

IN RE: PETITION FOR ADMIN. VARIANCE
S side Brian Daniel Court, 439 feet W
of c/l Westminster Pike
4th Election District
4th Councilmanic District
(5 Brian Daniel Court)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* BALTIMORE COUNTY

Darren and Beth Wolberg
Petitioners

* CASE NO. 07-565-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, Darren and Beth Wolberg. The variance request is for property located at 5 Brian Daniel Court. The variance request is from Section 1A03.4.B.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with a 24 foot side setback and 95 foot setback to the centerline of the street in lieu of the required 50 feet and 100 feet, respectively and to amend the latest Final Development Plan for Woodleaf, Lot 20 only. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners wish to construct additional garage space to alleviate parking and storage problems. They received permit approval for an addition to the home, but need variance approval for the additional garage space. The property is irregular in shape, with the Petitioners' home sitting at an angle on the narrowest part of the lot and close to the street. The rear of the property contains the septic reserve field, a well and a 40 foot wide drainage and utility easement. The right side and rear of the property are steeply sloped. The location for the additional garage space is accessed via the existing driveway and is on the only flat land on the property. The subject site contains 3.3 acres.

7-17-07
pg

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

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on June 27, 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 1A03.4.B.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with a 24 foot side setback and 95 foot setback to the centerline of the street in lieu of the required 50 feet and 100 feet, respectively and to amend the latest Final Development Plan for Woodleaf, Lot 20 only be and is hereby GRANTED, subject to the following:

FROM RECEIVED FOR FILED
1-17-07
PB

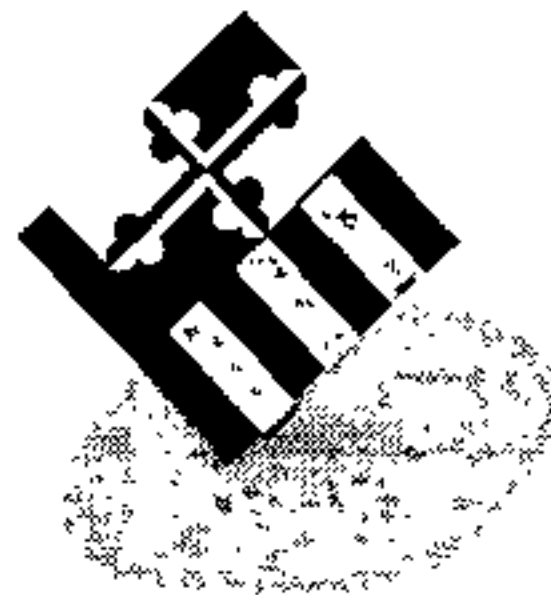
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this 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.


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILING
7-17-07
PB



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

July 17 2007

DARREN AND BETH WOLBERG
5 BRIAN DANIEL COURT
REISTERSTOWN MD 21136

Re: Petition for Administrative Variance
Case No. 07-565-A
Property: 5 Brian Daniel Court

Dear Mr. and Mrs. Wolberg:

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 black ink, appearing to read "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: James Krout, 136 Keller Avenue, Lancaster PA 17601



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 5 Brian Daniel Ct, Reisterstown
which is presently zoned R.C. 4

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) 1A03.4B.4. (BCZR-1988)

To permit an addition with a 24-foot side setback and 95-foot setback to the centerline of the street in lieu of the required 50-feet and 100-feet, respectively and to amend the latest F.D.P. for "Woodleaf", Lot #20.

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

City

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Danah Wolberg

Name - Type or Print

Signature

Beth Wolberg

Name - Type or Print

B Wolberg

Signature

5 Brian Daniel Ct

4105172556

Address

Telephone No.

Reisterstown, MD

21136

State

Zip Code

Representative to be Contacted:

James Krout

Name

136 Keller Ave

717-587-2969

Address

Telephone No.

Lancaster

PA

17601

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.

07-565-A

Reviewed By

D.T.

