

IN RE: **PETITION FOR ADMIN. VARIANCE**

S side of Leewood Avenue, 575 feet E
of Winters Lane
(5901 Leewood Avenue)
1st Election District
1st Council District

Upshur Webb, Sr.
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
*
* Case No. 07-562-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, Upshur Webb, Sr. Variance relief is requested from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing dwelling and a proposed addition with side and rear setbacks of 0 feet respectively in lieu of minimum requirements of 10 and 30 feet respectively. The subject property and requested relief are more particularly described on the site plan which was accepted into evidence and marked as Petitioner's Exhibit 1.

The Petition was filed through the administrative variance process, pursuant to Section 32-3-303 of the Baltimore County Code. That Section allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. Under the Code, the property in question is posted for a period of 15 days during which time any property owner residing within 1,000 feet of the property may demand a public hearing for a determination as to the merits of the request. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner can schedule the matter for a public hearing if deemed appropriate.

In this case, the Petitioner has filed the supporting affidavits as required by Section 32-3-303 (a)(2)(i) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file.

Based upon the evidence contained therein, I am persuaded to grant the requested variance. Relief is necessitated given the irregular shape of the property, placement of the home

7-11-07
RECEIVED FOR FILE

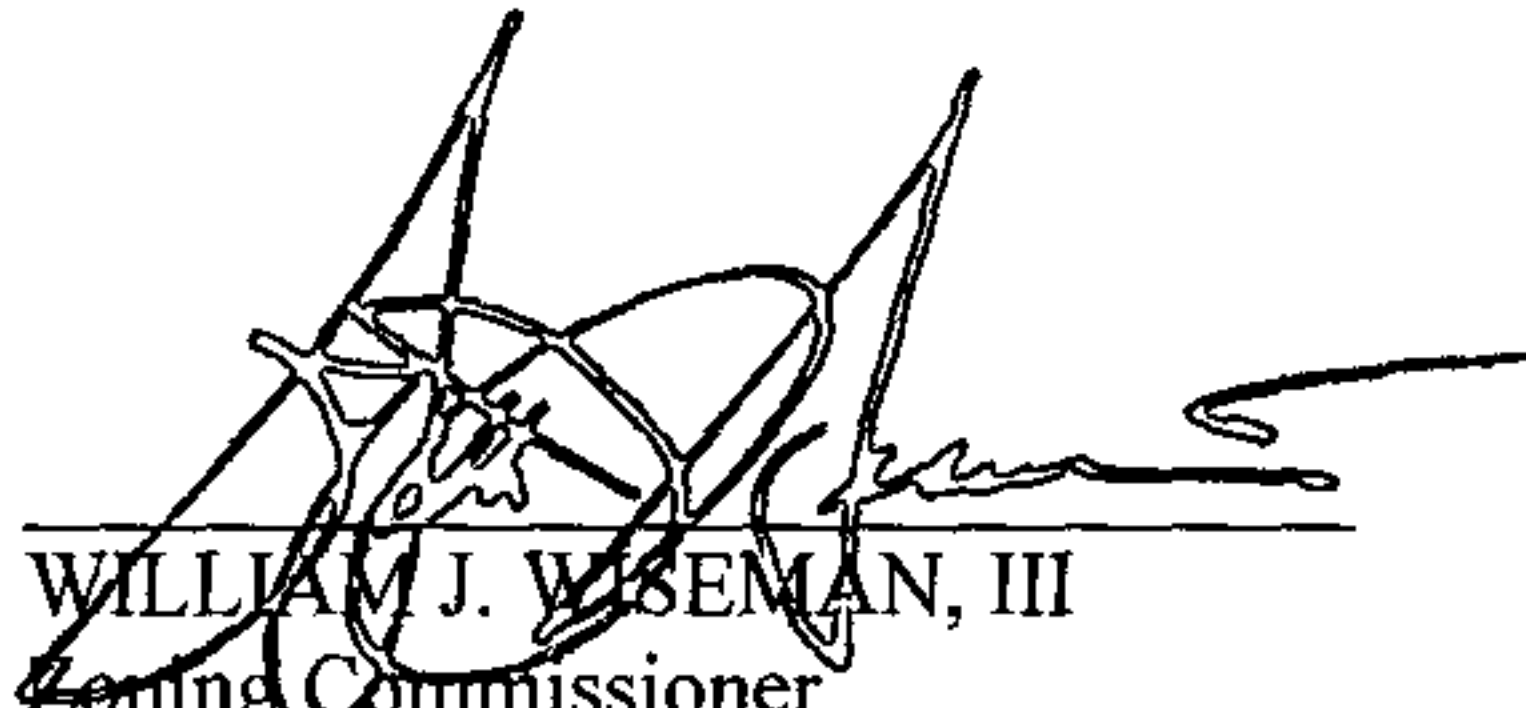
on the property, and the location of the proposed addition. The property at street frontage measures 96 feet wide and narrows at the back property line to 56 feet in width. As more particularly shown on the site plan, the southeast corner of the addition abuts a County easement and the Banneker Recreation Field. As shown on the site plan, the Petitioner proposes to construct an addition measuring 25 feet x 30 feet at the back of the home. The addition will contain a bedroom, den, walk-in closet and bathroom. The Petitioner's son is coming to live with him to assist the Petitioner and help maintain the property.

There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency and none of the neighbors voiced any objection. Thus, it appears that the relief requested can be granted without detrimental impact to adjacent properties or the surrounding locale.

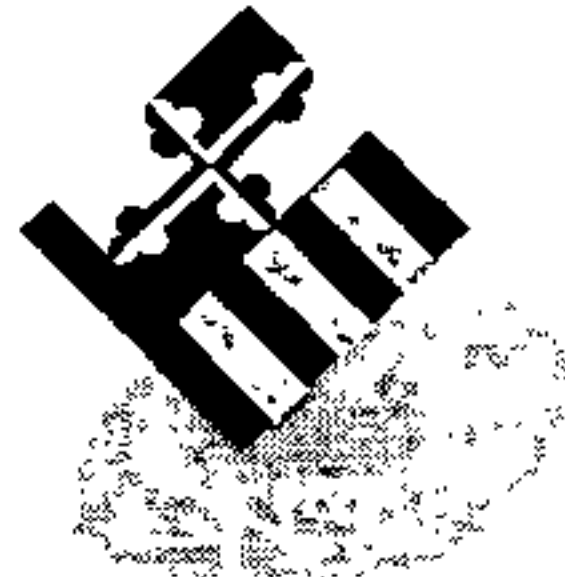
Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11th day of July, 2007 that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing dwelling and a proposed addition with side and rear setbacks of 0 feet respectively in lieu of minimum requirements of 10 and 30 feet respectively be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioner may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at his/her own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:pz



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

July 10, 2007

UPSHUR WEBB, SR.
5901 LEEWOOD AVENUE
CATONSVILLE MD 21228

RE: Petition For Administrative Variance
Property: 5901 Leewood Avenue
Case No. 07-562-A

Dear Mr. Webb:

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

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 410-887-3391.

Very truly yours,

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

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:pz

Enclosure



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 5901 LEEWOOD AVENUE
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) 1B02.3.C.1 BC2R

^{and existing dwelling and a}
TO PERMIT PROPOSED ADDITION W/ SIDE & REAR SETBACKS OF
ZERO FEET RESPECTIVELY IN LIEU OF MINIMUM REQUIREMENTS
OF 10 & 30 FT 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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

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 _____ 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.

CASE NO.

