

IN RE: PETITION FOR ADMIN. VARIANCE

S side Wells Avenue, 300 feet E c/l

Ross Avenue

15th Election District

7th Councilmanic District

(2723 Wells Avenue)

Virginia Frank-Andreasik

Petitioner

* BEFORE THE

* DEPUTY ZONING COMMISSIONER

* BALTIMORE COUNTY

* CASE NO. 07-363-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 owner of the subject property, Virginia Frank-Andreasik. The variance request is for property located at 2723 Wells Avenue. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a garage with a height of 20 feet in lieu of the permitted 15 feet. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. The Petitioner states that they are in need of additional storage space.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: ZAC comments were received from the Office of Planning dated March 6, 2007 which contains restrictions, and a copy of which is incorporated herein and made a part hereof the file.

Applicable Law

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

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in

3-14-07 PB

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 February 18, 2007 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

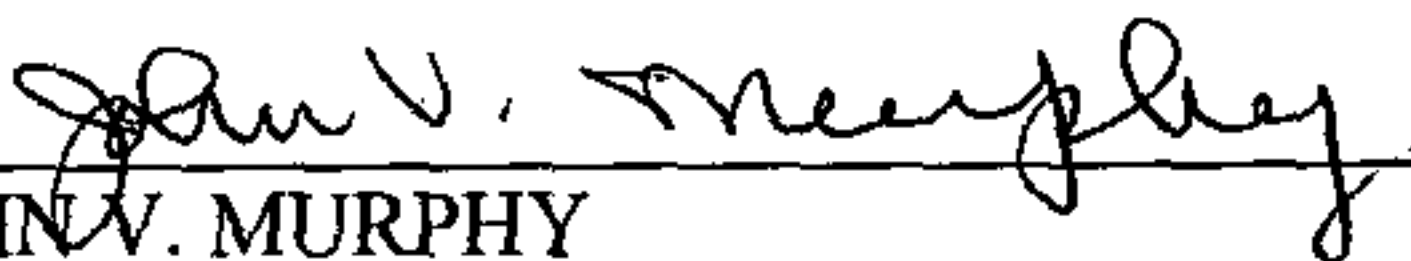
The Petitioner has filed the supporting affidavits and photographs as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare 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 14th day of March, 2007, that a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a garage with a height of 20 feet in lieu of the permitted 15 be and is hereby GRANTED, subject to the following:

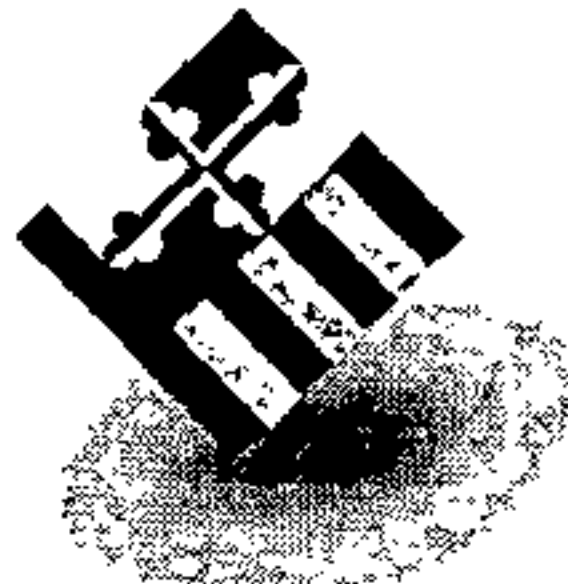
1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The accessory structure shall not be used for commercial purposes.

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


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:pz

ORDER RECEIVED FOR FILING
3-14-07



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

March 14, 2007

VIRGINIA FRANK-ANDREASIK
2723 WELLS AVENUE
BALTIMORE MD 21219

Re: Petition for Administrative Variance
Case No. 07-363-A
Property: 2723 Wells Avenue

Dear Mrs. Andreasik:

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
for Baltimore County

JVM:pz

Enclosure



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2723 Wells Ave
which is presently zoned DRS.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) 400.3, BCZR, TO PERMIT

A GARAGE WITH A HEIGHT OF 20 ft. IN LIEU
OF THE PERMITTED 15 ft.

