

IN RE: PETITION FOR VARIANCE

N/S Blackhead Road, 160' W

C/line Crooks Road

(6540 & 6542 Blackhead Road)

15th Election District

6th Council District

Stephen Varanko, Jr., et ux

Petitioners

*

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BEFORE THE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

Case No. 07-341-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the legal owners of the subject property, Stephen Varanko, and his wife, Laura S. Varanko. The Petitioners request variance relief from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side yard setbacks of 12 and 18 feet in lieu of the required 35 for a proposed dwelling. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the hearing in support of the request were Stephen and Laura Varanko, property owners, James Sullivan, the consultant and design engineer, who prepared the site plan for this property. There were no Protestants or interested citizens present.

Testimony and evidence offered disclosed that the property under consideration consists of four lots of record (Lots 29 - 32) and when combined form a rectangular shaped waterfront parcel located with frontage on the Bird River. The property known as 6542 Blackhead Road is in the original subdivision plat for "Bird River Beach" in eastern Baltimore County. The properties contain a gross area of 25,650 square feet (0.64 acres), more or less, zoned R.C.2 and improved (Lots 31 and 32) with a modest one-story dwelling, 20' x 30' with

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enclosed porch built in 1929 and three sheds (Lot 32) and concrete bulkhead. (See Petitioner's Exhibit 5 – photographs of existing conditions) As is often the case with older subdivisions, the Bird River Beach community was laid out many years ago (July 10, 1923), well prior to the adoption of any zoning regulations in Baltimore County. Thus, many of the lots in the neighborhood are undersized and do not meet current area and width requirements. As shown on the site plan, the property has 100' of frontage along the water and on Blackhead Road and is 265' deep. Thus, the property is clearly undersized by today's standards given its R.C.2 zoning classification requiring new lots to be one acre in area with set backs as indicated above.

Testimony indicated that the Petitioners have owned the subject property since 2005 and have used it as a summer home. As shown on the site plan, the Varanko's are desirous of removing all of the existing improvements, with the exception of two storage sheds, and propose to construct a 1-½-story dwelling, approximately 70' wide x 60' deep, to include a wood deck on the front side and garage and a covered porch next to the driveway to be used as their permanent residence. The new dwelling will be located essentially on the same footprint as the old structure, however will be larger. In contrast to the existing structure, the dwelling is proposed to be centered on the lot with front and rear building lines matching the adjacent property improvements to the west side. Both ends of the dwelling (west and east and the northeast corner of the deck) extend into the side setbacks, thereby necessitating the requested variance relief. As noted above, current regulations require a minimum lot area of one acre, and side setbacks of no less than 35'. In support of the request, Mr. and Mrs. Varanko discussed this proposal with the adjacent neighbors on either side of their property who have no objections and support the proposal. (See letters of support – Exhibits 4A and 4B) Testimony indicated that the proposed dwelling will be consistent with other houses in the community and feature similar

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setbacks as other homes on Blackhead Road. In view of the narrow configuration and size of the lot, compliance with the regulations is not practical or possible. Additionally, as waterfront property, the proposed development must comply with the Chesapeake Bay Critical Area regulations. Thus, variance relief is requested in order to comply with the spirit and intent of those regulations.

Based upon the testimony and evidence presented, I am persuaded to grant the requested relief. In my judgment, the Petitioners have satisfied the requirements of Section 307 of the B.C.Z.R. and *Cromwell v. Ward*, 102 Md. App. 691 (1995). The variances in this case are driven by the configuration and size of the lot. It is not served by public utilities but will have a private well and septic system. Additionally, strict compliance with the regulations would cause a practical difficulty upon the Petitioners in that a reasonable use of the land would not be permitted. Finally, the neighbors support the proposal. Thus, I find that relief can be granted without detrimental impact to adjacent properties. In this regard, it is to be noted that many other houses in the community are built on smaller 50' sized lots.

However, in granting the relief, I shall impose several conditions/restrictions to the approval. First, the Petitioners are reminded that they need to comply with the Chesapeake Bay Critical Area regulations enforced by the Department of Environmental Protection and Resource Management (DEPRM). Secondly, the Petitioners must comply with the relevant floodplain regulations. A Zoning Advisory Committee (ZAC) comment was received in this regard from Dennis A. Kennedy, P.E., Chief of the Bureau of Development Plans Review. That comment indicates that the floodplain elevation for this site is 10.2 feet and any structure must be built at least 1' above that elevation in accordance with the State and County law.

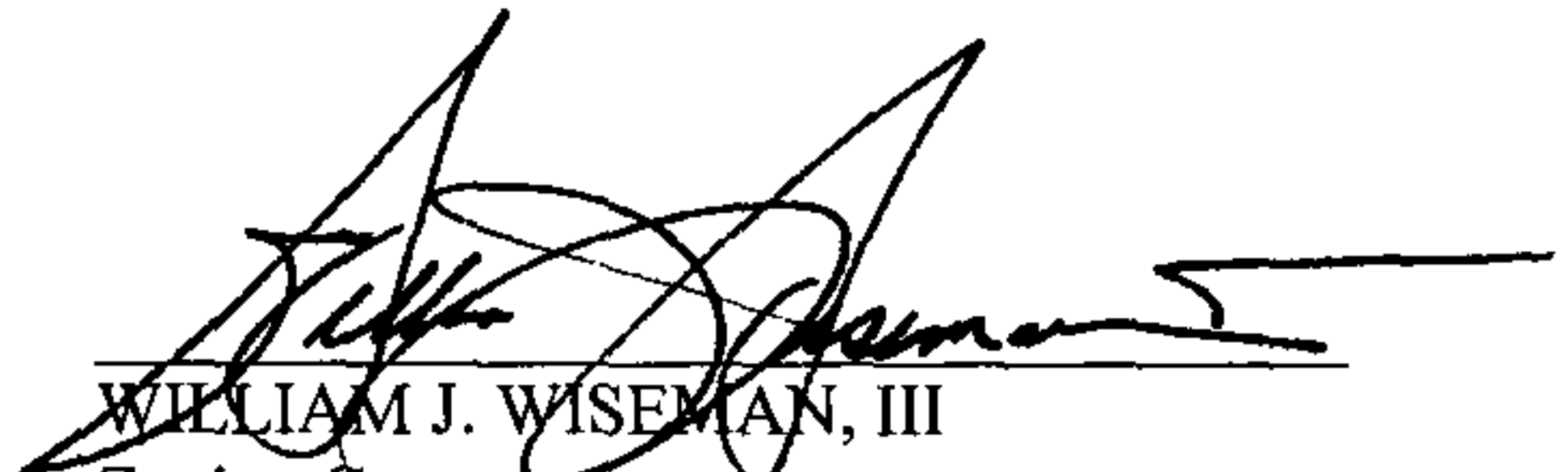
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P3

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 14th day of April 2007 that the Petition for Variance seeking relief from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed dwelling to have side yard setbacks of 12 and 18 feet in lieu of the required 35 feet, in accordance with Petitioner's Exhibit 1, be and the same is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with the ZAC comment submitted by DEPRM, dated April 3, 2007, and the Bureau of Development Plans Review, dated February 8, 2007, relative to Chesapeake Bay Critical Area regulations and all other appropriate environmental, floodplain and BOCA regulations for the protection of water quality, streams, wetlands and floodplains. Copies of those comments have been attached hereto and are made a part hereof.
- 3) When applying for any building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

WJW:dlw


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

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4-4-07
P3



CBCA FLOOD

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6540/42 BLACKHEAD ROAD

which is presently zoned RC2

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) 1A01.3.B.3 - to permit a proposed

dwelling to have side setbacks of 12 and 18 feet in lieu of the required 35

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

sec attached

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):

STEPHEN VARANKO, JR.

Name - Type or Print

Signature

LAURA S VARANKO

Name - Type or Print

Laura S. Varanko

Signature

3107 MORNING SIDE COURT

410 557-8316

Address

Telephone No.

BALDWIN

MD

21013

City

State

Zip Code

Representative to be Contacted:

JIM SULLIVAN

Name

6536 BLACKHEAD ROAD

410 335-8577

Address

Telephone No.

MIDDLE RIVER

MD

21220

City

State

Zip Code

OFFICE USE ONLY

Case No. 07-341-A

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

REV 9/15/98

Reviewed By

Date

4-4-07

Stephen & Laura Varanko, Jr.
3107 Morning Side Court
Baldwin, MD 21013

February 7, 2007

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

Re: Case # 07-341-A

Dear Sir:

In November 2005, we I purchased 6540 & 6542 Blackhead Road. There is an old home on the 6542 lot. We are requesting a side set back variance of 12 feet on the 6542 lot. This is equal to the existing set back. On the 6540 lot we our requesting a 19 feet set back variance. Our intent is to raze the existing dwelling and improve the property with a new home.

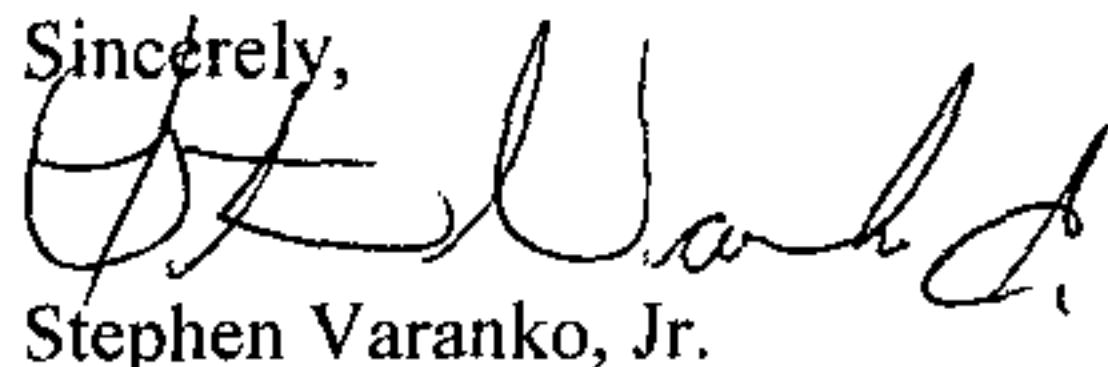
We have included letters (in our file) from neighbors on both sides of the property and across the street from the property. The property is situated in a block of about 12 homes, all of which have minimal side setbacks. We have included pictures (in our file) of a sample of these homes. There are no homes on Blackhead Road that have the required 35' setback. This is an old community established long before the current zoning regulation came into effect.

