IN RE: PETITION FOR ADMIN. VARIANCE N side South Woodwell Road, 280 feet SE of McComas Avenue 12th Election District 7th Councilmanic District **(210 South Woodwell Road)**	*	BEFORE THE DEPUTY ZONING COMMISSIONER BALTIMORE COUNTY
Edward and Susan Wagner *Petitioners*	*	CASE NO. 07-483-A

* *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Edward and Susan Wagner. The variance request is for property located at 210 South Woodwell Road. The variance request is from Sections 1B02.3.A.5 and 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition and open projection with a 17 foot front setback in lieu of the required 25 feet and 18.75 feet, respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners wish to enlarge the living room and construct an open porch onto the front of their home. The kitchen and laundry room are located in the rear of the home so the proposed living room expansion can only be place as depicted on the site plan. Petitioners provided pictures of similar additions in their neighborhood, in particular at 212 South Woodwell Road, 216 South Woodwell, 214 South Woodwell Road, and 218 South Woodwell Road.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: None.

5-2907

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 residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 29, 2007 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits 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.

RECEIVED FOR FILING
5-2907
BY

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 24th day of May, 2007 that a variance from Sections 1B02.3.A.5 and 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition and open projection with a 17 foot front setback in lieu of the required 25 feet and 18.75 feet, respectively be and is hereby GRANTED, subject to the following:

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

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

JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:pz

ORDER RECEIVED FOR FILING
Date 5-24-07
By

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

May 29, 2007

EDWARD AND SUSAN WAGNER
210 SOUTH WOODWELL ROAD
BALTIMORE MD 21222

Re: Petition for Administrative Variance
Case No. 07-483-A
Property: 210 South Woodwell Road

Dear Mr. and Mrs. Wagner:

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,

John V. Murphy

John V. Murphy
Deputy Zoning Commissioner
for Baltimore County

JVM:pz

Enclosure

c: Thomas Neuwiller, PO Box 218, White Marsh MD 21162

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 210 South Woodwell
which is presently zoned DR 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) 1B02.3A.5. & 1B02.3B. (BCZR)

TO PERMIT AN ADDITION AND OPEN PROJECTION WITH A 17-FOOT FRONT SETBACK IN LIEU OF THE REQUIRED 25-FEET AND 18.75-FEET, RESPECTIVELY.

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):

EDWARD WAGNER
Name - Type or Print

Edward R. Wagner
Signature

SUSAN WAGNER
Name - Type or Print

Susan Wagner
Signature

210 South Woodwell Road
Address Telephone No.

Baltimore MD 21222
City State Zip Code

Representative to be Contacted:

Thomas Neuwiller
Name

P.O. Box 218 410-808-6579
Address Telephone No.

White Marsh MD 21162
City State Zip Code

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

Zoning Commissioner of Baltimore County

CASE NO. 07-483-A

Reviewed By DT **Date** 4/20/07

Estimated Posting Date 4/29/07

REV 10/25/01

RECEIVED FOR FILING
5-29-07
PM

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 210 South Woodwell Road
Address

Baltimore MD 21222
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):

Being that our livingmis in the Front of our home with the Kitchen And Laundry situated in the rear; leaves us with only this placement For Front Porch addition and extension of our Living Room.

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.

Edward R. Wagner
Signature

Edward Wagner
Name - Type or Print

Susan Wagner
Signature

Susan Wagner
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I **HEREBY CERTIFY**, this 19th day of April, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Edward R. and Susan Wagner the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Carol A. Longdon
Notary Public

My Commission Expires September 1, 2009

REV 10/25/01

CAROL A. LONGDON
NOTARY PUBLIC STATE OF MARYLAND
My commission expries September 1, 2009

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 210 South Woodwell

which is presently zoned DR 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) 1B02.3A.5. & 1B02.3B. (BCZR)

TO PERMIT AN ADDITION AND OPEN PROJECTION WITH A 17-FOOT FRONT SETBACK IN LIEU OF THE REQUIRED 25-FEET AND 18.75-FEET, RESPECTIVELY.

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):

EDWARD WAGNER
Name - Type or Print

Edward R. Wagner
Signature

SUSAN WAGNER
Name - Type or Print

Susan Wagner
Signature

210 South Woodwell Road
Address Telephone No.

Baltimore MD 21222
City State Zip Code

Representative to be Contacted:

Thomas Neuwiller
Name

P.O. Box 218 410-808-6579
Address Telephone No.