Date

6/19/07

REV 9/15/98

Estimated Posting Date

7/1/07

JOHN RECEIVED FOR FILING

7-17-07

PD

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 5 Brian Daniel Ct.
Address
Reisterstown, MD 21136
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):

SEE ATTACHED

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.

[Signature]
Signature
DARREN WOLBERG
Name - Type or Print

[Signature]
Signature
Beth Wolberg
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23rd day of May, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Darren Wolberg & Beth Wolberg
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

5/23/2007
Date

[Signature]
Notary Public

My Commission Expires December 22, 2010

REV 09/15/98



07-565-A

May 22, 2007

Administrative Variance Request

I have been living in my house now for almost nine years with my wife and three sons. As my family has grown and my children gotten older, I find that I am now in a situation that requires more space for living, storage and parking. This is now compounded by the possibility of my mother moving in to live with us. I have already received permit approval for an addition to my house, but need to seek approval for a variance to build additional garage space. I am proposing to add this additional garage space to alleviate the parking and storage problems we currently face.

I greatly appreciate the rural and historical character of the Reisterstown area and I do not wish to move to another location. It would be incredibly difficult to find anything that comes close to all of the surrounding features and amenities of my current location. The area in which I live, once quite rural, has experienced tremendous growth in the past few years. Yet the zoning and setbacks have, for much of the area, remained as though the area is still rural; remained as though houses would not have a need for additional room.

My property is approximately 3.3 acres, set out as a modified pie-shaped lot where the house is positioned on the narrowest portion of the lot (See Survey Diagram #1). The majority of the lot is wooded and the house is situated towards the front of the property, at the top of a steep ridge sloping downward from front to back at a severe angle (See Elevation Survey Diagram #2). Additionally, there is a 40-foot wide drainage and utility easement running directly through the middle of the property (See Survey Diagram #3). All of these factors conspire to make the lot all but impossible to find any flat land upon which any modifications could be built.

We have determined, along with our architect and builder, that the most suitable spot for the extra garage space would be at the head of my current driveway (See Photo 1), since it is the only flat land on the property and would have the least impact on the adjacent property owners. There are no houses within 200 feet situated on that side of the property, and the nearest house that is on that side is located on the far side of a significant stand of

RECEIVED FOR FILED

7-17-07

RS

07-565-A

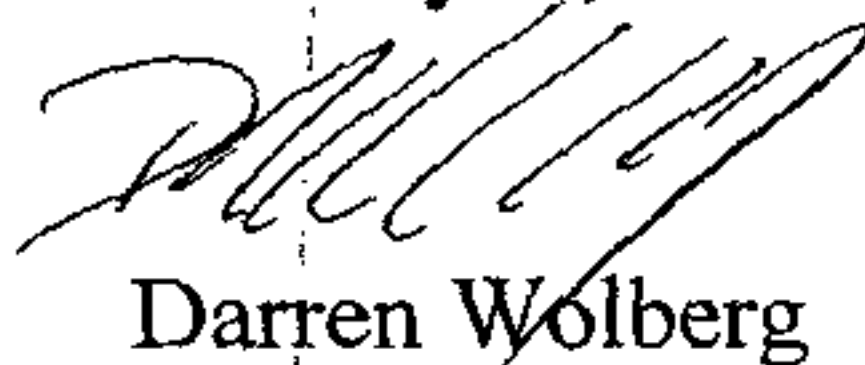
trees (See Photos 2, 3, 4 & 5). Due to the slope of the land, the proposed site would also be the most suitable to maintain the current drainage pattern for the property, a very important consideration given the steep grade of the lot.

The proposed garage space would be situated on the existing driveway area that is slightly outside the 50-foot building setback (by approximately 15 feet). The original plans for the driveway and proposed garage were submitted to Baltimore County for permit—and were approved in 2006. The driveway phase was completed in April of 2006 (See Photo 6). I can only presume that since the proposed garage was included on the original plans, which were approved, the variance that I'm now requesting is merely a formality.