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):

Virginia Frank-Andreaski-Owner

Name - Type or Print

V Andreaski

Signature

Name - Type or Print

Signature

2723 Wells Ave

Address

Balto.

City

md

State

410550 0570 (W)

4103888248 (H)

Telephone No.

21219

Zip Code

Representative to be Contacted:

Name

Same

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 07 day of July, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

CASE NO. 07-363-A

REV 10/25/01

Reviewed By [Signature]

Date

Estimated Posting Date

Zoning Commissioner of Baltimore County

2/8/07
2/18/07

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 2723 Wells Ave
Address
Balto. md 21219
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):

I am looking for a storage area. My husband is in need of a trophy room. Thank you.

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.

Vandreasik
Signature
Vandreasik
Name - Type or Print

Signature

Name - Type or Print

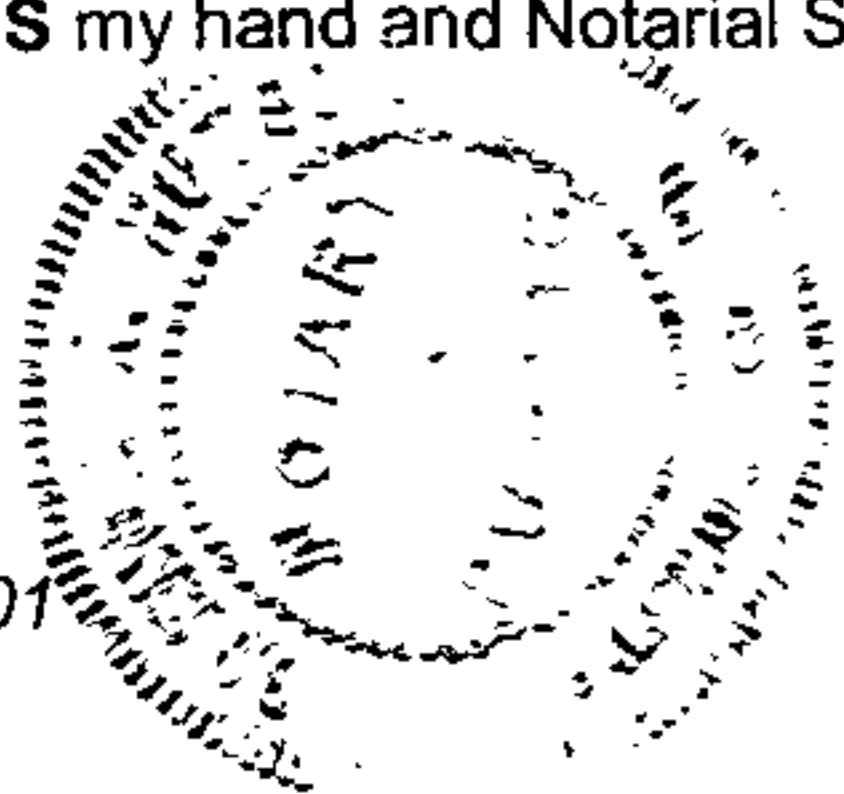
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30 day of January, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Virginia Andreasik
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Brenda K Hutz
Notary Public
My Commission Expires 5/1/08





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2723 Wells Ave
which is presently zoned OR 5.5

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) 400.3; BCZR, to permit
A GARAGE HEIGHT of 20ft. in LIEU OF THE
~~REQUIRED~~ PERMITTED 15 ft.

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):

Virginia Frank-andreasik owner
Name - Type or Print

Signature

Name - Type or Print

Signature 410 550 0570 (W)

2723 Wells Ave 410 388 8248 (H)

Address Telephone No.

Balto. Md 21219

City State Zip Code

Representative to be Contacted:

Name

Address

City

Zoning Commissioner of Baltimore County

Reviewed By CM

Date 2/8/07

Estimated Posting Date 2/18

CASE NO. 07-363-A

REV 10/25/01

~~RECEIVED FOR FILING~~

314-07

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

2723 Wells Ave
Address
Balt Ma 21219
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):

I am looking for a storage area. My husband is in need of a trophy room.
Thank you

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.

