

IN RE: PETITION FOR ADMIN. VARIANCE
NE corner of Green Oak Court and
Grove Road
11th Election District
6th Councilmanic District
(3700 Green Oak Court)

Howard B. and Kathleen M. Hill
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
*
* CASE NO. 07-101-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, Howard B. and Kathleen M. Hill. The variance request is for property located at 3700 Green Oak Court. The variance request is from Section 1B01.2.C.1.b and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed deck (open projection) with a rear yard setback of 10 feet in lieu of 22.5 feet and to amend the Final Development Plan for Oak Grove, Lot #1. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners state that the shape of their lot and location of the house precludes building the deck without a variance. The proposed deck measures 25.5 feet x 12 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: None.

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

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10-5-07

pg 1

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 September 17, 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. Petitioner's photographs clearly show that 3 adjacent dwellings have decks. 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 5th day of October, 2006, that a variance from Section 1B01.2.C.1.b and 301.1 of

the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed deck (open projection) with a rear yard setback of 10 feet in lieu of 22.5 feet and to amend the Final Development Plan for Oak Grove, Lot #1. be and is hereby GRANTED, subject to the following:

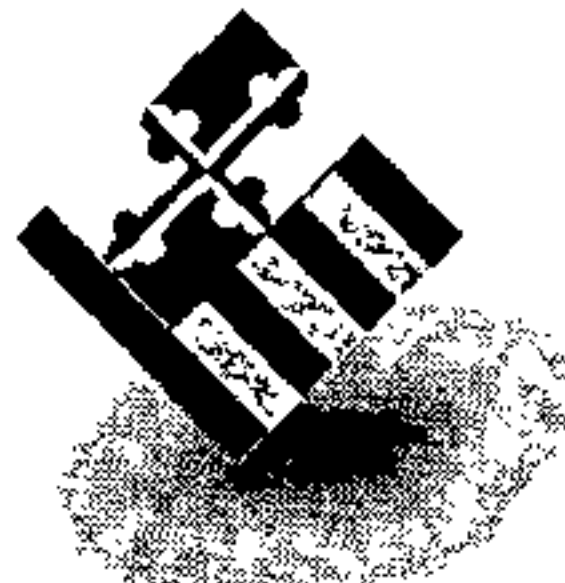
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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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10-5-06
PZ



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

October 5, 2006

HOWARD B. AND KATHLEEN M. HILL
3700 GREEN OAK COURT
BALTIMORE MD 21234

Re: Petition for Administrative Variance
Case No. 07-101-A
Property: 3700 Green Oak Court

Dear Mr. and Mrs. Hill:

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 FILES
10-5-06
pz

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

Address 3700 GREEN OAK CT
City BALTO State MD Zip Code 21234

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):

HARDSHIP

- 1 - UNABLE TO SECURE A REASONABLE RETURN ON PROPERTY
- 2 - HARDSHIP IS PECULIAR TO THE SUBJECT PROPERTY IN CONTRAST WITH OTHER PROPERTIES IN ZONING DISTRICT. SHAPE OF LOT - HOUSE LOCATION
- 3 - HARDSHIP WAS NOT THE RESULT OF OUR ACTIONS

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.

Howard B. Hill
Signature

HOWARD B. HILL
Name - Type or Print

Kathleen Hill
Signature

Kathleen Hill
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6th day of September, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Howard B. Hill & Kathleen Hill
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Elizabeth A. Richardson
Notary Public

My Commission Expires ELIZABETH A. RICHARDSON

NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires March 1, 2008

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 3700 GREEN OAK CT
Address
BALTO MD 21234
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):

HARDSHIP

- 1- UNABLE TO SECURE A REASONABLE RETURN ON PROPERTY
- 2- HARDSHIP IS PECULIAR TO THE SUBJECT PROPERTY IN CONTRAST WITH OTHER PROPERTIES IN ZONING DISTRICT. SHAPE OF LOT - HOUSE LOCATION
- 3- HARDSHIP WAS NOT THE RESULT OF OUR ACTIONS

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.