White Marsh MD 21162
City State Zip Code

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

Zoning Commissioner of Baltimore County

CASE NO. 07-482-A

REV 10/2[illegible] 5-29-07

[illegible] PM

Reviewed By DT **Date** 4/20/07

Estimated Posting Date 4/29/07

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 210 South Woodwell Road
Address

Baltimore MD 21222
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):

Being that our Living Room is in the Front of our home with the Kitchen And Laundry situated in the rear; leaves us with only this placement for Front Porch Addition And extension of our Living Room.

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.

Edward R. Wagner
Signature

Edward Wagner
Name - Type or Print

Susan Wagner
Signature

Susan Wagner
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19th day of April, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Edward R and Susan Wagner the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Carol A. Longdon
Notary Public

My Commission Expires September 1, 2009

REV 10/25/01

CAROL A. LONGDON
NOTARY PUBLIC STATE OF MARYLAND
My commission expires September 1, 2009

Zoning description for 210 South Woodwell Road

Begining at a point on the north side of South Woodwell Road which is 50' wide at the distance of 280' southeasterly of the nearest improved intersecting street McComas Avenue which is 50' wide. Being Lot# 129 on the Amended Plat Of Part Of Gray Manor in the subdivision of Gray Manor as recorded in Baltimore County Plat Book# CWB Jr No. 12 Folio 112 containing 7000 s.f. feet. Also known as 210 South Woodwell Road and located in the 12th Election District 7th Councilmanic District.

07-483-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 26775

DATE 4/20/07 ACCOUNT 001006.1150

AMOUNT $ 65.00

RECEIVED FROM: THOMAS NEVILLER

FOR: ITEM # 483 07-483-A

210 S. WOODWELL RD D. THOMPSON

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
4/20/2007	4/20/2007	11:43:25	4

REG NUM WALKIN KNUM KOH
>>RECEIPT # 564639 4/20/2007 OFLH
Dept 5 529 ZONING VERIFICATION
OP NO. 026775
Recpt Tot $65.00
$65.00 CK $.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 07-483-A

Petitioner/Developer:

WAGNER

Date of Hearing/Closing: 5/14/07

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

Attention:

Ladies and Gentlemen:

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

210 S. WOODWELL RD.

The sign(s) were posted on 4/29/07
(Month, Day, Year)

Sincerely,

4/29/07
(Signature of Sign Poster and Date)

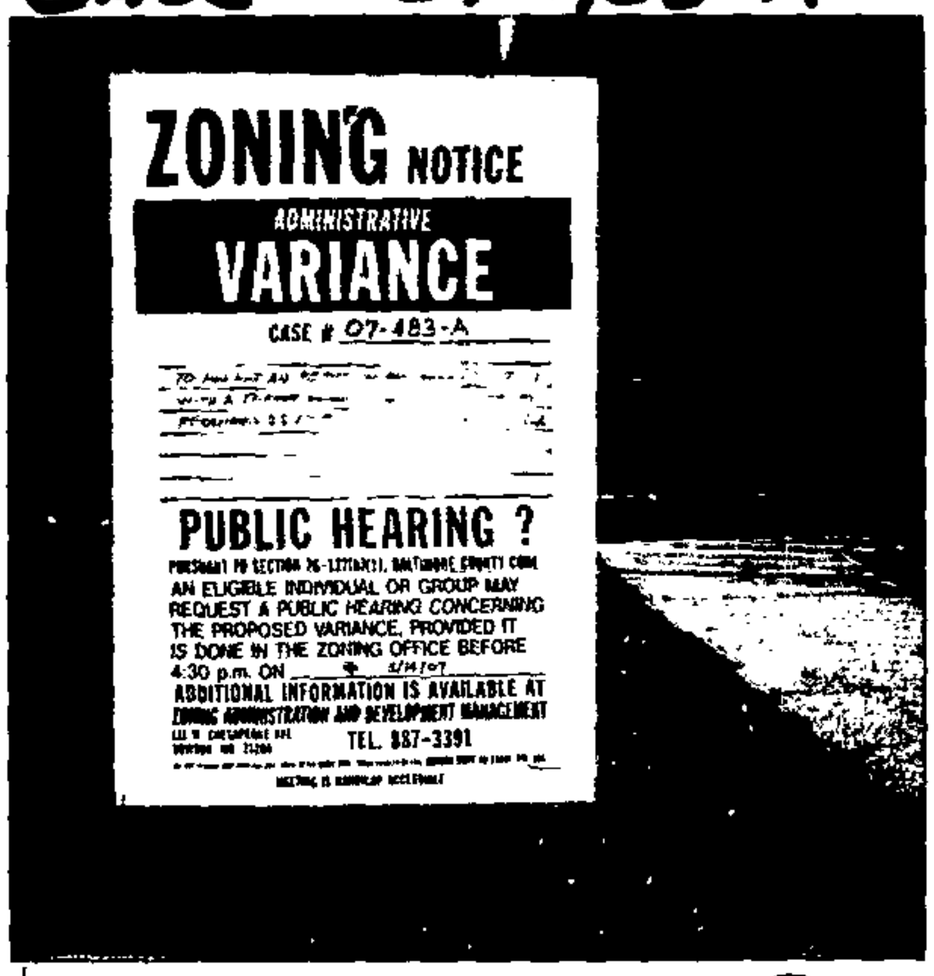
RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

