

IN RE: PETITION FOR ADMIN. VARIANCE
SE/S of Burdock Road, corner of NE
Side of Verbena Road
3rd Election District
2nd Councilmanic District
(7219 Verbena Road)

Bennett R. and Ruchama A. Kantorow
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
*
* CASE NO. 07-005-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, Bennett R. and Ruchama A. Kantorow. The variance request is for property located at 7219 Verbena Road. The variance request is from Section 1B02.3.B and 504 County Zoning Regulations (B.C.Z.R.) to permit a proposed addition (garage and breezeway) with a window to street right of way setback of 14 feet in lieu of the minimum required 25 feet, and a building to street centerline setback of 39 feet in lieu of the minimum required 50 feet, and to amend the Final Development Plan for Green Gate Plat 1, Section 4, Lot 1. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners state that they want to construct an attached garage and dining area addition to their home. Their home is on a corner lot and has a 40 foot setback from the front and left side both of which the existing dwelling almost touches. The unique setbacks of their corner lot create difficulty in complying with the setback restrictions. The garage and dining area must be constructed on the left side adjacent to both streets because:

- 1) The existing driveway and curb cut are on Verbena Road on the left side.
- 2) It would not work to construct a garage and eating area on the right side of the house where the bedrooms are located. The existing floor plan would not permit access

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- from the garage to the house through the bedrooms and it would encroach on the side yard with their neighbor.
- 3) Their lot falls to the rear and therefore a garage cannot be constructed in the rear yard and align with the living room. There is also no access from the street to the rear yard.
 - 4) The existing kitchen is on the left side of the house and that is where the dining area and garage should be located.

Petitioners state there are several similar additions in their neighborhood.

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 Planning dated August 2, 2006 and contains restrictions. A copy of which is 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 July 23, 2006 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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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.

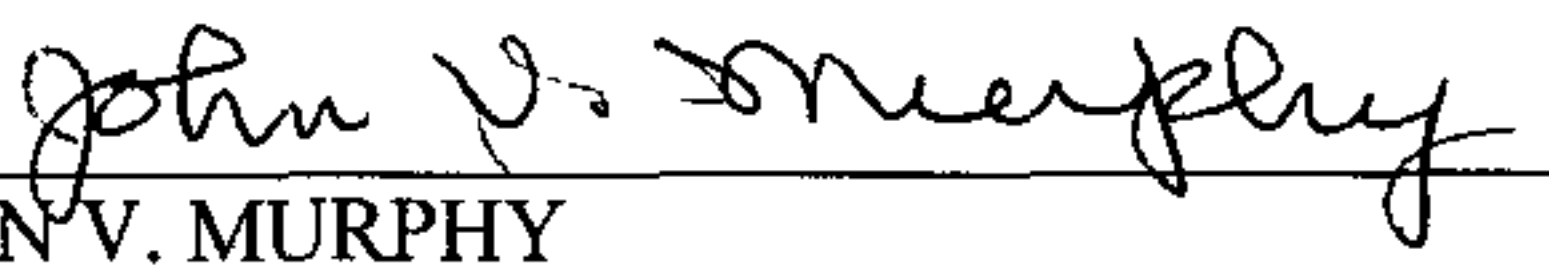
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be GRANTED.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 23rd day of August, 2006, that a variance from Section 1B02.3.B and 504 County Zoning Regulations (B.C.Z.R.) to permit a proposed addition (garage and breezeway) with a window to street right of way setback of 14 feet in lieu of the minimum required 25 feet, and a building to street centerline setback of 39 feet in lieu of the minimum required 50 feet, and to amend the Final Development Plan for Green Gate Plat 1, Section 4, Lot 1 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. Architectural elevation drawings should be in accordance with those submitted to the Office of Planning with a minor revision. Add two windows on the Burdock Avenue side street garage elevation. This element will break up the mass of the building façade.

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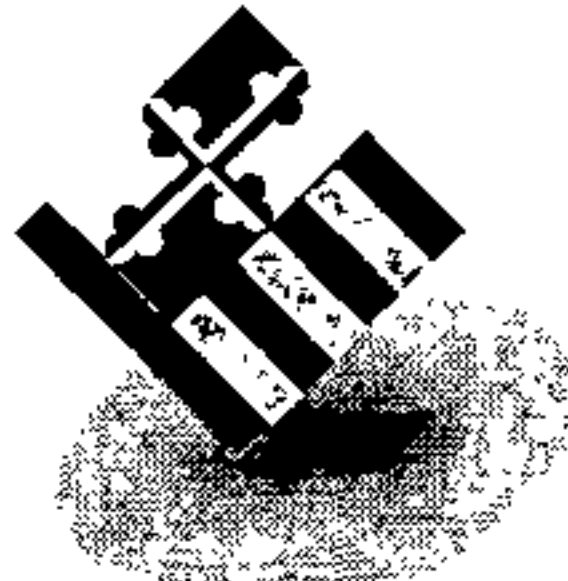
Any appeal of this decision must be made within thirty (30) days of the date of this Order.



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:pz

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P3



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

August 23, 2006

BENNETT R. AND RUCHAMA KANTOROW
7219 VERBENA ROAD
BALTIMORE MD 21209

Re: Petition for Administrative Variance
Case No. 07-005-A
Property: 7219 Verbena Road

Dear Mr. and Mrs. Kantorow:

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

JVM:pz

Enclosure

RECEIVED FOR FILING
8-23-06
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Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7219 Verbena Road
which is presently zoned DR-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)

1802.3.B & 504 B.C.R. (Sections V.B.6.a and V.B.9, 1970 CMPP, B.11 (100-1970)) to permit a proposed addition (garage & breezeway) with a window to street right of way setback of 14 feet in lieu of the minimum required 25 feet, and a building to street centerline setback of 39 feet in lieu of the minimum required 50 feet, and to amend the Final Development Plan for Green Gate Plat 1, Section 4, Lot 1.

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):

* BENNETT R. KARTOROW
Name - Type or Print

* [Signature]
Signature

* ROCHANA A. KARTOROW
Name - Type or Print

* [Signature]
Signature

* 7219 VERBENA RD
Address

* 410-488-0674
Telephone No.

* BALTIMORE
City

* MD
State

* 21209
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 10 day of July 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.

07-005-A

Reviewed By

JNP

Date

7/12/06

REV 10/25/01

82306

Estimated Posting Date

7/23/06

[Signature]

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

7219 Verbena Road

Address

Baltimore

MD

21209

City

State

Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

We request a variance to construct an attached Garage and Dining Area Addition to our house. Our house is on a corner lot and thus has a 40 foot setback on the front and left side, both of which our existing dwelling almost touches. The unique setbacks of a corner lot create difficulty complying with the set back restrictions.

Our garage and dining area has to be constructed on the left adjacent to both streets because:

1. Our existing driveway and curb cut is on Verbena Road on the left side.
2. It would not work to construct a garage and eating area on the right side of the house where the bedrooms are located. The existing floor plan would not permit access from the garage to the house thru the bedrooms and it would encroach on the side yard with our neighbor.
3. Our lot falls to the rear and therefore a garage cannot be constructed in the rear yard and align with the living area. There is also no access from the street to the rear yard.
4. The existing kitchen is on the left side of the house and that is where the dining area and garage should be located.

There are several similar additions in Green Gate, 2107 Burdock Road is just one example.

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.

Bennett R. Kantorow
Signature

BENNETT R. KANTOROW
Name - Type or Print

Ruchama Kantorow
Signature

RUCHAMA KANTOROW
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10 day of SONE, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

BENNETT R KANTOROW RUCHAMA KANTOROW
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 12/18/06

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

7219 Verbena Road

Address

Baltimore

MD

21209

City

State

Zip Code

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1. Our existing driveway and curb cut is on Verbena Road on the left side.
2. It would not work to construct a garage and eating area on the right side of the house where the bedrooms are located. The existing floor plan would not permit access from the garage to the house thru the bedrooms and it would encroach on the side yard with our neighbor.
3. Our lot falls to the rear and therefore a garage cannot be constructed in the rear yard and align with the living area. There is also no access from the street to the rear yard.
4. The existing kitchen is on the left side of the house and that is where the dining area and garage should be located.

There are several similar additions in Green Gate, 2107 Burdock Road is just one example.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]
Signature

BENNETT R. KANTOROW
Name - Type or Print

[Signature]
Signature

RUCHAMA KANTOROW
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to-wit:

I HEREBY CERTIFY, this 10 day of JUNE, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

BENNETT R KANTOROW RUCHAMA KANTOROW
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 12/18/06



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7219 Verbena Road
which is presently zoned DR-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) 1802.3, B & 504, BC2R (Sections V, B, 6, a and V, B, 9, 1970 CMDP, Bill 100-1970) to permit a proposed addition (garage & breezeway) with a window to street right of way setback of 14 feet in lieu of the minimum required 25 feet, and a building to street centerline setback of 39 feet in lieu of the minimum required 50 feet, and to amend the Final Development Plan for Green Gate Plat 1, Section 4, Lot 1,

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 10 day of July 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.