Vandreasik
Signature

Vandreasik
Name - Type or Print

Signature

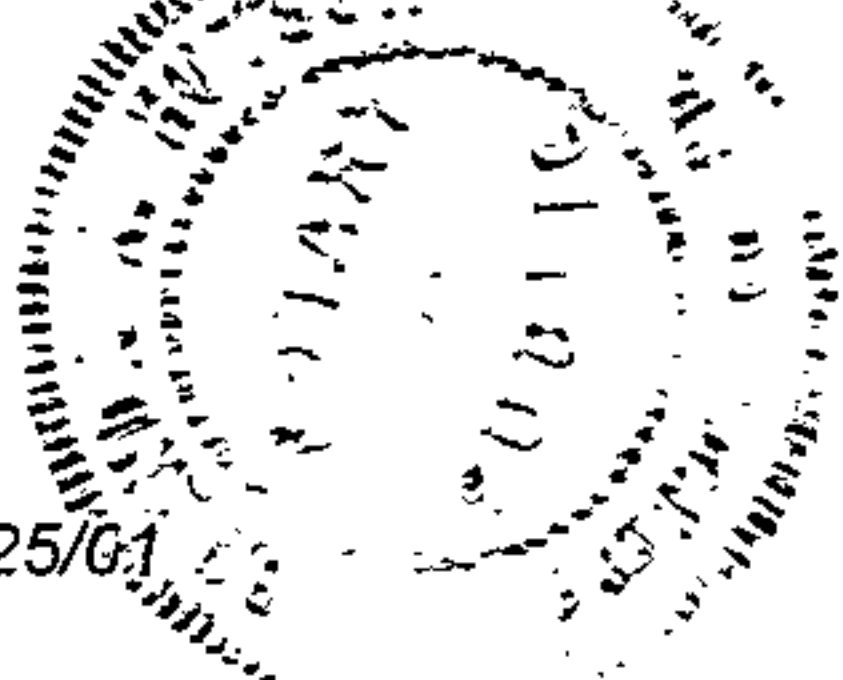
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30 day of January, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Virginia Andreasik
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



David K Huts
Notary Public

My Commission Expires 5/1/08

ZONING DESCRIPTION for 2723 Wells Avenue.

Beginning at a point on the South side of Wells Avenue which is 40' wide at the distance of 300 ft east of the centerline of the nearest improved intersecting street Ross Avenue which is 40' wide. *Being Lot # 182, Block 0, Section #0 in the subdivision of Battlepark as recorded in Baltimore County Plat Book # 12, Folio # 116, containing 7950 square feet. Also known as 2723 Wells Ave and located in the 15 Election District, 7 Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 24048

DATE 2-5-07 ACCOUNT 201-006-6150

AMOUNT \$ 65.00

RECEIVED FROM: VIRGINIA ANDREASK - 2723 Wells Ave.

FOR: AD. VAIL

DISTRIBUTION
 WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTION THE JRM
 2/09/2007 2/09/2007 1507146 1
 RED WASH BALWIN THE JRM
 >> RECEIPT @ 317591 2/09/2007 QFLN
 Dept 5 228 228114 VERIFICATION
 CD NO. 024000

Receipt Tax 687.00
 1.00 CR \$70.00 CA
 \$5.00 CG

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 07-363-A

Petitioner/Developer: VIRGINIA

ANDREASIK

Date of Hearing/Closing: 3-5-07

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

ATTN: Kristen Matthews ((410) 887-3394)

Ladies and Gentlemen:

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

2723 WELLS AVE

The sign(s) were posted on

2-18-07
(Month, Day, Year)

