

IN RE: PETITIONS FOR SPECIAL HEARING \*  
AND VARIANCE

N/Side of Martha Avenue, 60' E of c/line \*  
of Sparrows Point Road  
(7204 Martha Avenue) \*

15<sup>th</sup> Election District \*  
7<sup>th</sup> Council District

Edris Evans, et al \*  
Petitioners \*

BEFORE THE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

Case No. 07-469-SPHA

\* \* \* \* \*

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owners of the subject property, Edris Evans, 3<sup>rd</sup>, and his wife, Darlene L. Evans. As filed, the Petitioners request a Special Hearing pursuant to Section 500.6 of the Baltimore County Zoning Regulations (B.C.Z.R.), Section 3112.0 of the Building Code and Sections 32-4-107(a)(2) & 32-8-302 of the Baltimore County Code (B.C.C.) to add an addition in a tidal floodplain. In addition, Variance relief is requested from Sections 1B02.3A.5 and 1B02.3.C of the B.C.Z.R. to permit an addition with a 6-foot side setback in lieu of the required 10-feet. The subject property and requested relief are more particularly described on the site plan submitted, which was accepted into evidence and marked as Petitioners' Exhibit 2.

Appearing at the requisite public hearing in support of the requests was Edris Evans, 3<sup>rd</sup>, property owner. There were no Protestants or other interested persons present; however, it should be mentioned that the Petitioners' have the overwhelming support of adjacent neighbors and members of the immediate community.

ORDER RECEIVED FOR FILING  
Date 7-18-07  
By [Signature]

Testimony and evidence offered revealed that the subject property is an "L" shaped waterfront parcel located on the north side of Martha Avenue, just east of Sparrows Point Road in the Lynch Point subdivision of Sparrows Point. The Evans' family have owned for generations several parcels of waterfront property with frontage on the Back River. In 1986 following the death of his grandmother, the Petitioner and his brother purchased Lots 24, 25 and 26 from her estate and underwent a re-subdivision (SM 71-96) to evenly divide the parcels as Mr. Evans wanted to add a garage to his property. As currently configured, the property contains a gross area of .2556 acres (11,133 square feet) zoned D.R.5.5 with 67 feet of frontage on the Back River, 168 feet deep and 100 feet wide on Martha Avenue. The property is improved with a 2-story single-family dwelling. Prior to Hurricane Isabel, a detached 24' x 32' garage was located to the west of the home and is now the subject of the hearing before me. Mr. Evans advised that the garage was completely destroyed during the hurricane. He evidently was assured at that time by the Department of Permits and Development Management that he could rebuild the garage without delay. He was, however, unable to proceed at the time due to the lack of necessary funding. As shown on the site plan, he now desires to improve the property with an attached garage of similar dimension, 25' x 32' with a bonus room overtop the garage. The property is located in the Chesapeake Bay Critical Area and tidal floodplain; thus, the requested waiver is necessary in order to proceed. Further testimony revealed that the Petitioner presented for review the details of his proposal to Dennis A. Kennedy, P.E., Supervisor, Bureau of Development Plans Review, and David L. Thomas, P.E., in the Department of Public Works. Pursuant to their comments to the Zoning Commissioner, their offices have no objection to approval as building code and floodplain regulations are being observed, i.e., their garage structure with its overhead room shall be designed and adequately anchored to prevent floatation,

ORDER RECEIVED FOR FILING  
Date 7-18-07  
By [signature]

collapse, or lateral movement of the structure with materials resistant to flood damage and a non-conversion agreement executed. In addition, in conformance with the Federal flood insurance requirements, the floor above the garage will be at flood protection elevation of 10.4 feet. In my judgment, the Petitioners have satisfied the applicable provisions of Sections 32-4-107 and 32-8-303(a) of the B.C.C. and failure to grant the requested waiver would result in a hardship for the Petitioners. In my view, the proposed construction is consistent with sound floodplain management and will not result in any adverse impacts such as flooding on adjacent properties. I further find that granting of the waiver will not increase flood heights, impact public safety, incur extraordinary public expense, or conflict with existing local or State laws and ordinances. For these reasons, I will grant the requested waiver, however, will require the Petitioners' compliance with the recommendations made by the Department of Public Works and the Department of Environmental Protection and Resource Management (DEPRM).

Turning next to the appropriateness of the Variance to permit an addition with a 6-foot side setback in lieu of the required 10 feet, I shall grant that relief as being appropriate and consistent with the neighborhood. In the D.R.5.5 zone, the regulations require a minimum 10-foot side yard setback if the accessory structure (garage) is to be attached to the existing dwelling. Due to the lot's configuration, most of the garage is more than 14 feet from the western property line shared in common with the adjacent neighbor, his brother, William Evans. However, the northwest corner of the garage will come within 6 feet of the property line; thus, the requested variance relief is necessary in order to comply with the spirit and intent of those regulations. I find that the Petitioners have met the requirements of Section 307 and *Cromwell v. Ward*, 102 Md. App. 691 (1995) for relief to be granted. It is clear that strict compliance with the regulations would result in practical difficulty for the Petitioners and prevent further

ORDER RECEIVED FOR FILING  
Date 7-18-01  
By 193

improvement of the property for a permitted purpose. There were no adverse comments submitted by any County reviewing agency, and none of the neighbors have any objections. Thus, I find that the relief can be granted without detrimental impact to the health, safety, or general welfare of the surrounding locale. The replacement structure is being built in essentially the same footprint as the one destroyed by Hurricane Isabel.

Pursuant to the advertisement, posting of the property and public hearing on these Petitions held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 18<sup>th</sup> day of July 2007 that the Petition for Special Hearing seeking approval of a waiver pursuant to Section 500.6 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section 3112.0 of the Building Code; and Sections 32-4-107(a)(2) & 32-8-302 of the Baltimore County Code (B.C.C.) to permit construction of an addition in a tidal floodplain, in accordance with Petitioners' Exhibit 2, be and is hereby GRANTED;

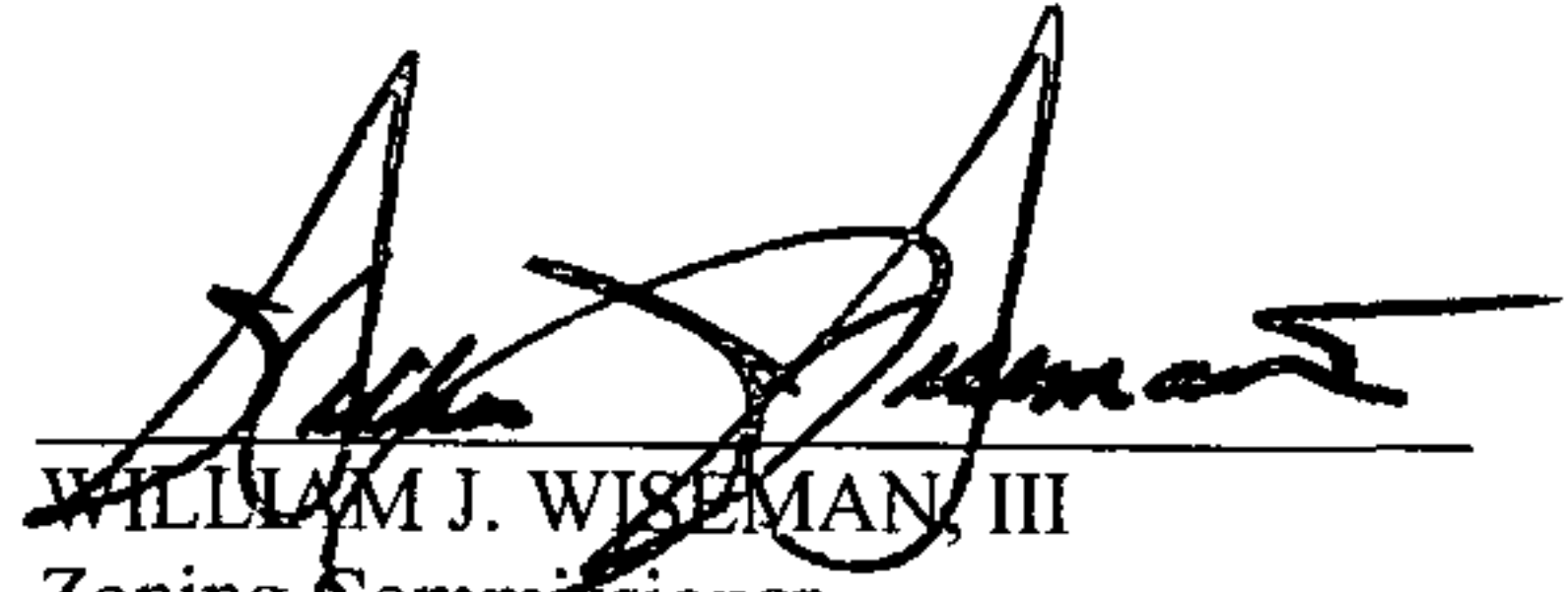
IT IS FURTHER ORDERED that the Petition for Variance pursuant to Sections 1B02.3A.5 and 1B02.3.C of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with a 6-foot side setback in lieu of the required 10-feet, in accordance with Petitioners' Exhibit 2, be and is hereby GRANTED; 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 thirty (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 recommendations made by the Zoning Advisory Committee (ZAC) comments submitted by DEPRM and the Bureau of Development Plans Review, dated July 9, 2007 and April 24, 2007, respectively, copies of which are attached hereto and made a part hereof.

ORDER RECEIVED FOR FILING  
Date 7-18-07  
By [signature]

3. When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Any appeal of this decision must be taken in accordance with Section 32-3-401 of the Baltimore County Code.

  
WILLIAM J. WISEMAN, III  
Zoning Commissioner  
for Baltimore County

WJW:dlw

ORDER RECEIVED FOR FILING  
Date 7-18-07  
By [Signature]

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco

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

DATE: July 9, 2007

SUBJECT: Zoning Item # 07-469-SPHA  
Address 7204 Martha Avenue  
Evans property

**RECEIVED**  
**JUL 09 2007**  
BY: .....

Zoning Advisory Committee Meeting of April 23, 2007

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).