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

(410) 879-3122
(Telephone Number)

CASE # 07-483-A



210 S. WOODWELL RD
POSTED 4/29/07
4/29/07

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07-483 -A Address 210 S. WOODWELL RD.

Contact Person: DONNA THOMPSON Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4/20/07 **Posting Date:** 4/29/07 **Closing Date:** 5/14/07

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.

2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.

3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.

4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number ~~07~~ 07-483 -A Address 210 S. WOODWELL RD.

Petitioner's Name WAGNER Telephone 410-284-9095

Posting Date: 4/29/07 **Closing Date:** 5/14/07

Wording for Sign: *To Permit* AN ADDITION AND OPEN PROTECTION WITH A 17-FOOT FRONT SETBACK IN LIEU OF THE REQUIRED 25-FEET AND 18.75-FEET, RESPECTIVELY.

WCR - Revised 6/25/04

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: 07-483-A

Petitioner: WAGNER

Address or Location: 210 S. WOODWELL RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR + MRS. EDWARD WAGNER

Address: 210 S. WOODWELL RD.
BALTO. MD 21162

Telephone Number: 410-284-9095

Revised 2/20/98 - SCJ

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

May 14, 2007

Edward Wagner
Susan Wagner
210 South Woodwell Road
Baltimore, MD 21222

Dear Mr. and Mrs. Wagner:

RE: Case Number: 07-483-A, 210 South Woodwell Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 20, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Thomas Neuwiller P.O. Box 218 White Marsh 21162

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

May 4,2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: April 30, 2007

Item Number: 474,475,477 and 479 ~~through~~ 483 487

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: May 3, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For May 7, 2007
Item Nos. 07-474, 475, 477, 478, 479, 480, 481, 482, 483, 484, 486, and 487

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-05032007.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 8, 2007

RECEIVED
MAY 10 2007
BY:_____

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 07-483- Administrative Variance**

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

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

Prepared By: _____

Division Chief: _____

CM/LL

W:\DEVREV\ZAC\7-483.doc

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

SHA
State Highway Administration
Maryland Department of Transportation

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

Date: APRIL 30, 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. 7-483-A
WAGNER PROPERTY
210 SOUTH WOODWELL ROAD
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. 7-483-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,