07-005-A

Reviewed By

JNP

Date

7/12/06

Estimated Posting Date

7/23/06

REV 10/25/01

RECEIVED FOR FILING

8-23-06

ph

Zoning Description for 7219 Verbena Road.

Beginning at a point on the southeast side of the intersection of Verbena Road and Burdock Road which are both forty feet wide. Being Lot #1, Plat Book 37, Folio 27, in the Subdivision of Green Gate, Plat 1, Section 4, containing 18,228 square feet.

Also known as 7219 Verbena Road, Baltimore, MD 21209, located in the 3rd Election District, 2nd Councilmanic District.

07-005-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 0373

DATE 7/12/06 ACCOUNT 0015-006-6150

AMOUNT \$ 130.00

RECEIVED FROM: Randall Ave. Kant Service

FOR: Anna Vassare - 7219 Versana Road

07-005-A (Kant Service)

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME 1

7/12/2006 7/12/2006 08:30:47

REG NEED BALANCE JRIC JMR

>>> RECEIPT # 000073 7/12/2006 08:30

Dept. 523 ZONING VERIFICATION

CR NO. 000073

Receipt Tot. 9130.00

\$130.00 OK \$ 0.00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No: 07-005-A

Petitioner/Developer: BENNETT
& LUCHANNA KANTOROW

Date Of Hearing/Closing: 8/7/06

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 7219 VERBENA ROAD

This sign(s) were posted on July 23, 2006
(Month, Day, Year)

Sincerely,

Martin Ogle 7/23/06
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

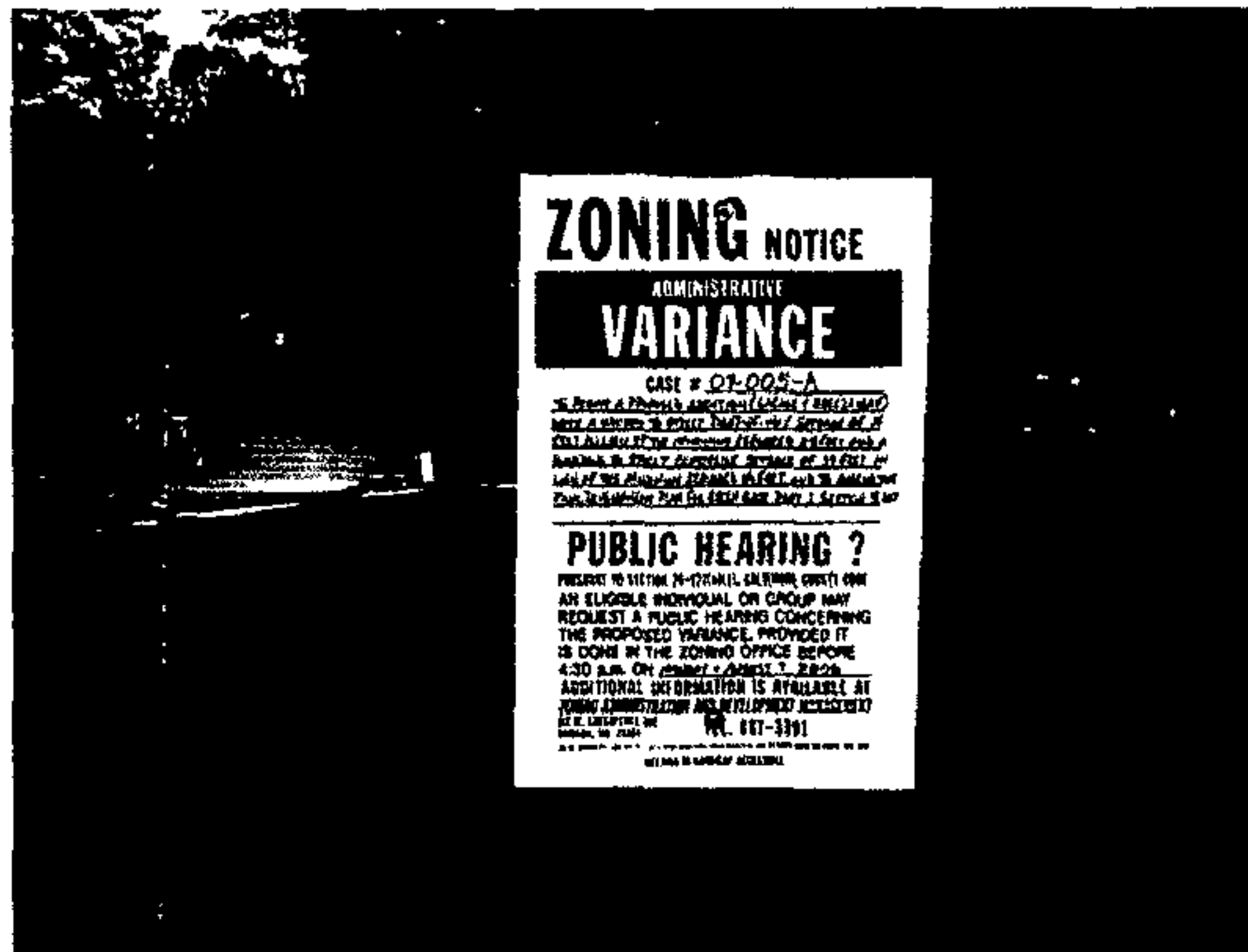
16 Salix Court

Address

Balto. Md 21220

(443-629 3411)

im000740 (1152x864x24b jpeg)



Master of 7/23/06

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 005 -A Address 7219 Verbena Road
Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 7/12/06 Posting Date: 7/23/06 Closing Date: 8/7/06

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 07- 005 -A Address 7219 Verbena Road
Petitioner's Name Bennett & Ruchama Kantorow Telephone 410-486-0674
Posting Date: 7/23/06 Closing Date: 8/7/06

Wording for Sign: To Permit a proposed addition (garage & breezeway) with a window to street right-of-way setback of 14 feet in lieu of the minimum required 25 feet, and a building to street centerline setback of 39 feet in lieu of the minimum required 50 feet, and to amend the Final Development Plan for Green Gate Plat 1, Section 4, Lot 1.

WCR - Revised 6/25/04



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
August 8, 2006 *Department of Permits and
Development Management*

Bennett Kantorow
Ruchama Kantorow
7219 Verbena Road
Baltimore, MD 21209

Dear Mr. and Mrs Kantorow:

RE: Case Number: 07-005-A, 7219 Verbena Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 12, 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 that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

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

July 20, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: July 24, 2006

Item Number(s): 001 through 011

005

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: July 26, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For July 24, 2006
Item Nos. 002, 003, 004, 005, 006, 007,
008, 009, 010, and 011

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 07252006.doc



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

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

Maryland Department of Transportation

Date: 7.21.06

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

RE: Baltimore County
Item No. 005 JHP

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,

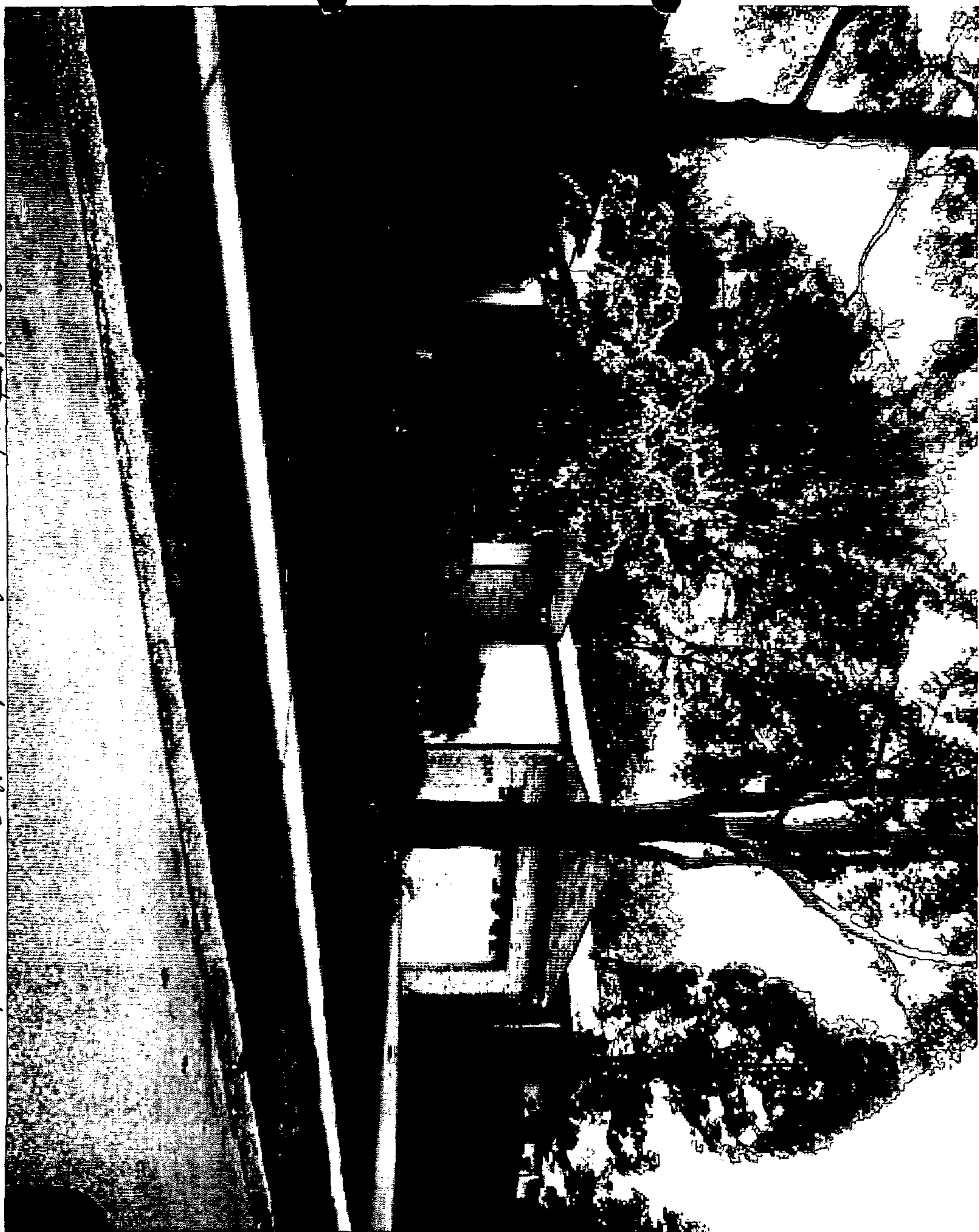
Steven D. Foster, Chief
Engineering Access Permits Division