\_\_\_\_\_ Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 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:

This property is within the Intensely Developed Area (IDA) and Buffer Management Area (BMA) of the CBCA. IDA regulations state that any new impervious surface area requires DEPRM approved mitigation. BMA regulations state that any proposed development in the 100-foot buffer to tidal waters requires mitigation approved by this Department.

Reviewer: Kevin Brittingham

Date: 6/04/07

ORDER RECEIVED FOR FILING  
Date 7-18-07  
By 103

**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

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

**FROM:** Dennis A. Kennedy, Supervisor<sup>DAK</sup>  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For April 30, 2007  
Item No. 07-469

**DATE:** April 24, 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 9.4 feet Baltimore County Datum.

The flood protection elevation for this site is 10.4 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 07-469-04242007.doc

ORDER RECEIVED FOR FILING  
Date 7-18-07  
By [signature]



**BALTIMORE COUNTY**  
M A R Y L A N D

JAMES T. SMITH, JR.  
*County Executive*

July 18, 2007

WILLIAM J. WISEMAN III  
*Zoning Commissioner*

Edris Evans, 3<sup>rd</sup>  
Darlene L. Evans  
7204 Martha Avenue  
Baltimore, Maryland 21219

**RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE**  
N/Side of Martha Avenue, 60' E of c/line of Sparrows Point Road  
**(7204 Martha Avenue)**  
15<sup>th</sup> Election District - 7<sup>th</sup> Council District  
Edris Evans, et al - Petitioners  
**Case No. 07-469-SPHA**

Dear Mr. and Mrs. Evans:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have 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,

A handwritten signature in black ink, appearing to read "William J. Wiseman, III", written over a horizontal line.

WILLIAM J. WISEMAN, III  
Zoning Commissioner  
for Baltimore County

WJW:dlw  
Enclosure

c: People's Counsel; Development Plans Review, DEPRM; File  
Chesapeake Bay Critical Area Commission, 1804 West Street, Suite 100,  
Annapolis, Md. 21401

TO: PATUXENT PUBLISHING COMPANY  
Tuesday, June 26, 2007 Issue - Jeffersonian

Please forward billing to:  
Mr. & Mrs. Edris Evans, 3<sup>rd</sup>  
7204 Martha Avenue  
Baltimore, MD 21219

410-477-3042

---

## 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: 07-469-SPHA**

7204 Martha Avenue

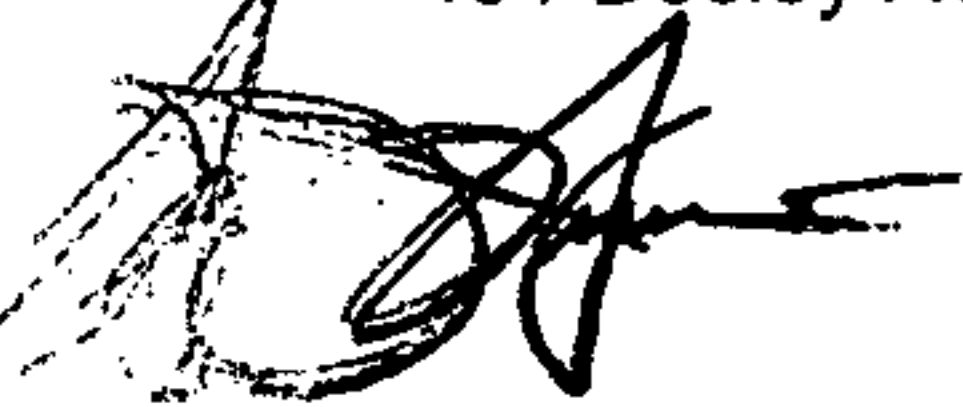
N/side of Martha Avenue, 60 feet east of centerline of Sparrows Point Road

15<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District

Legal Owners: Edris & Darlene Evans, 3<sup>rd</sup>

Special Hearing to approve a waiver pursuant to Section 500.6 BCZR, Section 3112.0 Building Code; and Sections 32-4-107.(a)(2), 32-8-302 BCC to add an addition in a tidal floodplain.  
Variance to permit an addition with a 6-foot side setback in lieu of the required 10 feet.

Hearing: Wednesday, July 11, 2007 at 10:00 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: 07-469-SPHA

Petitioner: EVANS

Address or Location: 7204 MARTHA AVE.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. & MRS. EDRIS EVANS, 3RD

Address: 7204 MARTHA AVE.

BALTO. MD 21219-1122

Telephone Number: 410-477-3042

# CERTIFICATE OF POSTING

RE: Case No.: 07-469-SPHA

**Petitioner/Developer:** EDRIS &

DARLENE EVANS

Date of Hearing/Closing: 7-11-07

**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: \_\_\_\_\_**

7204 MARTHA AVE

**The sign(s) were posted on**

6-24-07

**(Month, Day, Year)**

**Sincerely,**

Robert Black  
(Signature of Sign Poster)

6-26-07  
(Date)

**SSG Robert Black**

**(Print Name)**

**1508 Leslie Road**

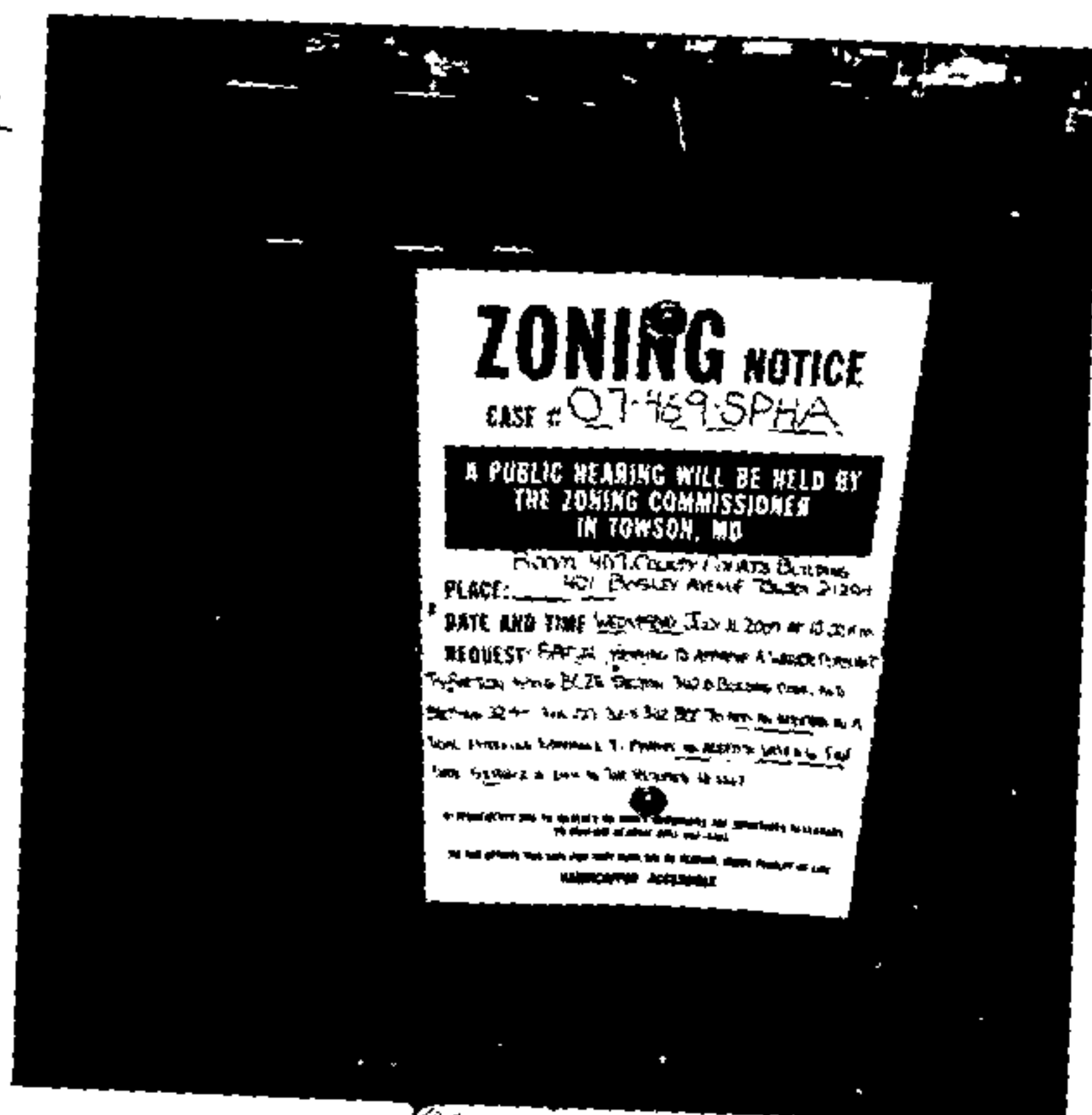
**(Address)**

**Dundalk, Maryland 21222**

**(City, State, Zip Code)**

(410) 282-7940

**(Telephone Number)**



**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: # 07-469-SPHA

7204 Martha Avenue  
N/side of Martha Avenue, 60 feet east of centerline of Sparrows Point Road  
15th Election District - 7th Councilmanic District  
Legal Owner(s): Edris & Darlene Evans, 3rd

**Special Hearing:** to approve a waiver pursuant to Sections 32-4-107 (a)(2), 32-8-302 BCC to add an addition in a tidal floodplain. **Variance:** to permit an addition with a 6-foot-side setback in lieu of the required 10 feet.

**Hearing: Wednesday, July 11, 2007 at 10:00 a.m. in Room 407 County Courts Building, 401 Bostley Avenue, Towson 21204.**

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

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

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 6/749 June 26 139992

# CERTIFICATE OF PUBLICATION

6/28/2007

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 6/26/2007.

