

IN RE: PETITION FOR ADMIN. VARIANCE
E side Upper Field Court, 200 feet S
of Gontrum Road
11th Election District
3rd Councilmanic District
(3 Upper Field Court)

Mark S. and Mary K. Finn
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* BALTIMORE COUNTY
* CASE NO. 07-563-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, Mark S. and Mary K. Finn. The variance request is for property located at 3 Upper Field Court. The variance request is from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with a side yard setback of 47 feet in lieu of the required 50 feet and to amend the latest Final Development Plan for Batter Brook Farms, Lot 45 only. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners wish to construct a 42 foot x 15 foot addition onto the right side of their home. Reducing the required setback to 47 feet on the south side will allow a second vehicle to be parked in the garage. This will also allow for a more attractive window placement in the front of the home making it consistent with the rest of the house.

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: ZAC comments were received from the Office of Planning dated June 27, 2007. That Office does not object to the requested variance provided the addition (garage) style and building materials are consistent with the principal structure. A copy of the comment is incorporated herein and made a part hereof the file. The Planning Office

FILED RECEIVED FOR FILED
7-17-07
PB

also does not object to the amendment of the latest Final Development Plan for Batter Brook Farm, Lot 45 only.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 1, 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.

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 17th day of July, 2007 that a variance from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with a side yard setback of 47 feet in lieu of the required 50 feet and to amend the latest Final Development Plan for Batter Brook Farms, Lot 45 only 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.

ORDER RECEIVED FOR FILE
7-17-07
PB

2. The addition (garage) style and building materials shall be consistent with that of the principal structure.

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



THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

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7-17-07




BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

July 17 2007

MARK S. AND MARY K. FINN
3 UPPER FIELD COURT
KINGSVILLE MD 21087

Re: Petition for Administrative Variance
Case No. 07-563-A
Property: 3 Upper Field Court

Dear Mr. and Mrs. Finn:

Enclosed please find the decision rendered in the above-captioned case. The petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "TH. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 3 Upper Field Ct Kingsville, MD 21087
which is presently zoned RC5

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) 1A04.3B.2. (BCR)

TO PERMIT AN ADDITION WITH A SIDE YARD SETBACK OF 47-FEET
IN LIEU OF THE REQUIRED 50-FEET AND TO AMEND THE LATEST
F.D.P. FOR "BATTER BROOK FARMS", LOT #45.

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

City

State

Zip Code

Representative to be Contacted:

Name

Address

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. 07-563-A

REV 10/25/01

Reviewed By D. J. [Signature]

Date 6/18/07

Estimated Posting Date 7/1/07

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

Address 3 Upper Field Court
City Kingsville State MD Zip Code 21087

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):

1. The request for the additional 3 feet in the building envelope on the south side of the property would allow a second vehicle to be housed in the garage. The current 12' left on that side to bring the house to the 50' requirement to the property line would not allow a larger vehicle access to the "new" garage.
2. The additional 3' requested would allow for a more attractive window placement in the front of the home, making the addition consistent with the rest of the house. The current 12' for the addition does not allow for this, but 15' would allow for this construction.

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.

Mark S Finn
Signature

Mark S. Finn
Name - Type or Print

Mary K Finn
Signature

Mary K Finn
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1st day of June, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Mark Finn and Mary Finn
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Regina D Morgan
Notary Public

My Commission Expires 2/10/09

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

Address 3 Upper Field Court
City Kingsville State MD Zip Code 21087

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):

1. The request for the variance in the required 50' to the property line to be changed to 47' on the South Side of the property would allow a second vehicle to be housed in the garage. The current 12' left on that side to bring it to the 50' requirement to the property line would not allow a larger vehicle access to the "new" garage.
2. The additional 3' requested would allow for a more attractive window placement in the front of the home, making it consistent with the rest of the house. The current 12' does not allow for this, but 15' would allow for this construction.

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.

Mark S Finn

Signature

Mark S. Finn

Name - Type or Print

Mary K Finn

Signature

Mary K Finn

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1st day of June, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Mark Finn and Mary Finn

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

AS WITNESS my hand and Notarial Seal



Beeja A. Morgan

Notary Public

My Commission Expires 2/10/09



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 3 Upper Field Ct. Kingsville MD 21087
which is presently zoned RC5

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) 1A04.3B.2. (BCZR)

TO PERMIT AN ADDITION WITH A SIDE YARD SETBACK OF 47-FEET
IN LIEU OF THE REQUIRED 50-FEET AND TO AMEND THE LATEST
F.D.P. FOR "BATTER BROOK FARMS", LOT #45.

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.

Zoning Commissioner of Baltimore County

CASE NO.

07-563-A

Reviewed By

D.F.

Date

6/18/07

REV 10/25/01

~~FOR FILING~~ Estimated Posting Date

7/1/07

7-17-07

Zoning Description for 3 UPPER FIELD COURT

Beginning at a point on the east side of Upper Field Court which is

Has an existing 50-foot right-of-way and located 76-feet east of centerline

Of Gontrum Road which is 40-feet wide.

Being the same property and recorded among land records of Baltimore County

in Plat Book 64, Folio 36 being part of Lot #45 and being in the subdivision

known as "Batter Brook Farm" containing 1.12 acres. Also known as 3 Upper

Field Court and located in the 11th Election District and 3rd Councilmanic District.