Howard B. Hill
Signature

HOWARD B. HILL
Name - Type or Print

Kathleen Hill
Signature

Kathleen Hill
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6th day of September, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Howard B. Hill & Kathleen Hill
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Elizabeth Richardson
Notary Public

My Commission Expires ELIZABETH A. RICHARDSON



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 3700 GREEN OAK CT
which is presently zoned DR S.S

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) 1301.2.C.1.b AND 301.1

BCZR TO PERMIT A PROPOSED DECK (OPEN PROJECTION) WITH A
REAR YARD SETBACK OF 10 FT. IN LIEU OF 22 1/2 FT. AND
TO AMEND THE FINAL DEVELOPMENT PLAN FOR
OAK GROVE, 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):

HOWARD B HILL
Name - Type or Print

Howard B Hill
Signature

KATHEEN M. HILL
Name - Type or Print

Kathleen M Hill
Signature

3700 GREEN OAK CT 410-882-6216
Address Telephone No.

BALTO. MD 21234
City State Zip Code

Representative to be Contacted:

HOWARD B. HILL
Name

3700 GREEN OAK CT 410-882-6216
Address Telephone No.

BALTO MD 21234
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 October, 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

Reviewed By JL Date 9/07/06

Estimated Posting Date 9/17/06

CASE NO 10-506

REV 10/25/01

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 3700 GREEN OAK COURT
BEGINNING AT A POINT ON THE NORTH SIDE OF GREEN OAK
COURTWHICH IS 30' WIDE AT THE DISTANCE OF 12' OF THE
CENTERLINE OF THE NEAREST IMPROVED INTERSECTING
STREET GROVE RD WHICH IS 24' WIDE. BEING LOT # 1 IN THE
SUBDIVISION OF OAK GROVE AS RECORDED IN BALTIMORE
COUNTY PLAT BOOK # 72 FOLIO# 141 CONTAINING .17 ACRES.
ALSO KNOWN AS 3700 GREEN OAK COURT AND LOCATED IN
THE 11TH ELECTION DISTRICT, 6TH COUNCILMANIC DISTRICT.

101

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 20304

#101

DATE 9/07/06

ACCOUNT

001 006 6150

AMOUNT \$

130.00

RECEIVED FROM:

HILL

FOR:

R.V. & Daniel FDP

3700 GREEN OAK CT

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS

9/08/2006 9/07/2006 14:23:47

RED INSET MAIL JET 300

> RECEIPT # 30812 8/31/2006 - DEL

DEPT 533 THIRD VERIFICATION

CR NO. 000004

Receipt Tot 130.00

130.00 CR

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

Date: 9/19/06

RE: Case Number: 07-101-A

Petitioner/Developer: HOWARD HILL

Date of Hearing/Closing OCT. 2, 2006

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 3700 GREEN OAK CT

The sign(s) were posted on 9/17/06
(Month, Day, Year)

ZONING NOTICE ADMINISTRATIVE VARIANCE

CASE # 07-101-A

VARIANCE TO PERMIT A
PROPOSED DOCK (OPEN PROJECTION
WITH A REAR YARD SETBACK
OF 10 FT. IN LIEU OF 25 FT.
AND TO AMEND THE FINAL
DEVELOPMENT PLAN FOR ONE (ONE)
PLOT.

PUBLIC HEARING?

PERMISSION TO REVIEW A FINAL DEVELOPMENT PLAN
AN EVIDENCE OF A PUBLIC HEARING CONCERNING
REQUEST FOR A ZONING VARIANCE, PROVIDED IN
THE ZONING ORDINANCE, IS REQUIRED IN THE ZONING OFFICE BEFORE
IT IS CONSIDERED FOR A VARIANCE. A FEE OF \$100.00
IS REQUIRED FOR THE REVIEW OF THE VARIANCE. ADDITIONAL
INFORMATION IS AVAILABLE AT THE ZONING OFFICE.
FOR MORE INFORMATION, CALL 410-665-5562.