069A3



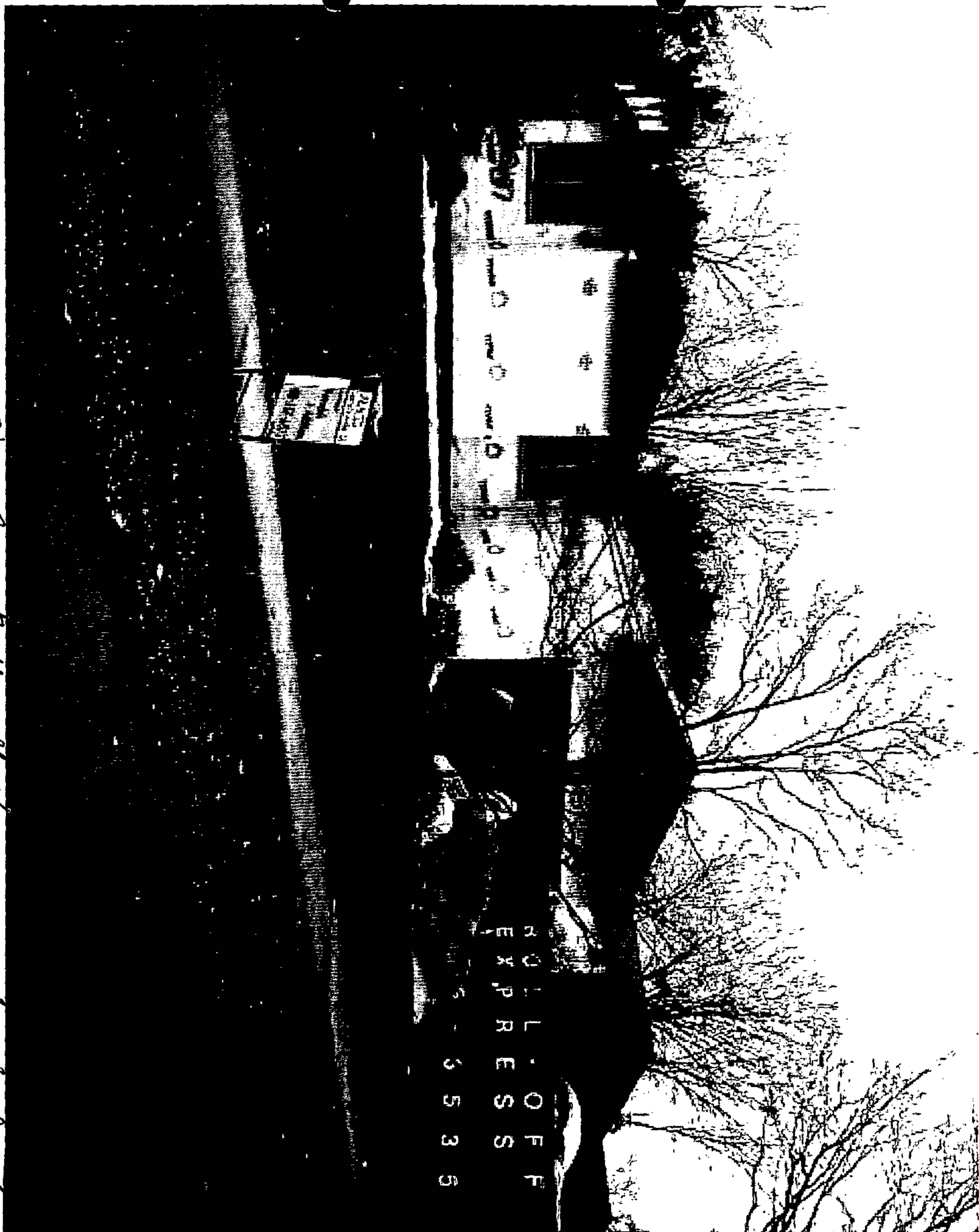
07-005-A

Completed House on Burdock with garage addition



07-005-A

House being built with variance on Kendrick rd



07-005-A

Rear of 7219 Volkmann



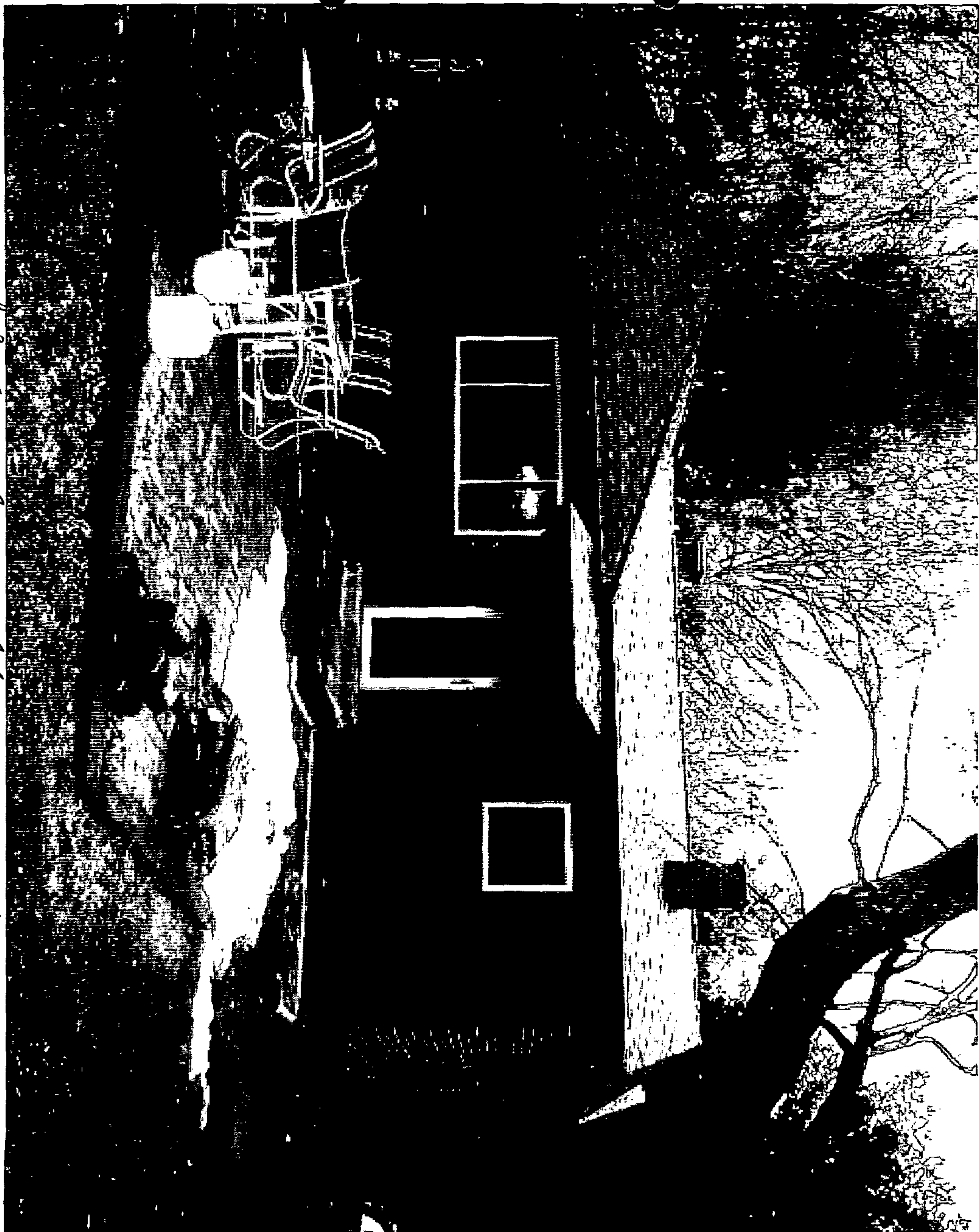
07-005-A

7219 Vecbena Front of House (7219 Vecbena)



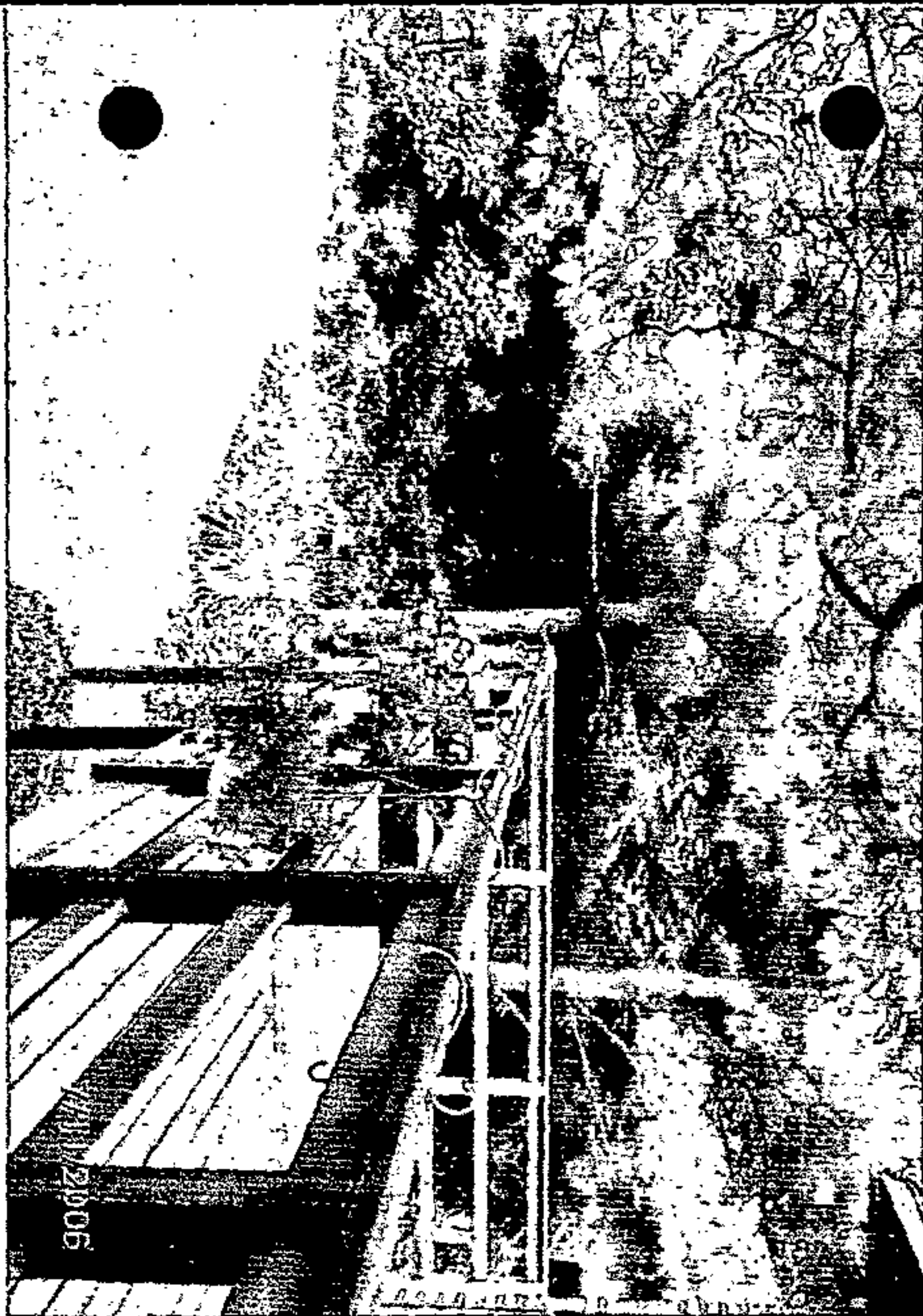
07-005-A

Side Facing Burdock Rd (7819 Leburn)