07-563-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 29239

DATE 6/18/07

ACCOUNT 0010006150

AMOUNT \$ 115.00

RECEIVED FROM: MARY K. FINN

FOR: ITEM # 563 07-563-A

3 UPPER FIELD CT D. THOMPSON

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

DATE 6/18/07 TIME 11:10:50
AMOUNT 115.00 TOTAL
RECEIVED BY 21174 6/18/07
DEPT 21174 OFFICE OF BUDGET & FINANCE
CASHIER 21174
CASHIER'S SIGNATURE
CASHIER'S NAME
CASHIER'S ADDRESS
CASHIER'S PHONE
CASHIER'S FAX
CASHIER'S E-MAIL
CASHIER'S CITY
CASHIER'S STATE
CASHIER'S ZIP

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 07-563-A

Petitioner/Developer: _____

FINN

Date of Hearing/Closing: 7/14/07

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 _____

3 UPPER FIELD CT

The sign(s) were posted on _____

7/1/07

(Month, Day, Year)

Sincerely,

Richard E. Hoffman 7/1/07
(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)



3 UPPER FIELD CT.
POSTED 7/1/07
Richard E. Hoffman 7/1/07

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 563 -A

Address 3 UPPER FIELD CT

Contact Person: DONNA THOMPSON
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 6/18/07

Posting Date: 7/1/07

Closing Date: 7/16/07

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- 563 -A

Address 3 UPPER FIELD CT

Petitioner's Name FINN

Telephone 410-592-2510

Posting Date: 7/1/07

Closing Date: 7/16/07

Wording for Sign: To Permit AN ADDITION WITH A SIDE YARD SETBACK OF

47- FEET IN LIEU OF THE REQUIRED 50- FEET AND TO AMEND THE

LATEST F.D.P. FOR "BATTER BROOK FARMS", LOT #45

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: 07-563-A

Petitioner: FINN

Address or Location: 3 UPPER FIELD CT.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. & MRS. MARK FINN

Address: 3 UPPER FIELD CT.

KINGSVILLE, MD 21087

Telephone Number: 410-592-2510

Revised 2/20/98 - SCJ



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 16, 2007

Mark S. Finn
Mary K. Finn
3 Upper Field Court
Kingsville, MD 21087

Dear Mr. and Mrs. Finn:

RE: Case Number: 07-563-A, 3 Upper Field Court

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 that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 27, 2007

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

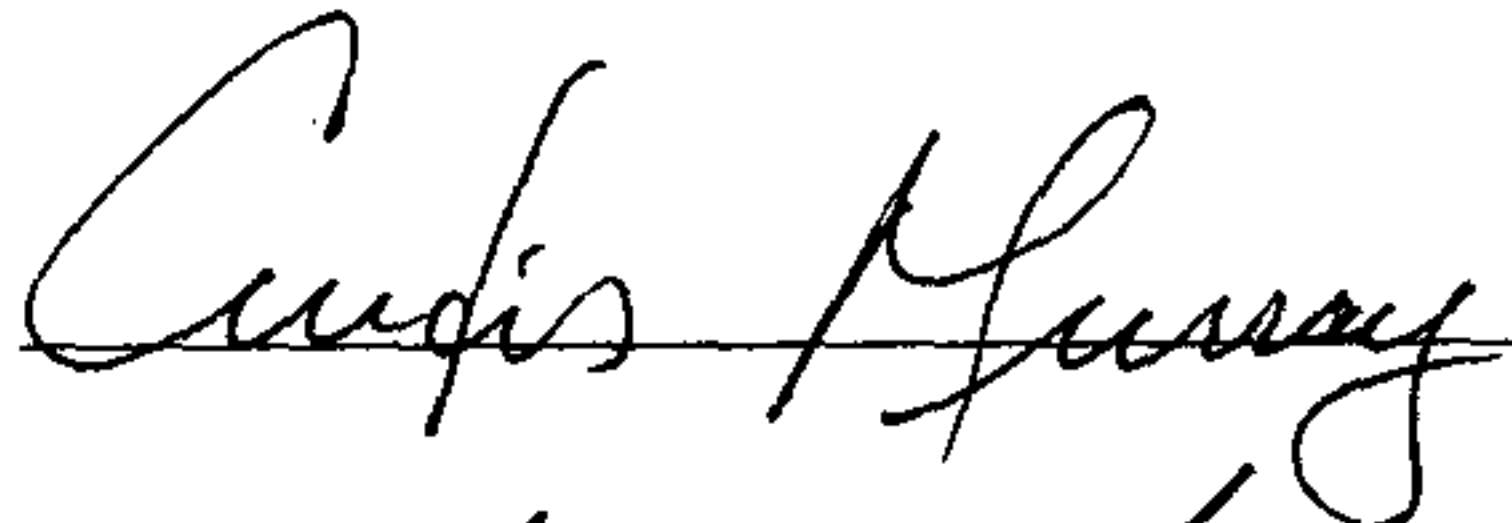
RECEIVED
JUL 11 2007
BY:

SUBJECT: Zoning Advisory Petition(s): Case(s) 07-563- Administrative Variance

The Office of Planning does not object to the requested variance to permit an addition with a side yard setback of 47 feet in lieu of the required 50 feet, provided that the addition (garage) style and building materials are consistent with the principal structure. The Office of Planning also does not object to the proposal to amend the latest F.D.P. for Batter Brook Farms, lot #45.