Our new home will be no closer to the shoreline than the two adjacent homes. The amount of impervious area will be increased but it will not exceed the limitations. We will agree to plant native plants as mitigation for increasing the impervious space, as required by DEPRM.

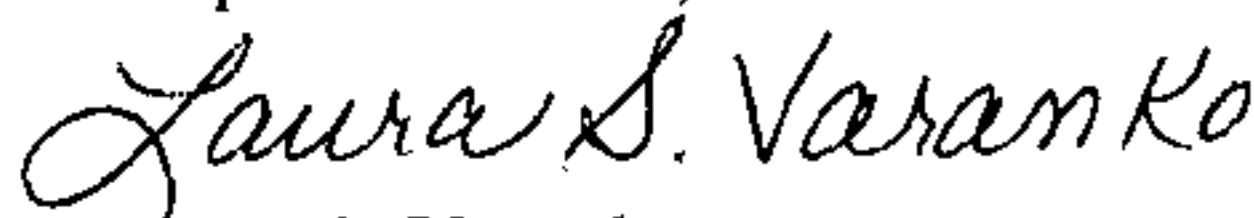
We believe given the existing conditions of the neighborhood that denial of this request would be unnecessarily burdensome and unreasonable and would prevent construction of a dwelling of a sufficient size to meet our needs. In addition, granting this relief will not result in a negative impact on the adjoining properties and in our opinion meets the spirit and intent of the zoning regulations. Strict compliance with the current regulations will result in practical difficulty and unreasonable hardship. Granting this variance will not adversely affect the health, safety and general welfare of the public.

We believe that this request is in harmony with the general spirit and intent of the Critical Areas for Baltimore County and strict compliance would deprive us of rights commonly enjoyed by other properties in like areas within the Chesapeake Bay Critical Areas in Baltimore County.

Sincerely,



Stephen Varanko, Jr.



Laura S. Varanko

VARANKO

6542 BLACKHEAD RD

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 6542 BLACKHEAD ROAD

BEGINNING AT A POINT ON THE NORTH SIDE OF

BLACKHEAD ROAD WHICH IS 18' WIDE (NO RIGHT-

OF-WAY PER THE COUNTY LAND ACQUISITION GROUP)

AT A DISTANCE OF 159' WEST OF THE CENTERLINE

OF THE NEAREST IMPROVED INTERSECTION,

CROOKS ROAD, WHICH IS 18' WIDE. BEING LOT #'S

29, 30, 31 AND 32 IN THE SUBDIVISION OF BIRD

RIVER BEACH AS RECORDED IN BALTIMORE COUNTY

PLAT BOOK # 7, FOLIO # 70, CONTAINING

25,650 SQ FT (.64 ACRES). ALSO KNOWN AS

6542 BLACKHEAD ROAD AND IS LOCATED IN THE

15TH ELECTION DISTRICT, 6TH COUNCILMANIC

DISTRICT

Item # 341

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #07-341-A

6540/42 Blackhead Road
North side Blackhead Road,
160 feet +/- west centerline
Crooks Road.

15th Election District

6th Councilmanic District
Legal Owner(s): Stephen,
Jr. and Laura S. Varanko

Variance: To permit a pro-
posed dwelling to have side
setbacks of 12 and 18 feet
in lieu of the required 35.

Hearing: Tuesday, April
3, 2007 at 11:00 a.m. in
Room 407, County Courts
Building, 401 Bosley
Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible;
for special accommoda-
tions Please Contact the
Zoning Commissioner's Of-
fice at (410) 887-3868.

(2) For information con-
cerning the File and/or
Hearing, Contact the Zon-
ing Review Office at (410)
887-3391.

3/231 March 15 128012

CERTIFICATE OF PUBLICATION

3/15/2007

THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each of 1 successive weeks, the first publication appearing
on 3/15/2007.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 23030

DATE 1/30/07 ACCOUNT 6001 000 6170

AMOUNT \$ 157.00

RECEIVED FROM: _____

FOR: ZONES, MARYLAND, CASE # 07-341-A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
1/30/2007 1/30/2007 09:39:27 1

REG MEMO WALCHER AIG JMR
>>RECEIPT # 30121 1/30/2007 OF 11

Dept 5 538 ZONES VERIFICATION
CR NO. 023000

Receipt Tot 145.00
\$ 0.00 JR 470.00 CA
\$3.00 - 03

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

Date: 3/19/07

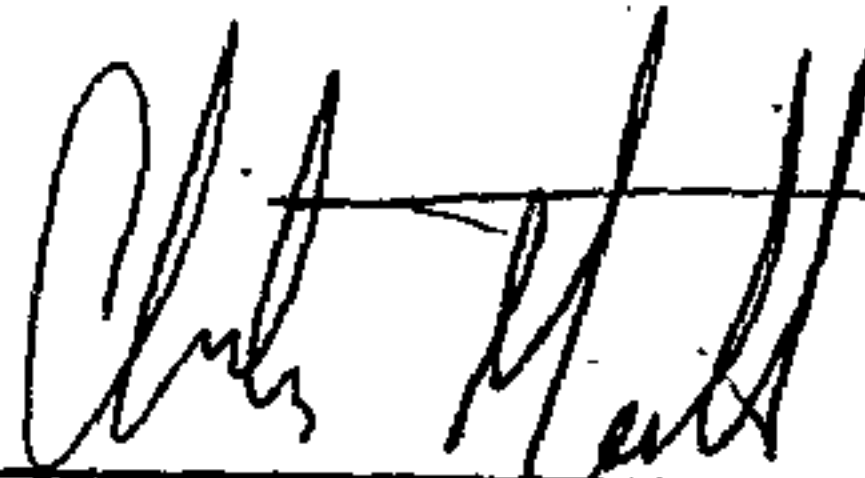
RE: Case Number: 07-34/A

Petitioner/Developer: STEPHEN VARANKO

Date of Hearing/Closing: APRIL 3, 2007

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 6540/42 BLACKHEAD ROAD

The sign(s) were posted on MARCH 19, 2007
(Month, Day, Year)



(Signature of Sign Poster)

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



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

February 27, 2007

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

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 07-341-A

6540/42 Blackhead Road

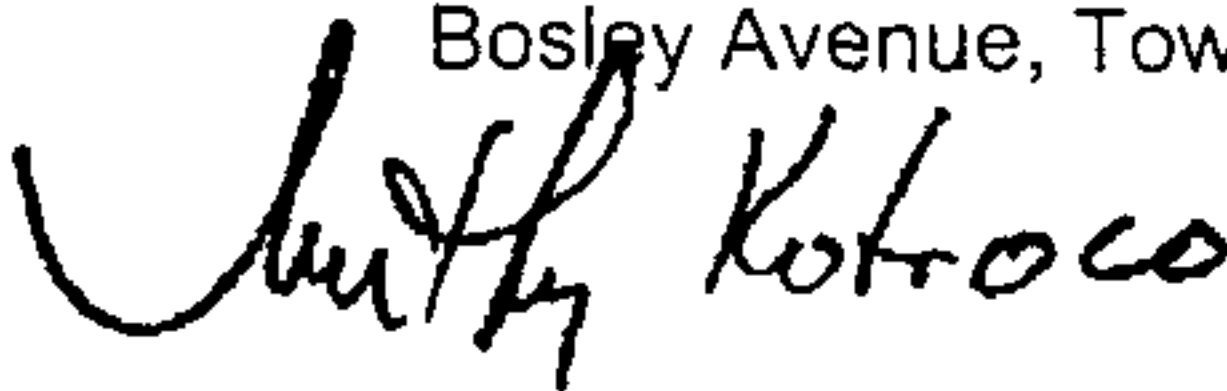
North side Blackhead Road, 160 feet +/- west centerline Crooks Road.

15th Election District – 6th Councilmanic District

Legal Owner(s): Stephen, Jr. and Laura S. Varanko

Variance To permit a proposed dwelling to have side setbacks of 12 and 18 feet in lieu of the required 35.

Hearing: Tuesday, April 3, 2007 at 11:00 a.m. in Room 407, County Courts Building, 401
Bosley Avenue, Towson 21204.



Timothy Kotroco
Director

TK:amf

C: Stephen Varanko, Jr. Laura S. Varanko 3107 Morning Side Court Baldwin 21013
Jim Sullivan 6536 Blackhead Road Middle River 21220

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, MARCH 19, 2007.
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

ZONING NOTICE

CASE # 07-341A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: ROOM 407, COUNTY COURTS BUILDING,
401 BOSLEY AVENUE, TOWSON, MD 21204

DATE AND TIME: TUESDAY, APRIL 3 @ 11:00 AM

REQUEST: VARIANCE TO PERMIT A PROPOSED

DWELLING TO HAVE SIDE SETBACKS OF 12

AND 18 FEET IN VIEW OF THE REQUIRED

35 FEET.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

ZONING NOTICE

Case # 07-341A

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

PLACE: BROMLEY COUNTRY COURTS BUILDINGS,
401 BOSTON AVE N.E., TOWSON, MD 21204
DATE AND TIME: TUESDAY, APRIL 3RD 11:00AM
REQUEST: VARIANCE TO REPAIR A PROPOSED
TRAILING TO HAVE SIDE SETBACKS OF 12
AND 18 FEET IN LIEU OF THE REQUIRED
35 FEET.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

February 27, 2007

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

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 07-341-A

6540/42 Blackhead Road

North side Blackhead Road, 160 feet +/- west centerline Crooks Road.

