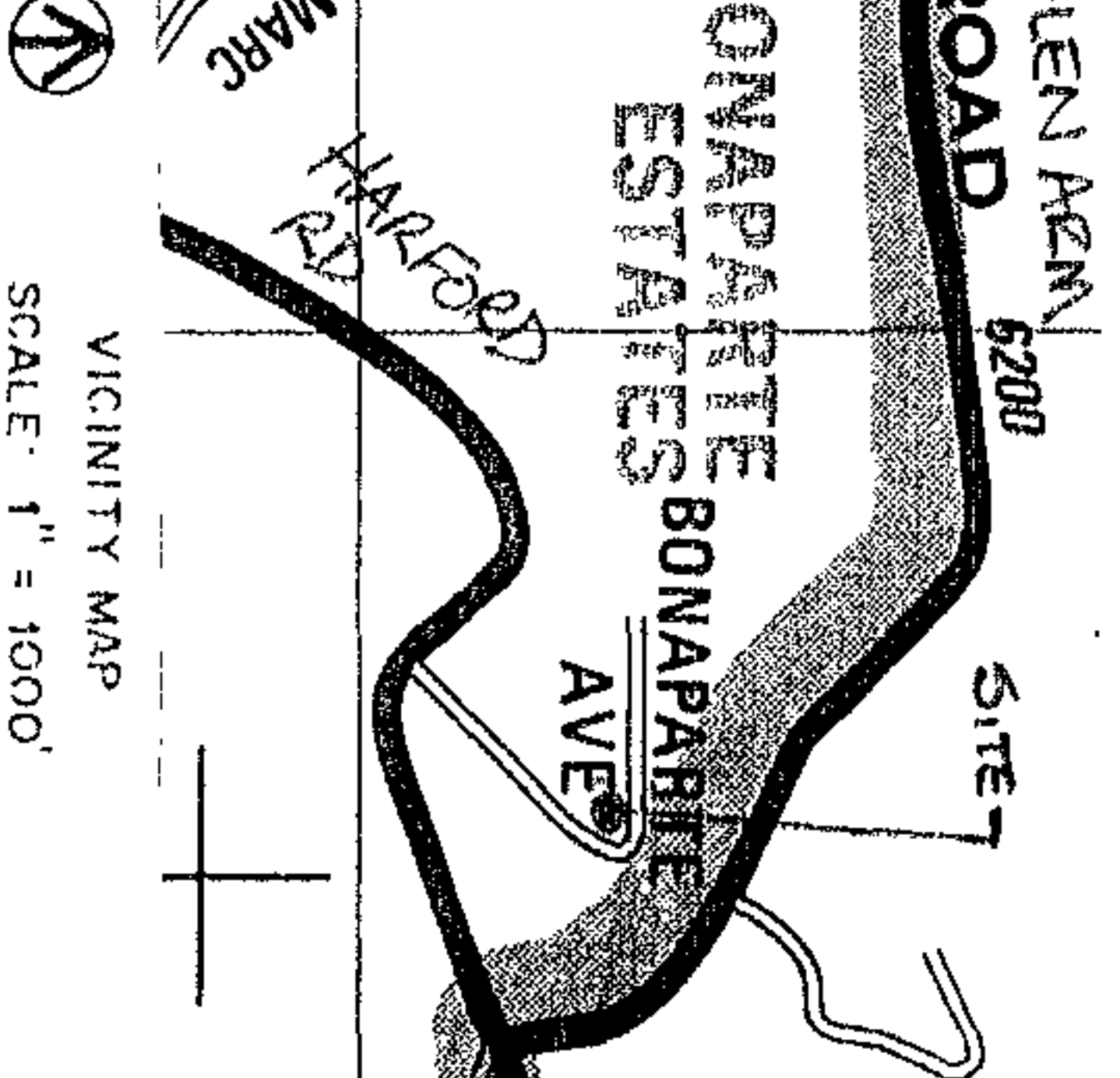
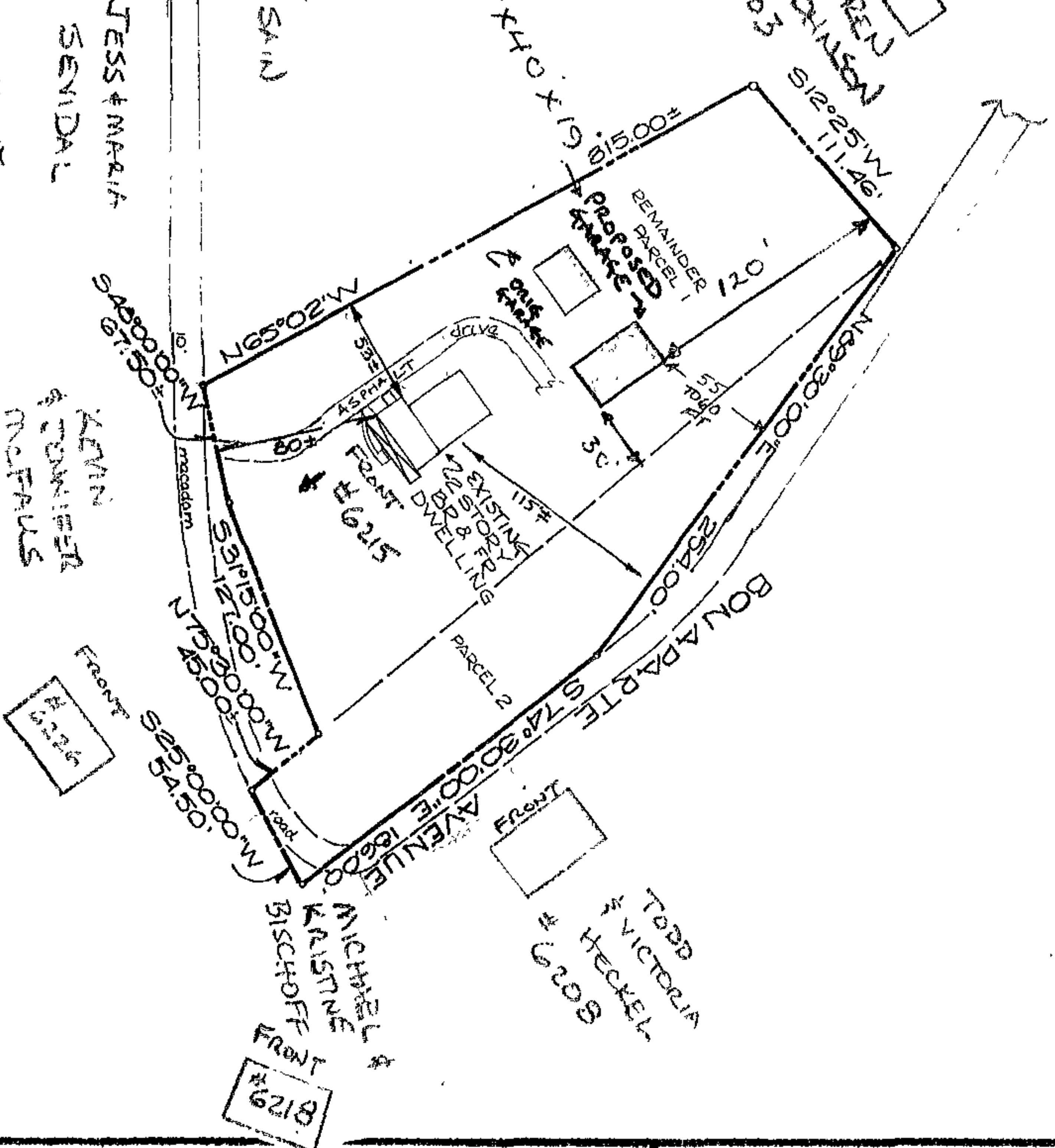
Steven D. Foster, Chief
Engineering Access Permits Division