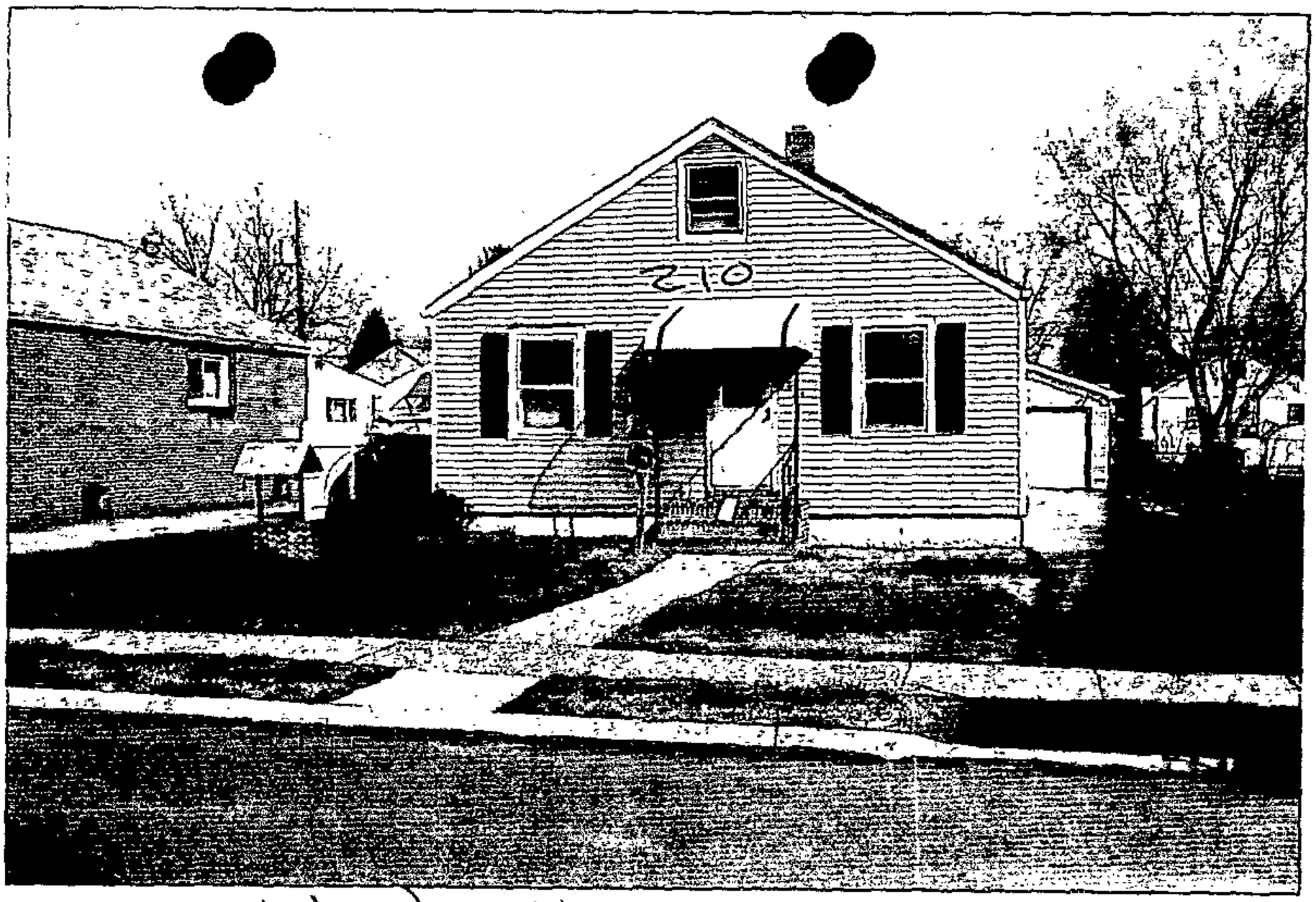
Michael P. Bailey

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

GERMAN HILL
BRANCH
GERMAN
MC COMAS
BL
SE 2-F
7 CD
DR 5.5
12 ED
103C1
SOUTH
ROAD
WOODWELL
LOMBARDY DRIVE
P.B.013004
P.B.012112
P.B.013016B
P.B.013034