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

Prepared By:



Division Chief:



CM/LL

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

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: ⁵⁶³555 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

State Highway
Administration

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

Maryland Department of Transportation

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. 07-563-A
3 UPPER FIELD COURT
FINN 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. 7-563A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

Steven D. Foster, Chief
For Engineering Access Permits
Division

SDF/MB

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • www.marylandroads.com

PROPERTY ADDRESS 3 Upper Field Court

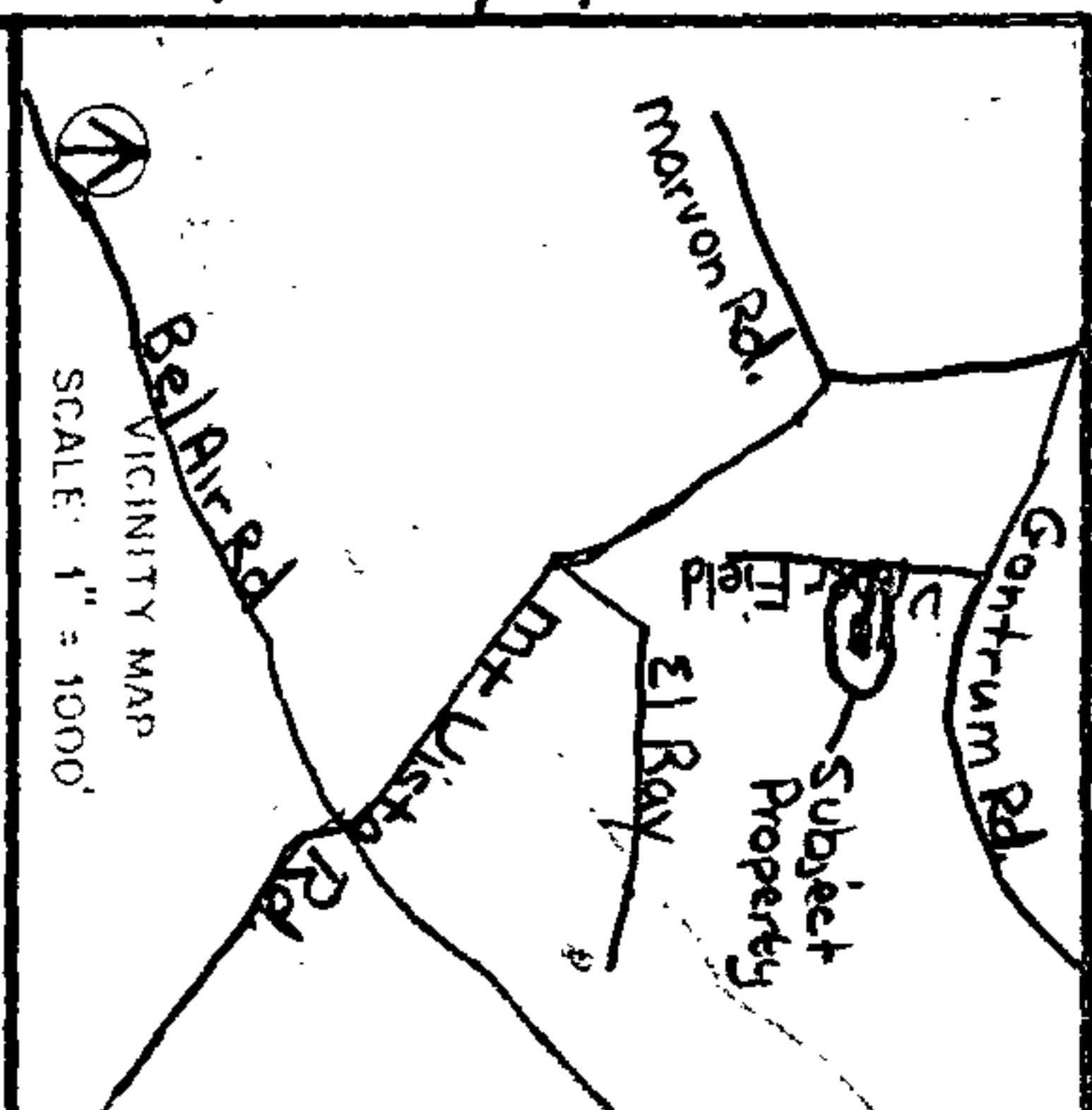
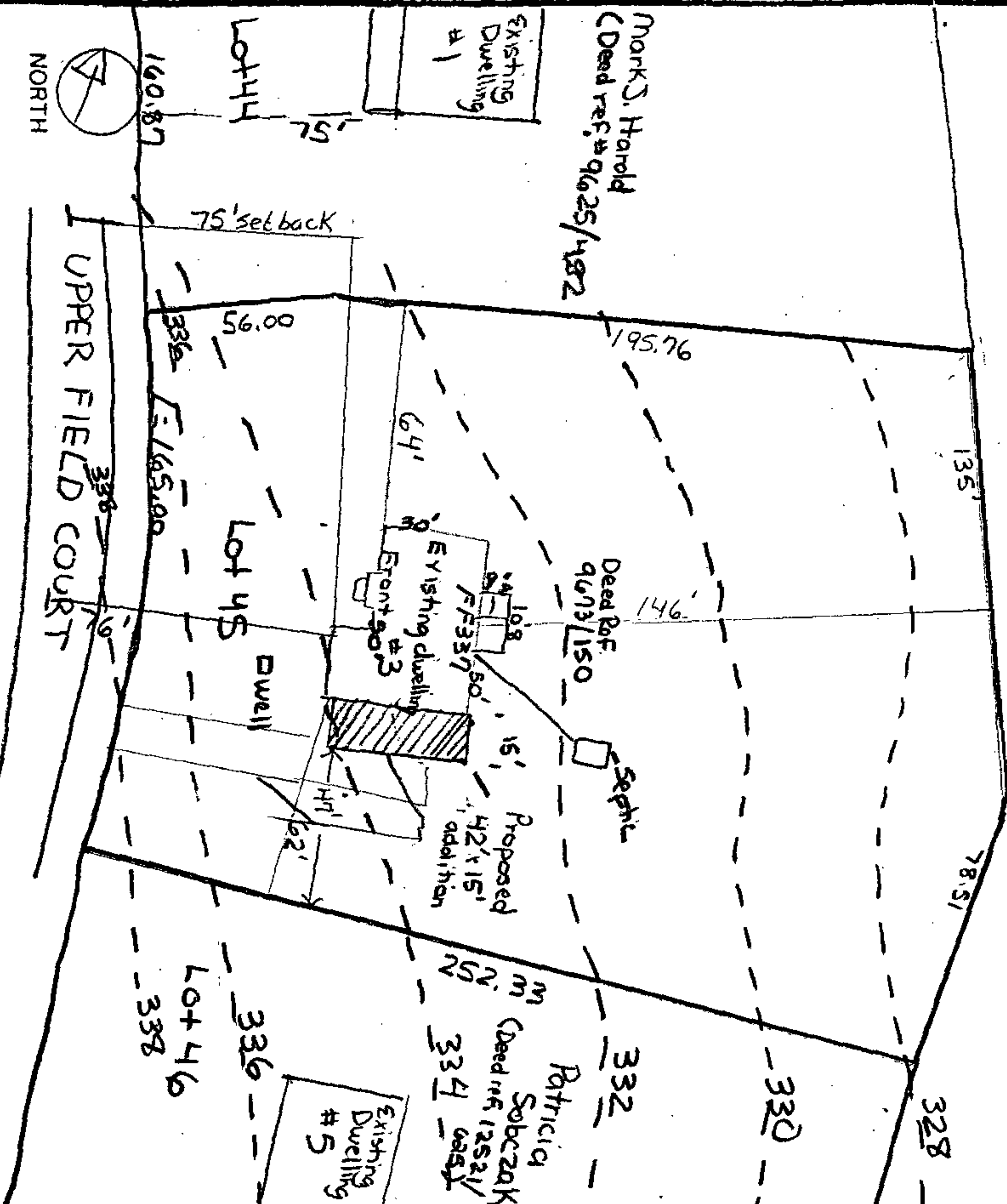
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME

Batter Brook Farms

PLAT BOOK # 5564 FOLIO # 036 LOT # 45 SECTION # 2

OWNER Mark Finn and Mary Finn



LOCATION INFORMATION

ELECTION DISTRICT 11

COUNCILMANIC DISTRICT 5

1"=200' SCALE MAP #063C-1

ZONING RC5

LOT SIZE 1.12

ACREAGE	SQUARE FEET
100	43,560
200	87,120
300	130,680
400	174,240
500	217,800
600	261,360
700	304,920
800	348,480
900	392,040
1000	435,600
1100	479,160
1200	522,720
1300	566,280
1400	609,840
1500	653,400
1600	696,960
1700	740,520
1800	784,080
1900	827,640
2000	871,200
2100	914,760
2200	958,320
2300	1,001,880
2400	1,045,440
2500	1,089,000
2600	1,132,560
2700	1,176,120
2800	1,219,680
2900	1,263,240
3000	1,306,800
3100	1,350,360
3200	1,393,920
3300	1,437,480
3400	1,481,040
3500	1,524,600
3600	1,568,160
3700	1,611,720
3800	1,655,280
3900	1,698,840
4000	1,742,400
4100	1,785,960
4200	1,829,520
4300	1,873,080
4400	1,916,640
4500	1,960,200
4600	2,003,760
4700	2,047,320
4800	2,090,880
4900	2,134,440
5000	2,178,000
5100	2,221,560
5200	2,265,120
5300	2,308,680
5400	2,352,240
5500	2,395,800
5600	2,439,360
5700	2,482,920
5800	2,526,480
5900	2,570,040
6000	2,613,600
6100	2,657,160
6200	2,700,720
6300	2,744,280
6400	2,787,840
6500	2,831,400
6600	2,874,960
6700	2,918,520
6800	2,962,080
6900	3,005,640
7000	3,049,200
7100	3,092,760
7200	3,136,320
7300	3,179,880
7400	3,223,440
7500	3,267,000
7600	3,310,560
7700	3,354,120
7800	3,397,680
7900	3,441,240
8000	3,484,800
8100	3,528,360
8200	3,571,920
8300	3,615,480
8400	3,659,040
8500	3,702,600
8600	3,746,160
8700	3,789,720
8800	3,833,280
8900	3,876,840
9000	3,920,400
9100	3,963,960
9200	4,007,520
9300	4,051,080
9400	4,094,640
9500	4,138,200
9600	4,181,760
9700	4,225,320
9800	4,268,880
9900	4,312,440
10000	4,356,000

PIIB11C. PRIVATE

SEWER

WATER:

CHESAPEAKE BAY
CRITICAL AREA

100 YEAR FLOOD PLAIN

HISTORIC PROPERTY/
BUILDING

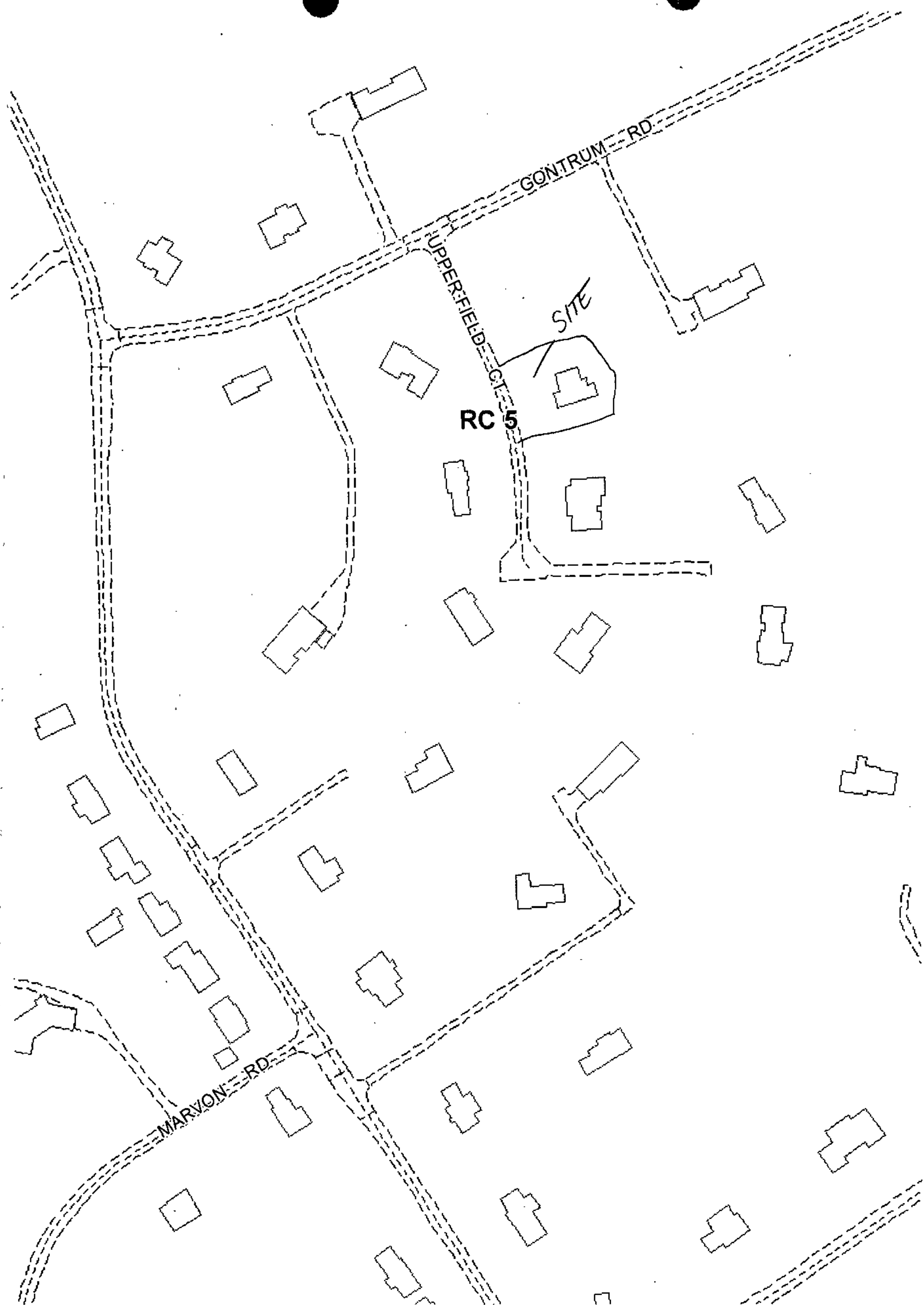
PRIOR ZONING HEARING

ZONING OFFICE USE ONLY
REVIEWED BY ITEM# CASE#

५५

65

07-563-A



063C1

2200011513
11808

2200011515

2200011514
11815

UPPER

11 ED

063C1

RC 5

3 CD

2200011516

SITE

NE 14-I

FIELD

COURT

2200011517

07-563-A