With respect to the impact of slightly exceeding the building setback on the side of my property, I believe that it would be negligible since the nearest neighbor is quite a distance away from the property line. In fact, on that side of my property, the property line has all but been artificially pushed back by approximately 65 feet due to the natural stand of trees separating our two houses, and the fact that the neighbor's land which is on my side of the trees has been maintained by myself (and before me, the prior two owners of my house) since I've been living in the house (See Photos 7 & 8). Finally, prior to the original driveway construction, I had contacted my neighbors and informed them of my intention to build the driveway and garage, and have met no objections.

Given these circumstances, I am requesting an Administrative Variance and would appreciate your consideration and support.

Thank you,



Darren Wolberg

Zoning Description for **5 BRIAN DANIEL COURT**

Beginning at a point on the south side of Brian Daniel Court which has an existing 50-foot right-of-way and located 439-feet west of centerline Of Westminster Pike which has an 80-feet wide right-of-way.

Being the same property and recorded among land records of Baltimore County in Plat Book 58, Folio 63 being part of Lot #20 and being in the subdivision known as "Woodleaf" containing 3.34 acres. Also known as 5 Brian Daniel Court and located in the 4th Election District and 4th Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 29242

DATE 6/19/07 ACCOUNT 0010066150
AMOUNT \$ 115.00

RECEIVED FROM: JIM KROUT - IRONSTONE
FOR: ITEM # 565 OT-565-A
5 BRIAN DANIEL CT DITTMERSON

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

ELIGIBLES ACCT# TIME DMS
6/20/2007 6/19/2007 10:44 AM 2
NSO HSHR WALKER JIM JIE
>>RECEIPT # 519423 6/19/2007 OFIN
Dept 5 528 JIM KROUT
CR NO. 029242
Receipt Tot \$115.00
\$115.00 CR
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 06/27/07