07-005-A

L
H



View of Back of House

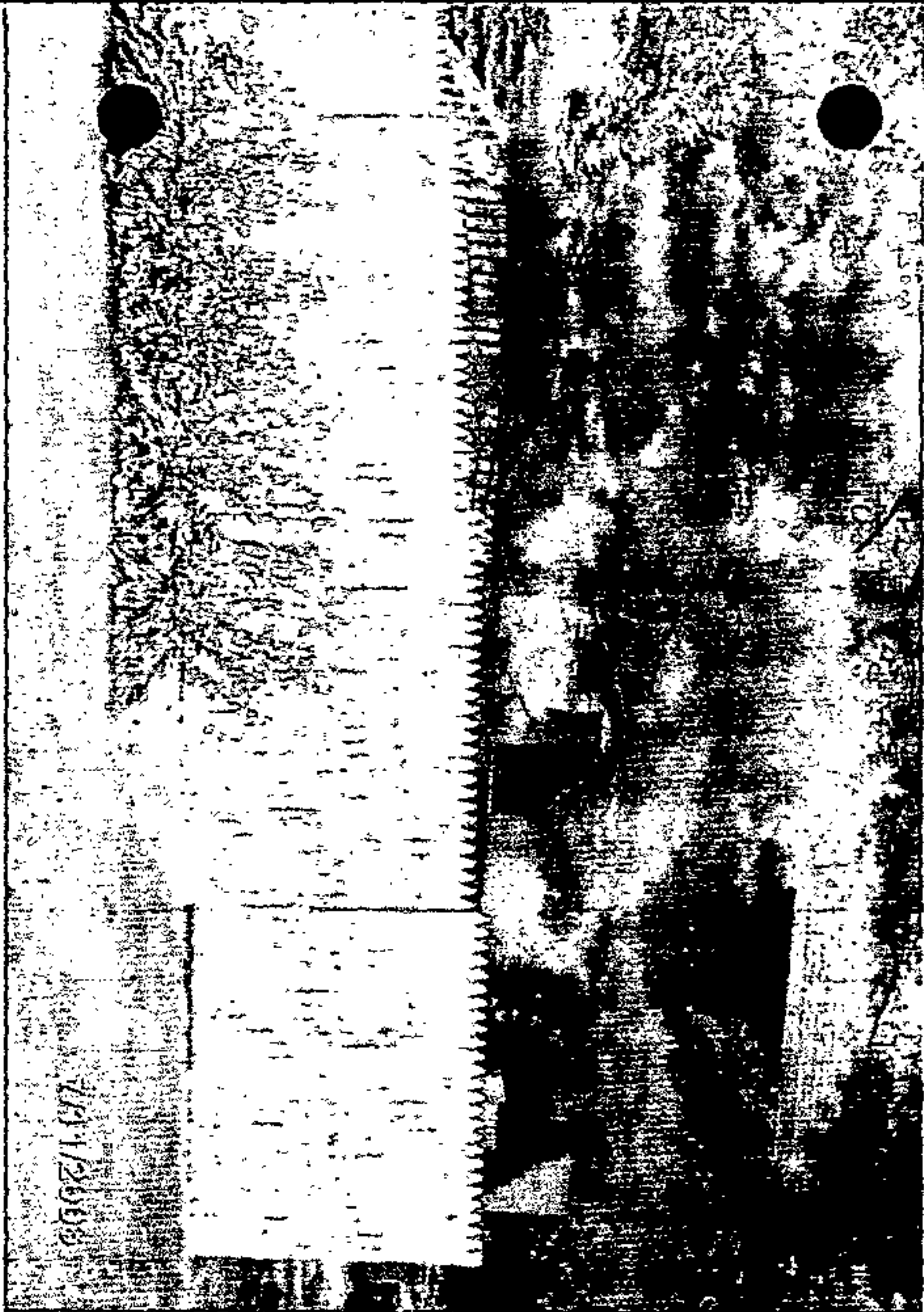
U
N



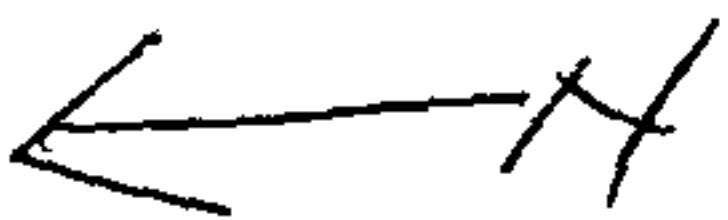
7/14/2005

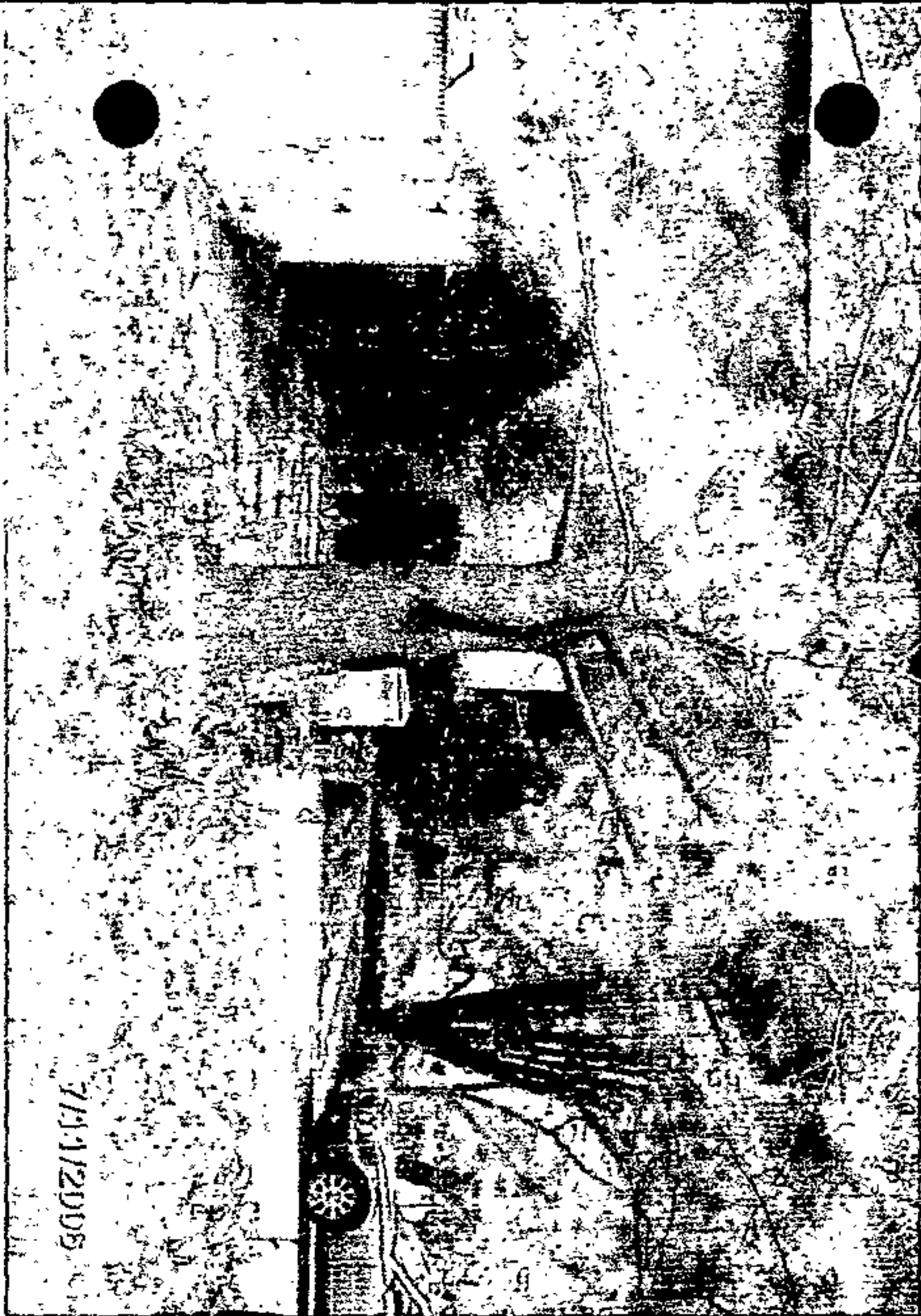