07-562-A

REV 10/25/01

FORM RECEIVED FOR FILING

7-11-07

86

Reviewed By

JNP

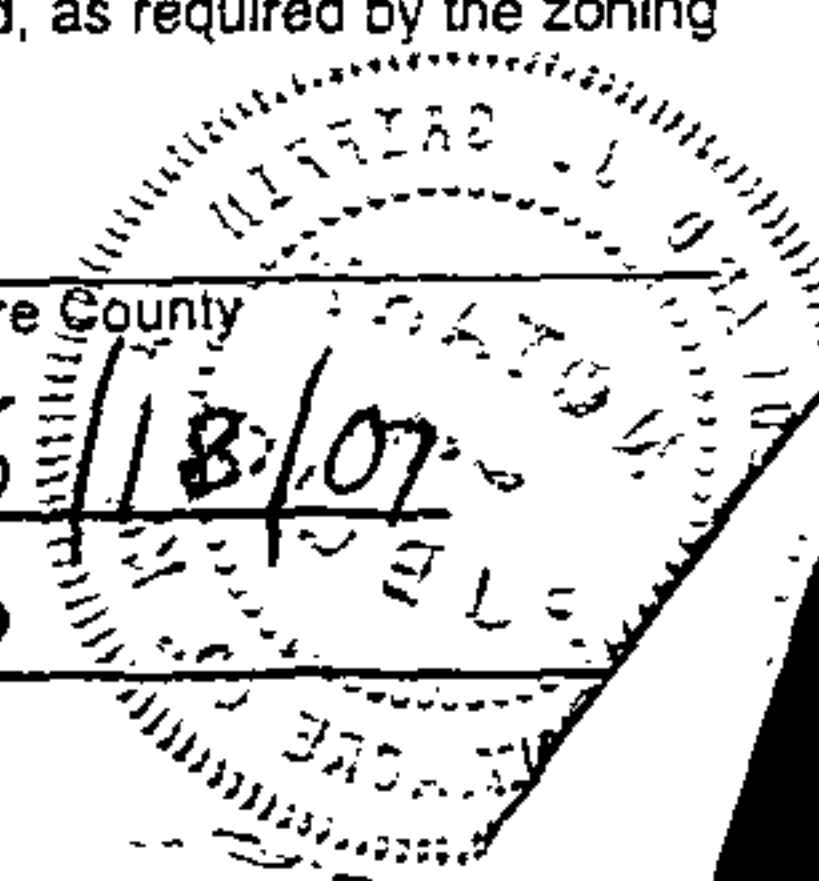
Date

6/18/07

Estimated Posting Date

6/18/07

Zoning Commissioner of Baltimore County



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 5901 LEEWOOD AVENUE
Address
CATONSVILLE, MD 21228
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):

Property is built on an irregular shaped lot. Addition is necessary for son to live w/ me to help maintain property and manage, PRACTICAL DIFFICULTY TO BUILD ANY OTHER WAY DUE TO UTILITIES AND EXISTING INFRASTRUCTURE. TREES IN FRONT YARD AND WESTSIDE OF PROPERTY MAKE ADDITIONS IMPOSSIBLE AT OTHER LOCATIONS.

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.

X Upshur Webb, Sr.
Signature
Upshur Webb, Sr.
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14th day of JUNE, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Edward J. Buff
Notary Public
My Commission Expires February 01 2008



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.

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Address
CATONSVILLE, MD 21228
City State Zip Code

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X Upshur Webb, Sr.
Signature
Upshur Webb, Sr.
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14th day of JUNE, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Edward Duff
Notary Public
My Commission Expires February 01 2008





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 5901 LEEWOOD AVENUE
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) 1B02.3.C.1 BCZR

^{an existing dwelling and a}
TO PERMIT PROPOSED ADDITION W/SIDE & REAR SETBACKS OF
ZERO FEET RESPECTIVELY IN LIEU OF MINIMUM REQUIREMENTS
OF 10 & 30 FT 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:

N/A
Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Upshur WEBB, Sr.
Name - Type or Print

Signature

Name - Type or Print

Signature

5901 LEEWOOD AVENUE
Address

Telephone No.

CATONSVILLE
City

MD
State

21228
Zip Code

Representative to be Contacted:

SAME
Name

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 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.

07-562-A

Reviewed By

JNP

Date

6/18/07

REV 10/25/01

Estimated Posting Date

6/18/07

7-11-07

pm

ZONING DESCRIPTION FOR 5901 LEEWOOD AVENUE
(address)

Beginning at a point on the South side of
(north, south, east or west)

LEEWOOD AVENUE which is 40 ft
(name of street on which property fronts) (number of feet of right-of-way width)

wide at the distance of 575 ft EAST of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street WINTERS LANE
~~LEEWOOD AVENUE~~
(name of street)

which is 40 ft wide. *Being Lot # 14/17
(number of feet of right-of-way width)

Block _____, Section # _____ in the subdivision of WINTERS HEIGHTS
(name of subdivision)

as recorded in Baltimore County Plat Book # 7, Folio # 144

containing 8,892 SF. Also known as 5901 LEEWOOD AVENUE
(square feet or acres) (property address)

and located in the 1 Election District, 1 Councilmanic District.

07-562-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 2921

DATE 6/18/07 ACCOUNT R-001-006-6156

AMOUNT \$ 65.00

RECEIVED FROM: Uphur S. Webb, Jr

FOR: Adm. Variance - 5901 Llewellyn Avenue

07-562-A (Webb)

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS 06/18/07 11:11:27
6/20/2007 6/18/2007 11:11:27
*CG HS06 6/18/07 PM 6:11
RECEIPT # 775528 6/18/2007
* 5 508 FORTUNE VERIFICATION
* 02, 029240
Receipt Tot 65.00
65.00 CB 6.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 07-562-A

Petitioner/Developer: _____

L/PSHUR WEBB, Sr.

Date of Hearing/Closing: 7/3/07

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

Attention:

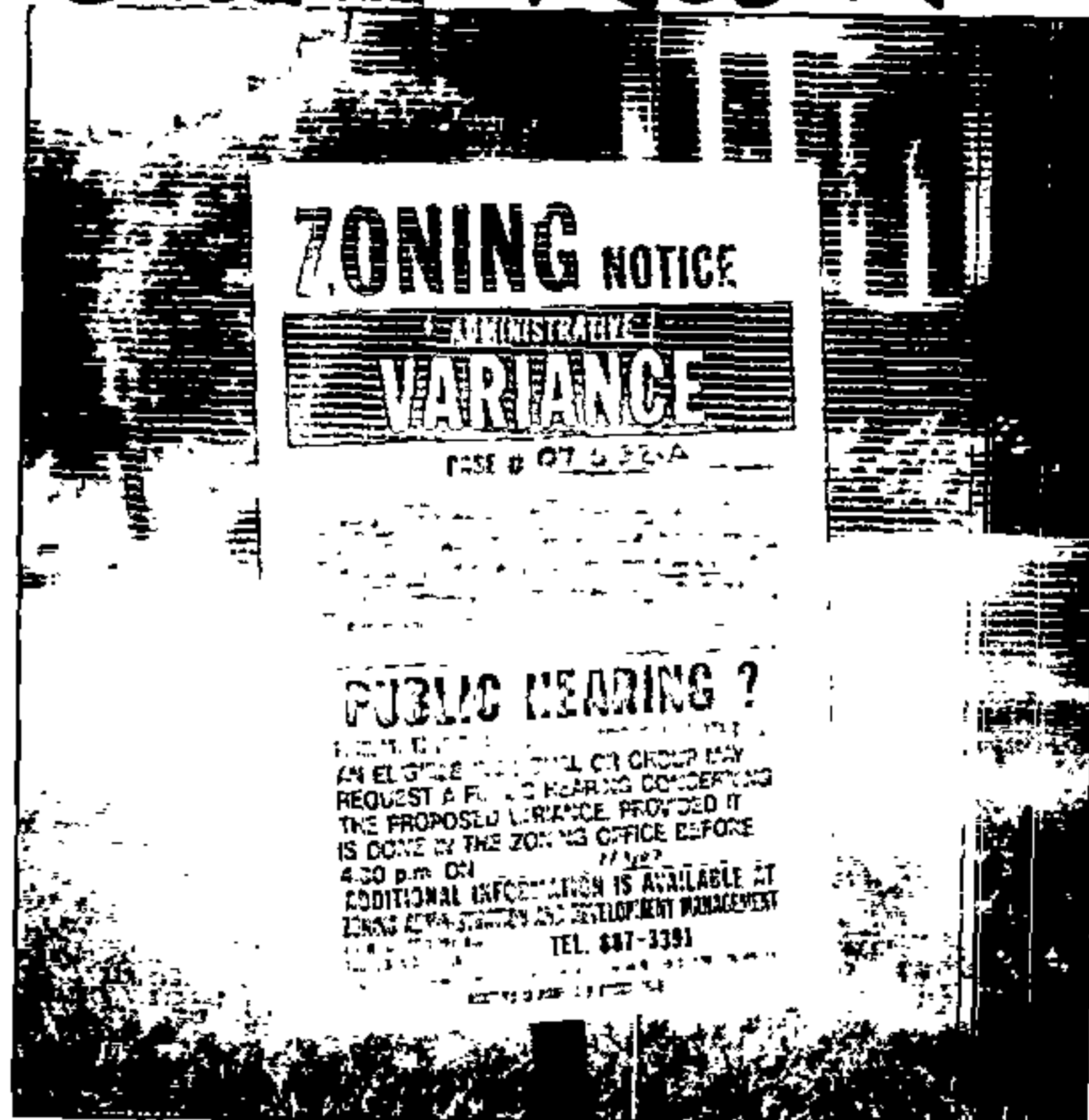
Ladies and Gentlemen:

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 _____

5901 LEEWOOD AVE

The sign(s) were posted on 6/18/07
(Month, Day, Year)

CASE # 07-562-A



5901 LEEWOOD AVE.
POSTED 6/18/07
Richard E. Hoffman 6/18/07

Sincerely,

Richard E. Hoffman 6/18/07
(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)



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

July 2, 2007

Upshur Webb, Sr.
5901 Leewood Avenue
Catonsville, MD 21228

Dear Mr. Webb:

RE: Case Number: 07-562-A, 5901 Leewood Avenue

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 18, 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.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel

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

July 3, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: June 25, 2007

Item Number: ⁵⁶²555 through 572

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

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



Maryland Department of Transportation

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

Date: JUNE 26, 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. 07-562-A
5901 LEESWOOD AVENUE
WEBB 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. 7-562A.

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,

A handwritten signature in black ink, appearing to read "Michael D. Foster", is written over the typed name.

For ¹Steven 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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For July 2, 2007
Item Nos. 07-521, 555, 557, 558, 559, 560,
561, (562) 563, 564, 565, 566, 567, 568, 569,
570, 571, and 572

DATE: June 27, 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-06272007.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 26, 2007

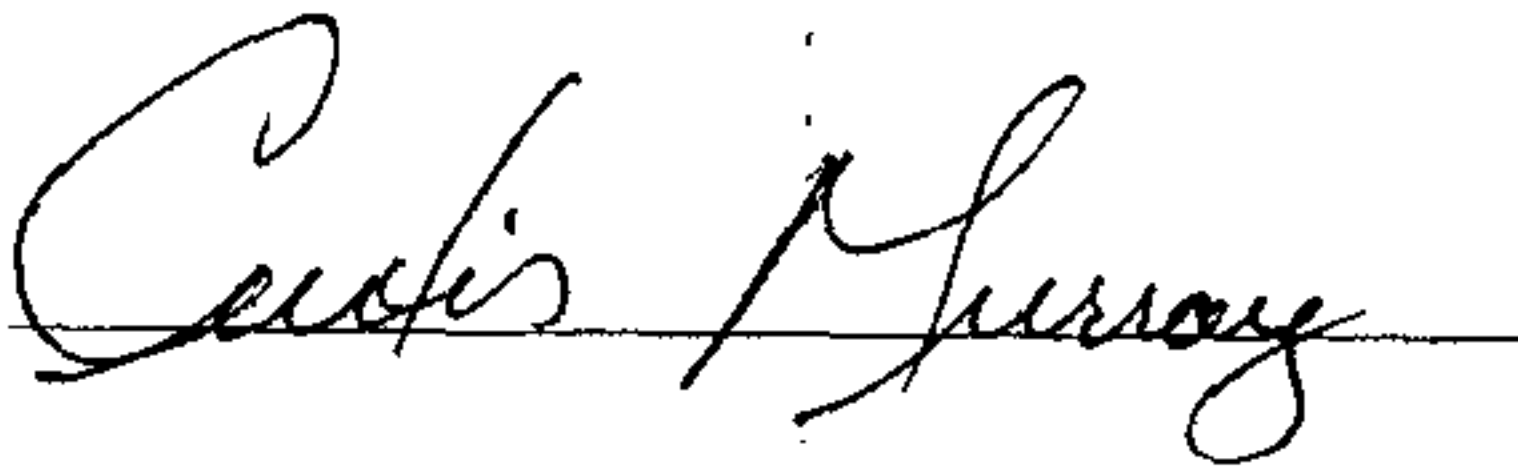
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 07-562- Administrative Variance

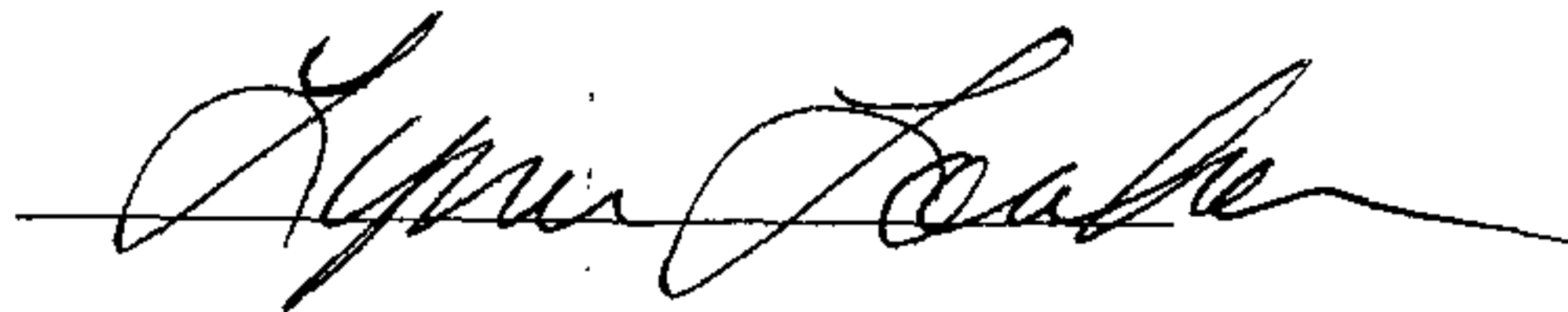
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

Prepared By:



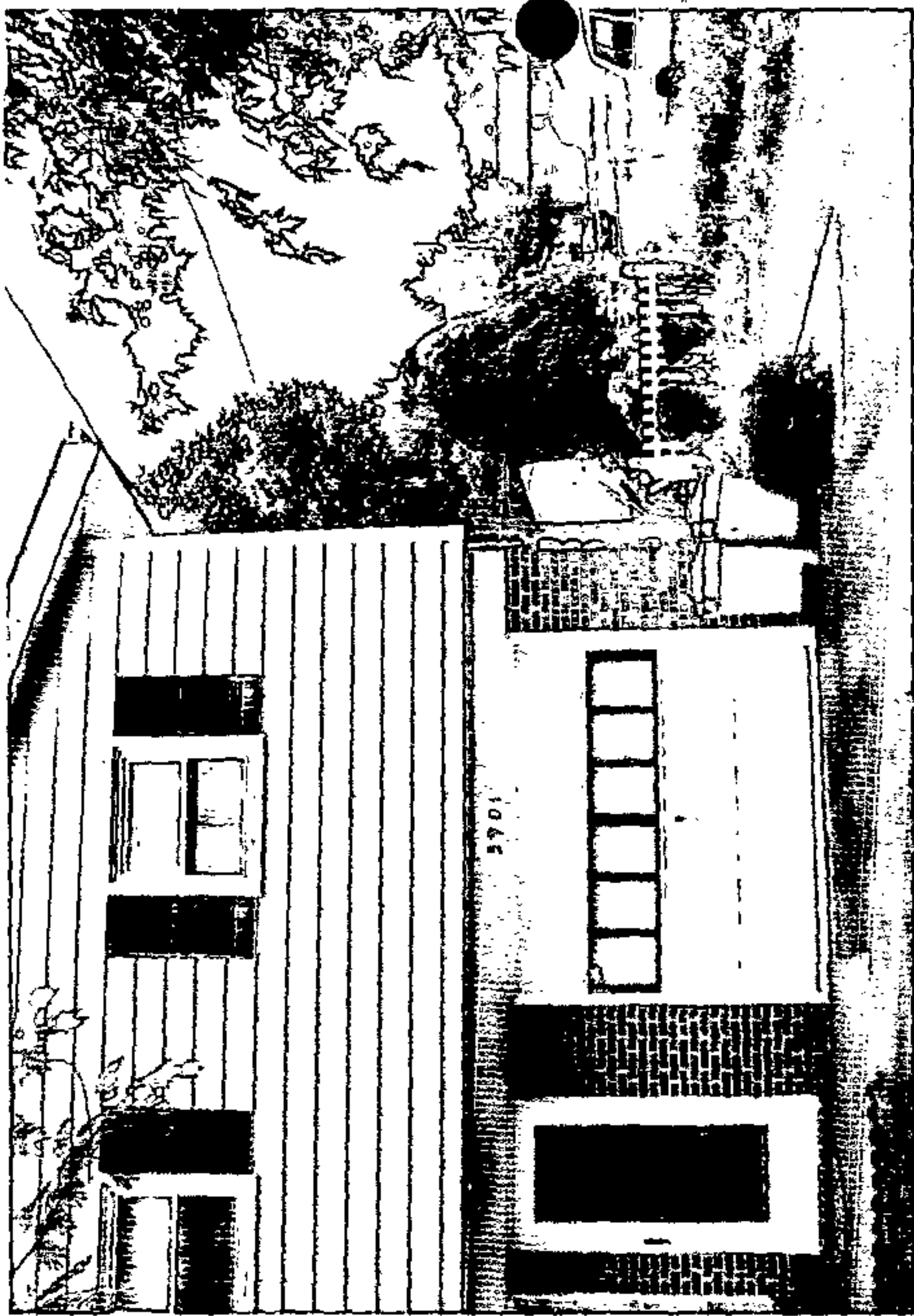
Division Chief:



CM/LL



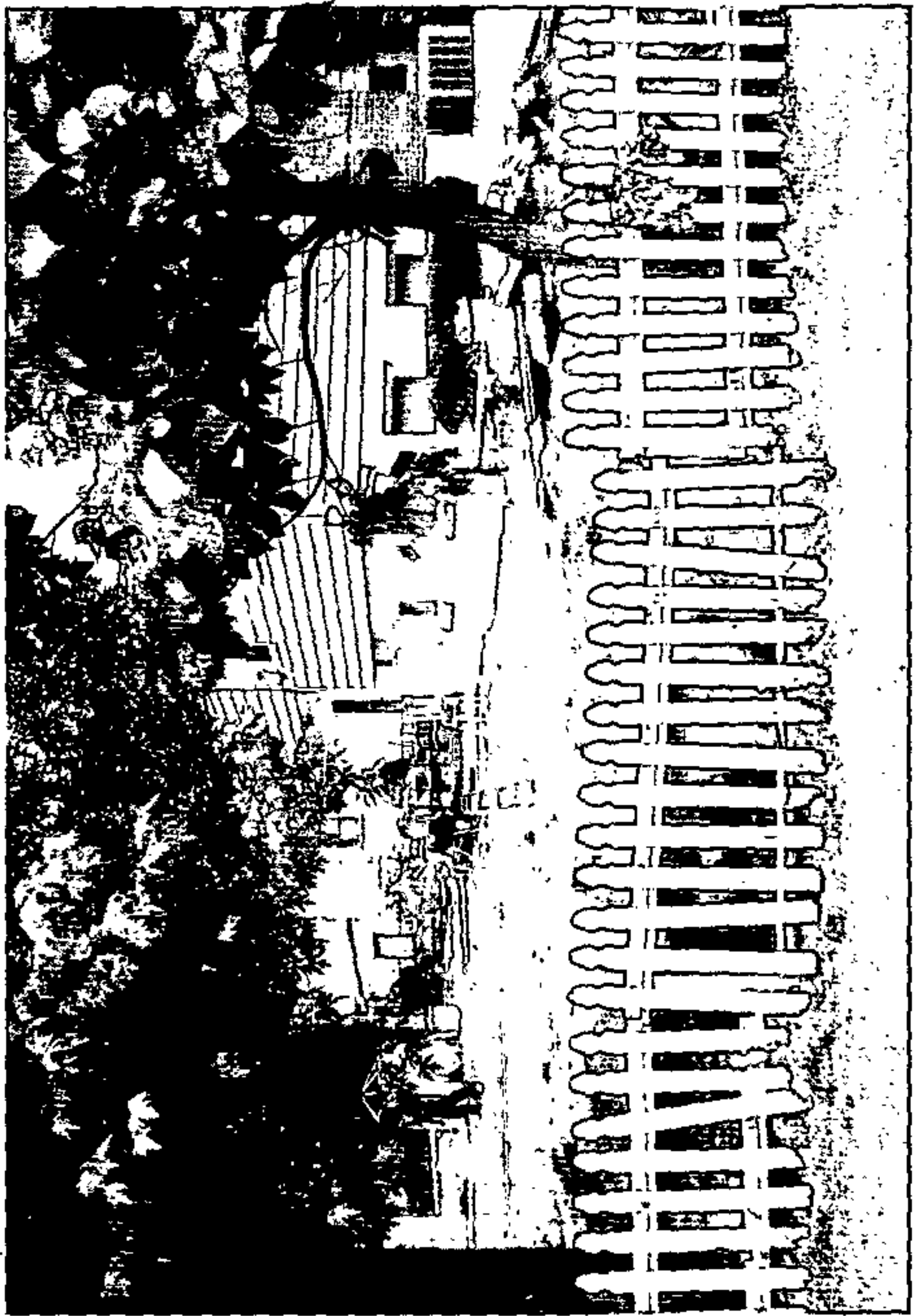
SIDE VIEW FROM FRONT



FRONT W/ NEIGHBORS YARD



FRONT



SIDE OF BACK YARD

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 562 -A Address 5901 Leewood Avenue
Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 6/18/07 Posting Date: 6/18/07 Closing Date: 7/3/07

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

- 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.
- 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.
- 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.
- 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