Case Number: 07-565-A

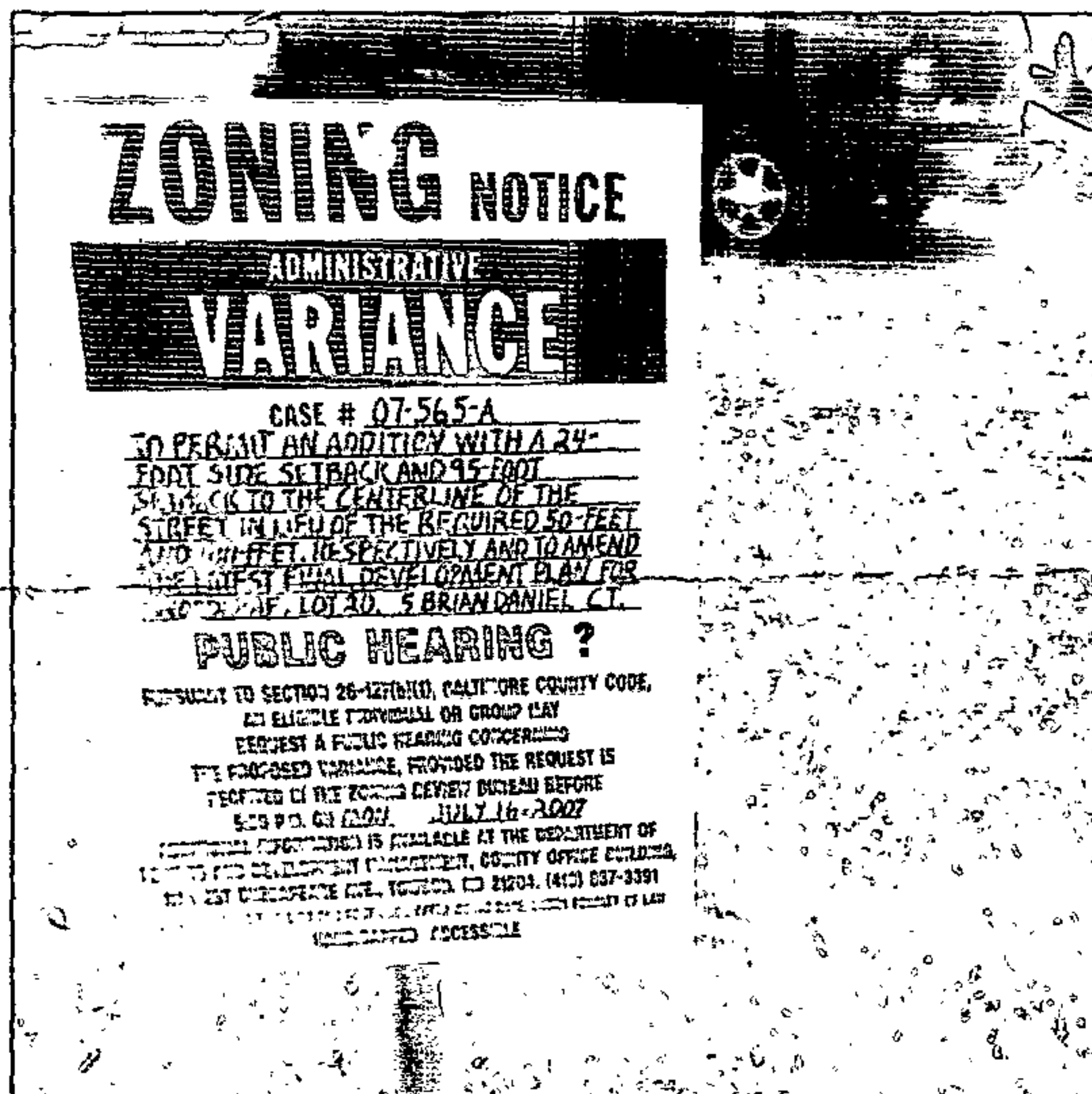
Petitioner / Developer: DARREN WOLBERG

Date of Hearing (Closing): JULY 16, 2007

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

5 BRIAN DANIEL COURT

The sign(s) were posted on: 06/27/07



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

July 16, 2007

Darren and Beth Wolberg
5 Brian Daniel Court
Reisterstown, MD 21136

Dear Mr. and Mrs. Wolberg:

RE: Case Number: 07-565-A, 5 Brian Daniel 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 19, 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
James Krout 136 Keller Avenue Lancaster 17601

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 12, 2007

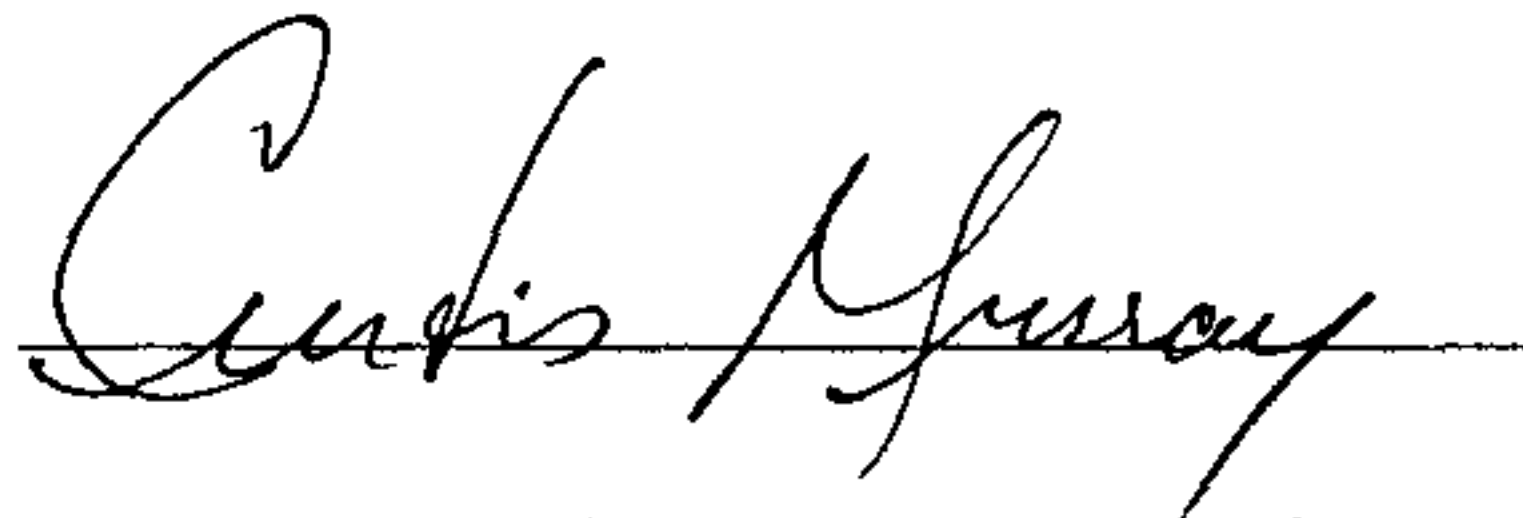
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 07-565- Administrative Variance