2200011518

2200011521

2200011523

2200011522

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

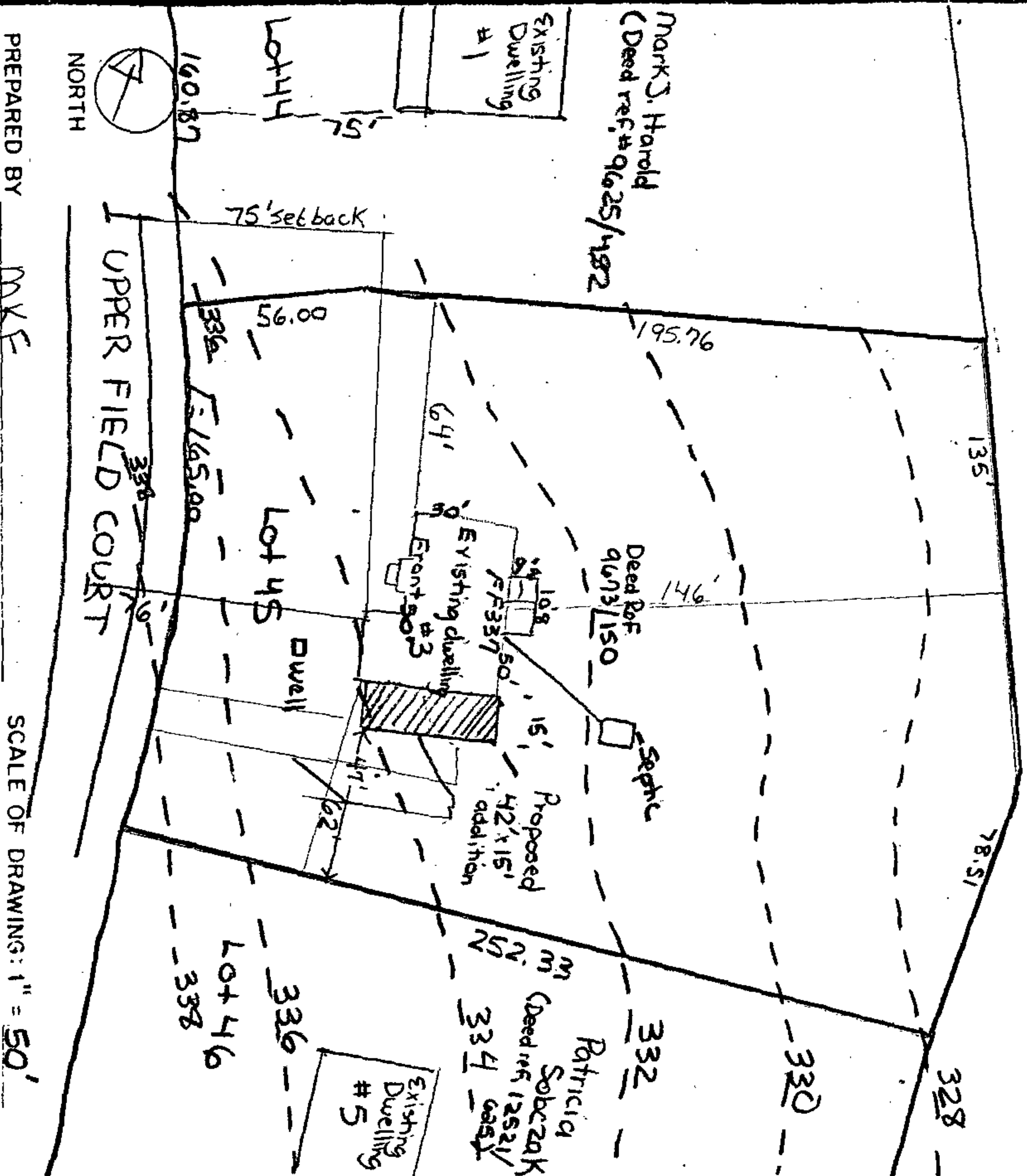
PROPERTY ADDRESS 3 Upper Field Court

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

SUBDIVISION NAME Batter Brook Farms

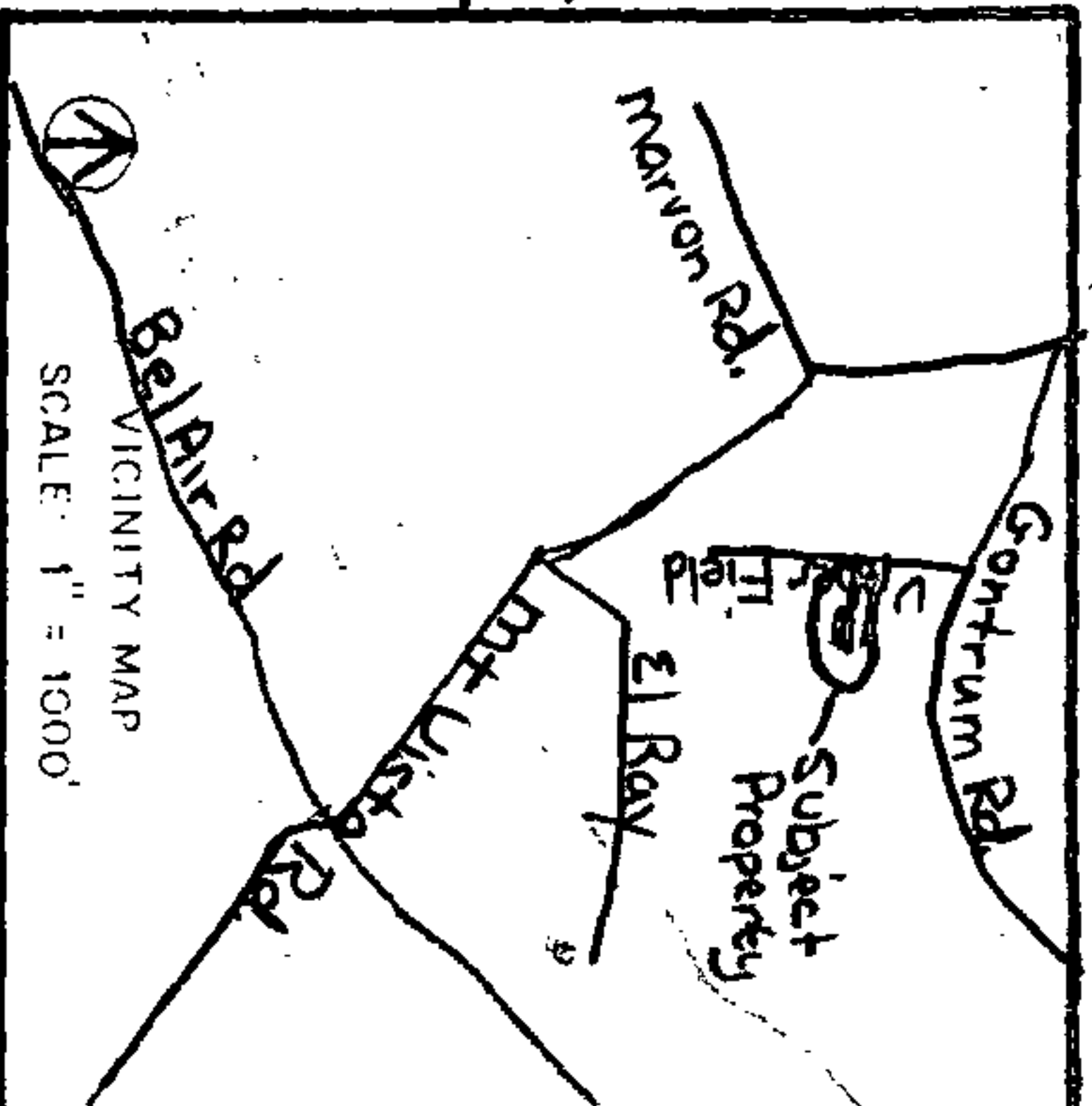
PLAT BOOK # SM64 FOLIO # 036 LOT # 45 SECTION # 2