Sincerely,

Robert Black 2-20-07
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

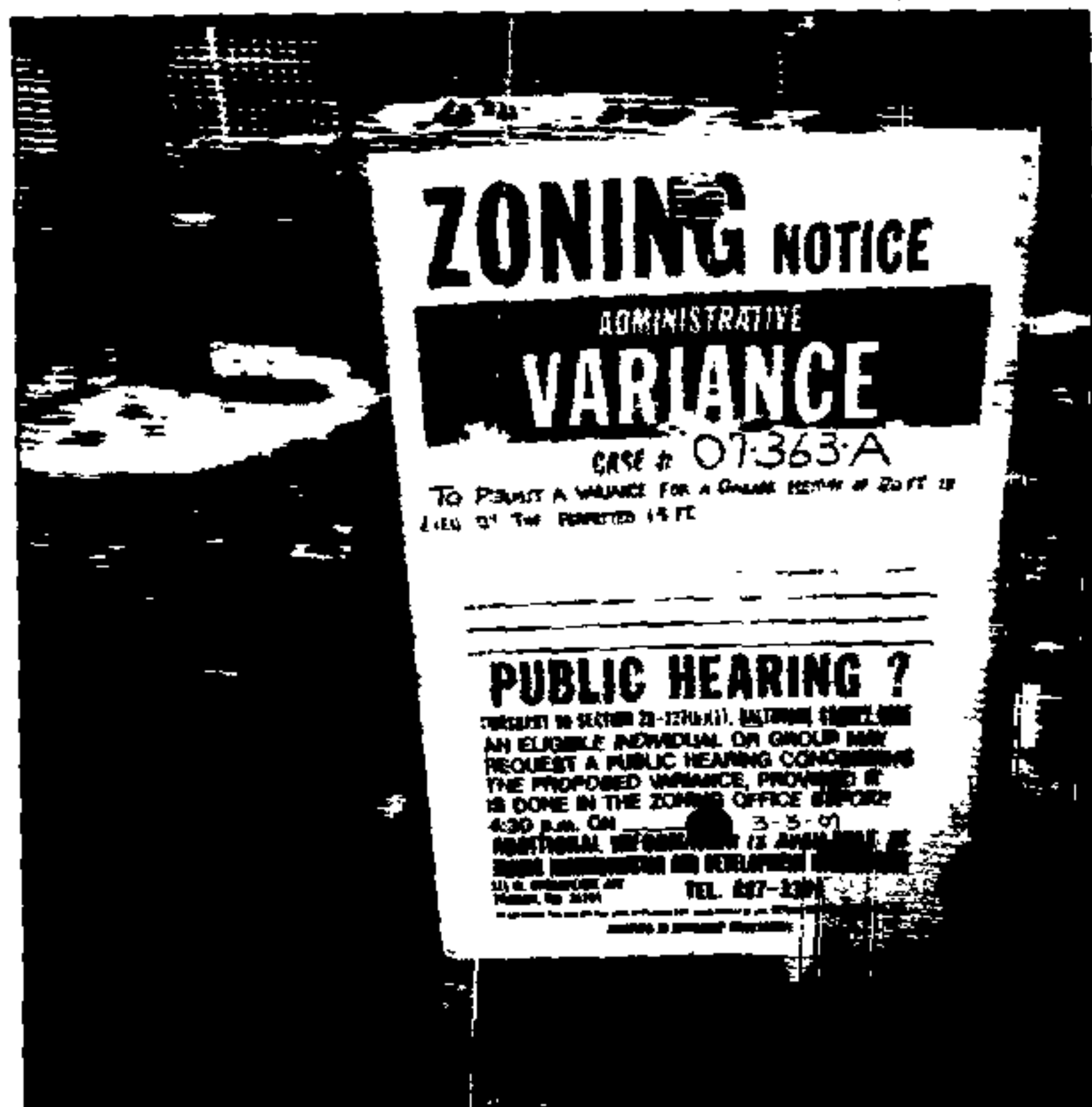
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



[Illegible text]

RECEIVED
FEB 21 2007

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 363 -A Address 2723 Wells Ave.