Back of House Looking East

07-005-A



Side of House facing at
7217 Veduna Rd.

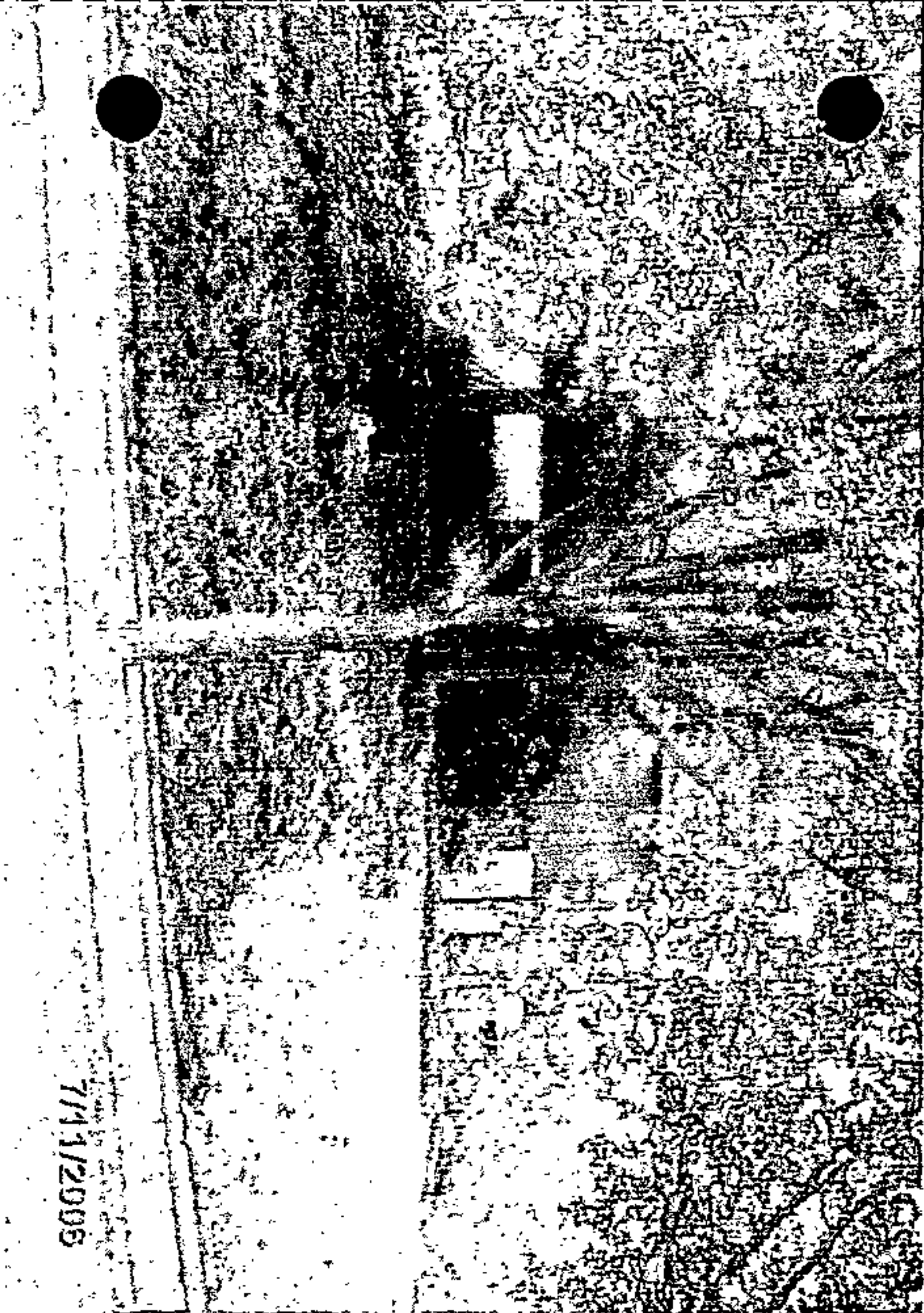




7/13/2005

Side of House facing at
7217 Oakman Rd.