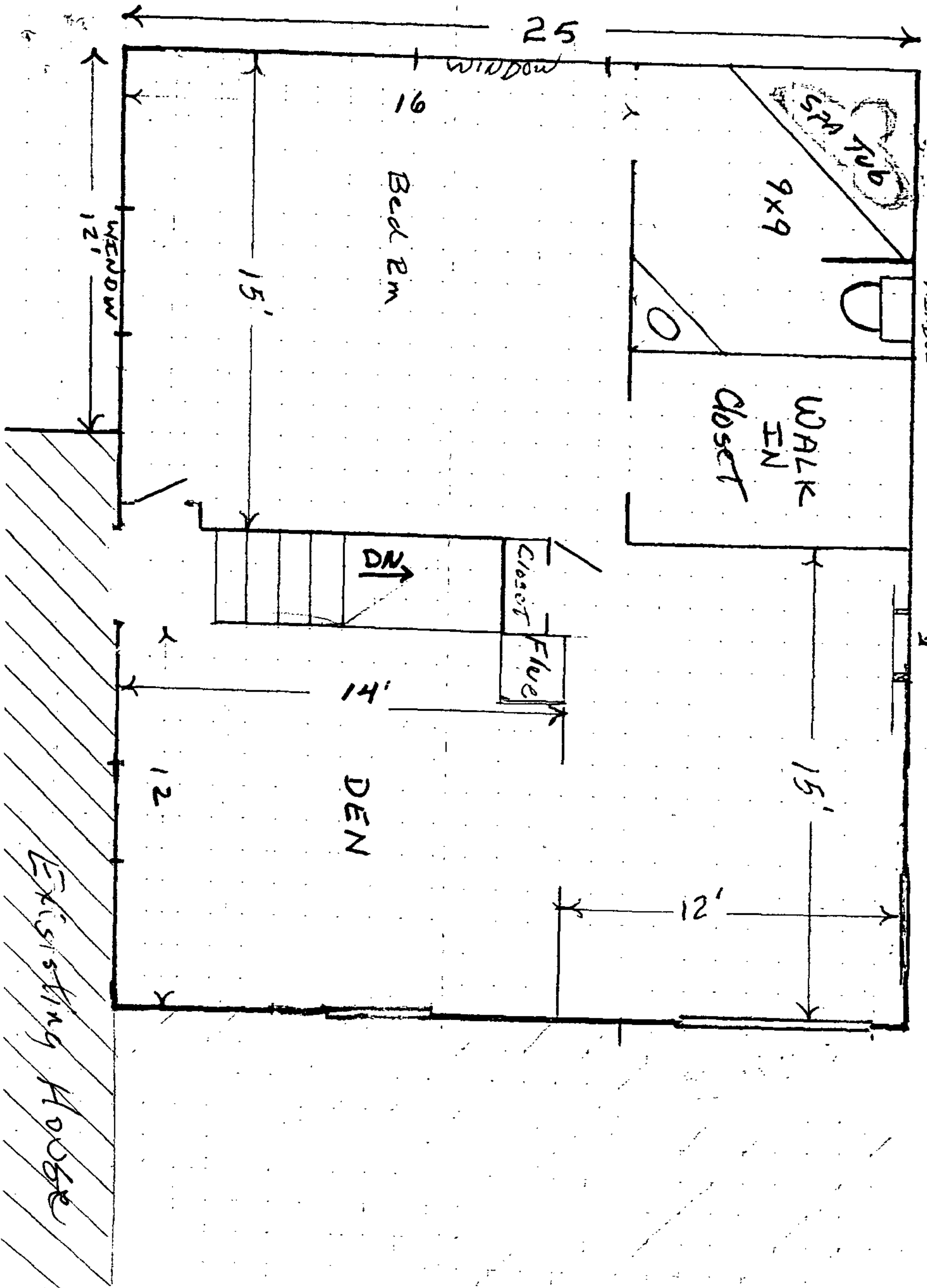
USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 07- 562 -A Address 5901 Leewood Avenue
Petitioner's Name Upshur Webb, Sr. Telephone _____
Posting Date: 6/18/07 Closing Date: 7/3/07
Wording for Sign: To Permit an existing dwelling and a proposed addition with side and rear yard setbacks of 0 feet, respectively, in lieu of the minimum required 10 feet and 30 feet, respectively.