Contact Person: J. Merrey Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 2-8-07 Posting Date: 2/18 Closing Date: 3/5

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- 363 -A Address 2723 Wells Ave.
Petitioner's Name VIRGINIA VANDREASIK Telephone 410-388-8248
Posting Date: 2/18 Closing Date: 3/5
Wording for Sign: A VARIANCE
To Permit A GARAGE Height of 20ft.
IN LIEU of THE PERMITTED 15ft.

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/neighborhood 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:

363

Petitioner:

VIRGINIA VANDREASIK

Address or Location:

2723 Wells Ave. BALD. Md. 21219

PLEASE FORWARD ADVERTISING BILL TO:

Name:

Address:

SAME

Telephone Number:

410-388-8248



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

Driven to Excel
State Highway
Administration

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

Maryland Department of Transportation

Date: MARCH 5, 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. 7-363-A
2723 WELLS AVE
ANDREA SK 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. 7-363A.

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,

Steven D. Foster, Chief
for 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

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

March 1, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: February 26, 2007

Item Number: 363 through 373

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

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



Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 6, 2007

RECEIVED

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

MAR - 8 2007

SUBJECT: 7-363 -Administrative Variance

ZONING COMMISSIONER

The Office of Planning does not oppose the petitioner's requested variances including an accessory structure (garage) with a height of 20 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

For further information concerning the matters stated herein, please contact Amy Mantay at 410-887-3480:

Prepared by:

Cecilia Murray

Section Chief:

Amy Mantay

AFK/LL: CM

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For March 5, 2007
Item Nos. 07-314, 363, 364, 366, 367, 368,
369, 370, 371, 372, and 373

DATE: March 2, 2007

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-03022007.doc

Patricia Zook - Re: Case No. 07-363-A - comments needed

From: Dennis Kennedy
To: Zook, Patricia
Date: 3/12/2007 1:18 PM
Subject: Re: Case No. 07-363-A - comments needed

Ms. Zook:
We had no comments on 07-363.
Dennis Kennedy

>>> Patricia Zook 03/12/07 12:30 PM >>>
Hello -

The below described administrative variance is in need of comments from the Bureau of Development Plans Review and the Fire Department. I noticed that comments from your respective offices were not included when the file came to me.

If you have 'no comments', you can simply reply to this e-mail with that message and I will include it in the file.

Thanks for your help!

CASE NUMBER: 07-363

2723 Wells Avenue

Location: S side Wells Avenue, 300 feet E c/l Ross Avenue.

15th Election District, 7th Councilmanic District

Legal Owner: Virginia Frank-Andreasik

3/5/2007

ADMINISTRATIVE VARIANCE To permit a garage with a height of 20 feet in lieu of the permitted 15 feet.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
410-887-3868
pzook@baltimorecountymd.gov

Patricia Zook - Case No. 07-363-A - comments needed

From: Patricia Zook
To: Bosley, Roland; Kennedy, Dennis
Date: 3/12/2007 12:30 PM
Subject: Case No. 07-363-A - comments needed

Hello -

The below described administrative variance is in need of comments from the Bureau of Development Plans Review and the Fire Department. I noticed that comments from your respective offices were not included when the file came to me.

If you have 'no comments', you can simply reply to this e-mail with that message and I will include it in the file.

Thanks for your help!

CASE NUMBER: 07-363

2723 Wells Avenue

Location: S side Wells Avenue, 300 feet E c/I Ross Avenue.

15th Election District, 7th Councilmanic District

Legal Owner: Virginia Frank-Andreasik

3/5/2007

ADMINISTRATIVE VARIANCE To permit a garage with a height of 20 feet in lieu of the permitted 15 feet.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
410-887-3868
pzook@baltimorecountymd.gov