07-005-A



View from Front of House

H
V

07-005-A



7/11/2006

View from front of House

H
↓

07-005-A

At ↑

View from Side of House
Looking at 2020 Bunker

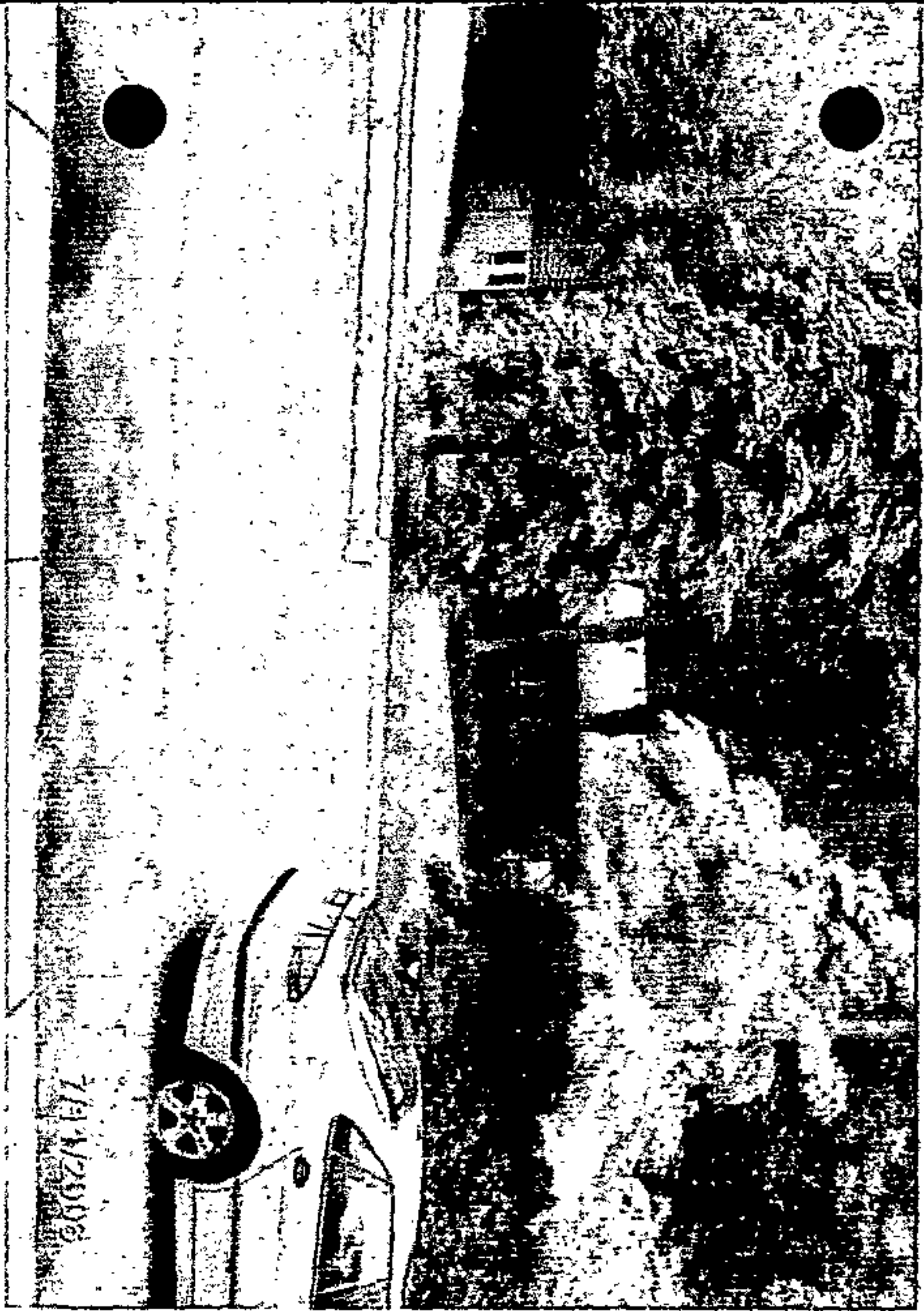


09-005-A

N ↑

07-005-A

Another View of 2020 Benchmark



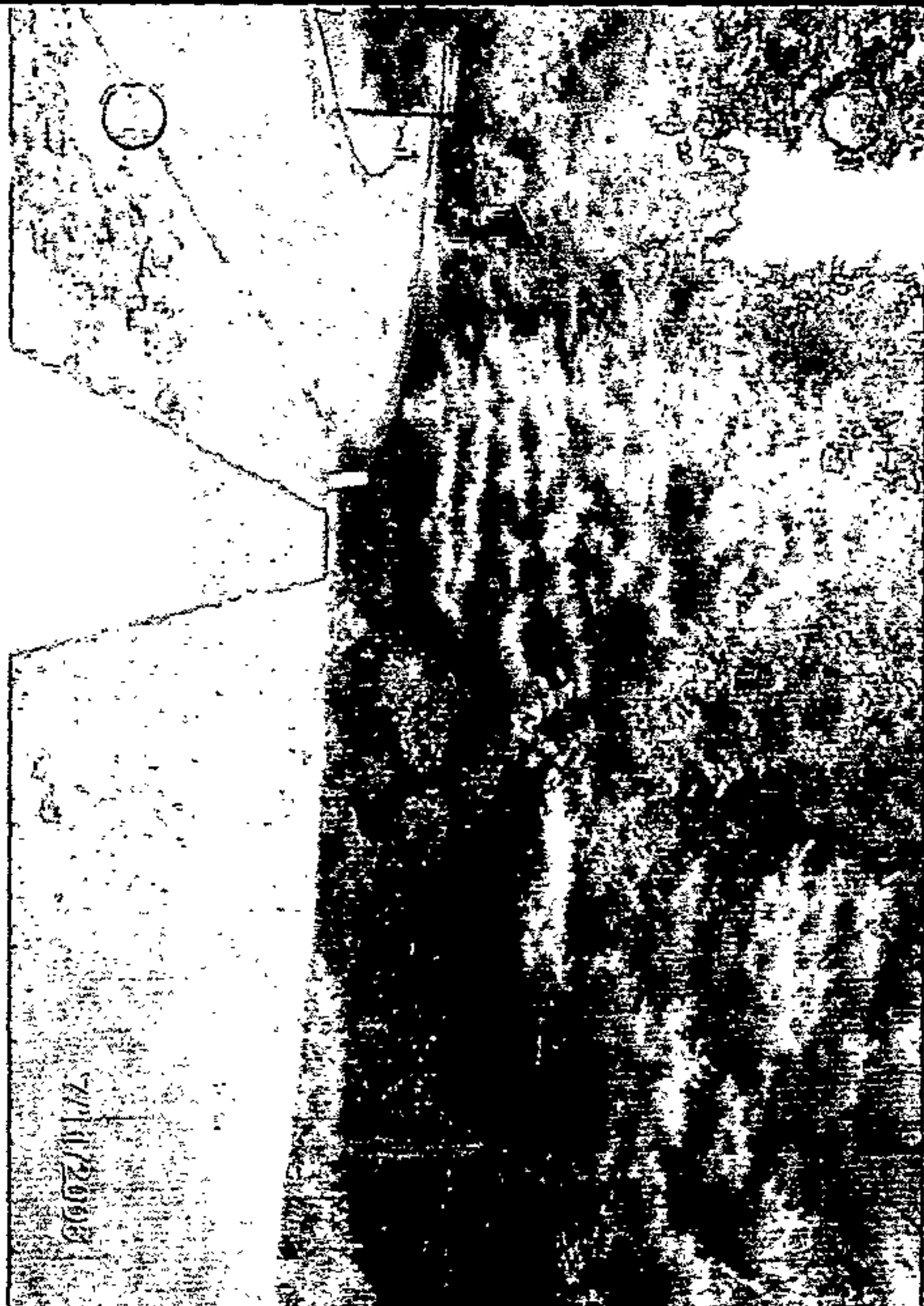


View Down Western Street