OWNER Mark Finn and Mary Finn



PREPARED BY DAKE

SCALE OF DRAWING: 1" = 50'



LOCATION INFORMATION

ELECTION DISTRICT 11

COUNCILMANIC DISTRICT 3

1" = 200' SCALE MAP # 063C1

ZONING RC5

LOT SIZE 1.12 48,787.2 SQUARE FEET

ACREAGE

PUBLIC PRIVATE

SEWER ☐ ☒

WATER ☐ ☒

CHESAPEAKE BAY CRITICAL AREA YES ☐ NO ☒

100 YEAR FLOOD PLAIN YES ☐ NO ☒

HISTORIC PROPERTY/ BUILDING YES ☐ NO ☒

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY DT ITEM # 563 CASE # 01-563-A

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

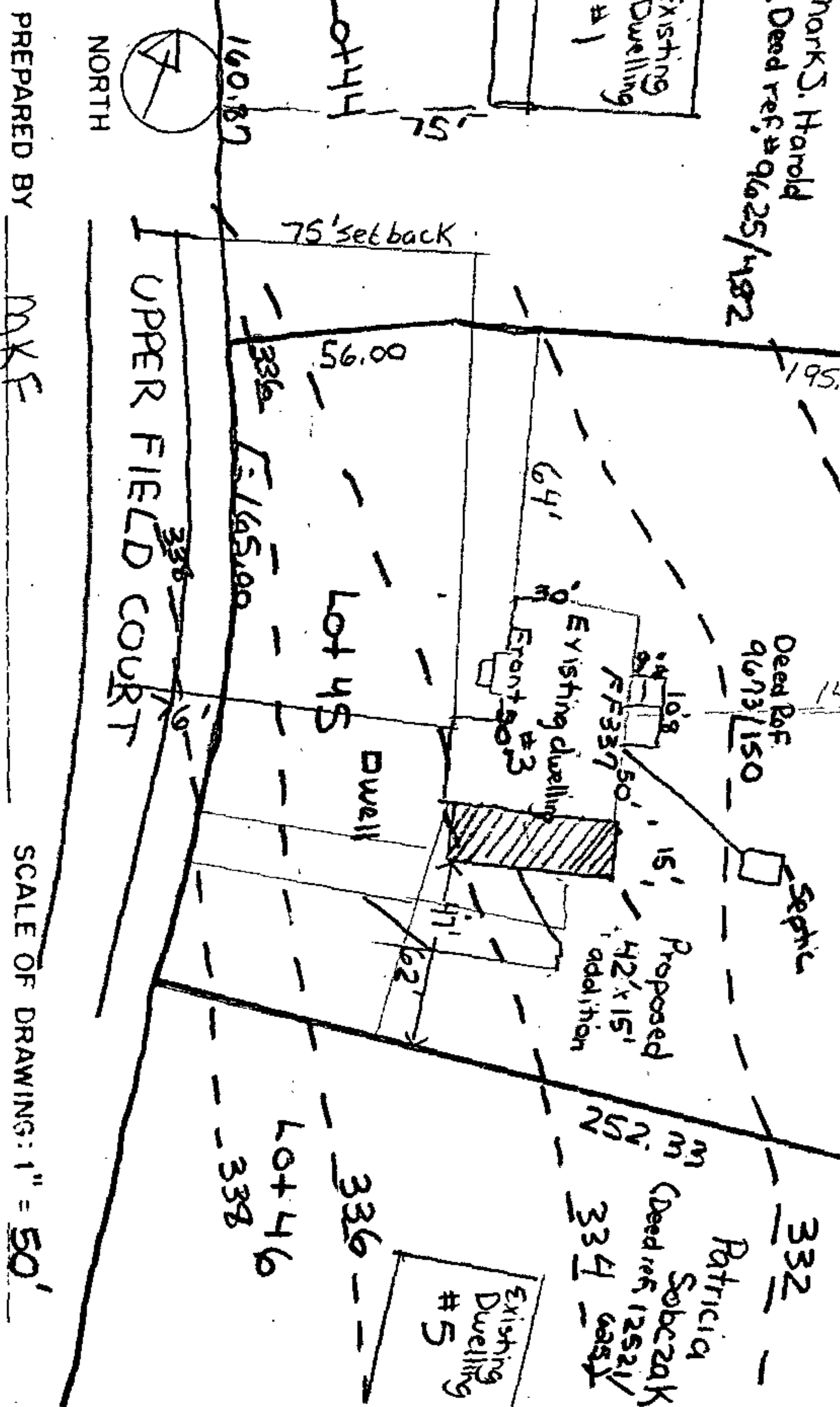
PROPERTY ADDRESS 3 Upper Field Court