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

*S. Wilkinson*

LEGAL ADVERTISING

**From:** Debra Wiley  
**To:** Livingston, Jeffrey  
**Date:** 07/05/07 1:16:47 PM  
**Subject:** DEPRM Comments Needed for Bill - Hearings on 7/11 - Case Nos. 07-469-SPHA & 07-498-A

Hi Jeff,

The above-referenced cases will be heard by Bill next Wednesday, July 11th at 10:00 & 11:00 AM and comments are needed from your office since they're both in the CBCA. Please see descriptions below:

**CASE NUMBER:** 7-469-SPHA

7204 Martha Avenue

Location: N side Martha Avenue, 60 feet E of c/l Sparrows Point Road.

15th Election District, 7th Councilmanic District

Legal Owner: Edris Evans, 3rd and Darlene L. Evans

**SPECIAL HEARING** To approve a waiver pursuant to Section 500.6 BCZR, Section 3112.0 Building Code; and Sections 32-4-107.(a)(2), 32-8-302 BCC to add an addition in a tidal floodplain.

**VARIANCE** To permit an addition with a 6-foot side setback in lieu of the required 10 feet.

**Hearing:** Wednesday, 7/11/2007 at 10:00:00 AM, County Courts Building, 401 Bosley Avenue, Room 407, Towson

**CASE NUMBER:** 7-498-A

1309 Wildwood Beach Road

Location: S side of Wildwood Beach Road, 1300 feet SW of Riverview Road.

15th Election District, 6th Councilmanic District

Legal Owner: Patricia A. Galaski

**VARIANCE** To permit a proposed replacement dwelling with rear yard setbacks of 49 feet and side yard setbacks as close as 11 feet, in lieu of the minimum required 50 feet each and a front setback of 92 feet from the c/l a road that leads to or connects with a collector road in lieu of the minimum required 100 feet.

**Hearing:** Wednesday, 7/11/2007 at 11:00:00 AM, County Courts Building, 401 Bosley Avenue, Room 407, Towson

Thanks for your usual cooperation and have a great day!

Missing DEPRM

BW 7/11 10 AM

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** April 27, 2007

RECEIVED  
MAY 03 2007

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

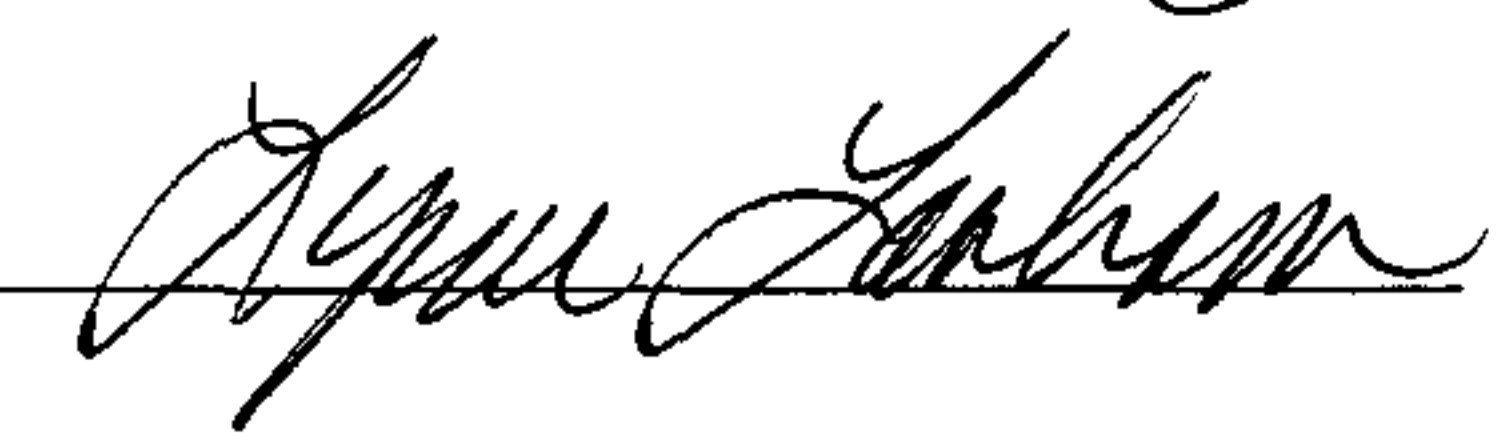
BY:.....

**SUBJECT:** Zoning Advisory Petition(s): Case(s)07-469-Special Hearing

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 Amy Mantay in the Office of Planning at 410-887-3480.

Prepared By: 

Division Chief: 

CM/LL

Zoning Description for **7204 MARTHA AVENUE**

Beginning at a point on the north side of Martha Avenue which is  
Has an existing 25-foot right-of-way and located 60-feet east of centerline  
Of Sparrows Point Road which is 40-feet wide.  
Being the same property and recorded among land records of Baltimore County  
in Plat Book 71, Folio 96 being part of Lot #25 and Lot #26 and being originally  
in Plat Book 8, Folio 38 in the subdivision known as "Lynch Point" containing  
11,133 square feet. Also known as 7204 Martha Avenue and located in the 15<sup>th</sup>  
Election District and 7th Councilmanic District.

07-469-SPHA

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 26787

DATE 4/13/07 ACCOUNT 0010066150  
AMOUNT \$ 30.00

RECEIVED FROM: EDRIS ELLIS

FOR: Item # 469 - 07-H19 - SPHA

1204 MARTHA AVE D. THOMPSON

DISTRIBUTION  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TYPE DATE  
4/16/2007 4/13/2007 15:37:00 2  
PO# 0502 MAIL JENN JEE  
CHECK # 91310 4/13/2007  
DEPT. E. E20 JENN JEE VERIFICATION  
CR NO. 625757

Receipt Tot. \$130.00  
\$130.00 CR \$130.00  
Baltimore County, Maryland

CASHIER'S VALIDATION



# **Coca Flood**

## **Petition for Special Hearing**

to the Zoning Commissioner of Baltimore County

for the property located at 7204 MARTHA AVE.  
which is presently zoned D.R. 3.5

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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

AT VARIANCE PURSUANT TO SECTION 500.6 BCZR, SECTION 3112.0 BUILDING CODE;  
AND SECTIONS 32-4-107. (a)(2), 32-8-302 BCC TO ADD AN ADDITION IN A  
TIDAL FLOODPLAIN.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, 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):**

EDRIS EVANS, 3RD  
Name - Type or Print \_\_\_\_\_

Signature \_\_\_\_\_

DARLENE L. EVANS  
Name - Type or Print \_\_\_\_\_

Signature \_\_\_\_\_

7204 MARTHA AVE. 410-477-3042  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_

BALTO. MD 21219-1122  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### **Representative to be Contacted:**

Name \_\_\_\_\_

Address \_\_\_\_\_ Telephone No. \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### **OFFICE USE ONLY**

ESTIMATED LENGTH OF HEARING \_\_\_\_\_

UNAVAILABLE FOR HEARING \_\_\_\_\_

Reviewed By D.T. Date 4/13/07

Case No. 07-469-SPHA

REV 9/15/98

ORDER RECEIVED FOR FILING

Date 7-18-07

By [Signature]



UBCA Flood

# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7204 MARTHA AVE.

which is presently zoned D.R. 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) 1002.3A.5 + 1002.3C. (DCZR)

TO PERMIT AN ADDITION WITH A 6-FOOT SIDE SETBACK IN LIEU OF  
THE REQUIRED 10-FEET.

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

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):**

X EDRIS EVANS, 3RD

Name - Type or Print

Signature

DARLENE L. EVANS

Name - Type or Print

Signature

7204 MARTHA AVE.

Address

410-477-3042

Telephone No.

BALTO. MD 21249-1122

City

State

Zip Code

**Representative to be Contacted:**

Name

Address

Telephone No.

City

State

Zip Code

City

State

Zip Code

Date

7-18-07

OFFICE USE ONLY

By

DW

ESTIMATED LENGTH OF HEARING

Case No. 07-469-SPHA

UNAVAILABLE FOR HEARING

Reviewed By

D.T.

Date

8/13/07



**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*

July 3, 2007

Edris Evans, 3<sup>rd</sup>  
Darlene L. Evans  
7204 Martha Avenue  
Baltimore, MD 21219-1122

Dear Mr. and Mrs. Evans:

RE: Case Number: 07-469-SPHA, 7204 Martha Avenue

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 13, 2007. This letter is not an approval, but only a **NOTIFICATION**.

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

RE: PETITION FOR SPECIAL HEARING  
AND VARIANCE

7204 Martha Avenue; N/S Martha Avenue,  
60' E c/line Sparrows Point Road

15<sup>th</sup> Election & 7<sup>th</sup> Councilmanic Districts

Legal Owner(s): Edris & Darlene Evans

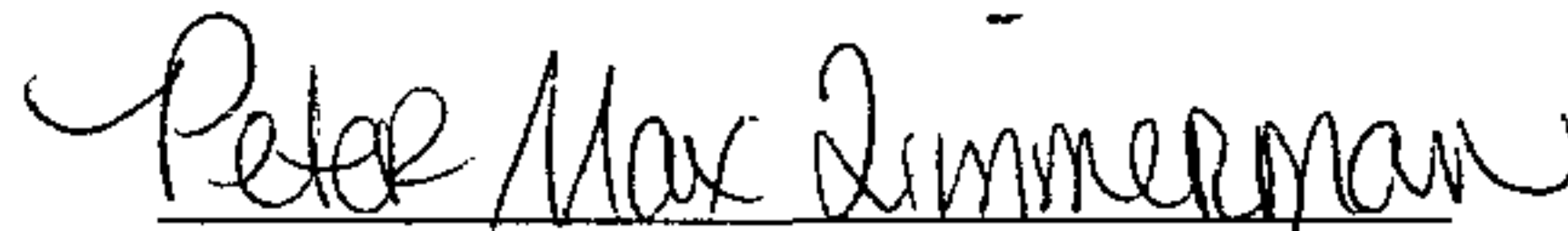
Petitioner(s)