07-483-A



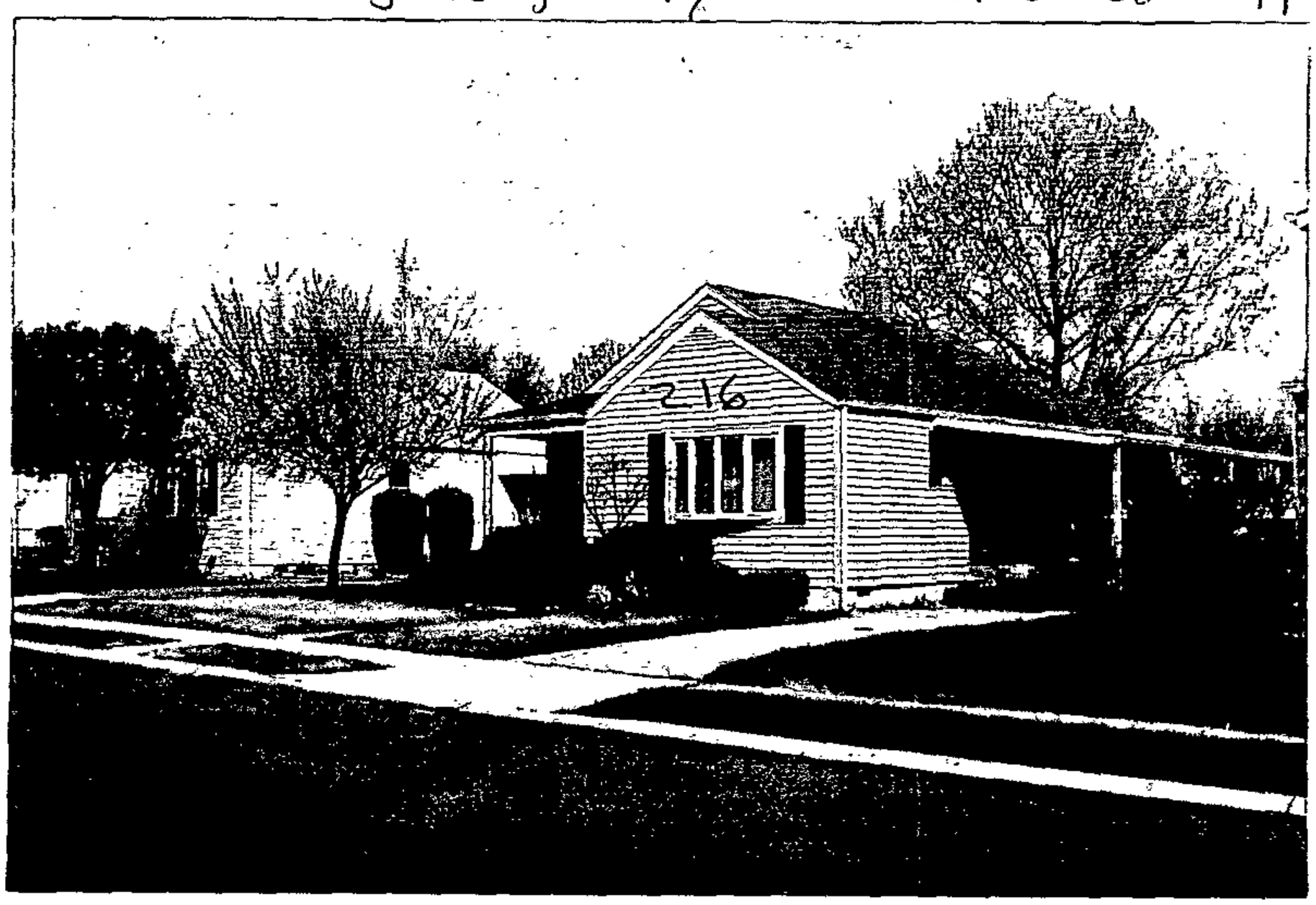
210 S. Woodwell

208 S. Woodwell

07-483-A

212 South Woodwell; Almost exact same
Addition being sought by 210 S. Woodwell

216 South Woodwell; Almost exact same
Addition being sought by 210 S. Woodwell



07-483-A

214 South Woodwell with similar addition

218 South Woodwell with similar addition

07-484-A

PLAT TO ACCOMPANY PETITION FOR ZONING [X] VARIANCE

PROPERTY ADDRESS 210 South Woodwell Road

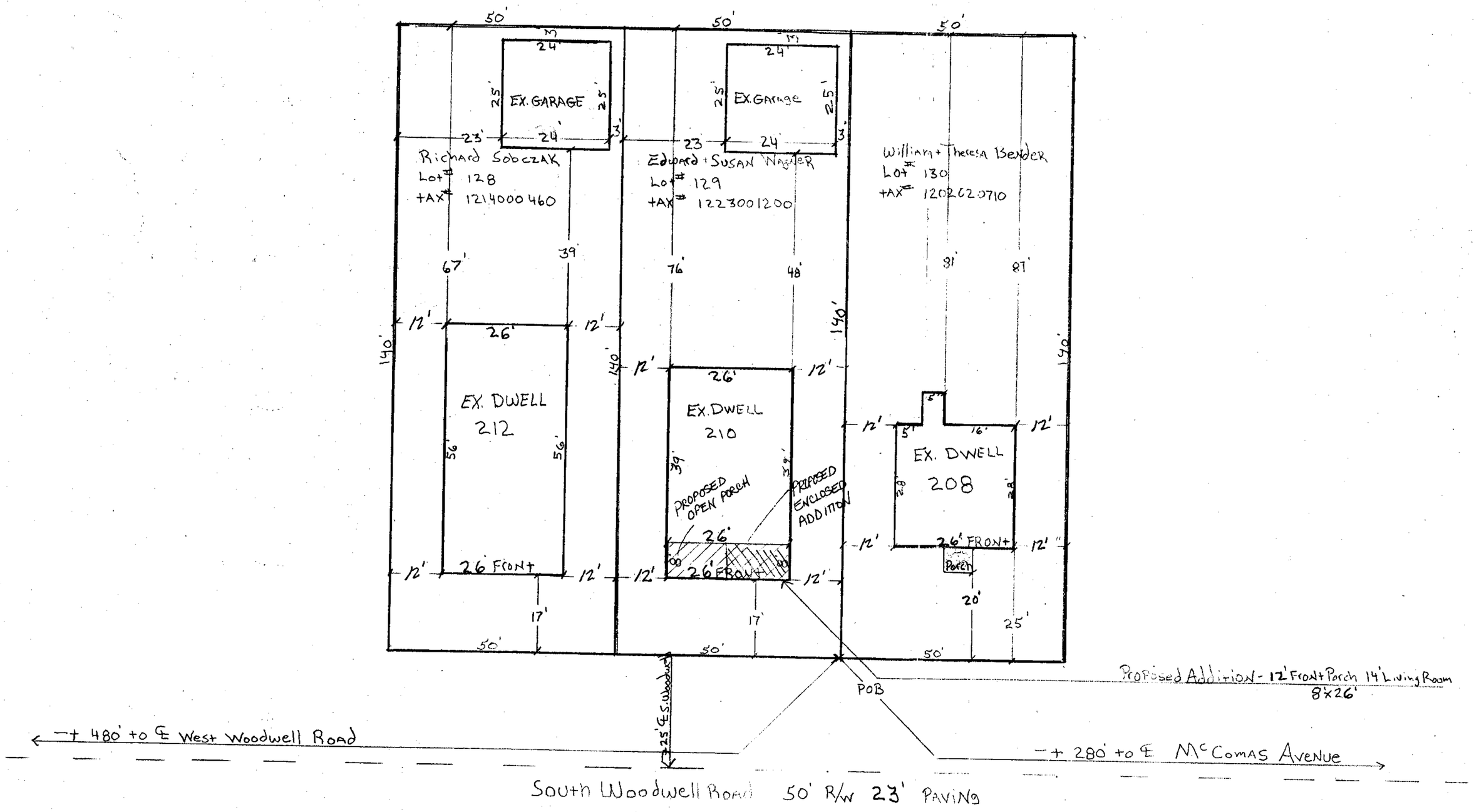
SUBDIVISION NAME Gray Manor

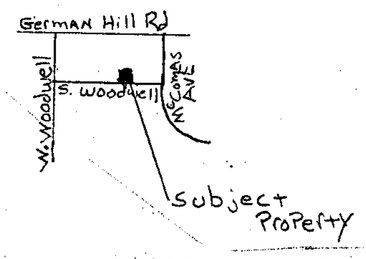
PLAT BOOK #CWB Jr. N612 FOLIO # 112 LOT # 129 SECTION # _____

OWNER Edward and Susan Wagner

Section 303.1 REQ

$\frac{25}{+17} \div (2) = 21'$ REQ FRONT setback





VICINITY MAP
SCALE 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 12th

COUNCILMANIC DISTRICT 7th

1" = 200' SCALE MAP # 103C1

ZONING DR 5.5

LOT SIZE .16 ACREAGE 7,000.00 SQUARE FEET

	PUBLIC	PRIVATE
SEWAR	[X]	[ ]
WATER	[X]	[ ]

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	[ ]	[X]
100 YEAR FLOODPLAIN	[ ]	[X]
HISTORIC PROPERTY/ BUILDING	[ ]	[X]

PRIOR ZONING HEARING

None

ZONING OFFICE USE ONLY

REVIEWED BY ITEM # CASE #

DT | 483 | 07-483-A

SCALE 1" = 20' APPROVED BY:

DATE:

Prepared By - Thomas Neuwiller