

IN RE: PETITION FOR ADMIN. VARIANCE
S side of Gilbar Drive, 225 feet E from the
C/I of Juniper Road
11th Election District
3rd Councilmanic District
(7409 Gilbar Drive)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* BALTIMORE COUNTY

John William and Karen Patricia Downs
Petitioners

* CASE NO. 07-311-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, John William and Karen Patricia Downs. The variance request is for property located at 7409 Gilbar Drive. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (swimming pool) to be located in the front/side yard in lieu of the required rear yard. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners state that the pool cannot be located in the rear yard because the underground gravity drain runs from the southeast corner of the house to within 21 feet of the southeast corner of the property. This drain helped prevent water damage after Hurricane Floyd left them without power for several days. The majority of the remaining back yard is the septic reserve area. The property is zoned RC 5 and contains 2.42 acres.

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

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12

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 Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on January 21, 2007 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.

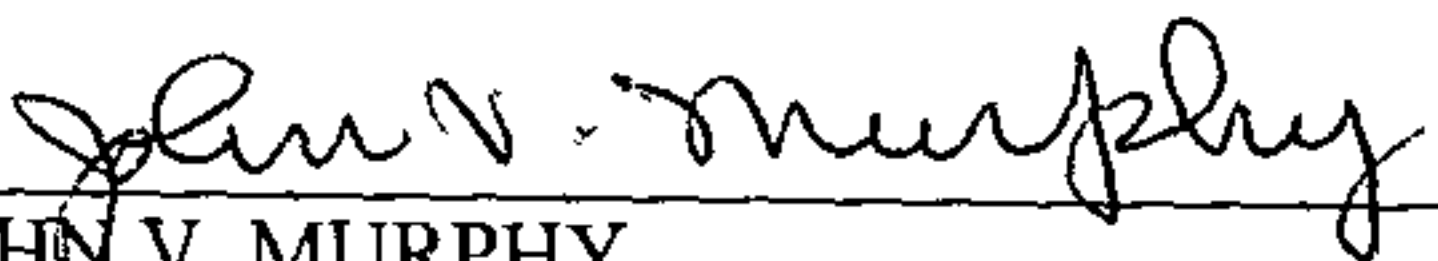
THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 9th day of February, 2007 that a variance from Section 400.1 of the

CO-2-2
100-1-2
100-1-2

Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (swimming pool) to be located in the front/side yard in lieu of the required rear yard 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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2012
2012



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

February 9, 2007

JOHN WILLIAM AND KAREN PATRICIA DOWNS
7409 GILBAR DRIVE
KINGSVILLE MD 21087

Re: Petition for Administrative Variance
Case No. 07-311-A
Property: 7409 Gilbar Drive

Dear Mr. and Mrs. Downs:

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 FILED
2/20/07
P3



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7409 Gilbar Dr
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) 400.1 BCZR.

To permit an accessory structure (Swimming Pool) to be located in the front/side yard in lieu of the required rear yard.

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):

John William Downs
Name - Type or Print _____
John William Downs
Signature _____
Karen Patricia Downs
Name - Type or Print _____
Karen Patricia Downs
Signature _____
7409 Gilbar Dr 410 592 5580
Address _____ Telephone No. _____
Kingsville MD 21087
City _____ State _____ Zip Code _____

Representative to be Contacted:

Karen Downs
Name _____ Home 410 592 5580
7409 Gilbar Dr Cell 443 655 2208
Address _____ Telephone No. _____
Kingsville MD 21087
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. 07-311-A

Reviewed By JF/LW Date 1/8/07

REV 10/25/01

Estimated Posting Date 1/21/07

2/12/07
106
106

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 7409 Gilbar Dr
Address
Kingsville MD 21087
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):

Reasons Pool cannot go in back yard:

- 1) Underground gravity drain runs from southeast corner of house to within 21' of southeast corner of property - this drain helped prevent water damage after Hurricane Floyd left us without power for several days.
- 2) majority of remaining back yard is septic reserve area.

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.