TEA

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

SECTION # —

DR. J. H. HARRIS



LOCATION INFORMATION

ION DISTRICT

ILMANIC DISTRICT 3

0' SCALE MAP # 054B2

RC-2

ZE

ACREAGE	SQUARE FEET
1.00	43,560
2.00	87,120
3.00	130,680
4.00	174,240
5.00	217,800
6.00	261,360
7.00	304,920
8.00	348,480
9.00	392,040
10.00	435,600
11.00	479,160
12.00	522,720
13.00	566,280
14.00	609,840
15.00	653,400
16.00	696,960
17.00	740,520
18.00	784,080
19.00	827,640
20.00	871,200
21.00	914,760
22.00	958,320
23.00	1,001,880
24.00	1,045,440
25.00	1,089,000
26.00	1,132,560
27.00	1,176,120
28.00	1,219,680
29.00	1,263,240
30.00	1,306,800
31.00	1,350,360
32.00	1,393,920
33.00	1,437,480
34.00	1,481,040
35.00	1,524,600
36.00	1,568,160
37.00	1,611,720
38.00	1,655,280
39.00	1,698,840
40.00	1,742,400
41.00	1,785,960
42.00	1,829,520
43.00	1,873,080
44.00	1,916,640
45.00	1,960,200
46.00	2,003,760
47.00	2,047,320
48.00	2,090,880
49.00	2,134,440
50.00	2,178,000
51.00	2,221,560
52.00	2,265,120
53.00	2,308,680
54.00	2,352,240
55.00	2,395,800
56.00	2,439,360
57.00	2,482,920
58.00	2,526,480
59.00	2,570,040
60.00	2,613,600
61.00	2,657,160
62.00	2,700,720
63.00	2,744,280
64.00	2,787,840
65.00	2,831,400
66.00	2,874,960
67.00	2,918,520
68.00	2,962,080
69.00	3,005,640
70.00	3,049,200
71.00	3,092,760
72.00	3,136,320
73.00	3,179,880
74.00	3,223,440
75.00	3,267,000
76.00	3,310,560
77.00	3,354,120
78.00	3,397,680
79.00	3,441,240
80.00	3,484,800
81.00	3,528,360
82.00	3,571,920
83.00	3,615,480
84.00	3,659,040
85.00	3,702,600
86.00	3,746,160
87.00	3,789,720
88.00	3,833,280
89.00	3,876,840
90.00	3,920,400
91.00	3,963,960
92.00	4,007,520
93.00	4,051,080
94.00	4,094,640
95.00	4,138,200
96.00	4,181,760
97.00	4,225,320
98.00	4,268,880
99.00	4,312,440
100.00	4,356,000

PUBLIC PRIVATE

SEWER

WATER

PEAKE BAY
FICIAL AREA

EAR FLOOD PLAIN

RIC PROPERTY

ZONING HEARING

NOTE

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

SCALE OF DRAWING: 1" = 100'

054 B2

RC 2

EXISTING SITE

375'±

RC 5

BONAPARTE AVE

622