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

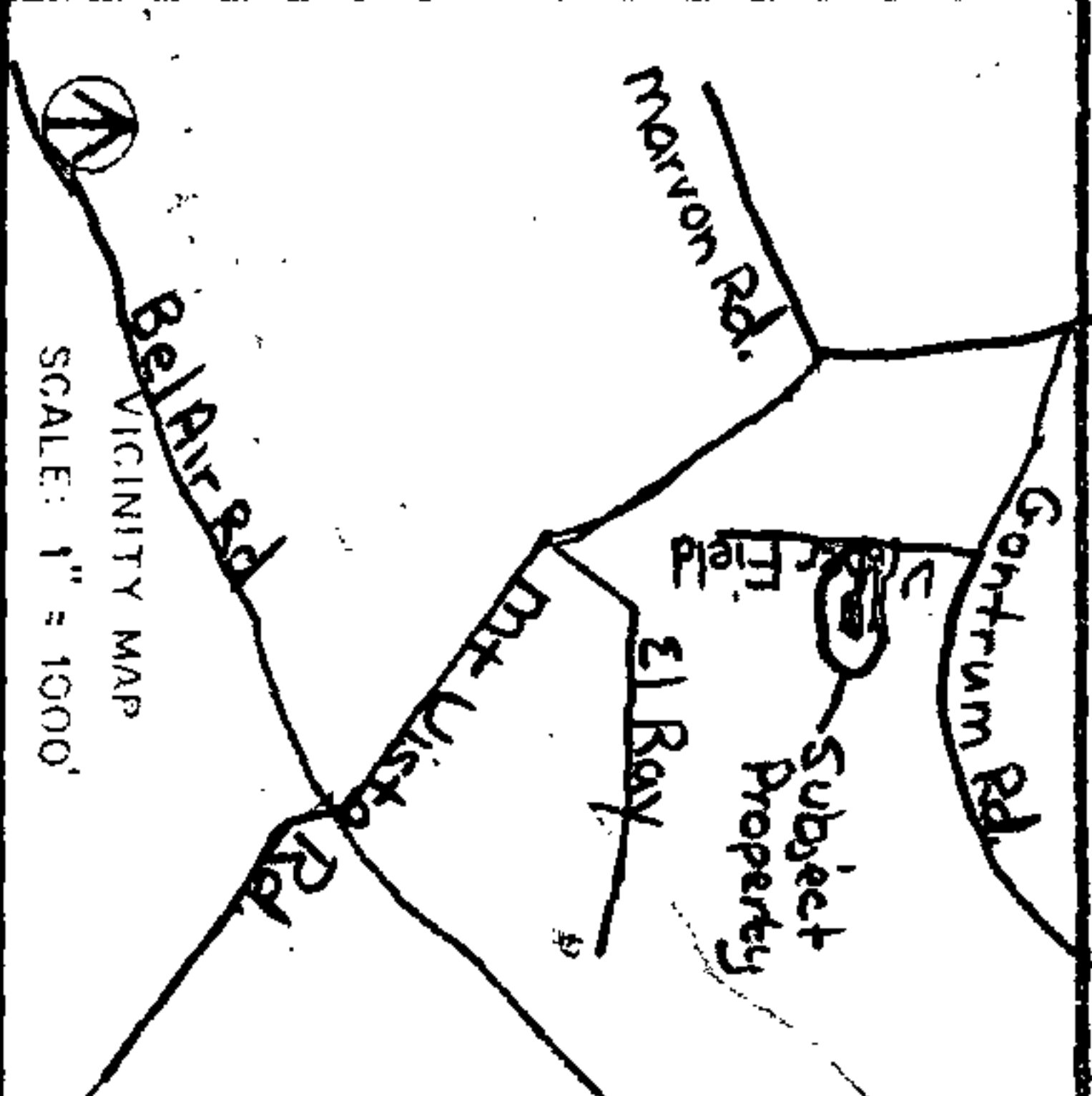
SUBDIVISION NAME Batter Brook Farms

PLAT BOOK # 566 FOLIO # 036 LOT # 45 SECTION # 2

OWNER Mark Finn and Mary Finn



PREPARED BY DKF SCALE OF DRAWING: 1" = 50'



LOCATION INFORMATION

ELECTION DISTRICT 11

COUNCILMANIC DISTRICT 3

1" = 200' SCALE MAP # 063C1

ZONING RC5

LOT SIZE 1.12 ACRES 48787.2 SQUARE FEET

SEWER ☐ PUBLIC ☐ PRIVATE ☒

WATER ☐ ☒

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY / BUILDING ☐ ☒

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY

REVIEWED BY DT ITEM # 563 CASE # 01-563-A