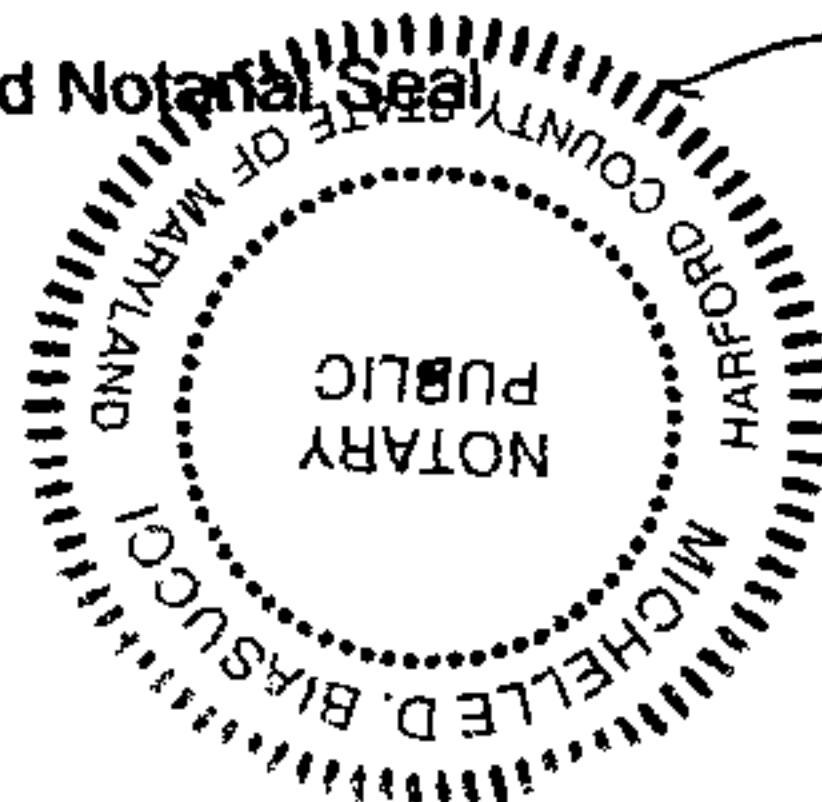
John William Downs
Signature
John William Downs
Name - Type or Print

Karen Patricia Downs
Signature
Karen Patricia Downs
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5th day of January, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared John William Downs and Karen Patricia Downs
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notary Seal



Michelle D Brasner
Notary Public
My Commission Expires 5/21/17

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 7409 Gilbar Dr
Address
Kingsville MD 21087
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):

Reasons Pool cannot go in back-yard:

- 1) Underground gravity drain runs from southeast corner of house to within 21' of southeast corner of property - this drain helped prevent water damage after Hurricane Floyd left us without power for several days.
- 2) majority of remaining back yard is septic reserve area.

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.

John William Downs
Signature
John William Downs
Name - Type or Print

Karen Patricia Downs
Signature
Karen Patricia Downs
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25th day of January, 07, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

John William Downs and Karen Patricia Downs
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Michelle D Biasucci
Notary Public
My Commission Expires 5/21/07



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7409 Gilbar Dr
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) 400.1 BCZR

To permit an accessory structure (Swimming Pool) to be located in the front/side yard in lieu of the required rear yard.

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):

John William Downs
Name - Type or Print

Signature

Karen Patricia Downs
Name - Type or Print

Signature

7409 Gilbar Dr 410 592 5580
Address Telephone No.

Kingsville MD 21087
City State Zip Code

Representative to be Contacted:

Karen Downs
Name

7409 Gilbar Dr Home 410 592 5580
Address Telephone No.

Kingsville MD 21087
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 1st day of February 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. 07-311-A

REV 10/25/01

Reviewed By JE/LW Date 1/8/07

Estimated Posting Date 1/21/07

1st 2-2-07
MB

Zoning Description For 7409 Gilbar.

Beginning on south side of Gilbar Dr. 225 feet
from centerline of Juniper Rd, the nearest
intersecting street. South $17^{\circ} 35' 17''$ West 15.02 feet
Continue same direction South $17^{\circ} 35' 17''$ West 526.35 feet
North $83^{\circ} 36' 50''$ West 240.30 feet;
North $08^{\circ} 54' 10''$ East 329.43 feet; same
direction 25 feet; South $74^{\circ} 54' 30''$ West 117.0 feet
North $17^{\circ} 53'$ West 171.0 feet; same direction
15.02 feet; South $74^{\circ} 54' 30''$ East 122.38 feet
As recorded in Deed Liber 7100, Folio 635
Containing 2.42 acres. Also known as 7409 Gilbar.
and located in Election District 11, Councilmanic
District ~~11~~ 3.