Charles E. Merritt
(Signature of Sign Poster)

Charles E. Merritt
9831 Mapledt Road
Baltimore, MD 21234
410-665-5562

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 007 101 -A Address 3700 GREEN OAK CT
Contact Person: JOHN LEWIS Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 9/07/06 Posting Date: 9/17/06 Closing Date: 10/02/06

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 007 101 -A Address 3700 GREEN OAK CT
Petitioner's Name HOWARD & KATHLEEN HILL Telephone 410 882 6216
Posting Date: 9/17/06 Closing Date: 10/02/06
Wording for Sign: To Permit A PROPOSED DECK (OPEN PROJECTION) WITH
A REAR YARD SETBACK OF 10 FT. IN LIEU OF 22 1/2 FT. AND TO
AMEND THE FINAL DEVELOPMENT PLAN FOR OAK GROVE, LOT #1

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 07 101 A

Petitioner HILL

Address or Location 3700 GREEN OAK CT

PLEASE FORWARD ADVERTISING BILL TO

Name HOWARD HILL

Address 3700 GREEN OAK CT

BALTO MD 21234

Telephone Number 443-794-7561



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

October 2, 2006

Howard B. Hill
Kathleen M. Hill
3700 Green Oak Court
Baltimore, MD 21234

Dear Mr. and Mrs. Hill:

RE: Case Number: 07-101-A, 3700 Green Oak Court

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

Enclosures

c: People's Counsel



Baltimore County
Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

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

September 24, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: September 18, 2006

Item Number(s): 100 thru 112, 114, 115, 116

101

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.

3. The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

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: September 25, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For September 25, 2006
Item Nos. 07-101, 102, 103, 105, 106,
107, 108, 109, 110, 111, 112, 114, 115,
And 116

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-09212006.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco
FROM: Jeff Livingston, DEPRM – Development Coordination JWL
DATE: September 25, 2006
SUBJECT: Zoning Item # See List Below

Zoning Advisory Committee Meeting of September 18, 2006

The Department of Environmental Protection and Resource Management has no comments with regards to the following zoning items:

07-100-A
~~07-101-A~~
07-104-A
07-105-A
07-107-A
07-109-A
07-110-A
07-111-A
07-115-A
07-116-A

Reviewer: J. Livingston

Date: September 25, 2006

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 21, 2006

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 7-101- Administrative Variance**

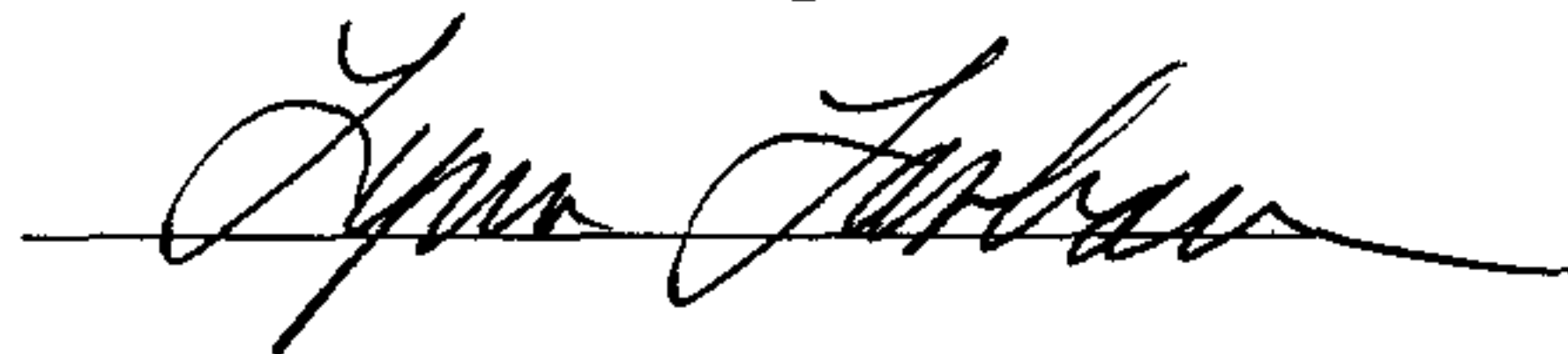
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

For further questions or additional information concerning the matters stated herein, please contact Curtis Murray in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



CM/LL

RECEIVED

SEP 25 2006

ZONING COMMISSIONER

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: SEPT. 18, 2006

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

RE: Baltimore County
Item No. 101
7-101A
KATHLEEN & HOWARD HILL
PROPERTY
VARIANCE - WOOD DECK

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 101.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