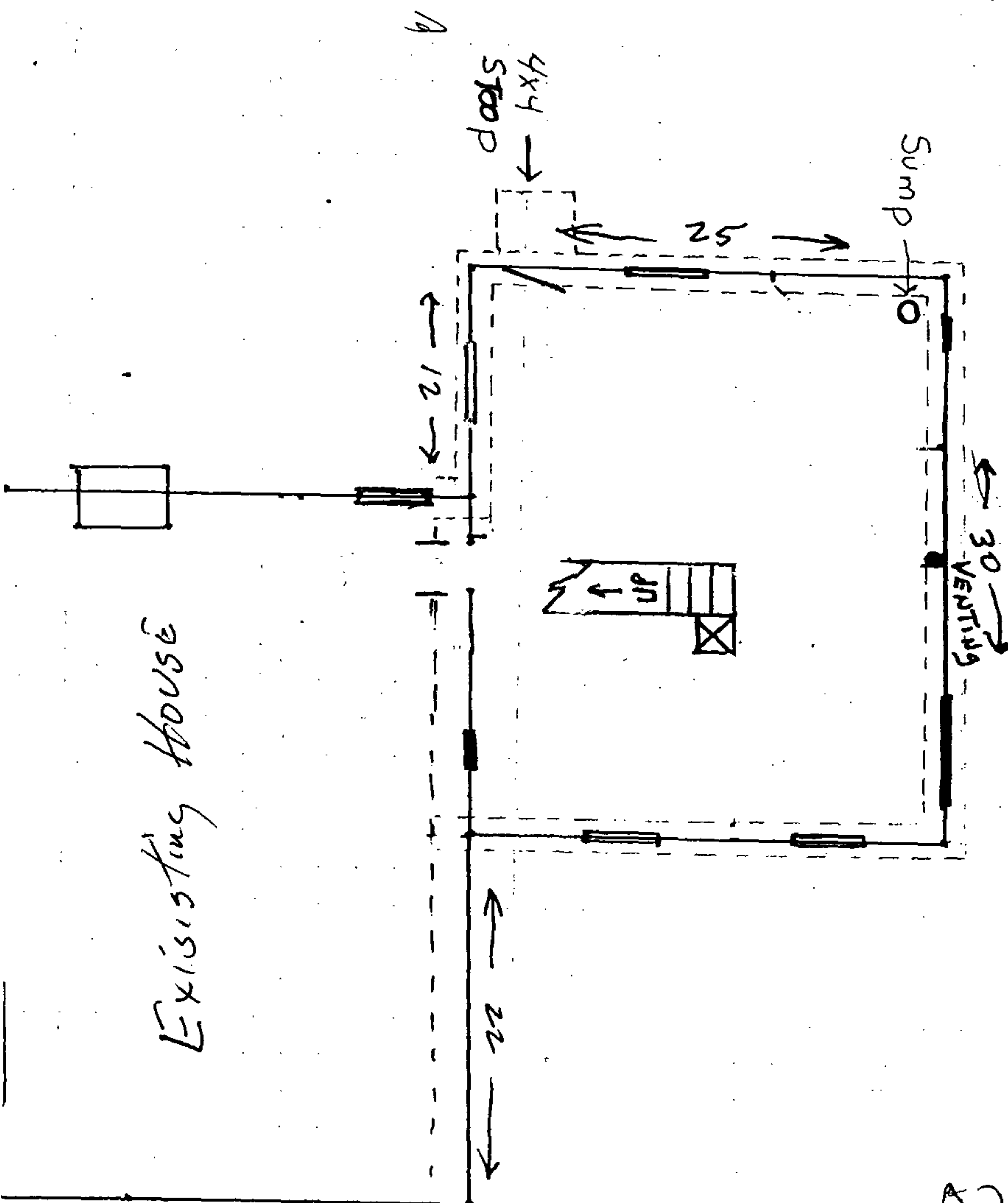
07-562-A

6" outer walls



07-562-A

Existing House



Basement

07-562-A

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 5901 Leewood Avenue

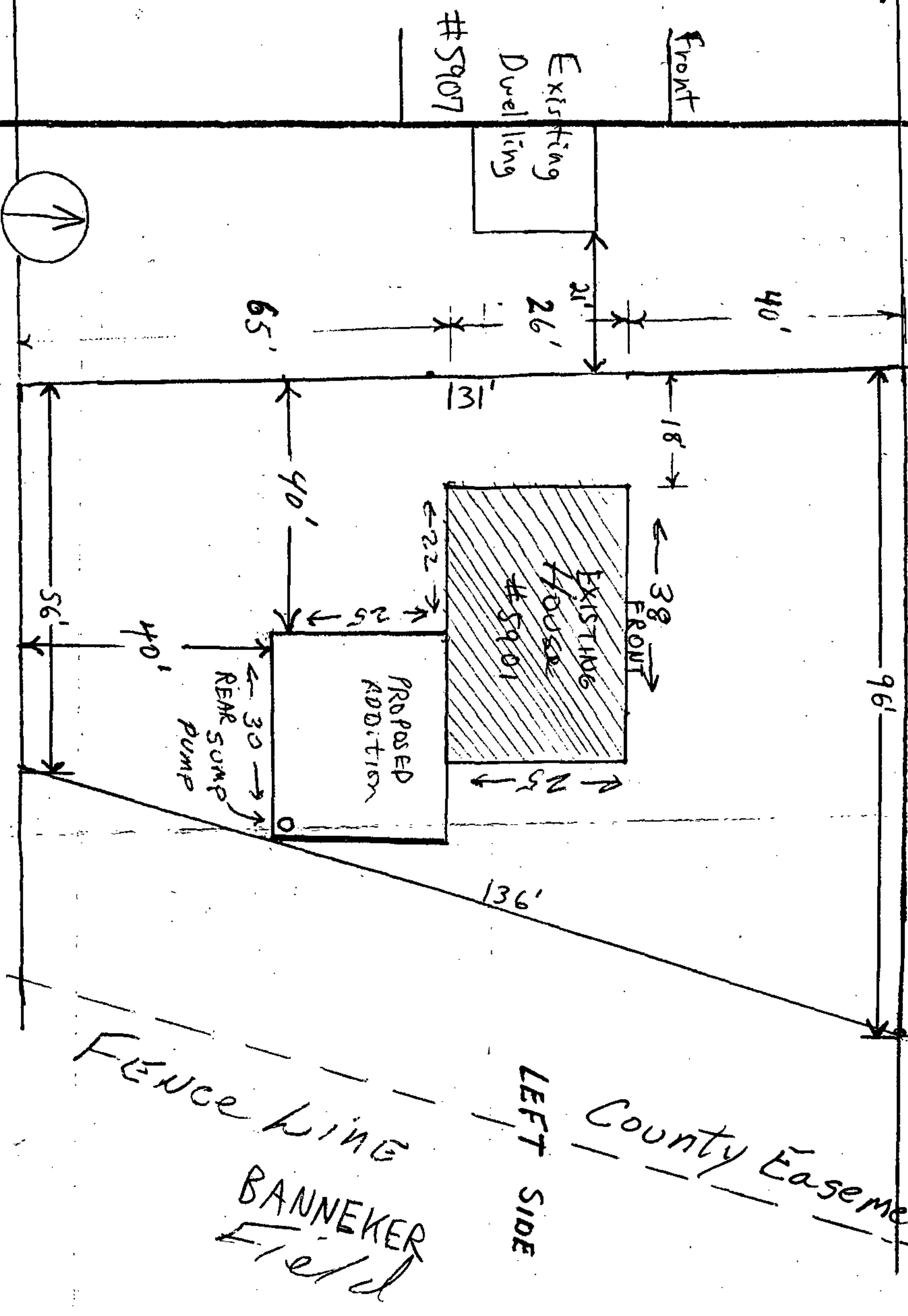
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Winters Heights

PLAT BOOK # 7 FOLIO # 144 LOT # 1647 SECTION #

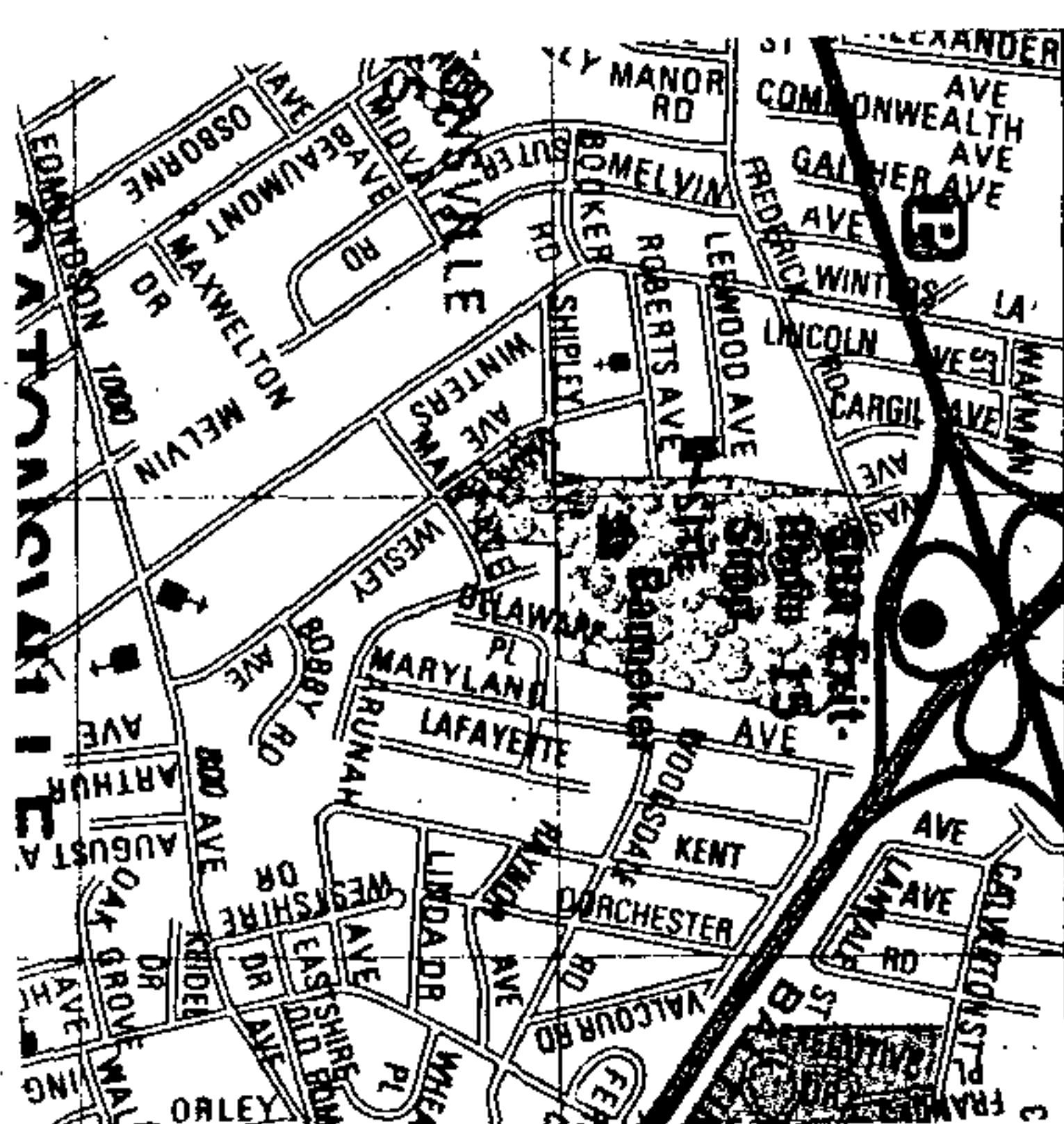
OWNER Upscher Webb, Sr.

LEEWOOD AVENUE (40' R/W, 30' PAVING)
575' TO 40' OF WINTERS LANE



PREPARED BY Upscher Webb, Sr.