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. 23088

DATE 1-8-07 ACCOUNT 001-006-0150

AMOUNT \$ 65.00

RECEIVED FROM: KAREN DOWNS
7409 GILBAR DR.
Admin. Bldg.
 FOR: ITEM # 311
TAKEN BY: LW/JF

DISTRIBUTION
 WHITE - CASHIER
 PINK - AGENCY
 YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME

1/09/2007 1/09/2007 14:31:16

REG #501 WALKER JRIC INC

>>RECEIPT # 310970 1/09/2007

Dept 5 520 DURING VERIFICATION

CR NO. 023053

Receipt for \$65.00

\$65.00

Baltimore County, Maryland

CASHIER'S VALIDATION

RE: Case No.: 07-311-A

Petitioner/Developer: _____

JOHN & KAREN DOWNS

Date of Hearing/Closing: 2/5/07

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

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 located at _____

7409 GILBAR DR.

The sign(s) were posted on 1/21/07
(Month, Day, Year)

Sincerely,

Richard E. Hoffman 1/21/07
(Signature of Sign Poster and Date)

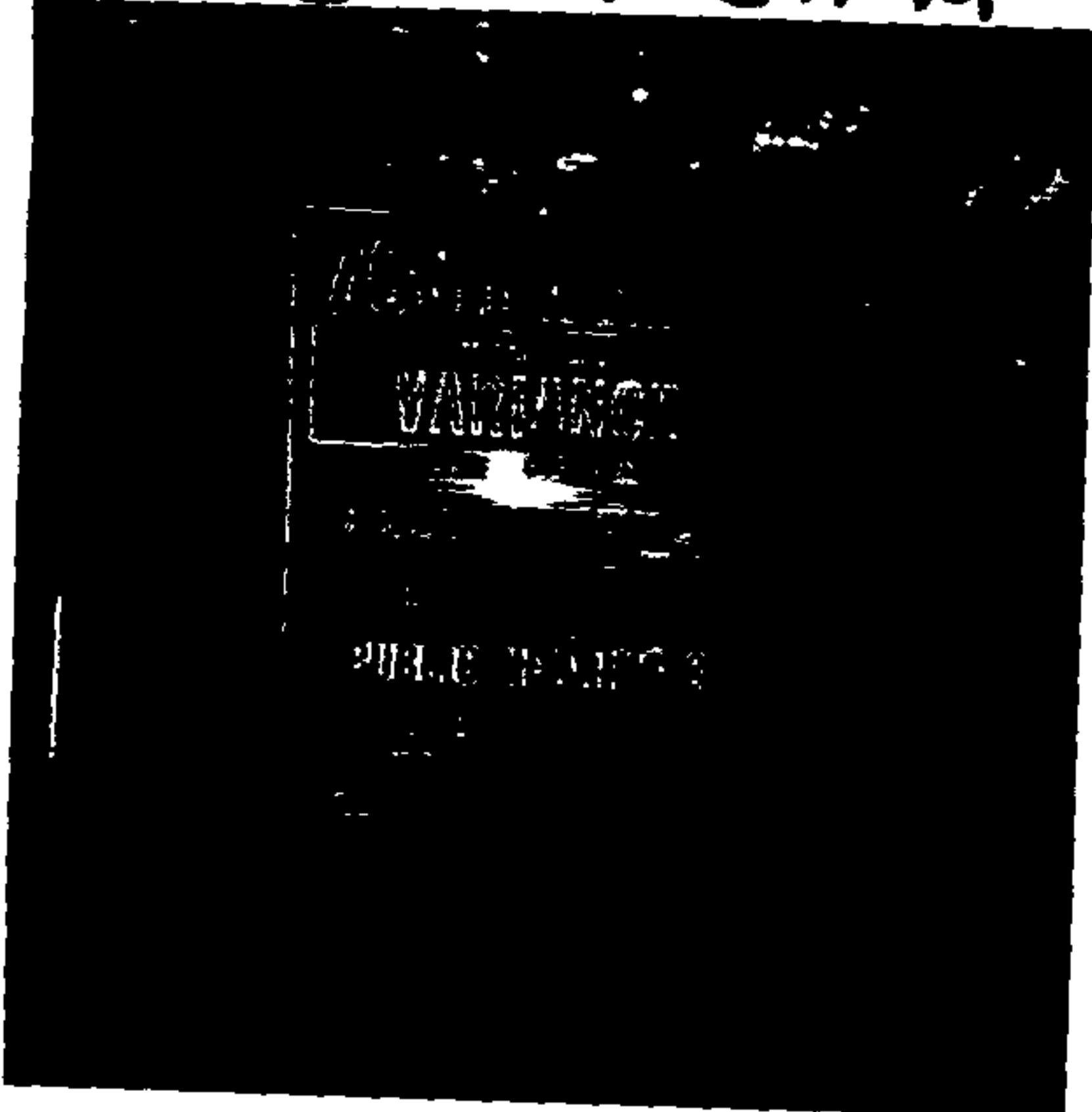
RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)

CASE # 07-311-A
CASE # 07-311-A



7409 GILBAR DR.

POSTED 1/21/07

***Richard E. Hoffman* 1/21/07**

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 311 -A

Address 7409 Gilbar Dr.