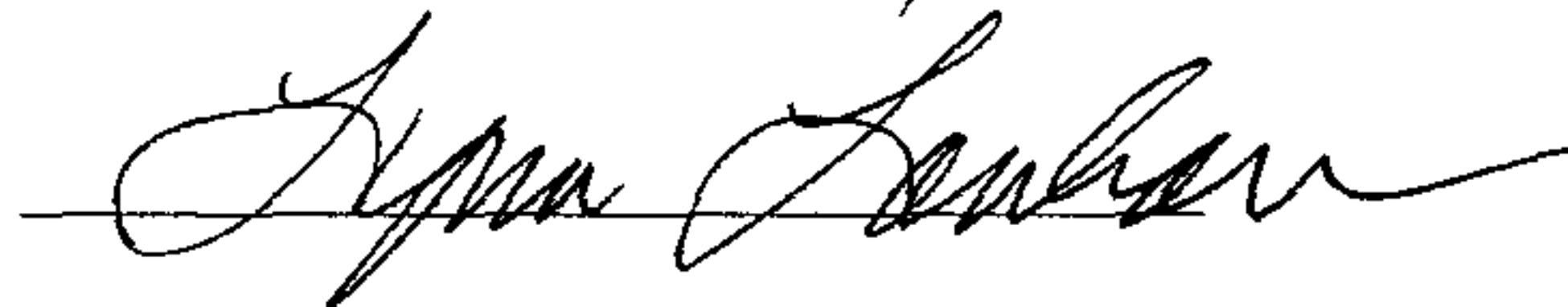
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

Prepared By:



Division Chief:



CM/LL

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 12, 2007

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

RECEIVED
JUL 16 2007

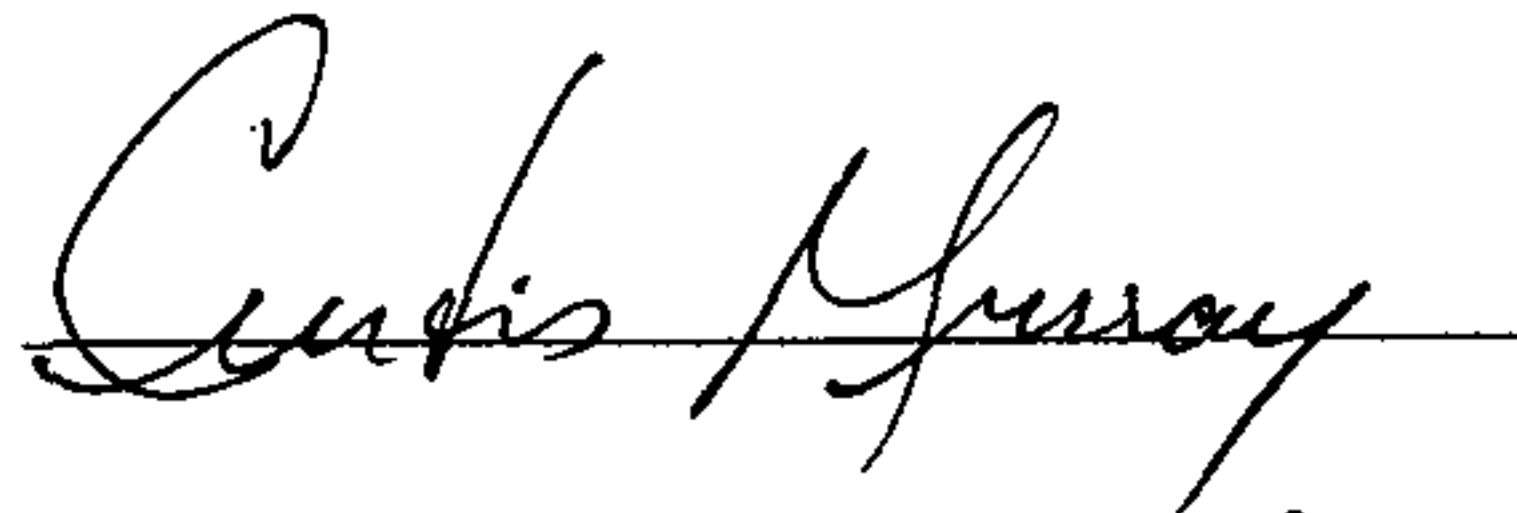
BY:

SUBJECT: Zoning Advisory Petition(s): Case(s) 07-565- Administrative Variance

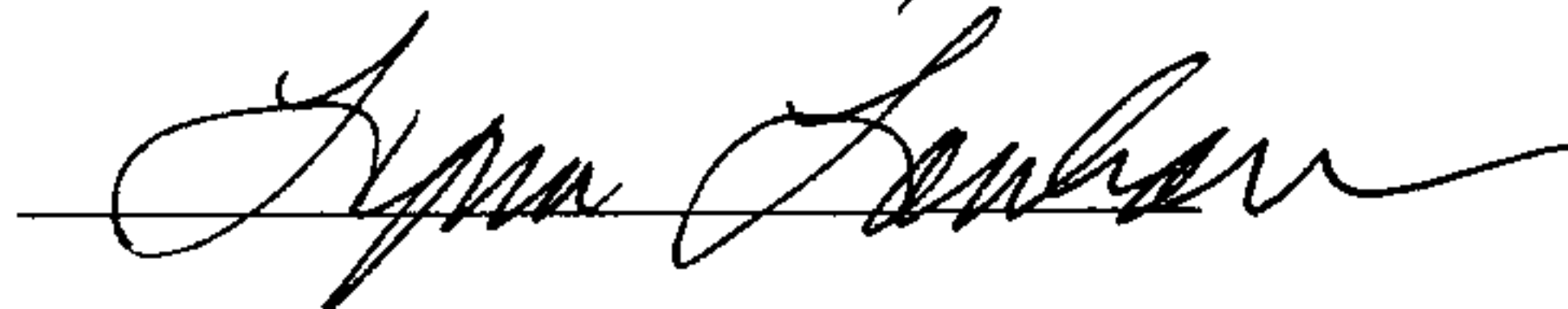
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For further questions or additional information concerning the matters stated herein, please contact Dave Green in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



CM/LL

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

FROM: Dennis A. ^{DAK}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

565
Item Number: 555 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



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. 7-566-A
5 BRAIN DANIEL COURT
WOLBERG 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. 7-566-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,

A handwritten signature in black ink, appearing to read "Michael Bailey".

For 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

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 07-565-A

Petitioner WOLBERG

Address or Location 5 BRIAN DANIEL CT.