*have plng
comments*

BDPR - no comment

need fire comments -

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

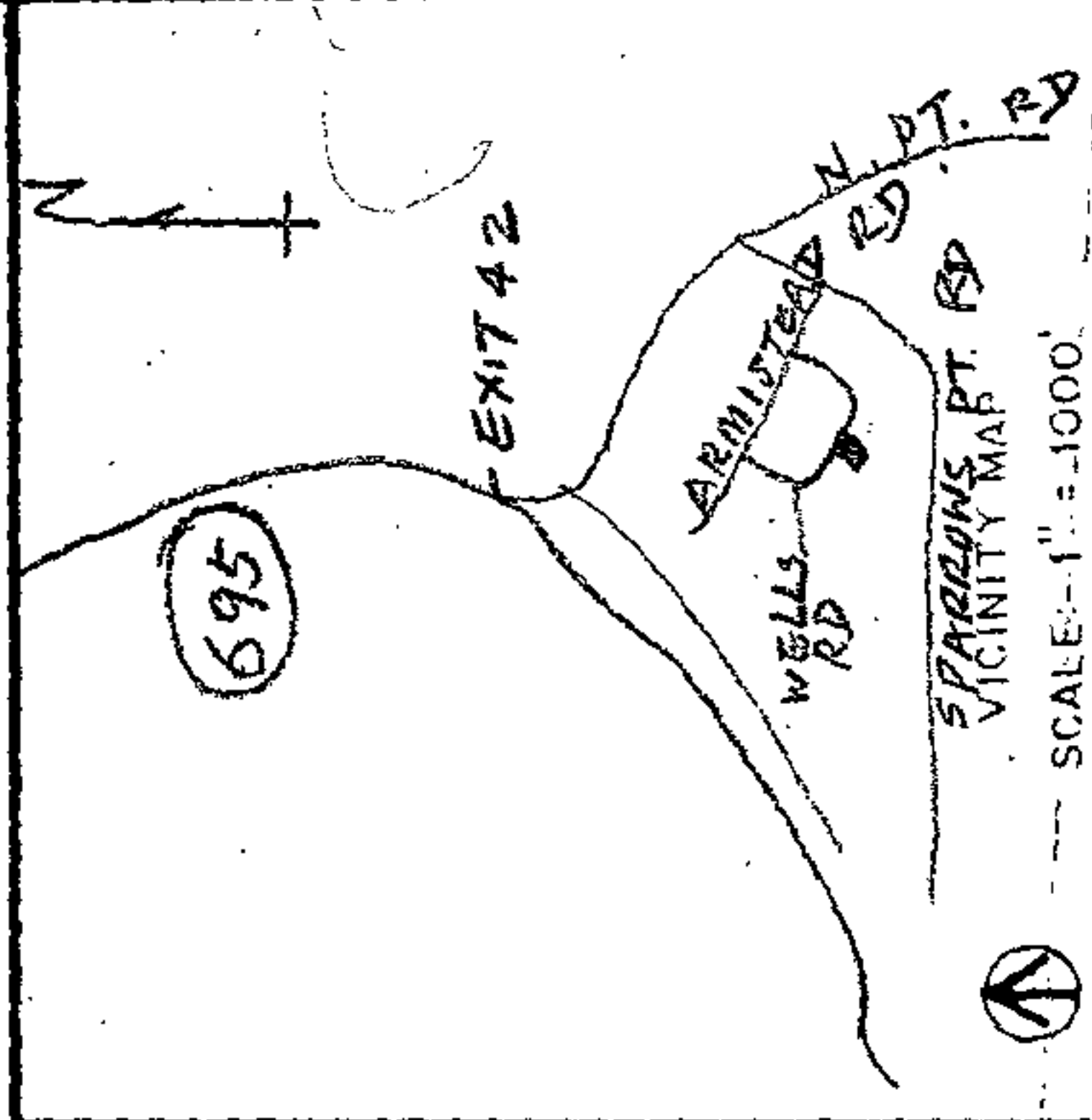
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

PROPERTY ADDRESS 2723 Wells Avenue

SUBDIVISION NAME Battle Park

PLAT BOOK # 12 FOLIO # 114 LOT # 182 SECTION # 0

OWNER Virginia M. Frank



LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 7

1" = 200' SCALE MAP # 111B2

ZONING DR S-5

LOT SIZE 7950 ACREAGE 7950 SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒ PUBLIC ☐ PRIVATE