Contact Person: John Fernandez + Len Wasilewski
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 1/8/07

Posting Date: 1/21/07

Closing Date: 2/5/07

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- 311 -A

Address 7409 Gilbar Dr

Petitioner's Name John + Karen Downs

Telephone 410 592-5530

Posting Date: 1/21/07

Closing Date: 2/5/07

Wording for Sign: To Permit AN ACCESSORY structure (swimming pool)
to be located in the front/side yard in lieu of the required
rear yard.

**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/neighbors 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: 07-311-A
Petitioner: John W + Karen P Downs
Address or Location: 7409 Gilbar Dr. Kingsville MD 21087

PLEASE FORWARD ADVERTISING BILL TO:

Name: John W Downs
Address: 7409 Gilbar Dr.
Kingsville MD 21087

Telephone Number: 410 592 5580
cell 443 655 2208

Revised 7/11/05 - SCJ



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

February 5, 2007

John William Downs
Karen Patricia Downs
7409 Gilbar Drive
Kingsville, MD 21087

Dear Mr. and Mrs. Downs:

RE: Case Number: 07-311-A, 7409 Gilbar Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 8, 2007.

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." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 22, 2007

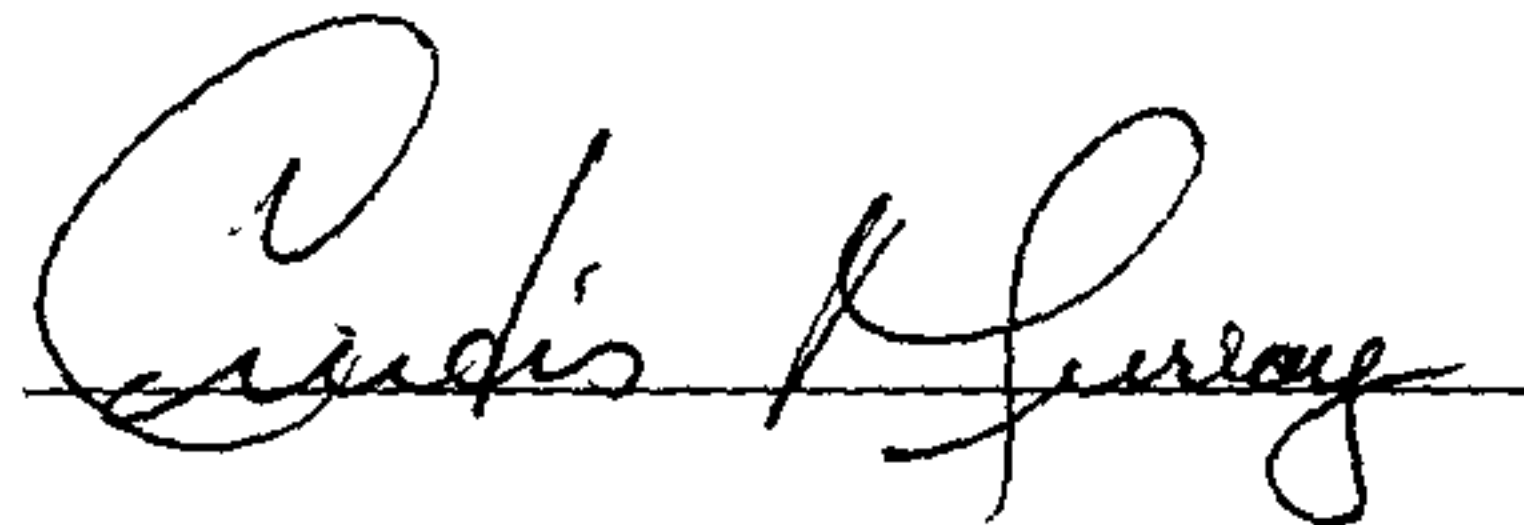
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 7-311- Administrative Variance