PLEASE FORWARD ADVERTISING BILL TO

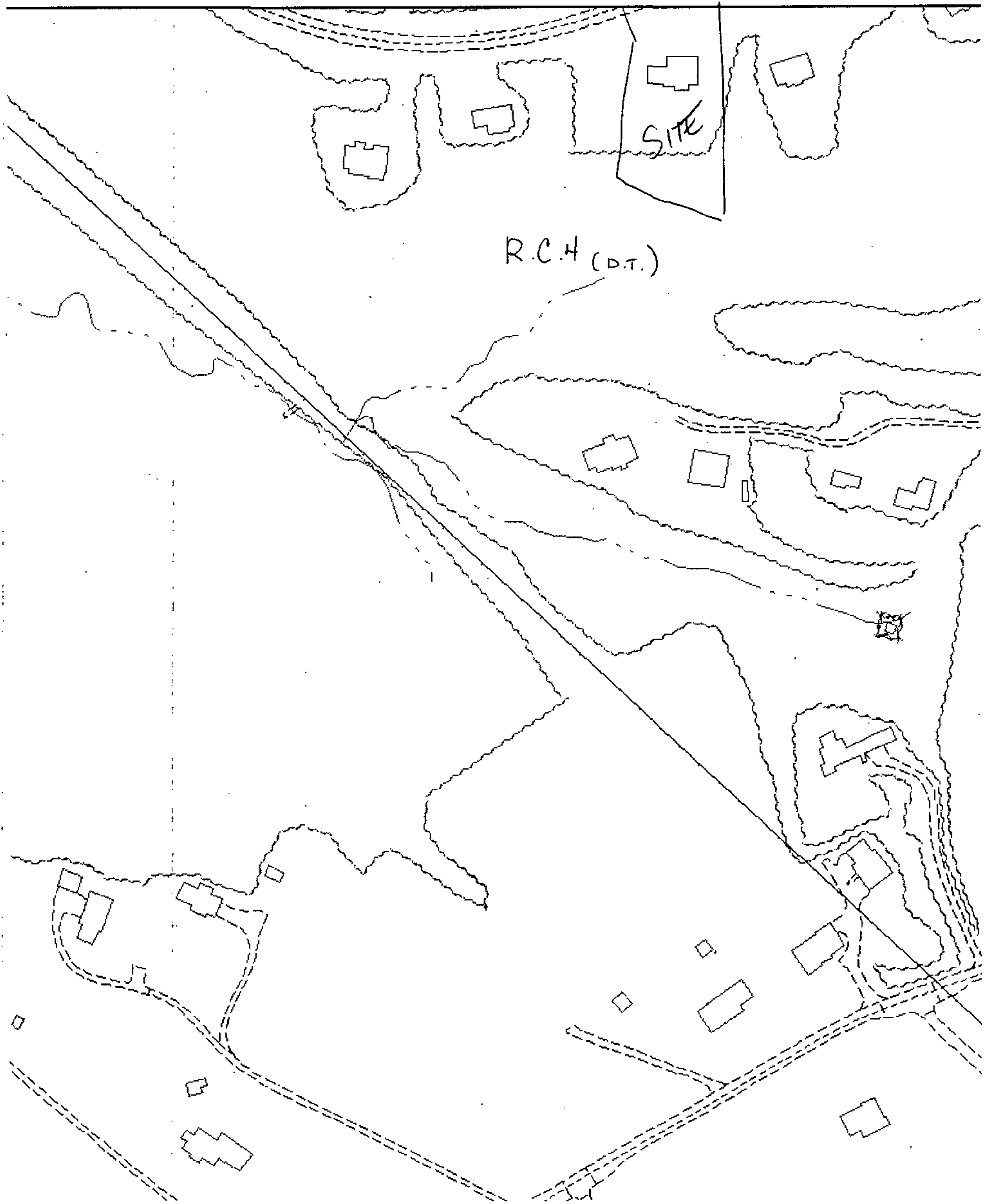
Name MR. & MRS. DANIEL WOLBERG

Address 5 BRIAN DANIEL CT.