SCALE OF DRAWING: 1" = 20'



VICINITY MAP
SCALE: 1" = 2000'

LOCATION INFORMATION

ELECTION DISTRICT 1

COUNCILMANIC DISTRICT 1

1" = 200' SCALE MAP # 101A1

ZONING DR S, S

LOT SIZE .204 ACRES 8892 SQUARE FEET

PUBLIC PRIVATE

SEWER

☒

☐

WATER

☒

☐

CHESAPEAKE BAY
CRITICAL AREA

☐

☒

100 YEAR FLOOD PLAIN

☐

☒

HISTORIC PROPERTY/
BUILDING

☐

☒

PRIOR ZONING HEARING None

ZONING OFFICE USE ONLY

REVIEWED BY JNF ITEM # 562 CASE # 07-562-A

☐ SPECIAL HEARING

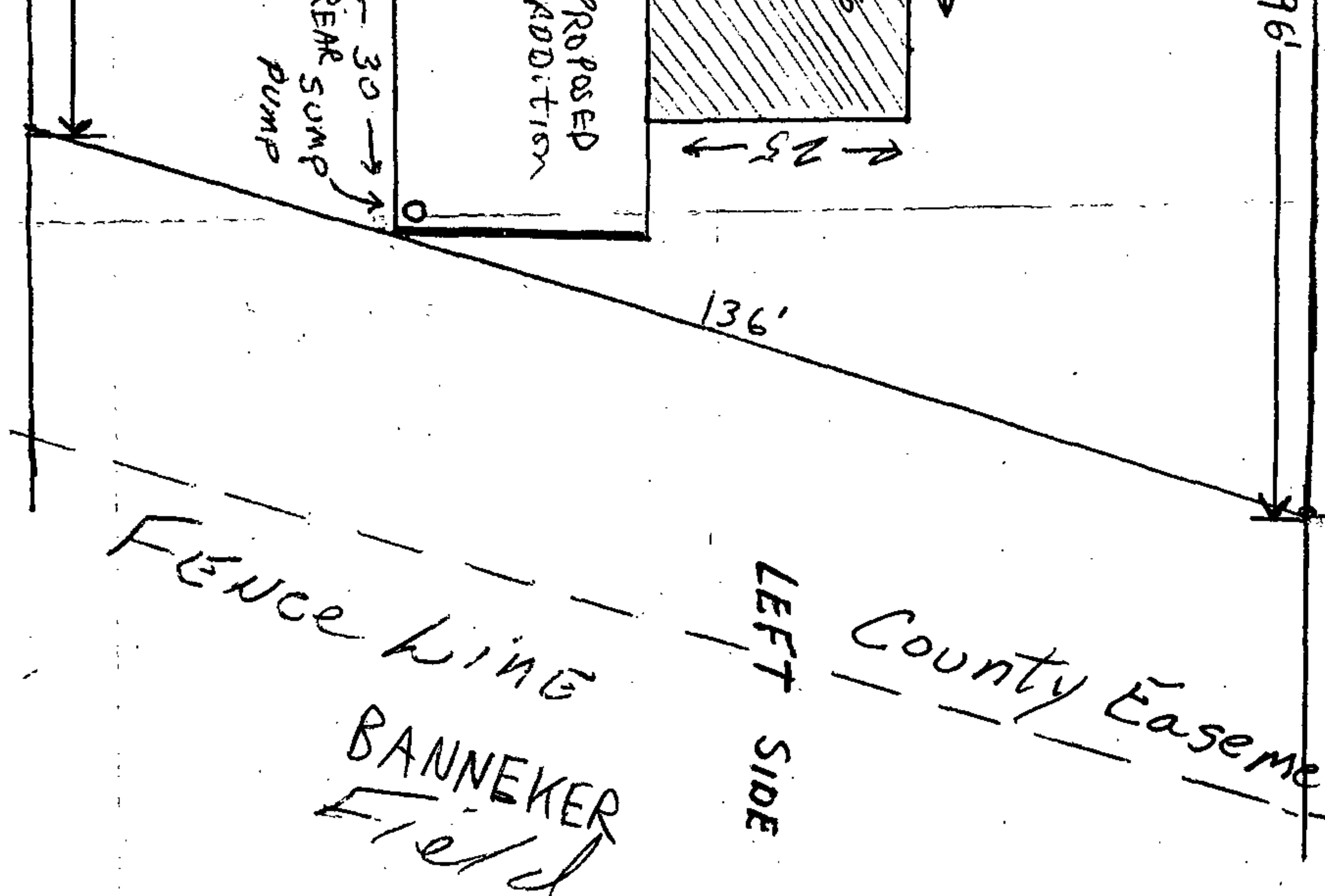
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SECTION #

...

REVENUE (40' R/W, 30' PAVING)

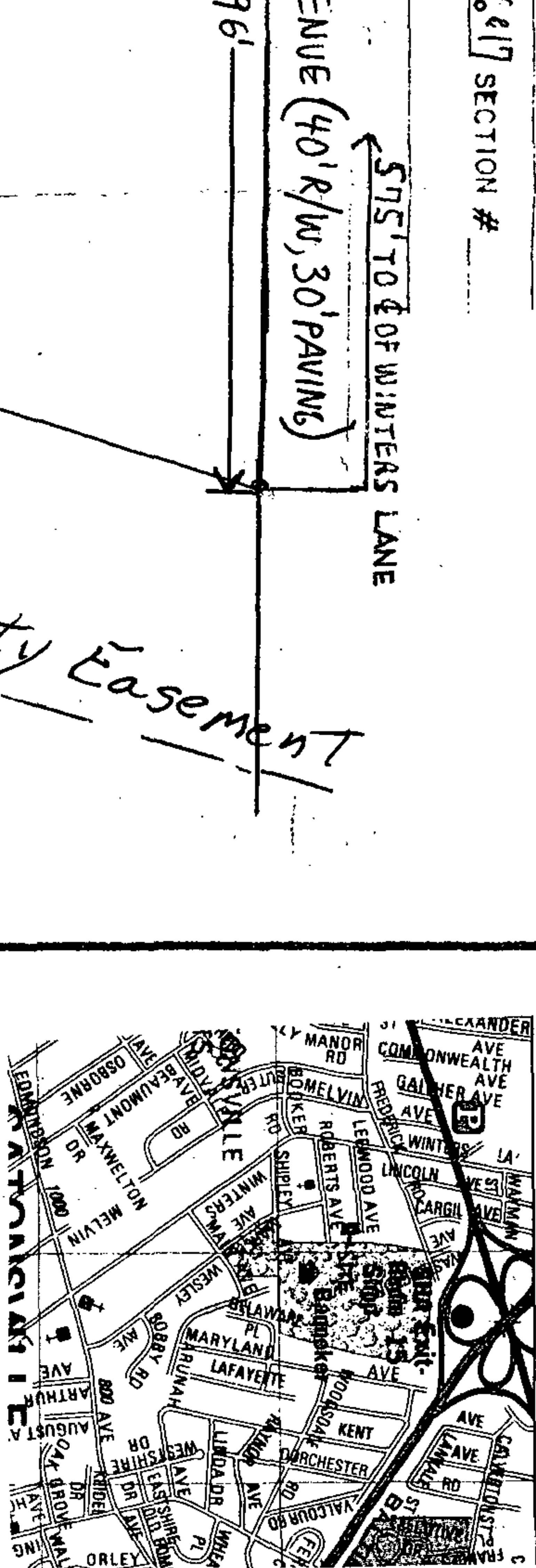
575' TO 40' WINTERS LANE



—

50

50



VICINITY MAP
SCALE: 1" = 2000'

SCALE: 1" = 2000'