15th Election District – 6th Councilmanic District

Legal Owner(s): Stephen, Jr. and Laura S. Varanko

Variance To permit a proposed dwelling to have side setbacks of 12 and 18 feet in lieu of the required 35.

Hearing: Tuesday, April 3, 2007 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

A handwritten signature in black ink, reading "Timothy Kotroco".

Timothy Kotroco
Director

TK:amf

C: Stephen Varanko, Jr. Laura S. Varanko 3107 Morning Side Court Baldwin 21013
Jim Sullivan 6536 Blackhead Road Middle River 21220

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, MARCH 19, 2007.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, March 15, 2007 Issue - Jeffersonian

Please forward billing to:

Stephen Varanko, Jr.
3107 Morning Side Court
Baldwin, MD 21013

410-557-8316

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 07-341-A

6540/42 Blackhead Road

North side Blackhead Road, 160 feet +/- west centerline Crooks Road.

15th Election District – 6th Councilmanic District

Legal Owner(s): Stephen, Jr. and Laura S. Varanko

Variance To permit a proposed dwelling to have side setbacks of 12 and 18 feet in lieu of the required 35.

Hearing: Tuesday, April 3, 2007 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**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: 07-341-A

Petitioner: STEPHEN & LAURA VARANKO

Address or Location: 6540-6542 BLACKHEAD ROAD, MIDDLE RIVER MD 21220

PLEASE FORWARD ADVERTISING BILL TO:

Name: STEPHEN VARANKO, JR

Address: 3107 MORNING SIDE COURT
BALDWIN, MARYLAND 21013

Telephone Number: 410 557-8316



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

March 27, 2007

Stephen Varanko, Jr.
Laura S. Varanko
3107 Morning Side court
Baldwin, MD 21013

Dear Mr. and Mrs. Varanko:

RE: Case Number: 07-341-A, 6540/42 Blackhead Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 30, 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, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Jim Sullivan 6536 Blackhead Road Middle River 21220

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

APR - 3 2007



ZONING COMMISSIONER

TO: Timothy M. Kotroco

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

DATE: April 3, 2007

SUBJECT: Zoning Item # 07-341-A
Address 6540 and 6542 Blackhead Road
(Varanko Property)

Zoning Advisory Committee Meeting of February 7, 2006

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

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

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

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

Additional Comments:

The property must comply with Limited Development Area (LDA) regulations and Buffer Management Area (BMA) regulations. Impervious surfaces are limited to 5,445 square feet. Any impervious surfaces proposed in the 100-foot buffer to tidal waters will require mitigation or a fee-in-lieu. Property must contain 15% forest cover. - Regina Esslinger, Environmental Impact Review

Prior to issuing a building permit, soil evaluations must be conducted and a new well must be drilled. - S. Farinetti; Ground Water Management.

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For February 12, 2007
Item No. 07-341

DATE: February 8, 2007

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

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

The flood protection elevation for this site is 11.2 feet.

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

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

The building engineer shall require a permit for this project.

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

Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the *International Building Code*.

DAK:CEN:clw
cc: File
ZAC-ITEM NO 07-341-02082007.doc

4-11-07
P-3



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

April 4, 2007

Mr. Stephen Varanko, Jr.
Mrs. Laura S. Varanko
3107 Morning Side Court
Baldwin, Maryland 21013

RE: PETITION FOR VARIANCE

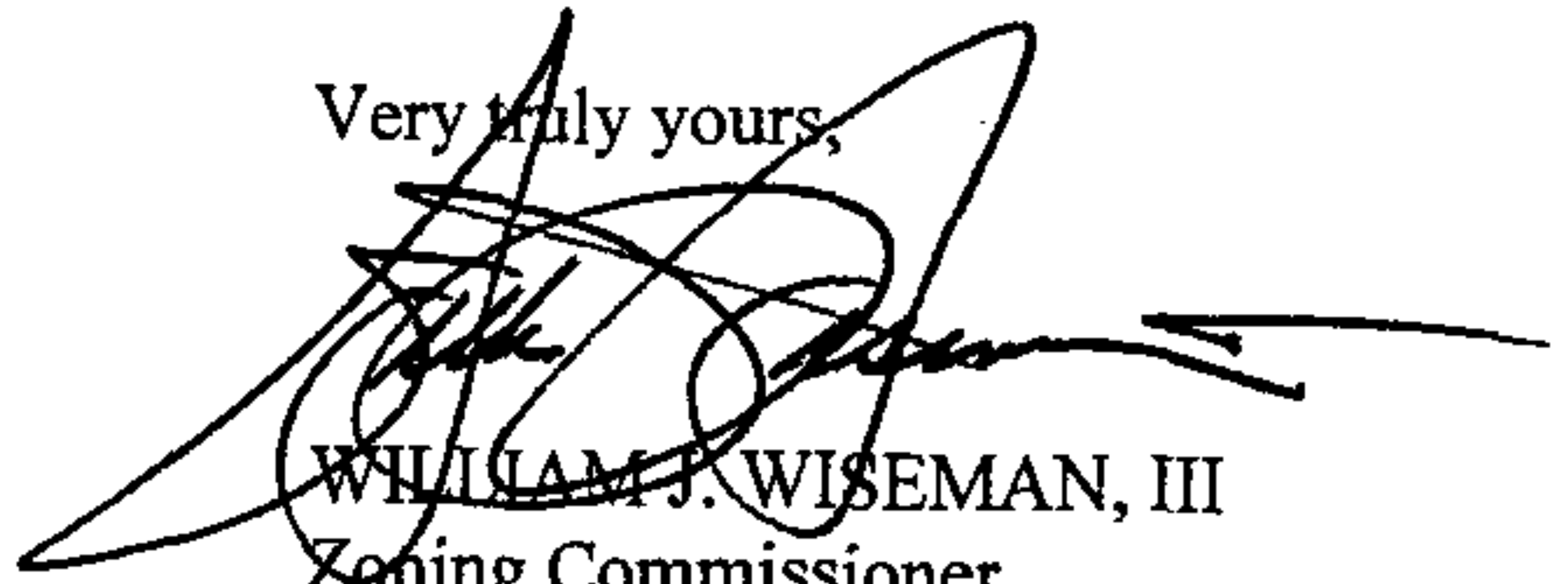
N/S Blackhead Road, 160' W c/line Crooks Road
(6540 & 6542 Blackhead Road)
15th Election District - 6th Council District
Stephen Varanko, Jr., et ux - Petitioners
Case No. 07-341-A

Dear Mr. and Mrs. Varanko:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted with restrictions in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

c: Mr. James Sullivan, 6536 Blackhead Road, Middle River, Md. 21220
Chesapeake Bay Critical Area Commission, 1804 West Street, Suite 100,
Annapolis, Maryland 21401
People's Counsel; DEPRM; Bureau of Development Plans Review; File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 7, 2007

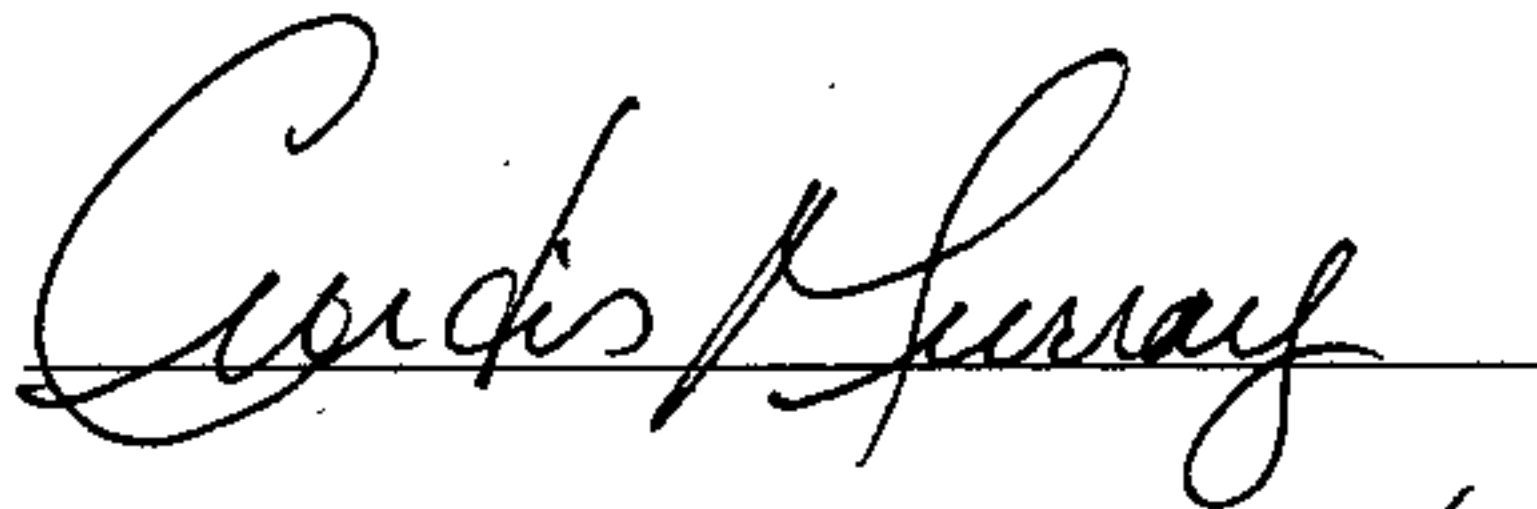
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 07-341- Variance**