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* 07-469-SPHA

\* \* \* \* \*

### 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/ documentation filed in the case.



PETER MAX ZIMMERMAN

People's Counsel for Baltimore County



CAROLE S. DEMILIO

Deputy People's Counsel

Old Courthouse, Room 47

400 Washington Avenue

Towson, MD 21204

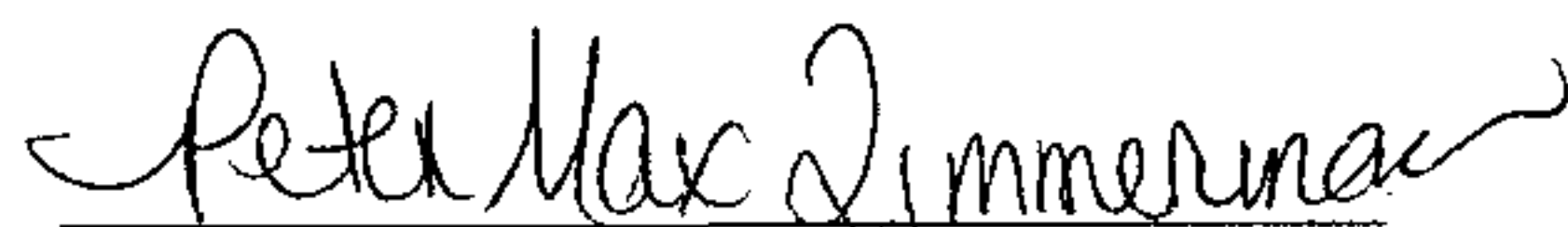
(410) 887-2188

### CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27<sup>th</sup> day of April, 2007, a copy of the foregoing Entry of Appearance was mailed Edris & Darlene Evans, 7204 Martha Avenue, Baltimore, MD 21219, Petitioner(s).

**RECEIVED**

**APR 27 2007**



PETER MAX ZIMMERMAN

People's Counsel for Baltimore County



**BALTIMORE COUNTY**  
M A R Y L A N D

JAMES T. SMITH, JR.  
County Executive

May 24, 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: 07-469-SPHA**

7204 Martha Avenue

N/side of Martha Avenue, 60 feet east of centerline of Sparrows Point Road

15<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District

Legal Owners: Edris & Darlene Evans, 3<sup>rd</sup>

Special Hearing to approve a waiver pursuant to Section 500.6 BCZR, Section 3112.0 Building Code; and Sections 32-4-107.(a)(2), 32-8-302 BCC to add an addition in a tidal floodplain. Variance to permit an addition with a 6-foot side setback in lieu of the required 10 feet.

Hearing: Wednesday, July 11, 2007 at 10:00 a.m. in Room 407, County Courts Building,  
401 Bosley Avenue, Towson 21204

Handwritten signature of Timothy Kotroco in black ink.

Timothy Kotroco  
Director

TK:klm

C: Edris & Darlene Evans, 7204 Martha Avenue, Baltimore 21219

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JUNE 26, 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.



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

State Highway  
Administration

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

Maryland Department of Transportation

Date: 4/24/2007

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

RE: Baltimore County  
Item No. 7-469-SPHA  
7204 MARTHA AVENUE  
EVANS PROPERTY  
SPECIAL HEARING &  
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. 7-469-SPHA

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 <sup>1</sup> 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*

April 24, 2007

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

ATTENTION: Zoning Review planners

Distribution Meeting of: April 23, 2007

Item No.: 454, 455, 456, 457, 458, 459, 460, 461, 462, 464, 465, 466, 467,  
468, 469, 470, 471, and 472.

Pursuant to your request, the referenced plan(s) have been reviewed by the Fire Marshal's Office 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](http://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:** April 27, 2007

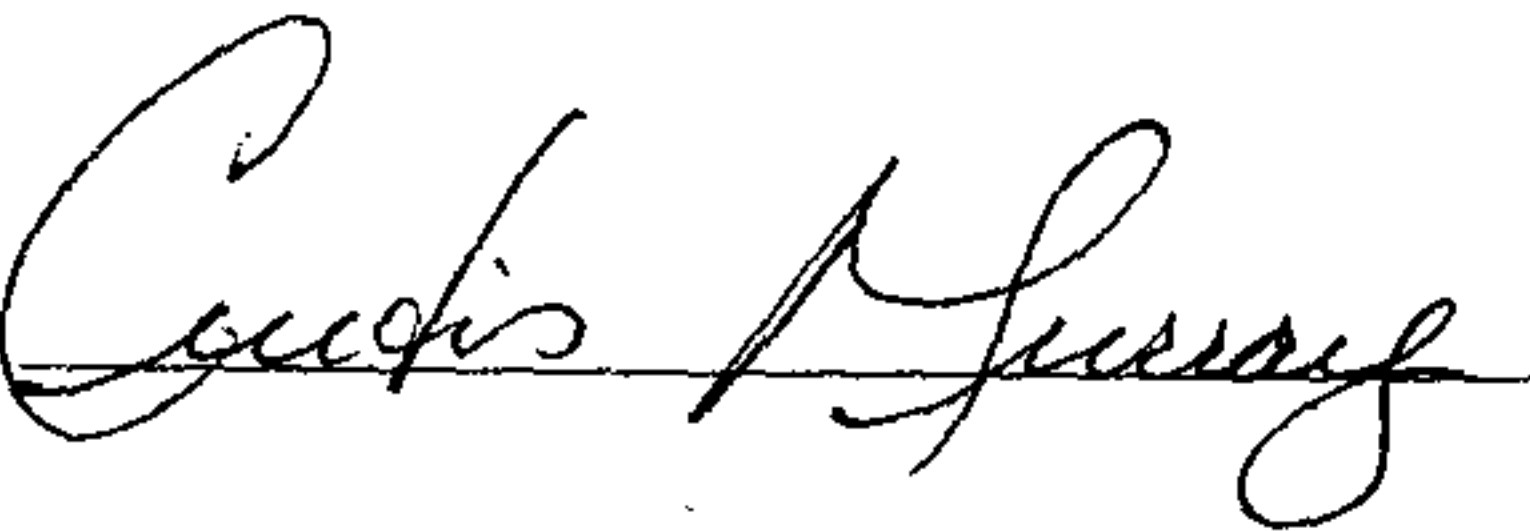
**FROM:** Arnold F. 'Pat' Keller, III  
Director, Office of Planning

**SUBJECT:** Zoning Advisory Petition(s): Case(s)07-469-Special Hearing

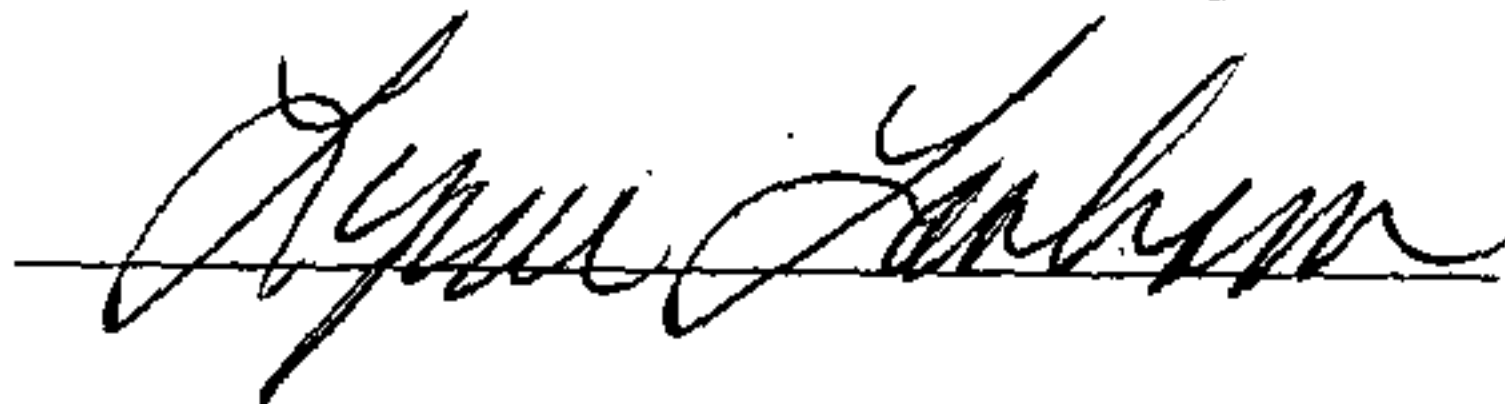
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

Prepared By:



Division Chief:



CM/LL

DATE 7-11-07

PLEASE PRINT CLEARLY

**PETITIONER'S SIGN-IN SHEET**

[illegible]

**BALTIMORE COUNTY, MARYLAND**

**Inter-Office Correspondence**



TO: Timothy M. Kotroco

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

DATE: July 9, 2007

SUBJECT: Zoning Item # 07-469-SPHA  
Address 7204 Martha Avenue  
Evans property

**RECEIVED**  
**JUL 09 2007**  
**BY: .....**

Zoning Advisory Committee Meeting of April 23, 2007

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).
- Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 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:

This property is within the Intensely Developed Area (IDA) and Buffer Management Area (BMA) of the CBCA. IDA regulations state that any new impervious surface area requires DEPRM approved mitigation. BMA regulations state that any proposed development in the 100-foot buffer to tidal waters requires mitigation approved by this Department.