For Steven D. Foster, Chief
Engineering Access Permits
Division

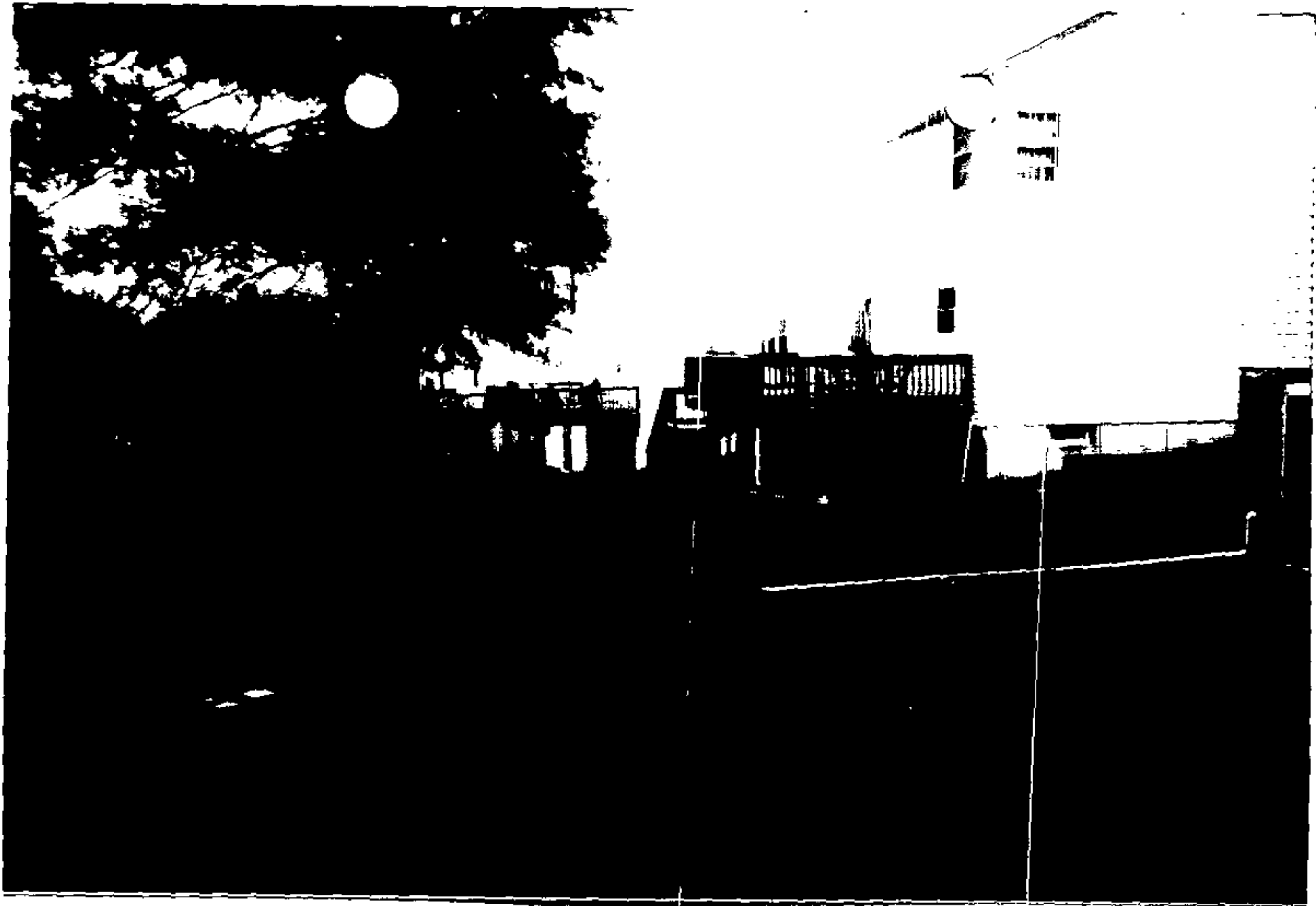
SDF/MB

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • www.marylandroads.com





PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 3700 GREEN OAK CT