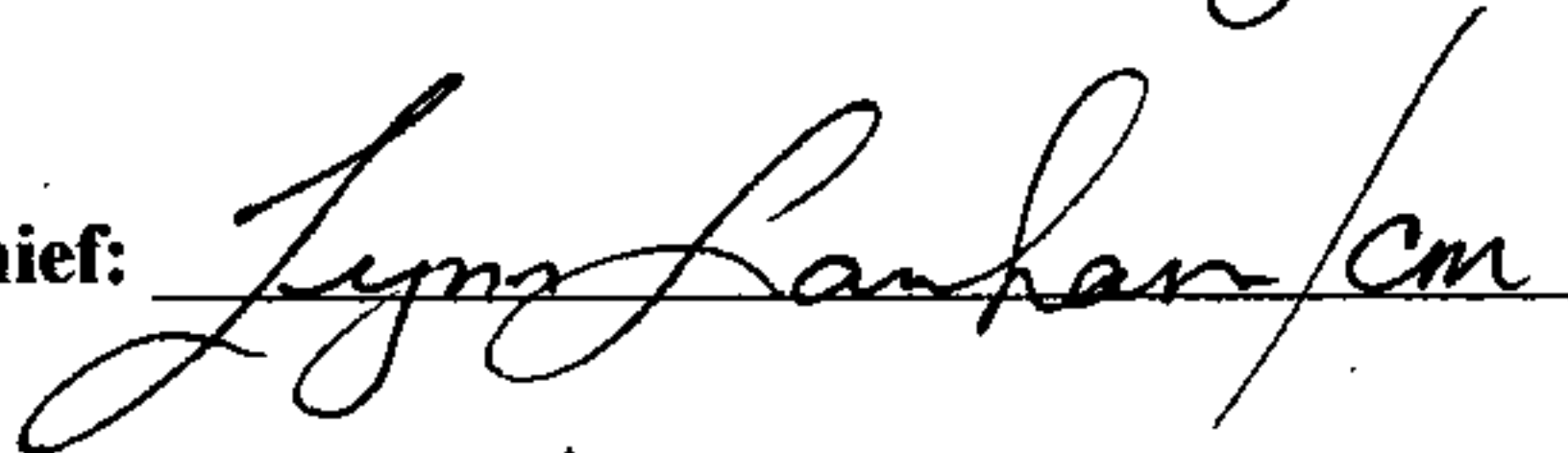
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

Prepared By:



Division Chief:



CM/LL

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

APR - 3 2007



ZONING COMMISSIONER

TO: Timothy M. Kotroco

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

DATE: April 3, 2007

SUBJECT: Zoning Item # 07-341-A
Address 6540 and 6542 Blackhead Road
(Varanko Property)

Zoning Advisory Committee Meeting of February 7, 2006

- _____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- _____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).
- X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

The property must comply with Limited Development Area (LDA) regulations and Buffer Management Area (BMA) regulations. Impervious surfaces are limited to 5,445 square feet. Any impervious surfaces proposed in the 100-foot buffer to tidal waters will require mitigation or a fee-in-lieu. Property must contain 15% forest cover. – Regina Esslinger, Environmental Impact Review

Prior to issuing a building permit, soil evaluations must be conducted and a new well must be drilled. - *S. Farinetti; Ground Water Management.*

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: February 8, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For February 12, 2007
Item No. 07-341

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

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

The flood protection elevation for this site is 11.2 feet.

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

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

The building engineer shall require a permit for this project.

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

Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the *International Building Code*.

DAK:CEN:clw

cc: File

ZAC-ITEM NO 07-341-02082007.doc

Click here for a plain text ADA compliant screen.



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)
[Ground Rent](#)

Account Identifier: District - 15 Account Number - 1507000260

Owner Information

Owner Name: VARANKO STEPHEN, JR
VARANKO LAURA S Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 3107 MORNINGSIDE CT
BALDWIN MD 21013-9528 Deed Reference: 1) /23240/ 743
2)

Location & Structure Information

Premises Address
BLACKHEAD RD

Legal Description
LTS 31,32
6542 BLACKHEAD RD
BIRD RIVER BEACH

WATERFRONT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
83	4	428			1		31	3		7/ 70

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1929	768 SF	12,700.00 SF	34
Stories 1	Basement NO	Type STANDARD UNIT	Exterior ASBESTOS SHINGLE

Value Information

	Base Value	Value As Of 01/01/2006	Phase-In Assessments As Of 07/01/2006	As Of 07/01/2007
Land:	63,170	177,920		
Improvements:	27,630	39,060		
Total:	90,800	216,980	132,860	174,920
Preferential Land:	0	0	0	0

Transfer Information

Seller: GARREN EARL J	Date: 01/18/2006	Price: \$372,000
Type: MULT ACCTS ARMS-LENGTH	Deed1: /23240/ 743	Deed2:
Seller: GARREN J VIOLET	Date: 06/13/1998	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /12936/ 445	Deed2: /12936/ 442
Seller: GARREN EARL M, SR	Date: 09/21/1976	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 5678/ 301	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

Click here for a plain text ADA compliant screen.



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)
[Ground Rent](#)

Account Identifier: District - 15 Account Number - 1507000250

Owner Information

Owner Name: VARANKO STEPHEN, JR
VARANKO LAURA S
Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 3107 MORNINGSIDE CT
BALDWIN MD 21013-9528
Deed Reference: 1) /23240/ 743
2)

Location & Structure Information

Premises Address
BLACKHEAD RD

Legal Description

LT 29,30
BIRD RIVER BEACH

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
83	4	428		WATERFRONT	1		29	3		7/ 70

Special Tax Areas	Town Ad Valorem Tax Class
Primary Structure Built 0000	Enclosed Area

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		12,950.00 SF	34

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments As Of 07/01/2006	As Of 07/01/2007
Land:	33,230	90,480		
Improvements:	0	0		
Total:	33,230	90,480	52,313	71,396
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
GARREN EARL M, JR	01/18/2006	\$372,000
Type:	Deed1:	Deed2:
MULT ACCTS ARMS-LENGTH	/23240/ 743	
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 7, 2007

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 07-341- 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 Laurie Hay in the Office of Planning at 410-887-3480.

Prepared By:

Laurie Hay

Division Chief:

Lynn Lanham/cm

CM/LL

RECEIVED

APR - 3 2007

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 7, 2007

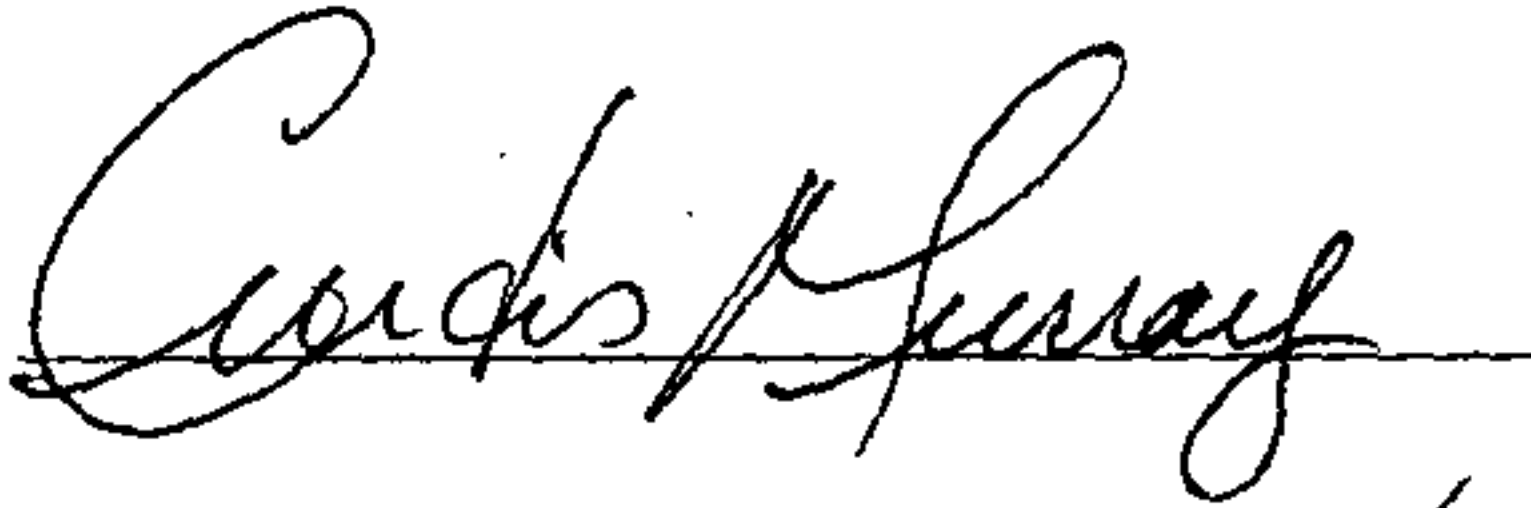
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SUBJECT: Zoning Advisory Petition(s): **Case(s) 07-341- Variance**