Reviewer: Kevin Brittingham

Date: 6/04/07

**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 April 30, 2007  
Item No. 07-469

**DATE:** April 24, 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 9.4 feet Baltimore County Datum.

The flood protection elevation for this site is 10.4 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 07-469-04242007.doc

Case No.: 07-469-SPH A 7204 MARTHA AVE

Exhibit Sheet

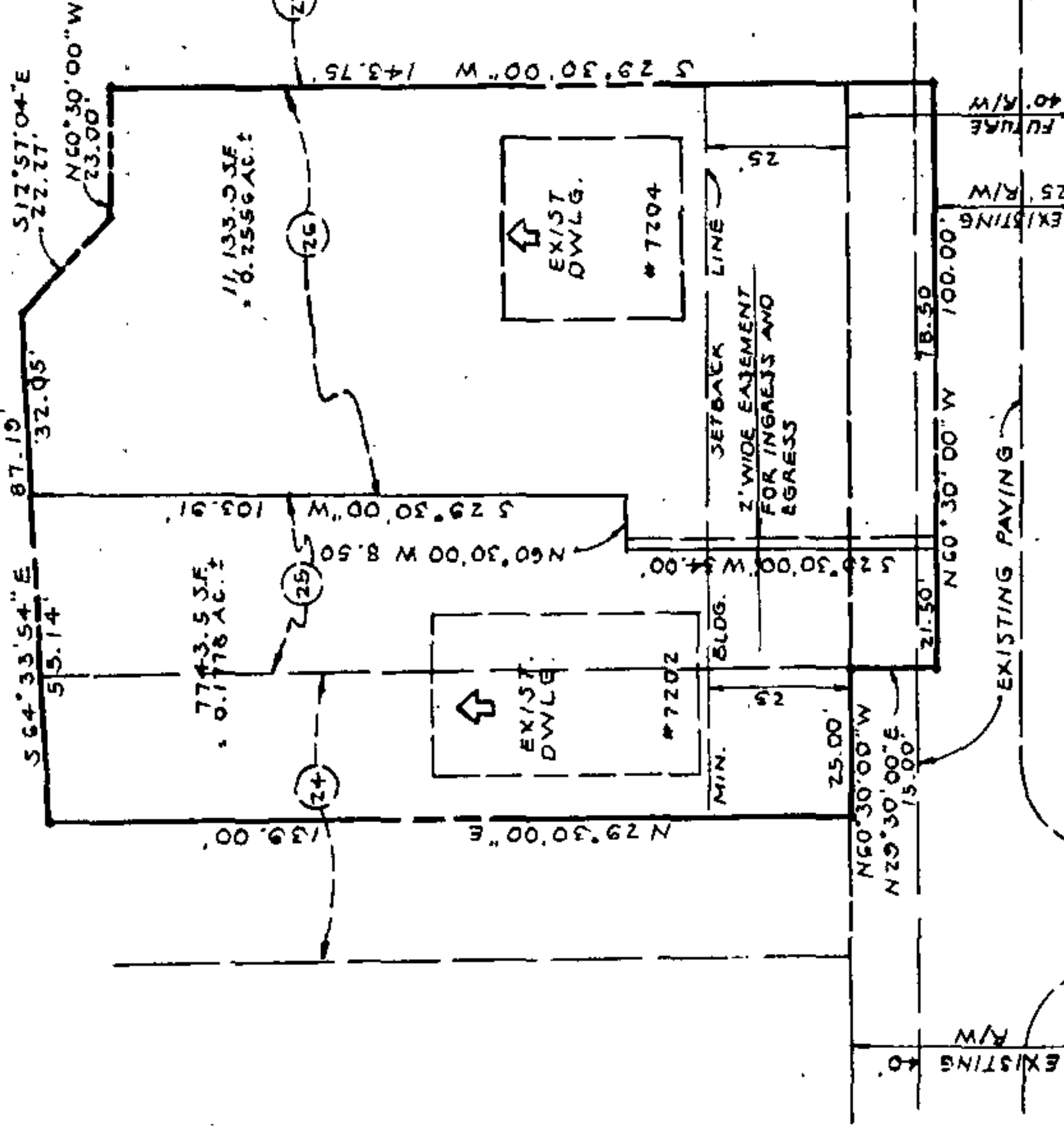
Petitioner/Developer

Protestant

|        |                                                         |  |
|--------|---------------------------------------------------------|--|
| No. 1  | RESUB DIVISION - Part of lots 24, 25 and<br>SM 71-96 26 |  |
| No. 2  | Site Plan                                               |  |
| No. 3  |                                                         |  |
| No. 4  |                                                         |  |
| No. 5  |                                                         |  |
| No. 6  |                                                         |  |
| No. 7  |                                                         |  |
| No. 8  |                                                         |  |
| No. 9  |                                                         |  |
| No. 10 |                                                         |  |
| No. 11 |                                                         |  |
| No. 12 |                                                         |  |



BACK RIVER



PETITIONER'S

EXHIBIT NO. 1



MARTHA AVENUE

POINT ROAD

SPARROWS

NOTES

1. EX-ZONING - DR 5-B
2. AREA THIS PLAT: 0.433+AC.

- NOTES:
1. HIGHWAYS AND HIGHWAY WIDENINGS, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS, FOREST BUFFER AREAS AND FOREST CONSERVATION AREAS IN THE EASEMENT, GREENWAY AREAS IN THE EASEMENT, AND STORMWATER MANAGEMENT AREAS, NO MATTER HOW ENTITLED, SHOWN HEREON ARE RESERVED TO THE OWNER AND, EXCEPT FOR THOSE INDICATED AS PRIVATE, ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE OWNER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND AT NO COST. UNTIL SUCH TIME AS SAID CONVEYANCE IS ACCEPTED BY BALTIMORE COUNTY, THE OWNER AUTHORIZES BALTIMORE COUNTY, ITS AGENTS AND ASSIGNS, THE RIGHT TO ENTER UPON THE PROPERTY FOR THE PURPOSE OF INSTALLING LINES AND STRUCTURES, MAINTAINING AND REPAIRING ROADS, UTILITIES LINES AND FACILITIES AND STORMWATER MANAGEMENT FIELDS AND FACILITIES.
  2. STREETS AND/OR ROADS SHOWN HEREON AND HEREIN LAYED OUT AND THE SAME ARE DEEDS ARE FOR PURPOSES OF DESCRIPTION ONLY. THE PER SIMPLE TITLE TO THE LOTS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED. THEIR HEIRS AND ASSIGNS.
  3. THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 26-215.
  4. THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
  5. THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
  6. ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT AND THE DEPARTMENT OF PUBLIC WORKS.
  7. THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THE PLAT.
  8. THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
  9. THE APPROVAL OF THIS PLAT IS BASED ON A REASONABLE EXPECTATION THAT THE WATER AND SEWER SERVICES WHICH IS PLANNED FOR THIS DEVELOPMENT WILL BE AVAILABLE WHEN NEEDED. HOWEVER, BUILDING PERMITS MAY NOT BE ISSUED UNTIL THE PLANNED WATER AND SEWER FACILITIES ARE COMPLETED AND DETERMINED TO BE ADEQUATE TO SERVE THE PROPOSED DEVELOPMENT.
  10. SEE DMC NUMBER 102463.
  11. EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTIONS SHOWN HEREON HAVE BEEN PLACED AS THE RESULT OF AN INTERPRETATION ONLY OF CURRENTLY APPLICABLE REGULATIONS AND POLICIES OF THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING. EXCEPTION TO THESE RESTRICTIONS MAY APPLY.
  12. THIS SITE IS LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
  13. NO WELLS, SEPTIC SYSTEMS OR UNDERGROUND STORAGE TANKS EXIST.

S.M. 71-96

71 JUL 90

APR 20 1999

FINAL PLAT

A RESUBDIVISION OF PART

OF LOT 24 AND ALL OF

LOTS 25 AND 26, BLK.T

LYNCH POINT

P.B. 8, F. 38

ELECTION DISTRICT 15,C7

BALTIMORE COUNTY, MARYLAND

SCALE: 1"=20' DECEMBER 30, 1998

OWNERS

EDRIS EVANS, JR. & EDNA EVANS, III

7202 MARTHA AVENUE

SALTO, MD. 21219

DEED REF. 10047-712

PROP. NO. 1505880070

EDRIS EVANS III & DARLENE LEE EVANS

7204 MARTHA AVENUE

SALTO, MD. 21219

PROP. NO. 1505880071

APPROVED FOR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT:

*[Signature]*

DIRECTOR

DATE 3-24-99

APPROVED BY THE DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT PURSUANT TO SECTION 26-215(c), BALTIMORE COUNTY CODE

*[Signature]*

DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT

DATE 4-19-99

OWNER'S CERTIFICATE:

THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT HEREBY CERTIFIES THAT, TO THE BEST OF ITS KNOWLEDGE, THE REQUIREMENT OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAS BEEN COMPLIED WITH INsofar AS SAME CONCERNS THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.