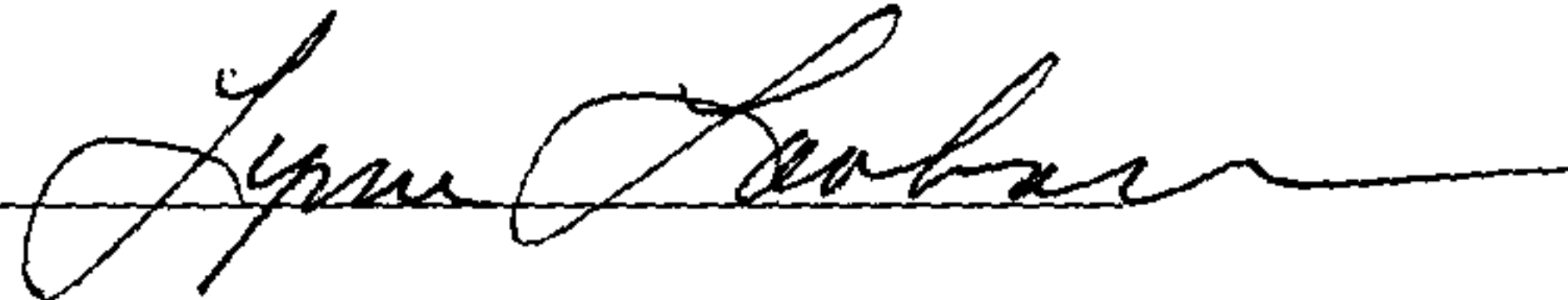
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

Prepared By:



Division Chief:



CM/LL

JAN 23 2007

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: January 24, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For January 29, 2007
Item Nos. 07- 260, 304, 307, 309, 310,
(311), 312, 313, 314, 315, 317, 318, 319,
320, and 321

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-01222007.doc

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

January 26, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: January 22, 2007

311

Item Number: 304 and 307 through 321

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





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

State Highway
Administration

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

Maryland Department of Transportation

Date: JANUARY 23, 2007

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

RE: Baltimore County
Item No. 7-311-A
7409 GILBAR DRIVE
DOWNS PROPERTY
ADMINISTRATIVE VARIANCE

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. 7-311-A.

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

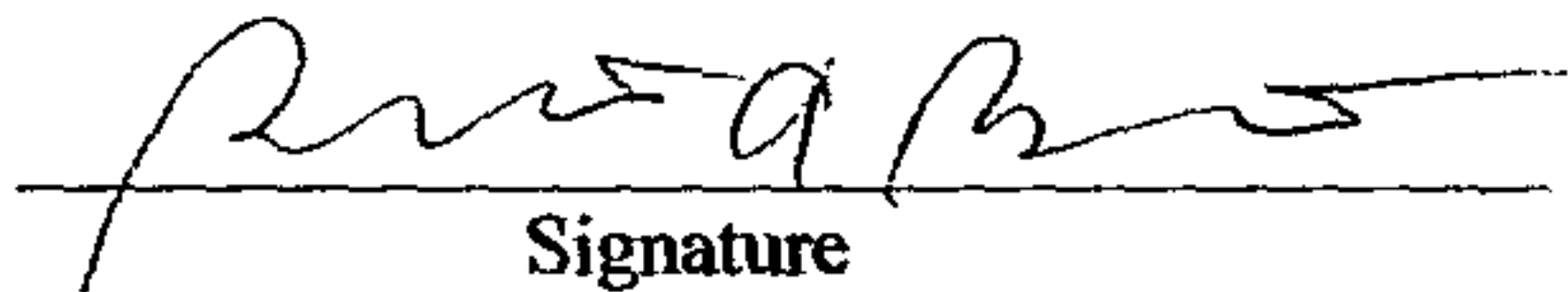
To whom it may concern:

I, ROBERT ANDREW BOSCHERT, the owner of the property
print name

at: 7411 GILBAR, KINGSVILLE, MD 21087
address

do not have any problem with John & Karen Downs putting a swimming
pool in their side yard at 7409 Gilbar Dr.

Sincerely,


Signature

11-28-06
Date

311

To whom it may concern:

We, Becky Murphy and Lason Drecksel, the
print name print name

owners of the property at 7407 Gilbar Road, Kingsville, MD
address

do not have any problem with John & Karen Downs putting a swimming
pool in their side yard at 7409 Gilbar Dr.

Sincerely,

Becky Murphy
Signature

1/7/06
Date

Lason Drecksel
Signature

1/7/06
Date

311

To whom it may concern:

We, ALTA M. BOSCHEAT and GILBERT J. BOSCHEAT, the
print name print name

owners of the property at 7403 Gilbar Rd. KINGSVILLE, Md. 21087
address

do not have any problem with John & Karen Downs putting a swimming
pool in their side yard at 7409 Gilbar Dr.