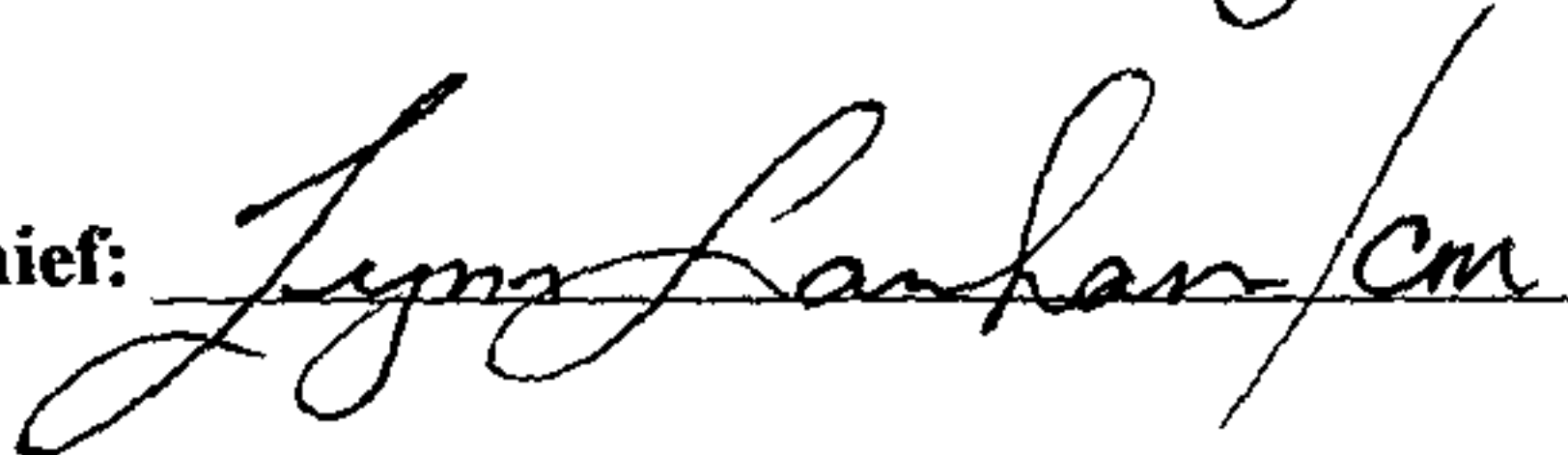
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

Prepared By:



Division Chief:



CM/LL

RECEIVED

APR - 3 2007

ZONING COMMISSIONER

RE: PETITION FOR VARIANCE * BEFORE THE
6540 & 6542 Blackhead Road; N/S
Blackhead Road, 160' W c./line Crooks Road* ZONING COMMISSIONER
15th Election & 6th Councilmanic Districts
Legal Owner(s): Stephen & Laura Varanko * FOR
Petitioner(s) * BALTIMORE COUNTY
* 07-341-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 9th day of February, 2007, a copy of the foregoing Entry of Appearance was mailed Jim Sullivan, 6536 Blackhead Road, Middle River, MD 21220, Representative for Petitioner(s).

RECEIVED

FEB 09 2007

Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

From: Debra Wiley
To: Murray, Curtis
Date: 03/30/07 11:33:23 AM
Subject: Office of Planning Comments Needed for Hearings Next Week

Good Morning Curtis,

In reviewing next week's case files for Bill, we need comments for the following:

4/3 @ 9 AM - 07-337-SPHA (3628 Forest Hill Road)

4/3 @ 11 AM - 07-341-A (6540/42 Blackhead Road) ✓ Rec'd 4/3

4/4 @ 9 AM - 07-365-SPH (503A Stuart Avenue)

4/4 @ 10AM - 07-367-A (11308 Beach Road)

4/4 @ 11AM - 07-368-SPH - (12213 Park Heights Avenue, LLC)

Thanking you in advance for your usual cooperation and have a great day & weekend!!

From: Debra Wiley
To: Livingston, Jeffrey
Date: 03/30/07 11:37:35 AM
Subject: DEPRM Comments Needed for Hearings Next Week

Good Morning Jeff,

In reviewing next week's case files for Bill, we need comments for the following:

4/3 @ 11 AM - 07-341-A - 6540/42 Blackhead Road - CBCA, zoned R.C.2

4/4 @ 10 AM - 07-367-A - 11308 Beach Road - CBCA, zoned R.C.2

Thanking you in advance for your usual cooperation and have a great day & weekend!!

✓ Rec'd
4/3

Martin O'Malley, Governor
Anthony Brown, Lt. Governor



John D. Porcari, Secretary Designate
Neil J. Pedersen, Administrator

Date: FEBRUARY 2, 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. 7-341-A
6540/42 BLACKHEAD ROAD
VARANKO PROPERTY
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. 7-341-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

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

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

February 6, 2007

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

ATTENTION: Zoning Review planners

Distribution Meeting of: February 5, 2007

Item No.: 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344 and 345

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.

The Fire Marshal's Office has no comments at this time.

Acting Lieutenant Don W. Muddiman
Fire Marshal's Office
(O) 410-887-4880
MS-1102F

cc: File

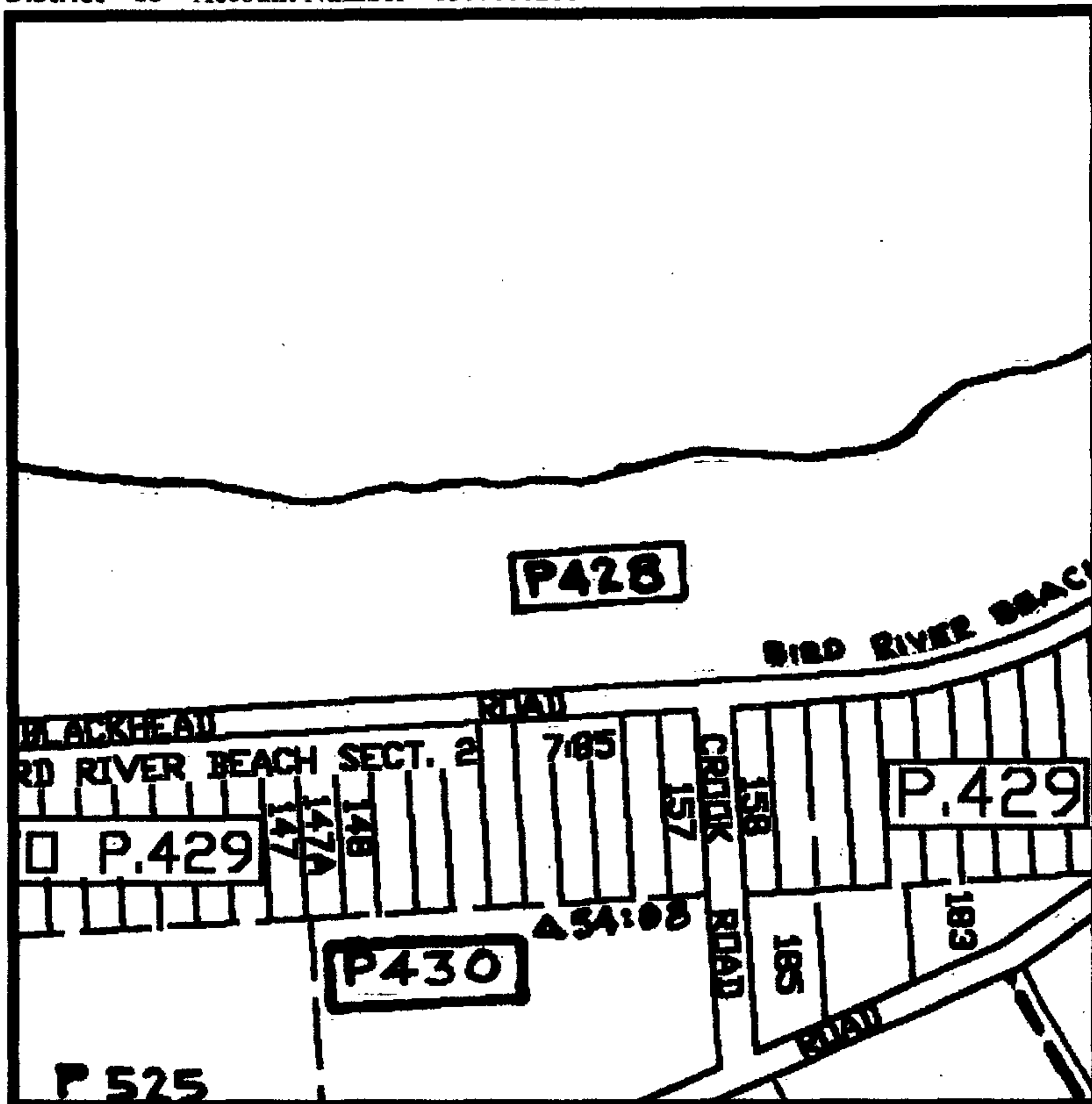
Visit the County's Website at www.baltimorecountyonline.info



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
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District - 15 Account Number - 1507000260



Property maps provided courtesy of the Maryland Department of Planning ©2004.
 For more information on electronic mapping applications, visit the Maryland Department of Planning
 web site at www.mdp.state.md.us/webcom/index.html