EDRIS EVANS, JR. 1-19-99 DATE

EDRIS EVANS, III 1-19-99 DATE

DARLENE LEE EVANS 1-19-99 DATE

CENTRAL DRAFTING

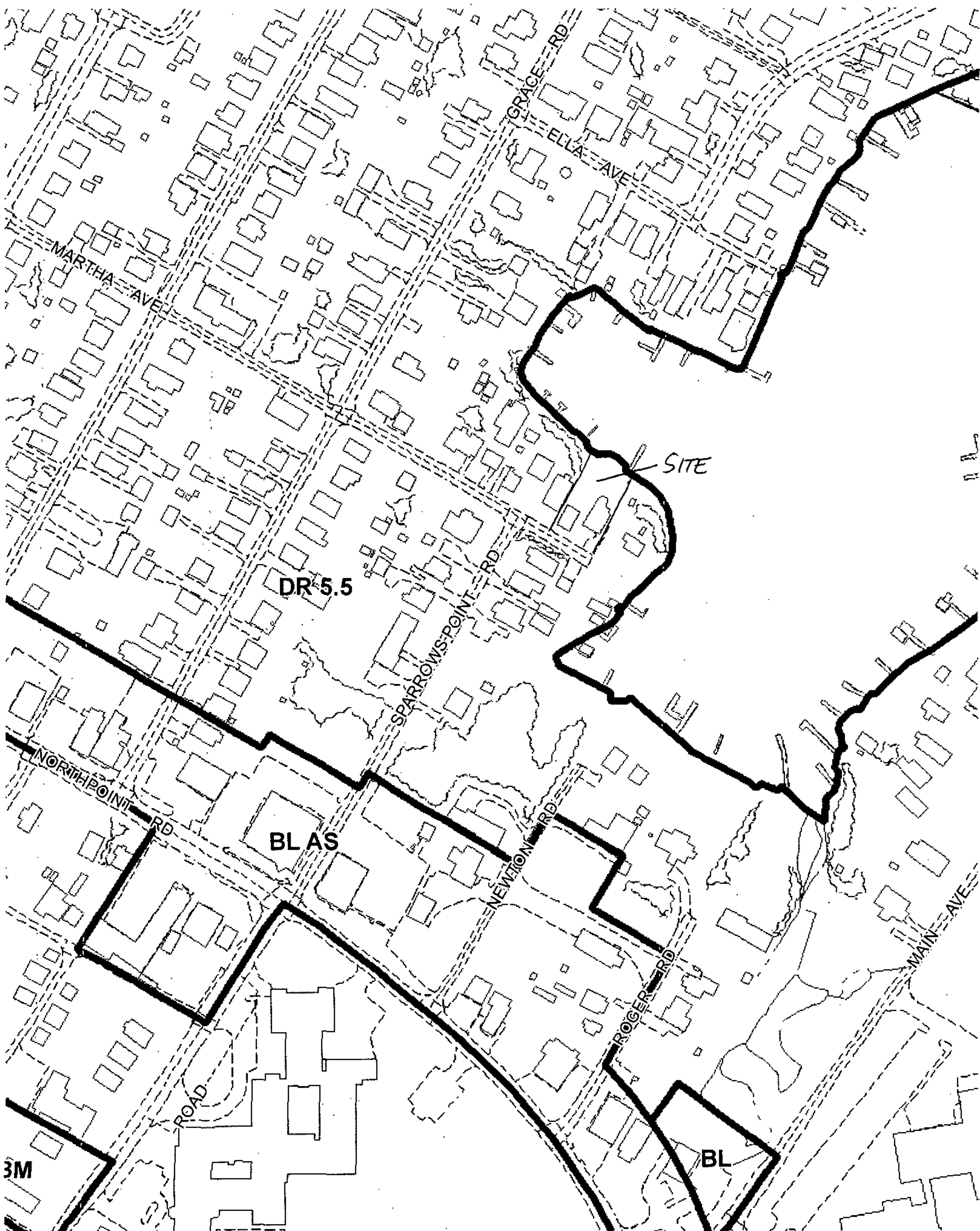
AND DESIGN, INC.

601 CHARWOOD COURT

EDGEWOOD, MD. 21040

MSA SSM 1236-10520





11101

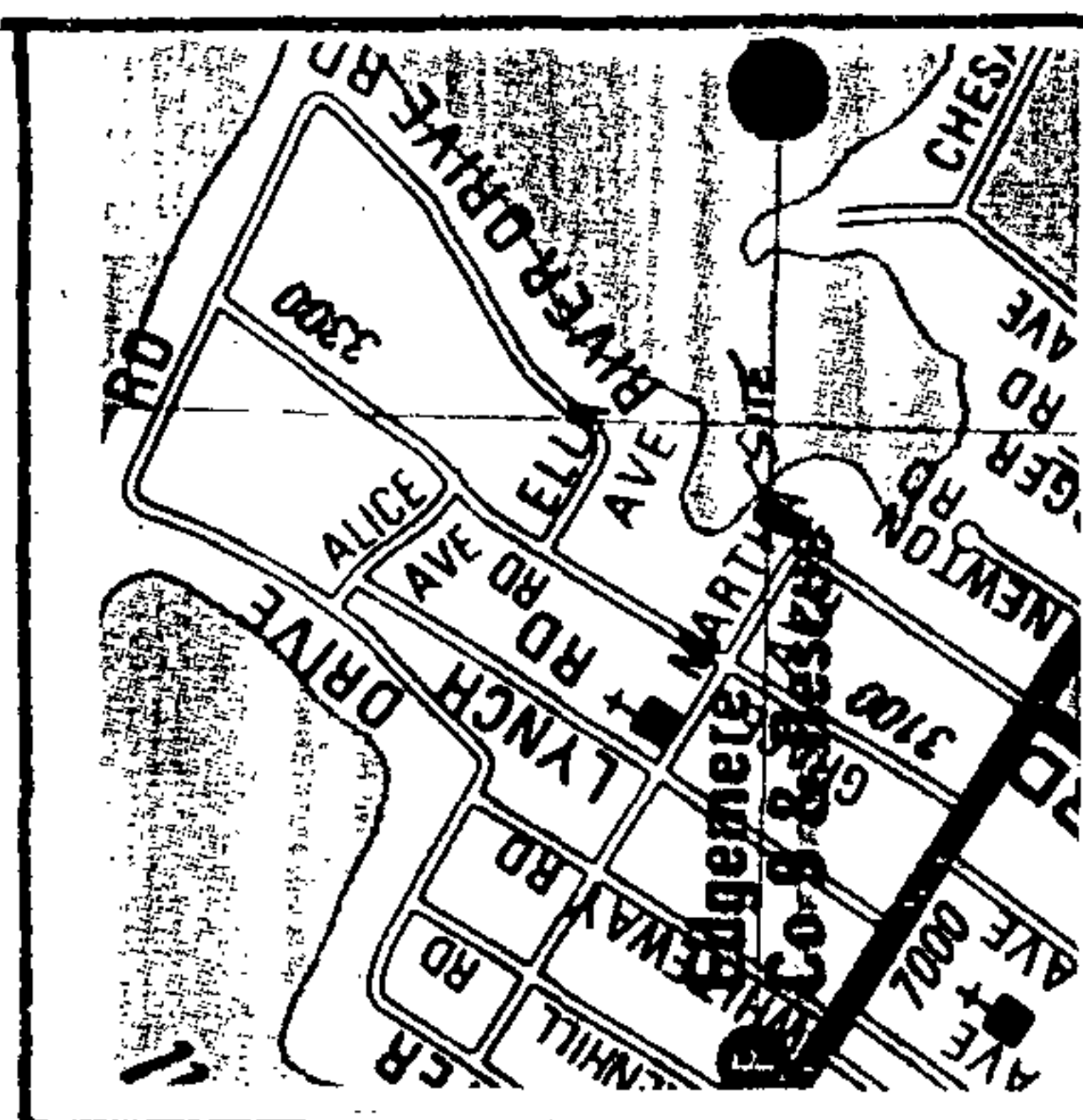
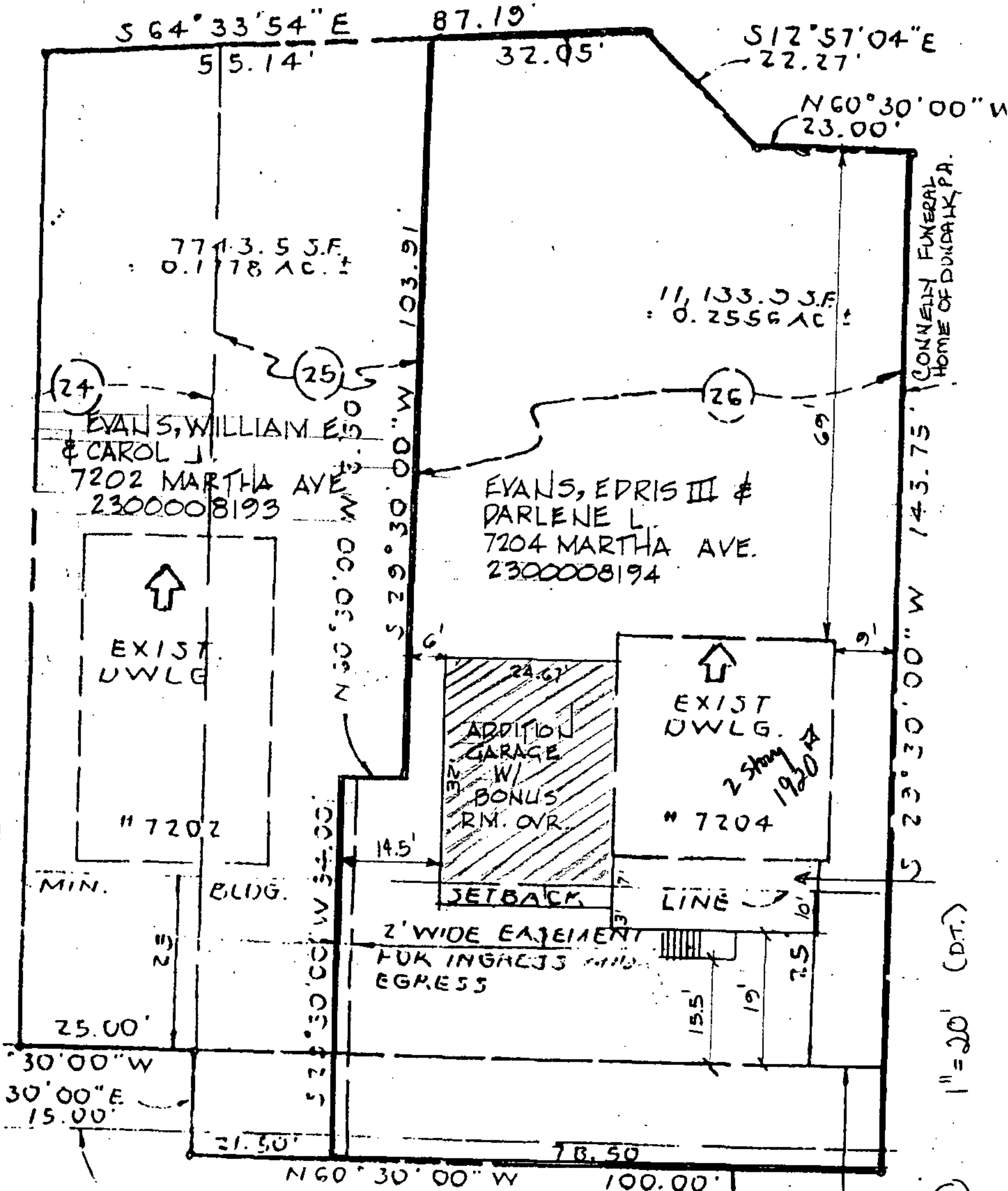
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☒ SPECIAL HEARING

PROPERTY ADDRESS 7204 MARTHA AVE.