South

H
U

07-005-A

↑
H



View looking down Backroad
from Side of House

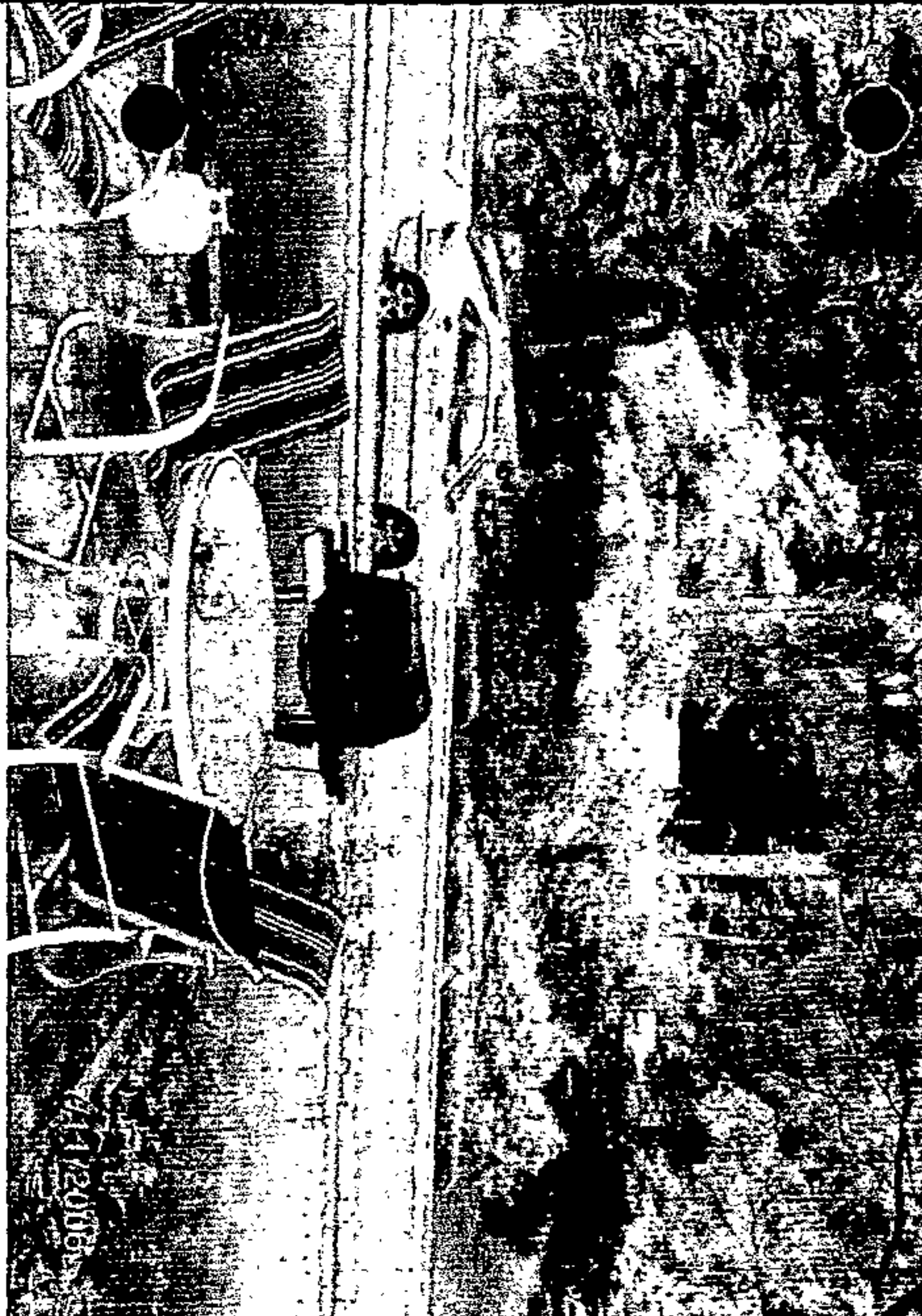
07-005-A

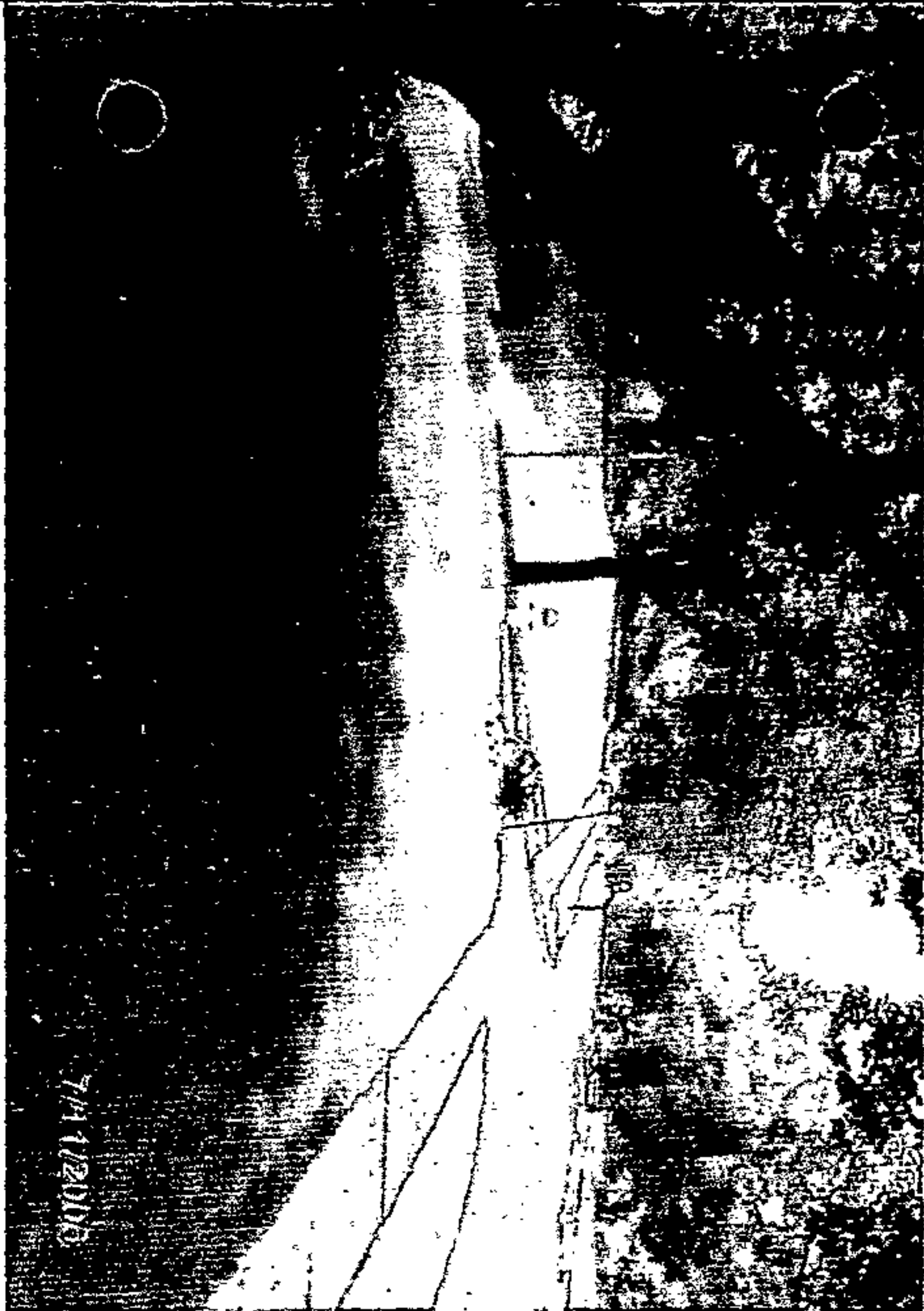
07-005-A

↑ N

07-005-A

View of 2020 Beardsall from Side of House



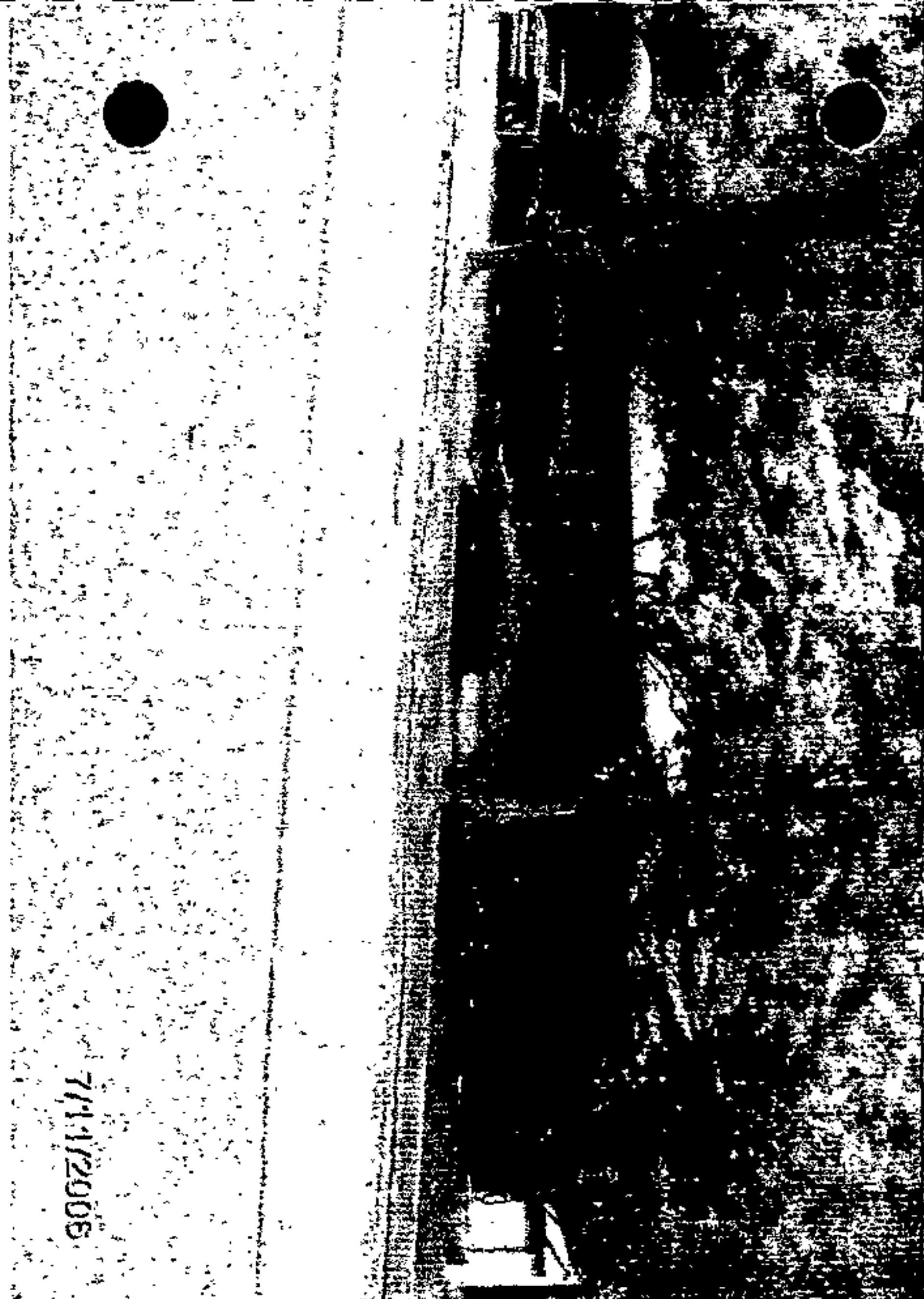


View up Backdoor from
Side of House

H.