Sincerely,

Alta M. Boscheat
Signature

01-07-2007
Date

Gilbert J. Boscheat
Signature

01-07-2007
Date

311

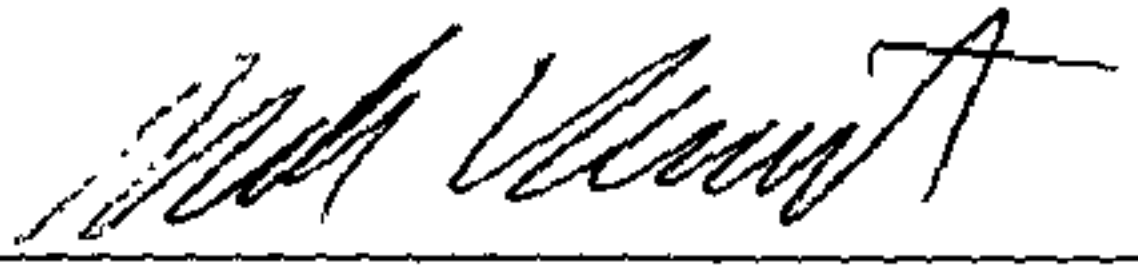
To whom it may concern:

We, Mark Boschert and Linda Boschert, the
print name print name

owners of the property at 7401 Gilbar Drive Kingville, MD 21087
address

do not have any problem with John & Karen Downs putting a swimming
pool in their side yard at 7409 Gilbar Dr.