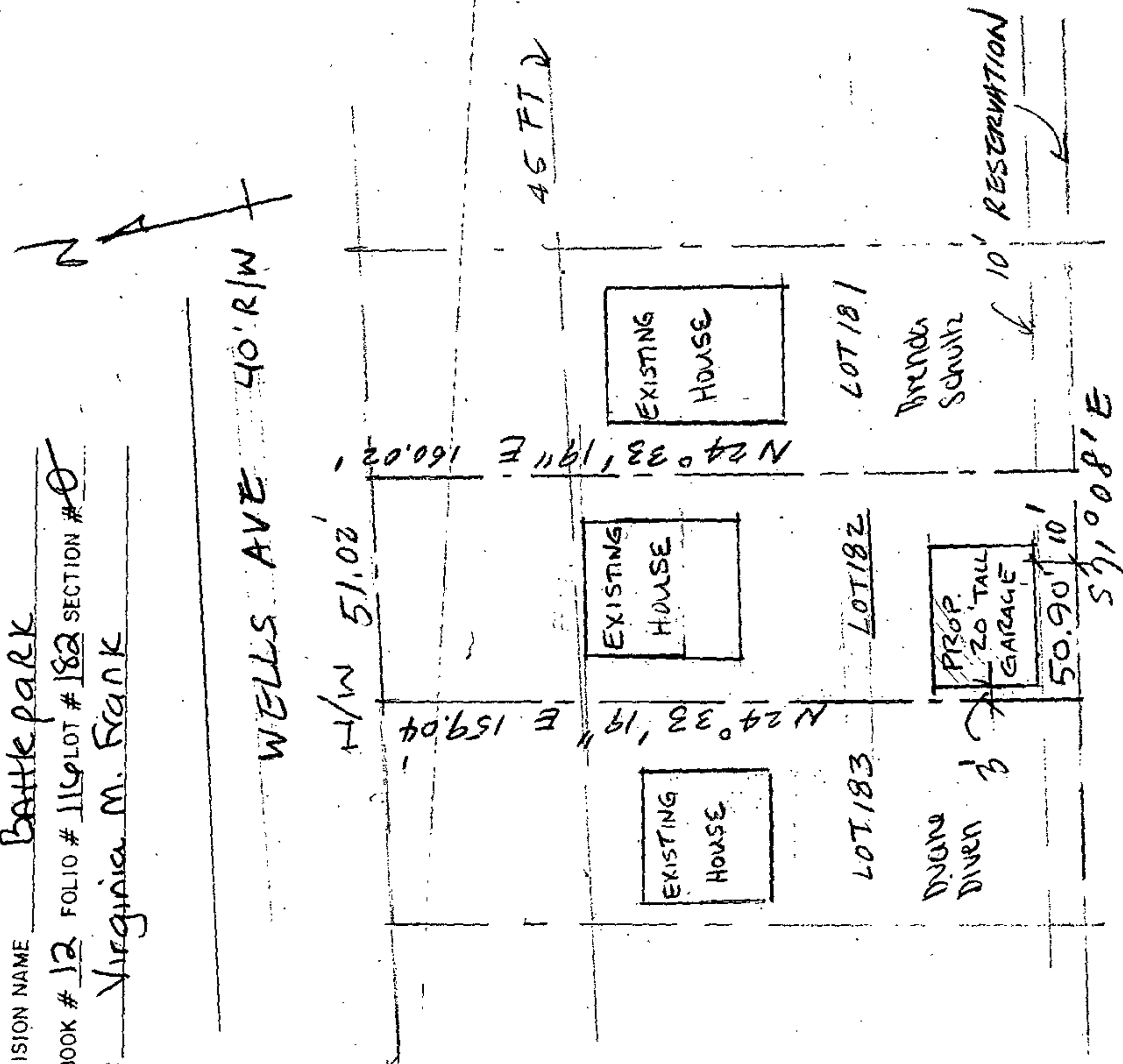
CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ YES ☒ NO

HISTORIC PROPERTY / BUILDING ☐ YES ☒ NO

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #



SCALE OF DRAWING: 1" = 40'0"

PREPARED BY Vandana

ZONING MAP 11132