SUBDIVISION NAME LYNCH POINT

PLAT BOOK # 711 FOLIO # 96 LOT # 85 SECTION #

OWNER EDRIS EVANS III + DARLENE EVANS



LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 7

1"=200' SCALE MAP # 111C1

ZONING D.R. 5.5

LOT SIZE 11,133

ACREAGE 0.2556

SQUARE FEET 11,133

SEWER PUBLIC

WATER PRIVATE

CHESAPEAKE BAY CRITICAL AREA

100 YEAR FLOOD PLAIN

HISTORIC PROPERTY / BUILDING

PRIOR ZONING HEARING

NONE

ZONING OFFICE USE ONLY

REVIEWED BY

ITEM #

CASE #

DT. 4/4

07-469-SHA

BACK RIVER

PETITIONER'S

EXHIBIT NO. 2

EXISTING

25' R/W

FUTURE

40' R/W

1"=20' (D.T.)

7

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☒ SPECIAL HEARING

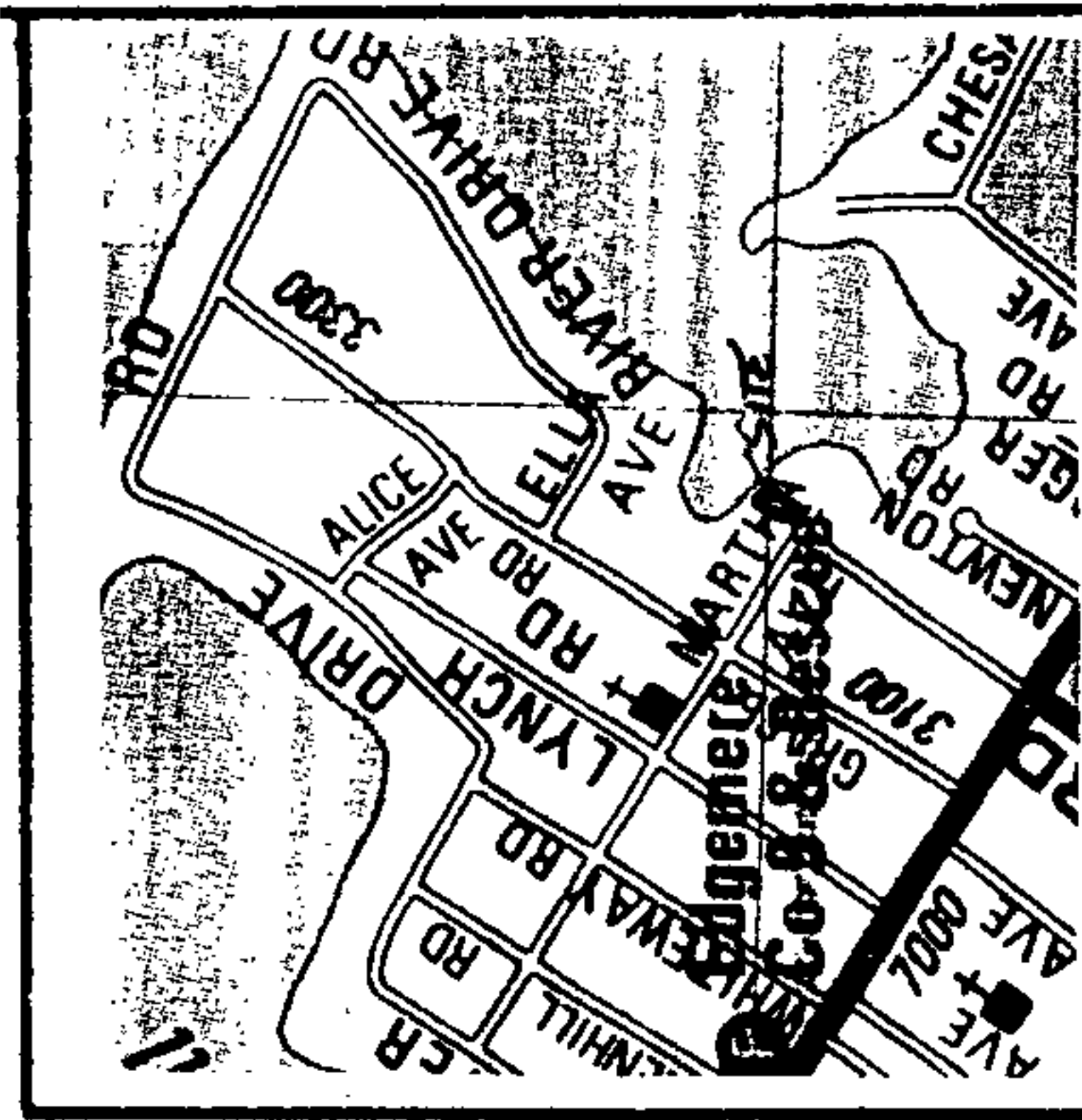
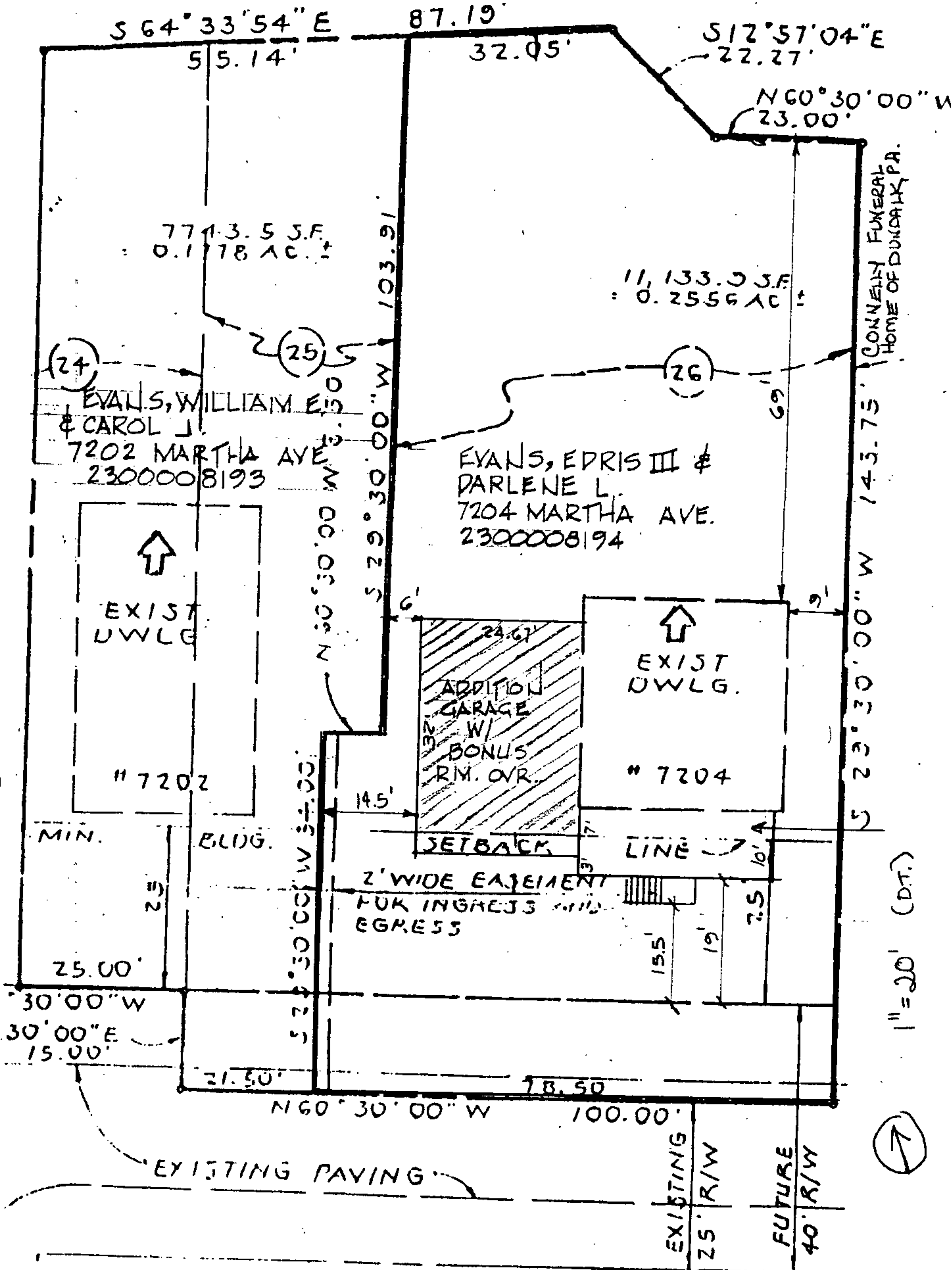
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

PROPERTY ADDRESS 7204 MARTHA AVE.