Sincerely,


Signature

1-7-2007
Date

Linda Boschert
Signature

1-7-07
Date

311

118-#

NE 12-J

RC 5

303

DE W

064A2

7400

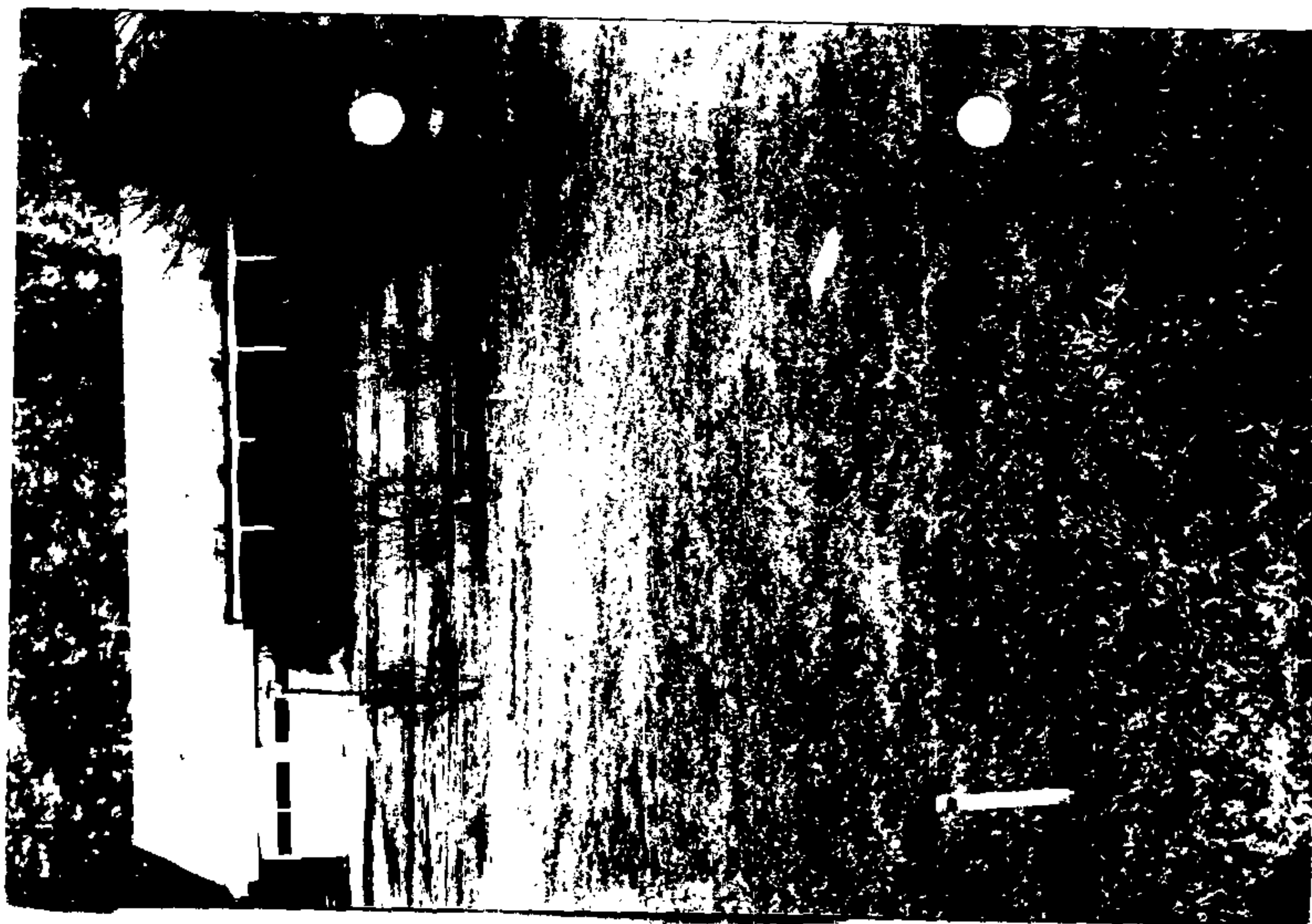
7400











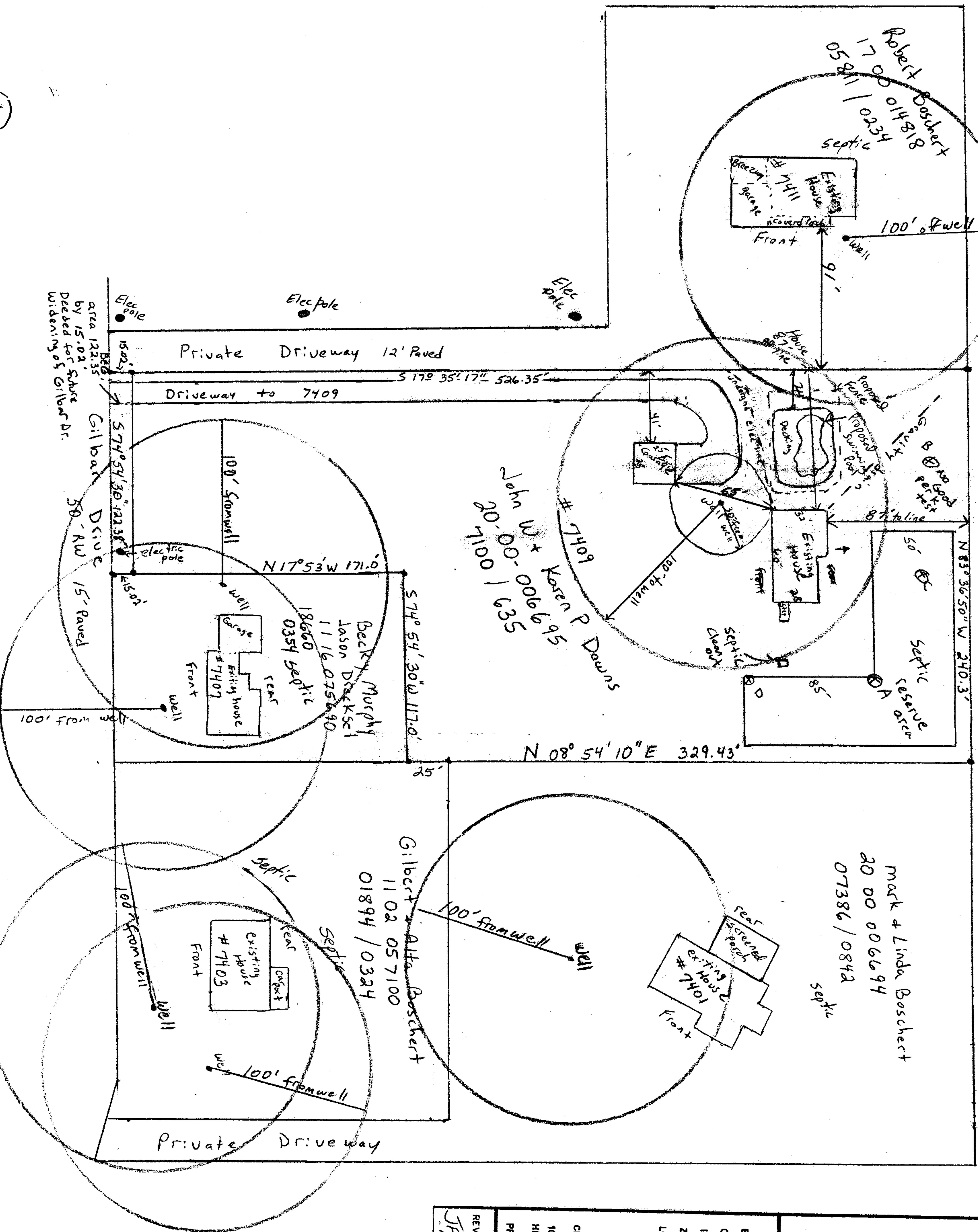
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 7409 Gilbert Dr