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

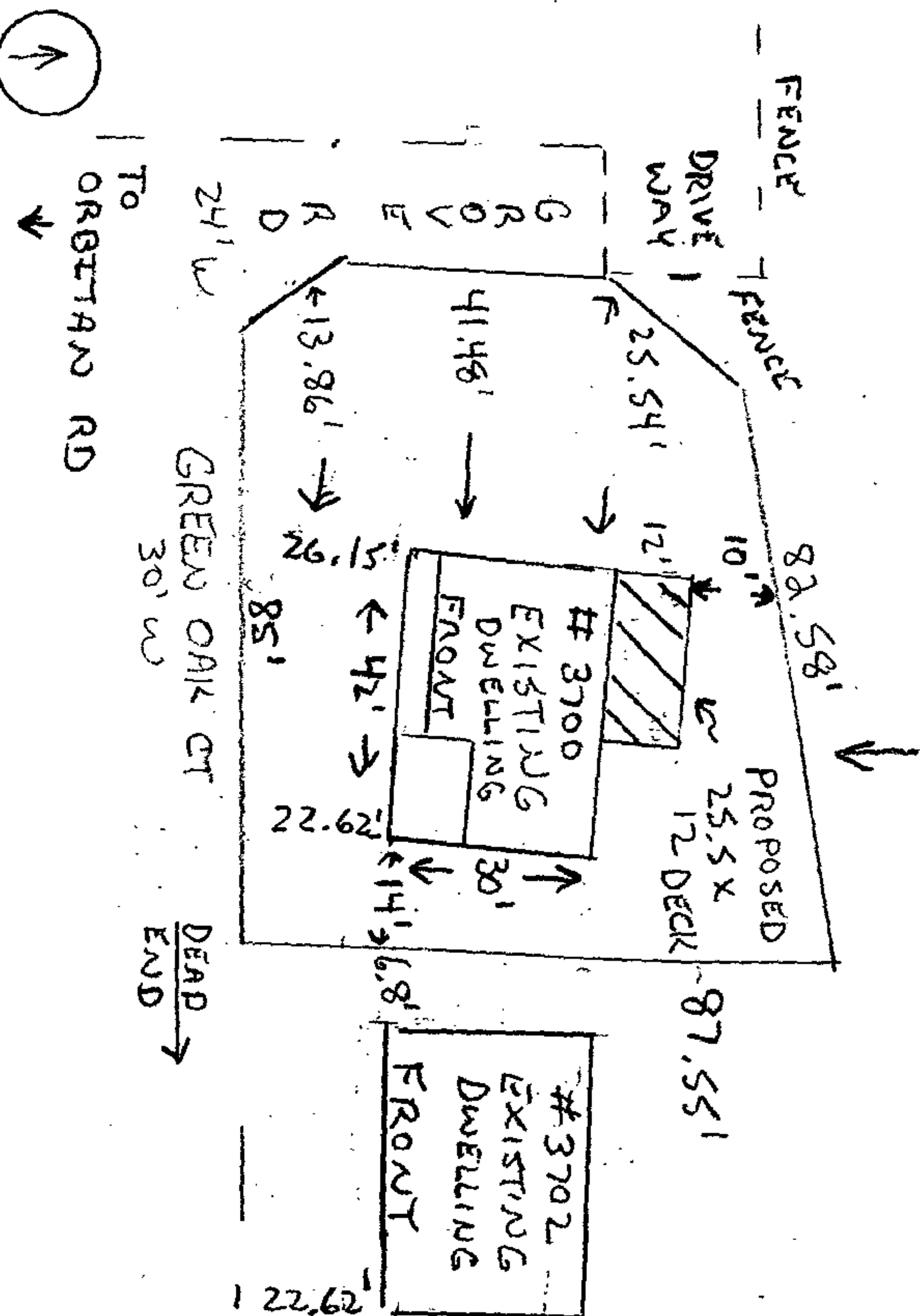
SUBDIVISION NAME OAK GROVE

PLAT BOOK # 72 FOLIO # 141 LOT # 1 SECTION # N/A

OWNER HILL HOWARD B. & KATHLEEN M.