2

30

1

2000

addition

ADDITL

—

—

30 → ↑

30 → ↑

201
Pump

201
Pump

50

50

50

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 5901 Leewood Avenue

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

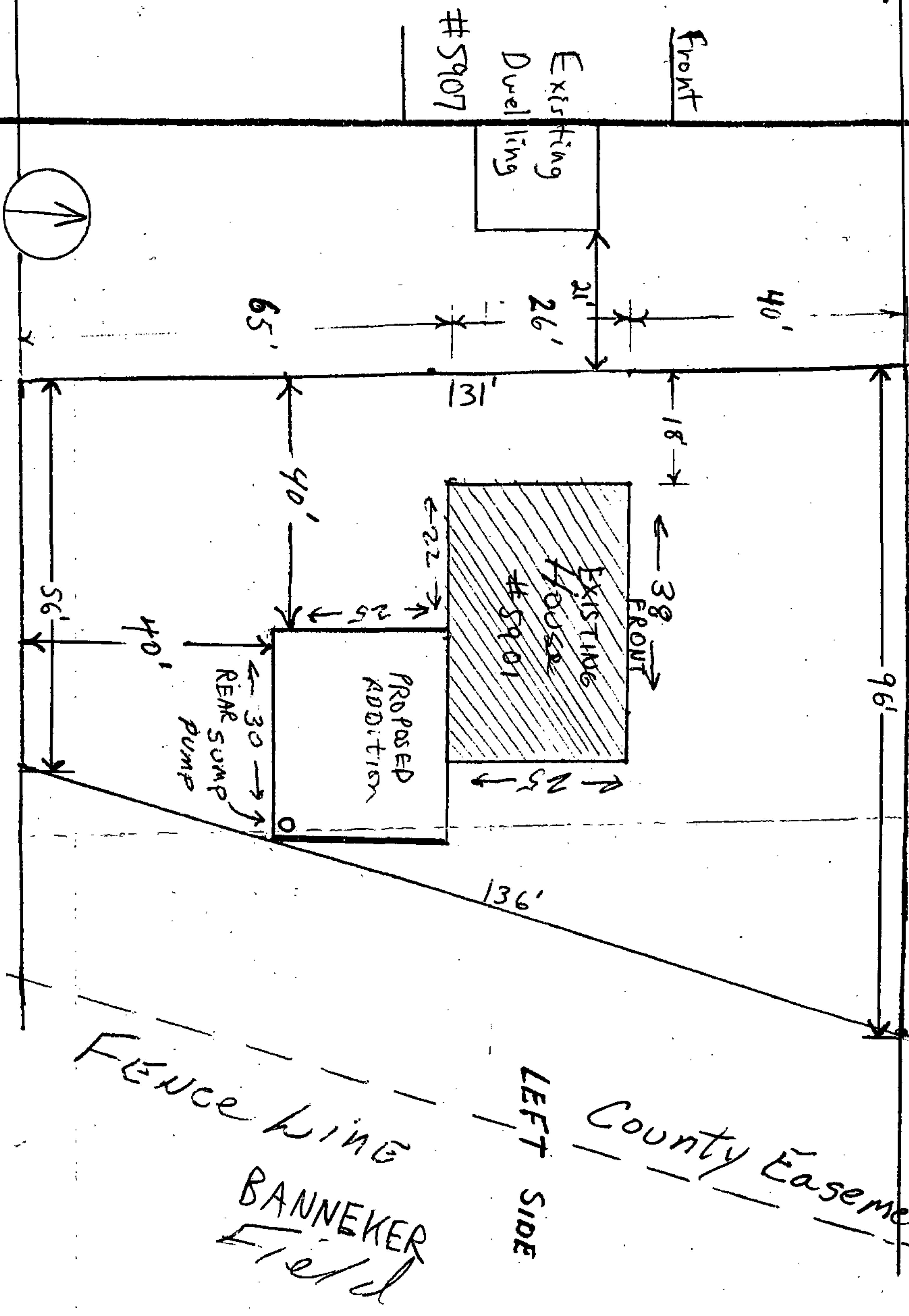
SUBDIVISION NAME Winters Heights

PLAT BOOK # 7 FOLIO # 144 LOT # 1647 SECTION #

OWNER Upscher Webb, Sr.

LEEWOOD AVENUE (40' R/W, 30' PAVING)

575' TO 40' OF WINTERS LANE



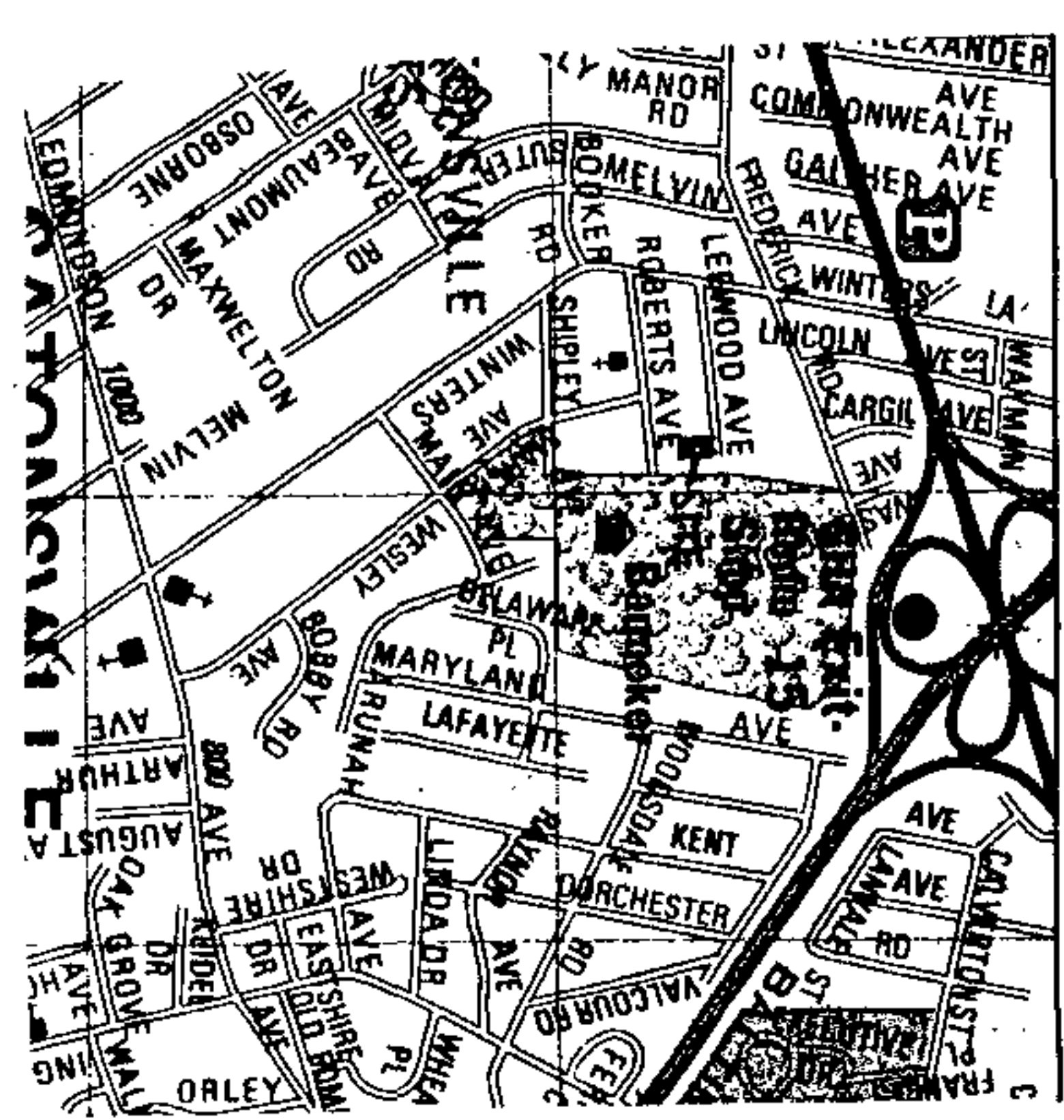
LEFT SIDE
COUNTY EASEMENT
FENCE LINE
BANNEKER FIELD

PREPARED BY Upscher Webb, Sr.

SCALE OF DRAWING: 1" = 20'



VICINITY MAP
SCALE: 1" = 2000'



LOCATION INFORMATION

ELECTION DISTRICT 1

COUNCILMANIC DISTRICT 1

1" = 200' SCALE MAP # 101A1

ZONING DR S, S

LOT SIZE .204 ACRES 8892 SQUARE FEET

PUBLIC PRIVATE

SEWER ☒

WATER ☒

CHESAPEAKE BAY CRITICAL AREA

100 YEAR FLOOD PLAIN

HISTORIC PROPERTY / BUILDING

PRIOR ZONING HEARING None

ZONING OFFICE USE ONLY
REVIEWED BY JWP ITEM # 562 CASE # 07-562A