CASE NAME _____
CASE NUMBER _____
DATE _____

NAME

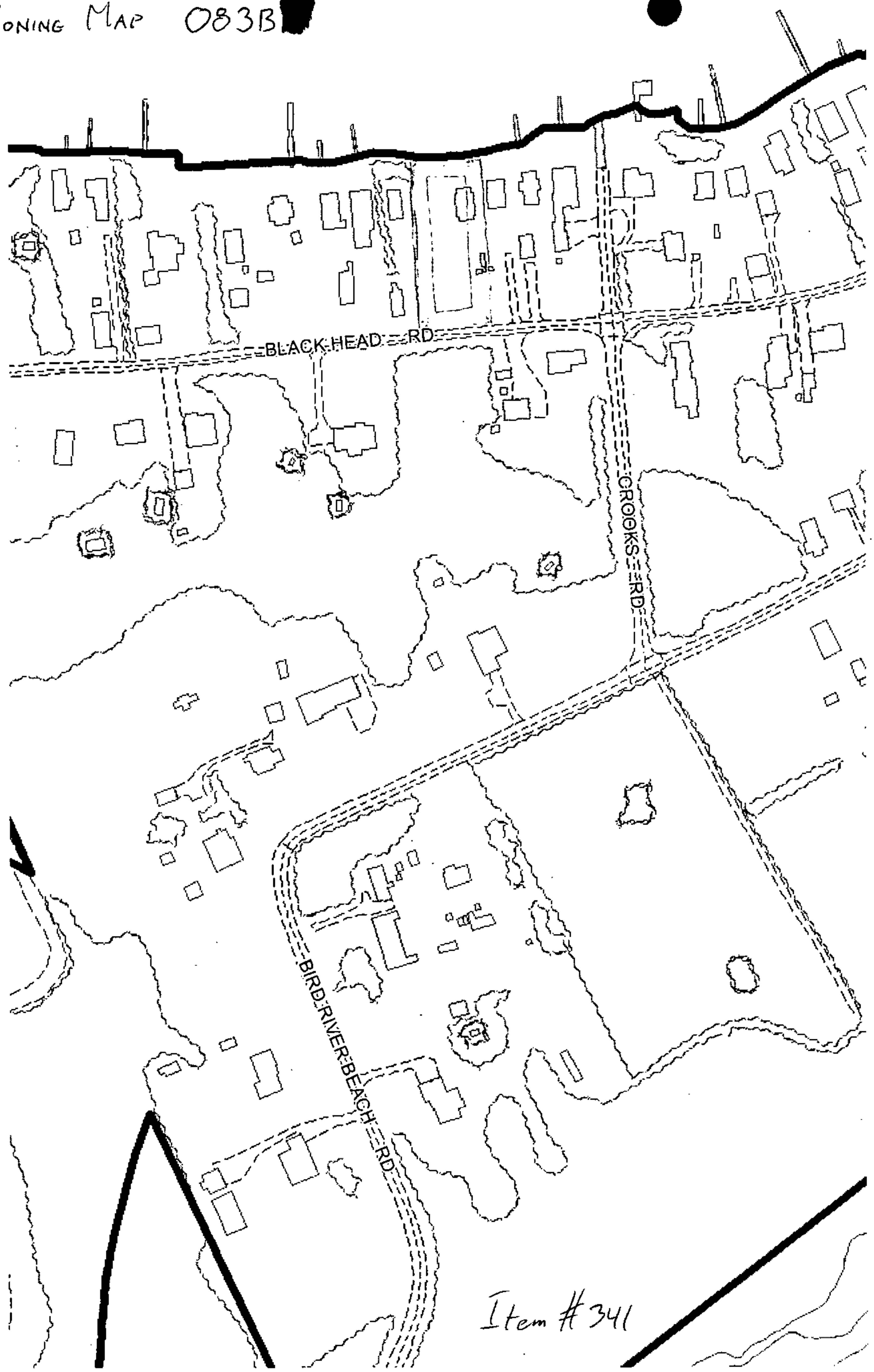
ADDRESS

CITY, STATE, ZIP

E-MAIL

STEVEN VARANKO	3107 MORNING SIDE COURT	BALDWIN MO 21013	STEVEN VARANKO PROBLACK.COM
LAURA S. VARANKO	3107 MORNING SIDE CT.	BALDWIN MO 21013	N/A
SULLIVAN, JAMES	6536 BLACKHEAD RD	MIDDLE RIVER, MD 21220	-

ZONING MAP 083B



Item # 341

Case No.: 07-341-A 6540/42 BLACKHEAD RD.

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site Plan	
No. 2	AERIAL VIEW - Pattern of Development	
No. 3	ZONING MAP - Development North & South of	
No. 4	LETTERS OF SUPPORT A - Courtney + Marek Topolski B - Eric Garffin	
No. 5	Collectively - Photographs Other neighbouring properties and existing Set backs	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

6542 BLACKHEAD RD

OWNER

STEPHEN & LAURA

VARANKO

SUBDIVISION

BIRD RIVER BEACH -

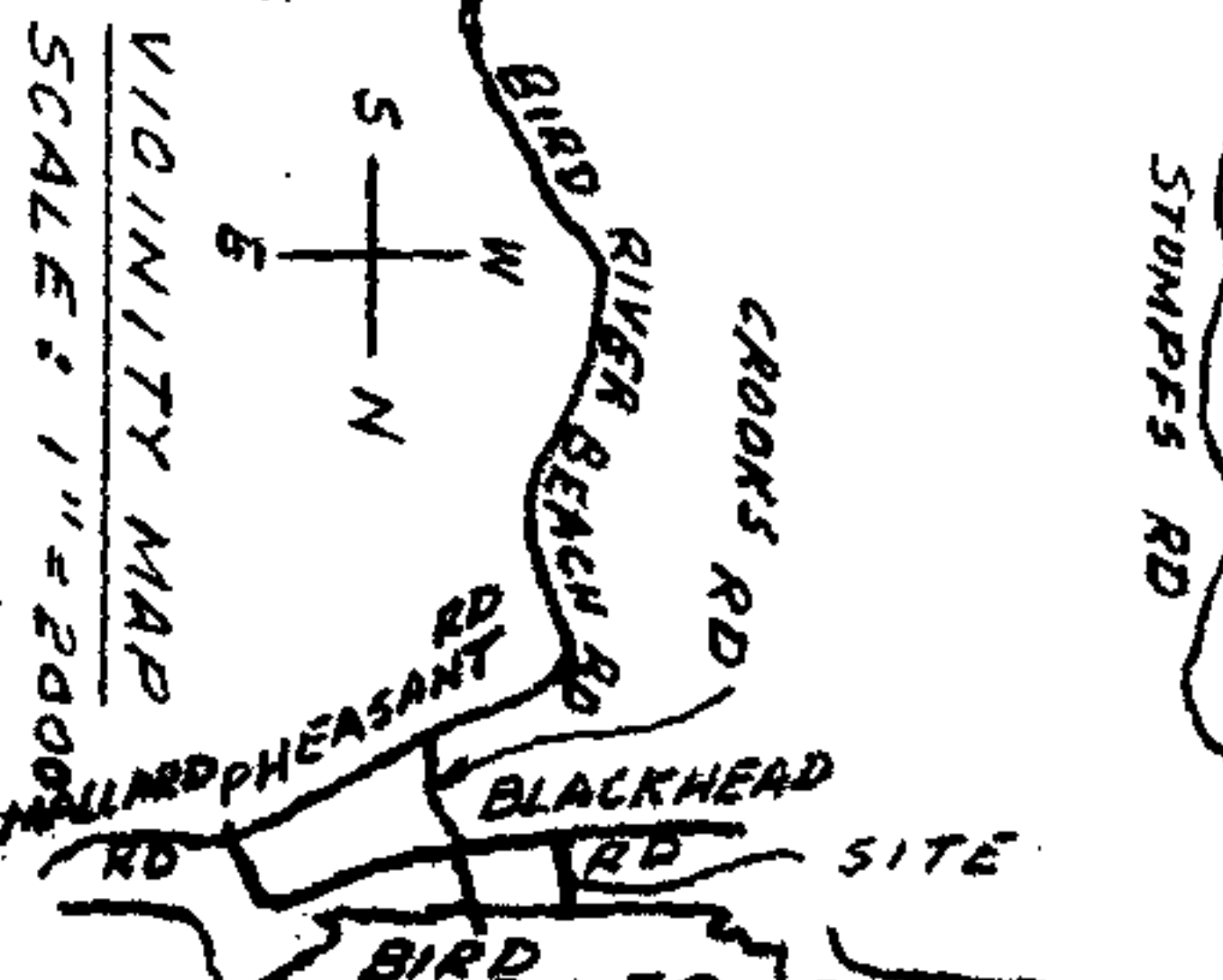
BALTIMORE COUNTY

SUB DIV REF

PLAT BOOK # 7

FOLIO # 70

LOT NO'S 29, 30, 31, 32



LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCIL DISTRICT 6

1" = 200' SCALE

MAP # 083B1

ZONING RCE

FLOOD ZONE A

LOT SIZE

29,30 12,950 SF

31,32 12,700 SF

COMB 25,650 SF

.64 ACREAGE

SEWER - PRIVATE

WATER - PRIVATE

CHEESAPEAKE BAY

CRITICAL AREA - YES

100 YR FLOOD PLAIN - YES

HISTORIC PROPERTY

BUILDING - NO

PRIOR ZONING HEARING

ZONING OFFICE USE ONLY

REVIEWED BY

ITEM #

CASE # 02-341-A

LOT # 27

STONE DRIVEWAY

6538 TOPOLSKI

LOT # 28

SEPTIC AREA

RESERVED

SEPTIC AREA

LOT # 29

PROPOSED DRIVEWAY 150'-0" APPROX

WELL

GARAGE 2 STORY FRAME

HOUSE

FRONT

WOOD BULKHEAD

60'-0"

55'

LOT # 30

84'-0"

LOT # 31

PROPOSED

SEPTIC AREA

6542 VARANKO

LOT # 32

68'-0"

LOT # 33

SEPTIC AREA

6544 KIRCKHOFF/MOSHER

LOT # 34

TO BE REMOVED

*

*

STORAGE SHEDS

TO REMAIN

*

*

STORAGE SHED

89'-0"

EXISTING

12'-0"

EXISTING

1 STORY

HOUSE

TO BE REMOVED

SCOPE

26.5'