RENTAL TOWNHOMES

APPROX 120'



PREPARED BY HOWARD HILL

SCALE OF DRAWING: 1" = 30'

GROVE RD
ORBITAL RD
SUBJECT PROPERTY
GREEN OAK CT



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 11

COUNCILMANIC DISTRICT 6

1" = 200' SCALE MAP # 071B3

ZONING DR S-5

LOT SIZE .17 ACRES 7318 SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ YES ☒ NO

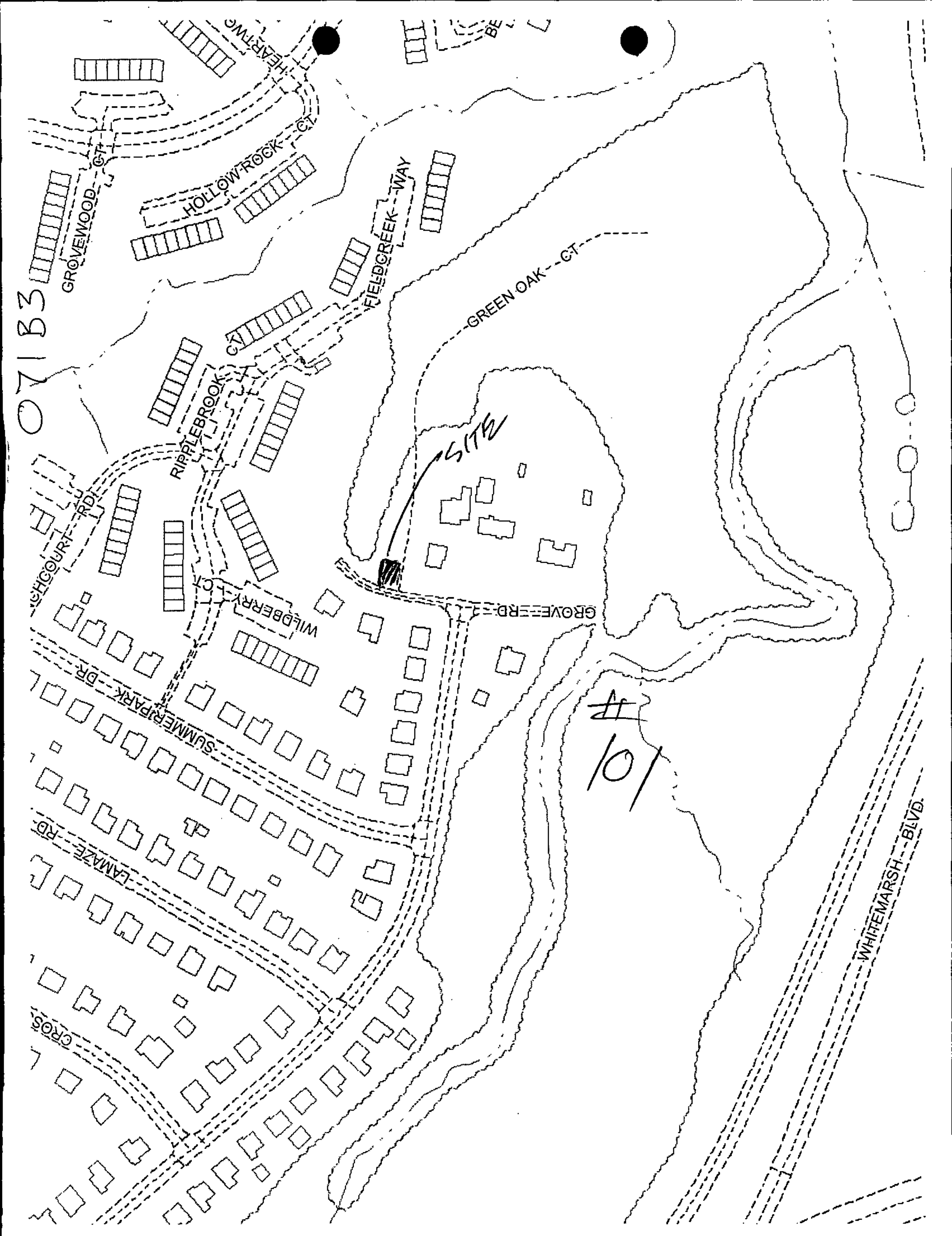
HISTORIC PROPERTY / BUILDING ☐ YES ☒ NO

PRIOR ZONING HEARING

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

1161

071B3



SITE

#101