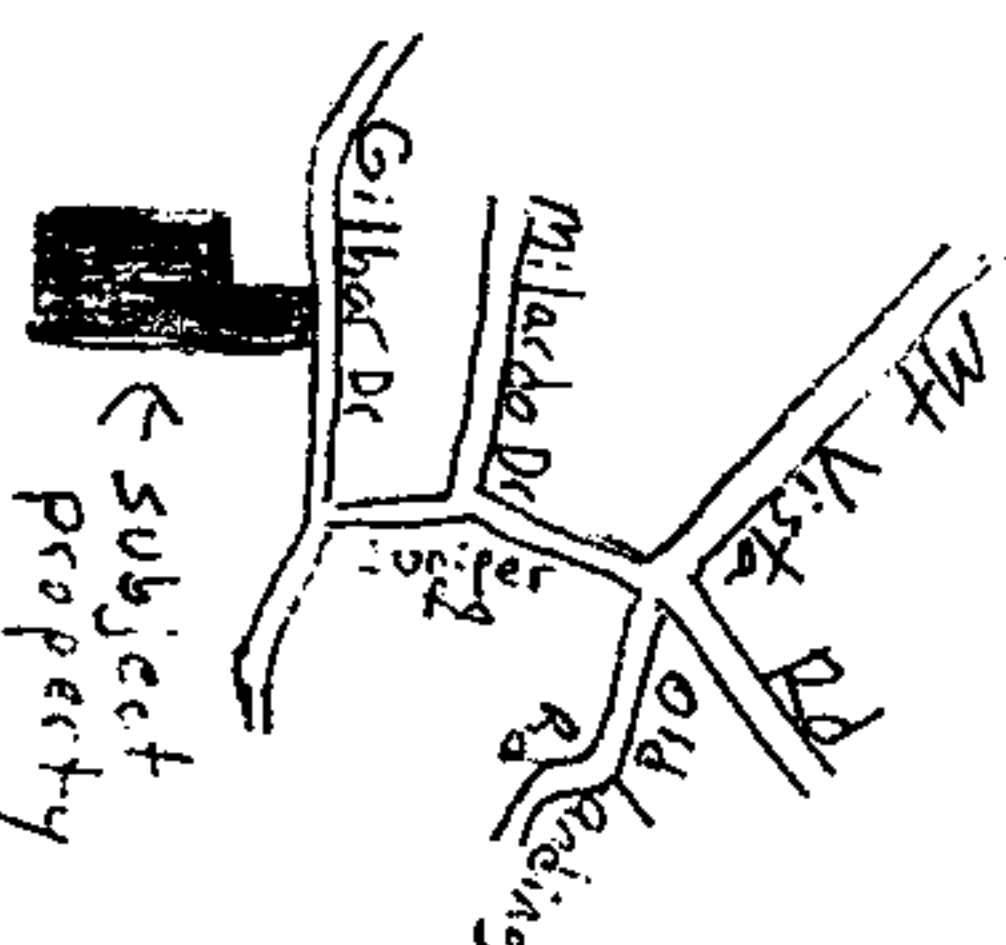
SUBDIVISION NAME None

Deed Libert 7100 for 006635
over John W + Karen P Downs

State Park



VICINITY MAP
SCALE: 1" = 1000'



LOCATION INFORMATION

ELECTION DISTRICT 11
COUNCILMANIC DISTRICT 3
1" = 200' SCALE MAP # 064A3
ZONING RC5
LOT SIZE 2.42 ACRES
SQUARE FEET 105415.2

SEWER ☐ PUBLIC ☒ PRIVATE ☒
WATER ☐ YES ☒ NO ☒
CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO ☒
100 YEAR FLOOD PLAIN ☐ YES ☒ NO ☒
HISTORIC PROPERTY / BUILDING ☐ YES ☒ NO ☒
PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY JF/LW ITEM # 07-311-A CASE #



NORTH

PREPARED BY Karen Downs

SCALE OF DRAWING: 1" = 50'