EXISTING STRUCTURE

24'9" x 44'-0" APPROX

*

*

WELL

EXISTING

WELL

EXISTING

1 STORY

HOUSE

FRONT

70'-0" MAX

1 1/2 STORY

PROPOSED

HOUSE

FRONT

DECK

CONCRETE

BULKHEAD

WOOD BULKHEAD

FRONT

1 1/2 STORY FRAME

HOUSE

PREPARED BY JIM SULLIVAN 410 335-8577 DATE 1-17-07

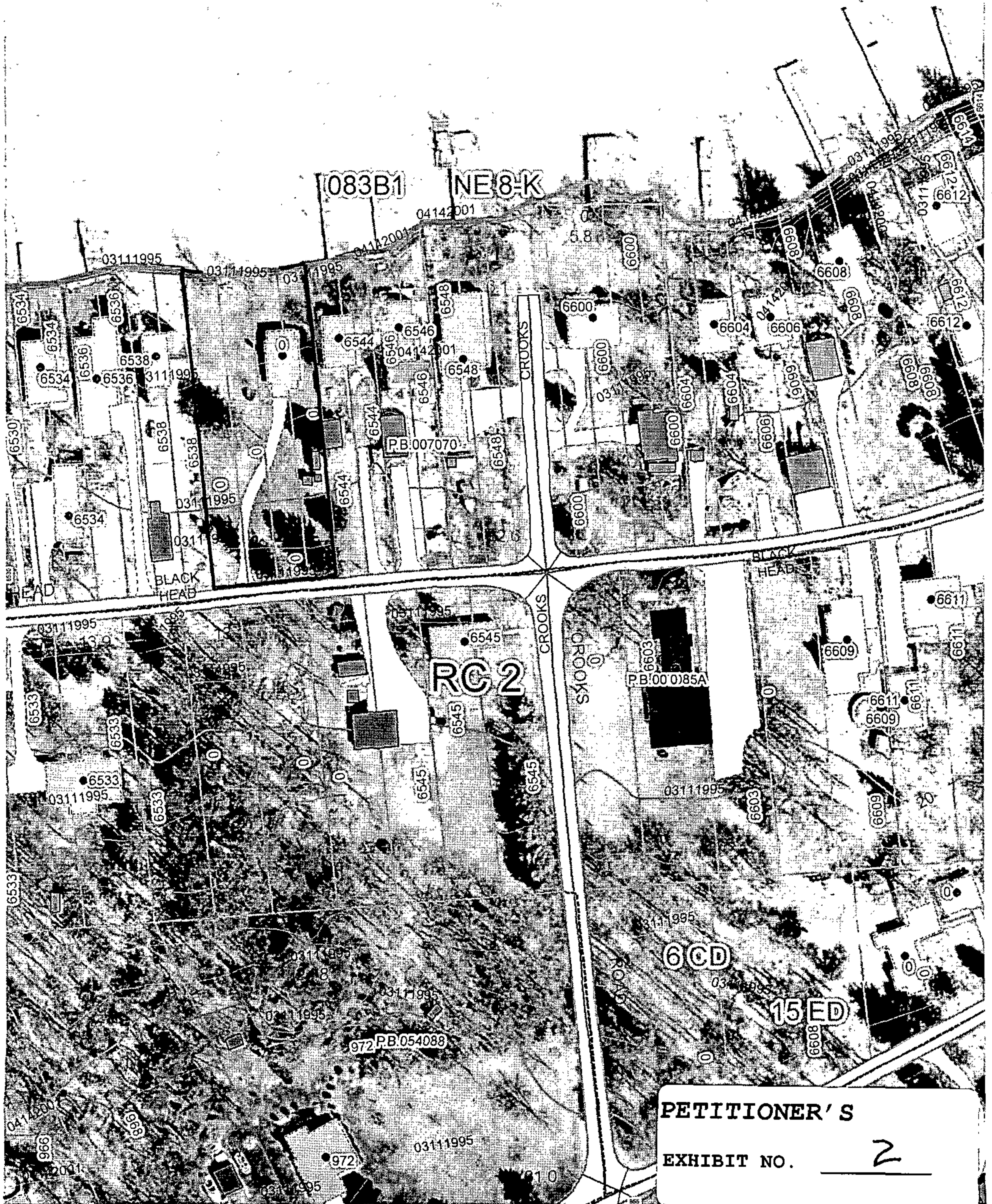
SCALE OF DWG: 1" = 20'-0"

EXHIBIT NO. 1

1

PETITIONER'S

Item # 341



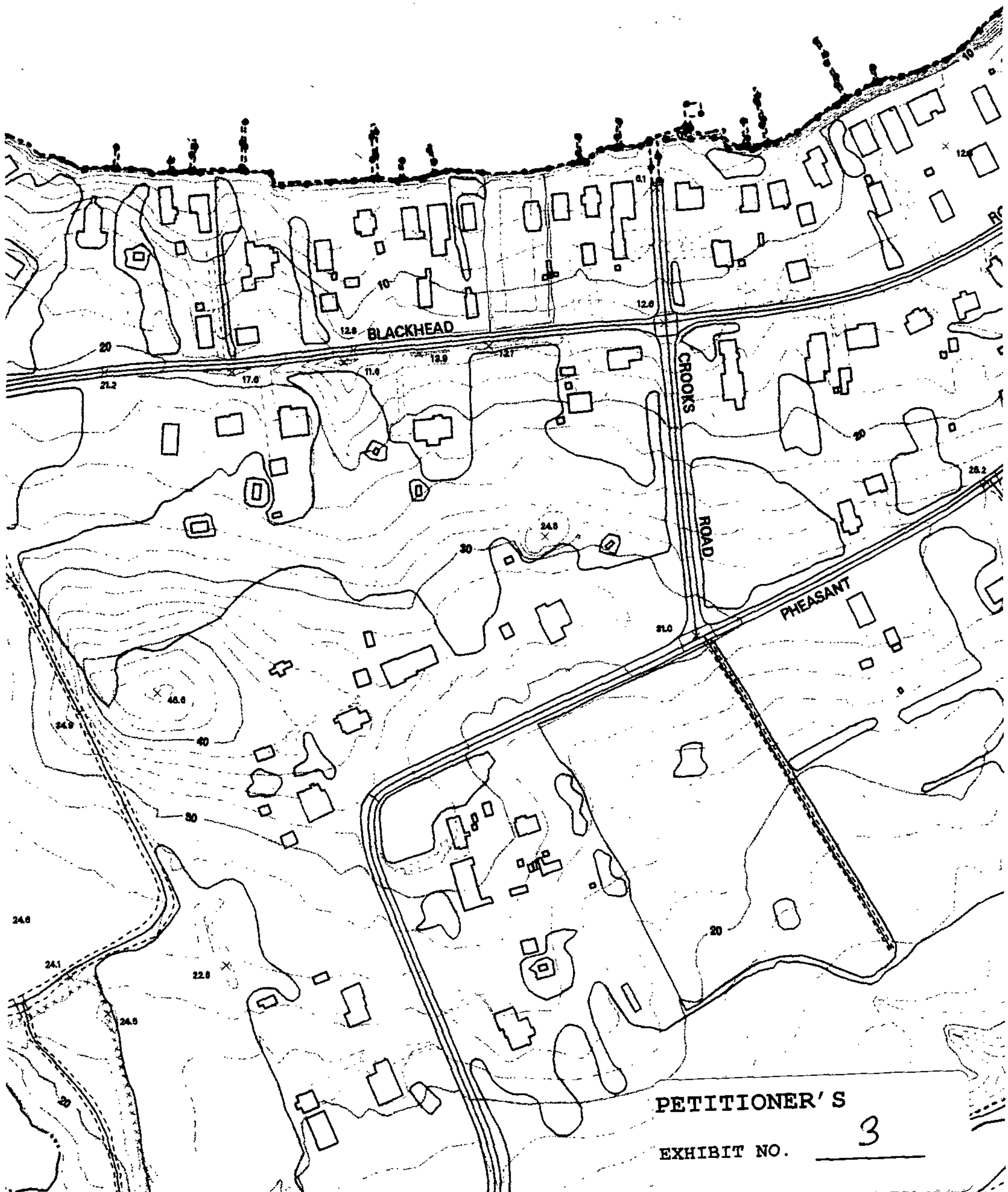
PETITIONER'S

EXHIBIT NO.

2

ELEVATION MAP

083B1



PETITIONER'S

EXHIBIT NO. 3

Courtney and Marek Topolski
6538 Blackhead Road
Middle River, MD 21220-1211

To: Baltimore County Zoning Review Board

Being the owner's of the property located at 6538 Blackhead Road, Middle River, MD 21220-1211, west side of the Varanko's Property (6540/6542 Blackhead Road), have no objection to the requested side yard set back requested of 18'0" adjacent to our property. Nor do we object the proposed 1 1/2 story home construction.

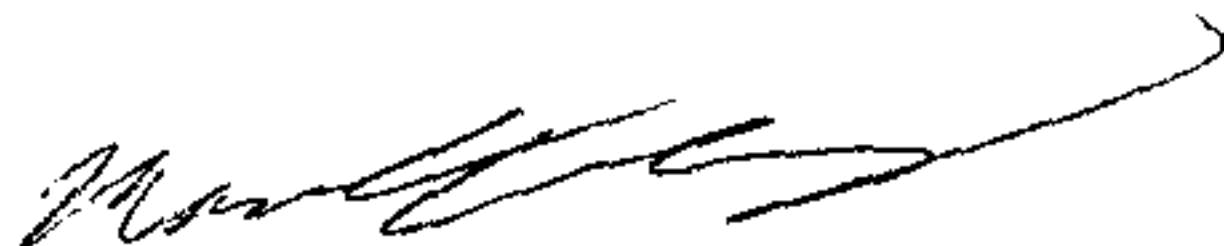
Side yard set backs and construction would be similar to the most recent home construction in the Bird River Beach neighborhood.

Should you have questions please contact us at our home phone 410.335.2844.

Sincerely,



Courtney E. S. Topolski



Marek Topolski

PETITIONER'S

EXHIBIT NO.

4A

TO: ZONING REVIEW BOARD

BEING THE OWNER OF THE IMPROVED AND UNIMPROVED
PROPERTIES LOCATED AT 6545 BLACKHEAD ROAD,
UNIMPROVED PROPERTY IS LOCATED TO THE SOUTH
SIDE OF VARANKO'S, HAVE NO OBJECTION TO THE
NEW HOME CONSTRUCTION.

CONSTRUCTION WOULD BE SIMILAR TO THE MOST RECENT
HOME CONSTRUCTION IN THE COMMUNITY.