SUBDIVISION NAME LYNCH POINT

PLAT BOOK # 71 FOLIO # 96 LOT # 25 SECTION #

OWNER EDRIS EVANS III + DARLENE EVANS



|                              |                                                                             |
|------------------------------|-----------------------------------------------------------------------------|
| LOCATION INFORMATION         |                                                                             |
| ELECTION DISTRICT            | S                                                                           |
| COUNCILMANIC DISTRICT        | 7                                                                           |
| 1" = 200' SCALE MAP #        | 111C1                                                                       |
| ZONING                       | D.R. 5.5                                                                    |
| LOT SIZE                     | 11,133 SQUARE FEET                                                          |
| ACREAGE                      | 0.2556                                                                      |
| SEWER                        | PUBLIC <input checked="" type="checkbox"/> PRIVATE <input type="checkbox"/> |
| WATER                        | PUBLIC <input checked="" type="checkbox"/> PRIVATE <input type="checkbox"/> |
| CHESAPEAKE BAY CRITICAL AREA | YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>         |
| 100 YEAR FLOOD PLAIN         | YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>         |
| HISTORIC PROPERTY / BUILDING | YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>         |
| PRIOR ZONING HEARING         | NONE                                                                        |
| ZONING OFFICE USE ONLY       |                                                                             |
| REVIEWED BY                  | ITEM #                                                                      |
| DT.                          | 449                                                                         |
| 07-14-19-SHA                 |                                                                             |

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☒ SPECIAL HEARING

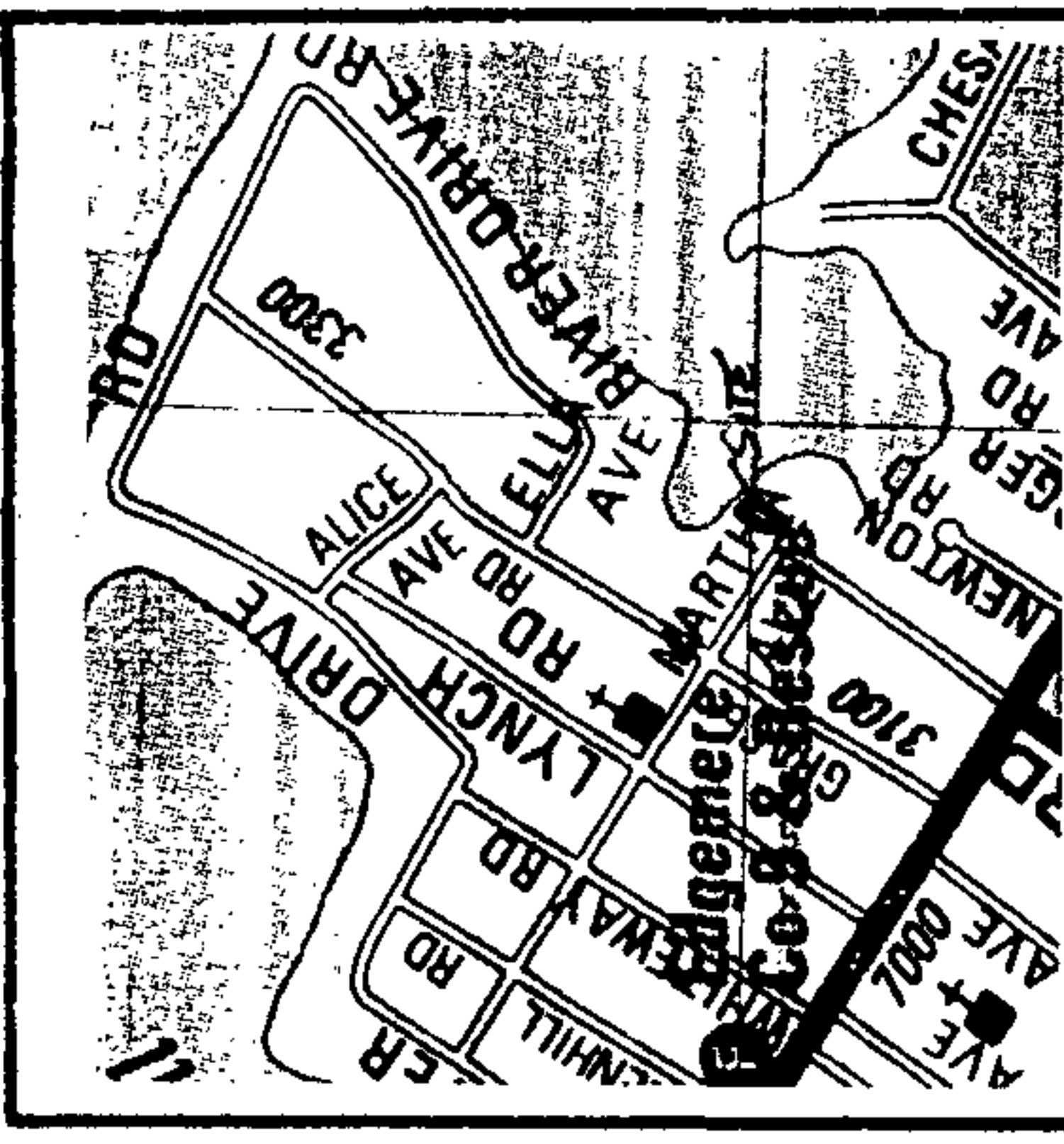
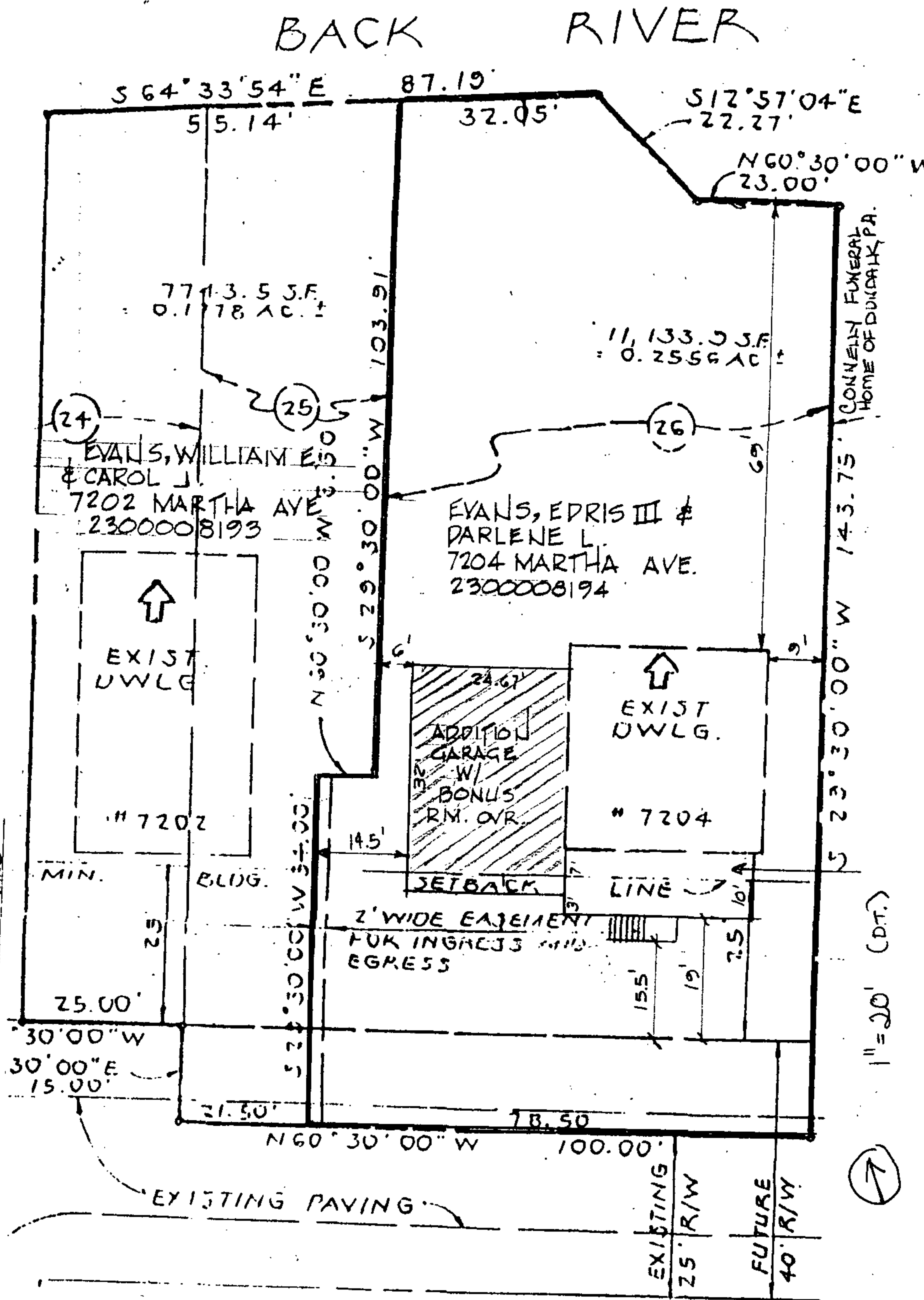
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

PROPERTY ADDRESS 7204 MARTHA AVE.

SUBDIVISION NAME LYNCH POINT

PLAT BOOK # 71 FOLIO # 96 LOT # 25 SECTION #

OWNER EDRIS EVANS III + DARLENE EVANS



|                              |                                                                             |
|------------------------------|-----------------------------------------------------------------------------|
| LOCATION INFORMATION         |                                                                             |
| ELECTION DISTRICT            | IS                                                                          |
| COUNCILMANIC DISTRICT        | 7                                                                           |
| 1"=200' SCALE MAP #          | 111C1                                                                       |
| ZONING                       | D.R.5.5                                                                     |
| LOT SIZE                     | 11,133                                                                      |
| ACREAGE                      | SQUARE FEET                                                                 |
| SEWER                        | PUBLIC <input checked="" type="checkbox"/> PRIVATE <input type="checkbox"/> |
| WATER                        | PUBLIC <input checked="" type="checkbox"/> PRIVATE <input type="checkbox"/> |
| CHESAPEAKE BAY CRITICAL AREA | YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>         |
| 100 YEAR FLOOD PLAIN         | YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>         |
| HISTORIC PROPERTY / BUILDING | YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>         |
| PRIOR ZONING HEARING         | NONE                                                                        |
| ZONING OFFICE USE ONLY       | CASE #                                                                      |
| REVIEWED BY                  | ITEM #                                                                      |
| DT.                          | 408                                                                         |
|                              | 07-169-SHA                                                                  |