H ↑

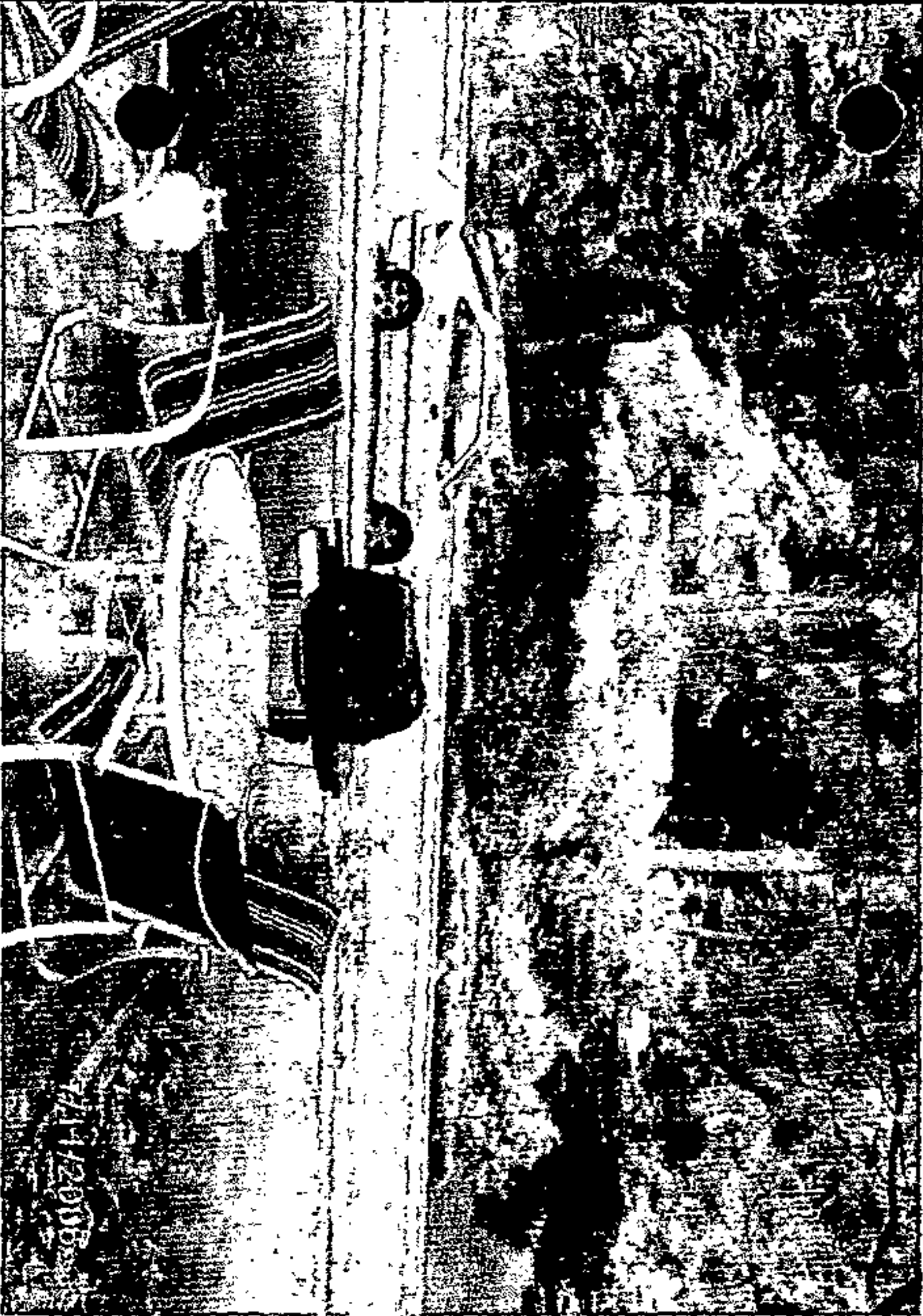
View of 2100 Boulevard from
Side of House



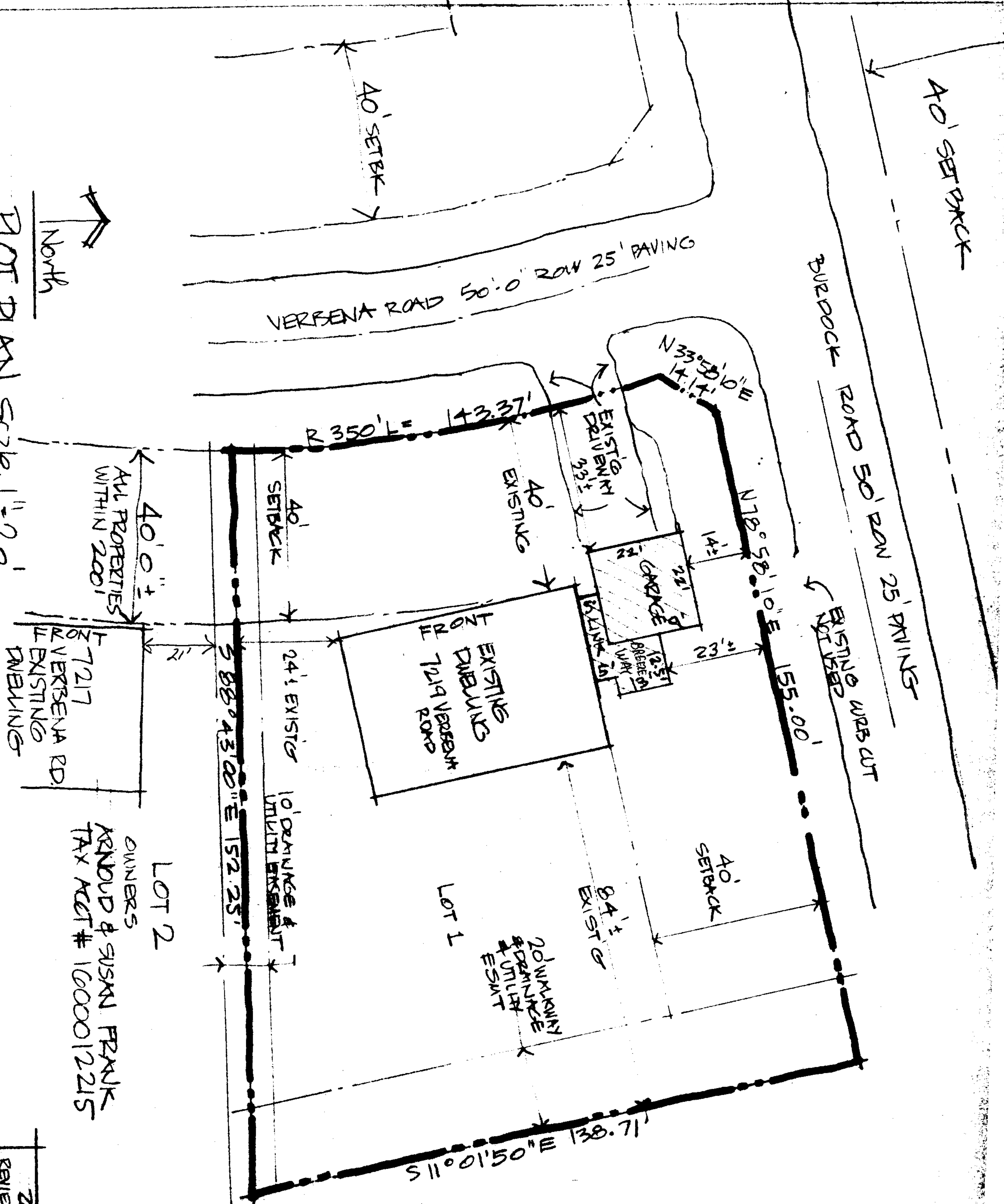
↑ N

07-005-A

View of 2080 Beardsall from Side of House



North
 Plot Plan scale 1"=20'



PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE
 PROPERTY ADDRESS: 7219 VERBENA ROAD
 SUBDIVISION NAME: GREEN GATE TAX ACCT # 1600012214
 PLAT BOOK: 37 FOLD: 27 PLAT: 1 SECT: 4, LOT 1
 OWNER: BENNETT & RICHMAN KANTOROW
 PREPARED BY: STAN KENDER ARCHITECT PA
 JUNE 8, 2006 410-517-1478

LOCATION INFORMATION	
ELECTION DISTRICT 3	
CONCRETE DRIVE 15' x 10' x 2'	
ZONING OR. 2 (068/13)	
LOT SIZE 18,000 SQ FT, 4.22 AC	
GREEN GATE	
PLAT 1 SECTION 4	
SEWER	
WATER	
CHESTERPARK	
BY CRITICAL	
AREA	
100 YEAR FLOOD PLUN	
HISTORIC PROP/ BUILDING	
PROZ ZONING HEARING	

ZONING OFFICE USE ONLY	
REVIEWED BY	ITEM #
JNP	005
CASE #	
07-005-4	