ERIC GRIFFIN


1/8/2007

PETITIONER'S

EXHIBIT NO.

413



6534 - 6536 BLACKHEAD ROAD



6526 - 6528 BLACKHEAD ROAD

Item #

PETITIONER'S

5

EXHIBIT NO.



6542 - 6544 BLACKHEAD ROAD



6536 - 6538 BLACKHEAD ROAD
Item # 341



6546 - 6548 BLACKHEAD ROAD



6544 - 6546 BLACKHEAD ROAD

Item # 341

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

VARANKO SITE PLAN

CASE NO. -

LOT #27

STONE DRIVEWAY

6538 TOPOLSKI
LOT #28

SEPTIC AREA

RESERVED
SEPTIC AREA

GARAGE 2 STORY FRAME
HOUSE

FRONT

WOOD
BULKHEAD

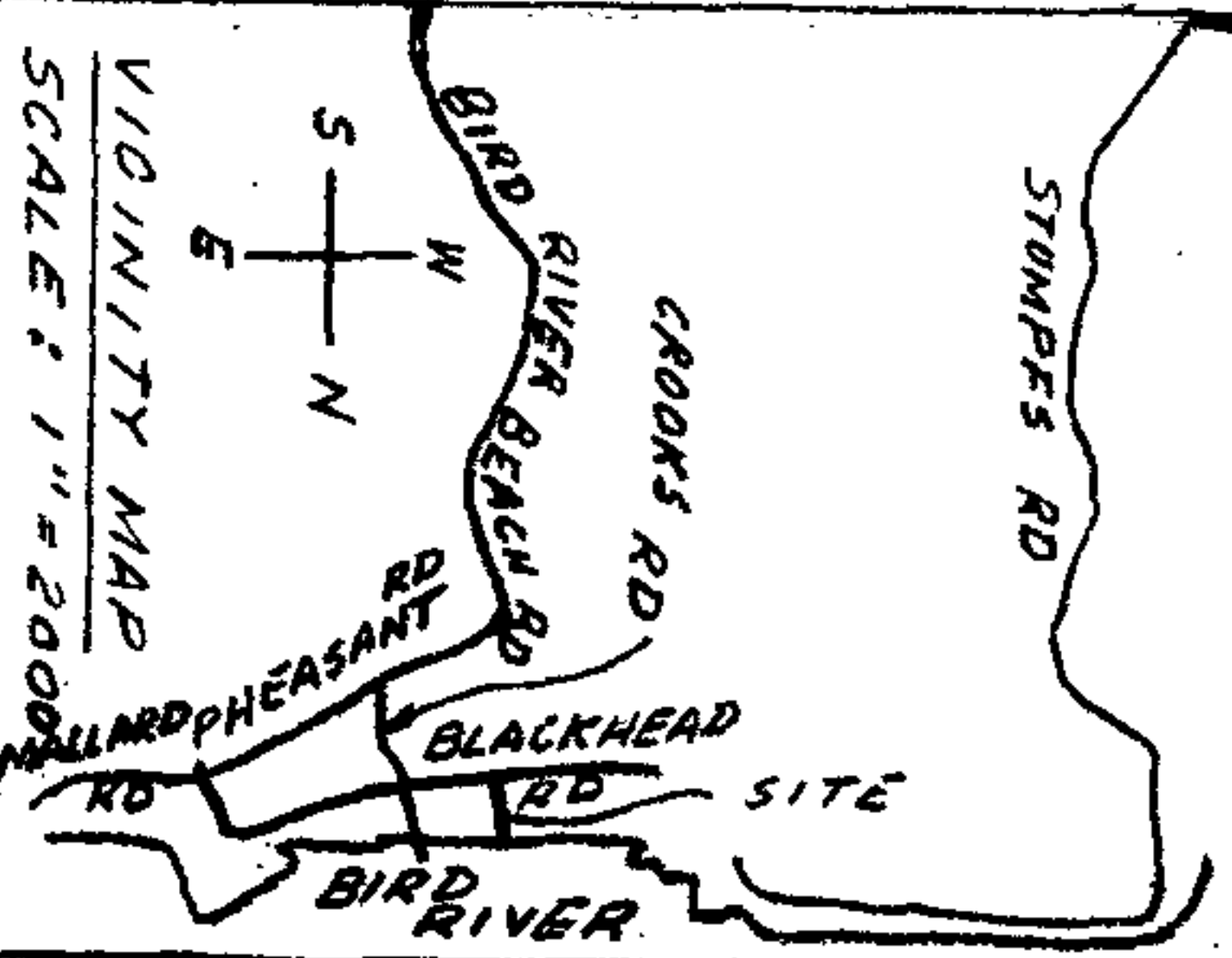
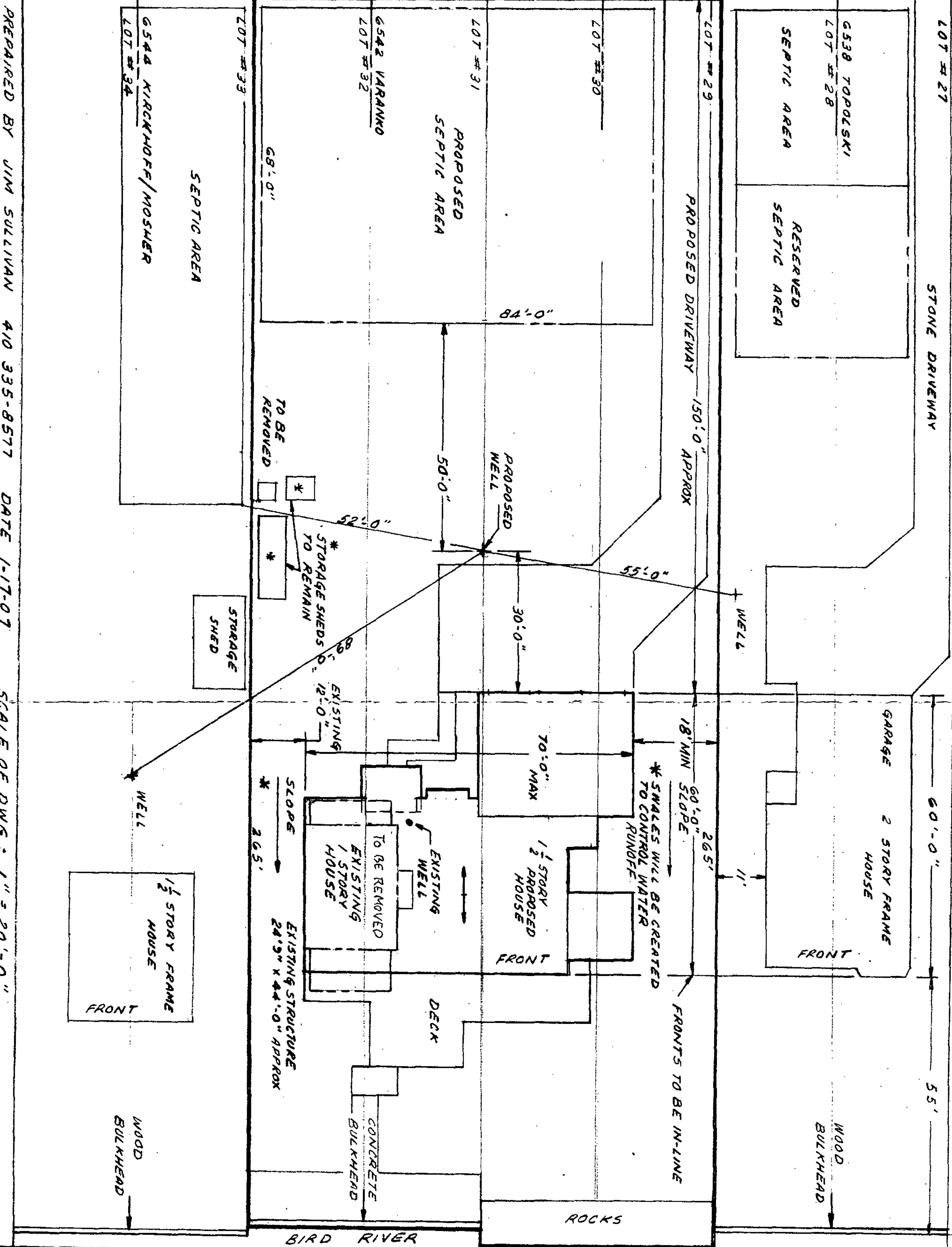
PROPERTY ADDRESS
6542 BLACKHEAD RD
OWNER
STEPHEN & LAURA
VARANKO
SUBDIVISION
BIRD RIVER BEACH -
BALTIMORE COUNTY
SUB DIV REF
PLAT BOOK #7
FOLIO #70
LOT NO'S 29,30,31,&32
EBENEZER RD

BLACKHEAD RD APPROX. 18' WIDE
NO COUNTY RIGHT OF WAY

150' TO CROOKS RD

PREPARED BY JIM SULLIVAN 410 335-8577 DATE 1-17-07

SCALE OF DWG: 1" = 20'-0"



LOCATION INFORMATION	
ELECTION DISTRICT 15	
COUNCIL DISTRICT 6	
1" = 200' SCALE	
MAP # 08301	
ZONING RCE	
FLOOD ZONE A	
LOT SIZE	
29,30 12,950 SF	
31,32 12,700 SF	
COMB 25,650 SF	
.64 ACREAGE	
SEWER - PRIVATE	
WATER - PRIVATE	
CHESAPEAKE BAY	
CRITICAL AREA - YES	
100 YR FLOOD PLAIN - YES	
HISTORIC PROPERTY/	
BUILDING - NO	
PRIOR ZONING HEARING -	
ZONING OFFICE USE ONLY	
REVIEWED BY	
ITEM #	
CASE #	02-391-A