REISTERSTOWN, MD 21136

Telephone Number 410-517-2556

048A1



07-565-A

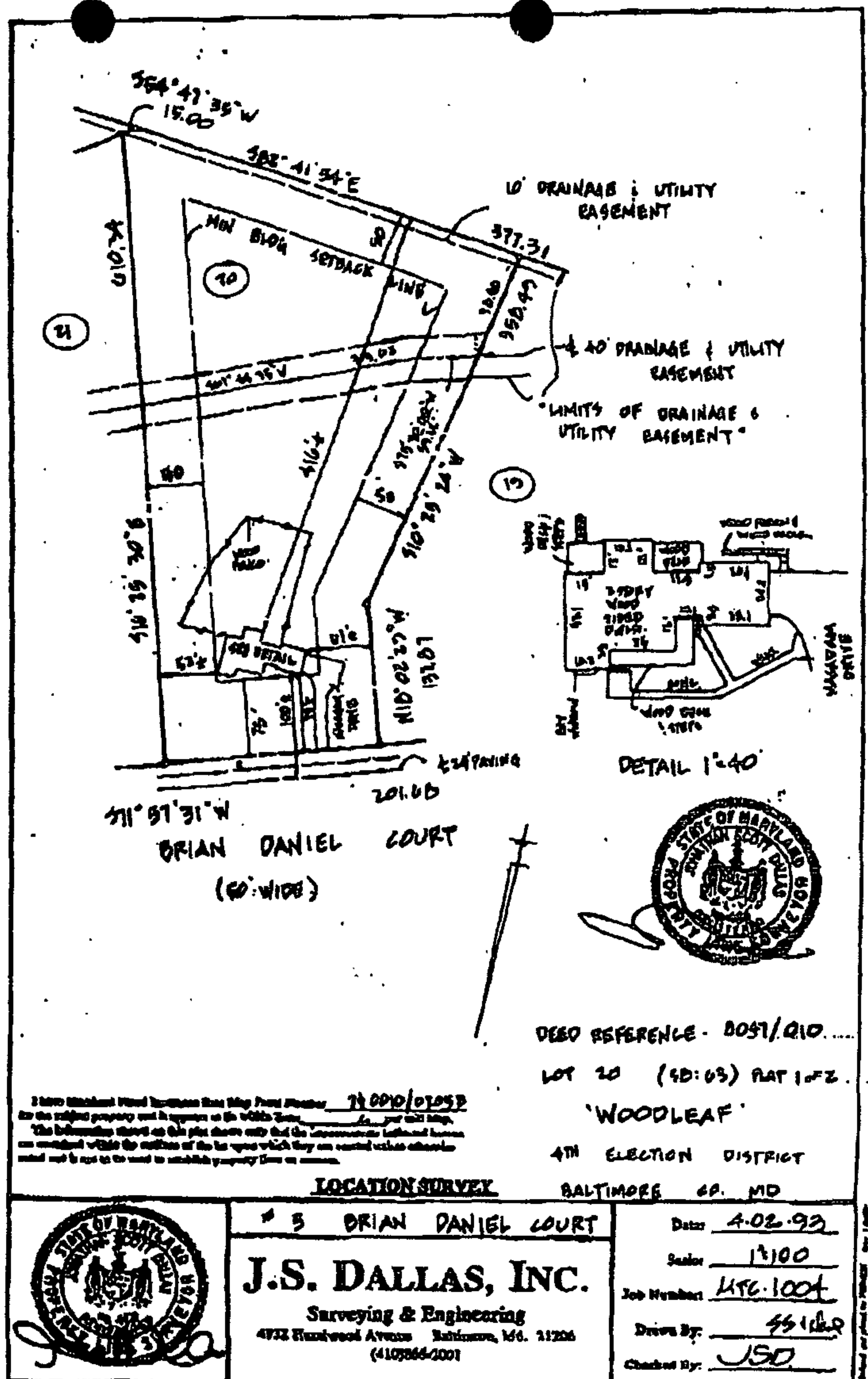


DIAGRAM 1

#5 BRIAN DANIEL COURT

4/22
To: Darren
(2 pages)

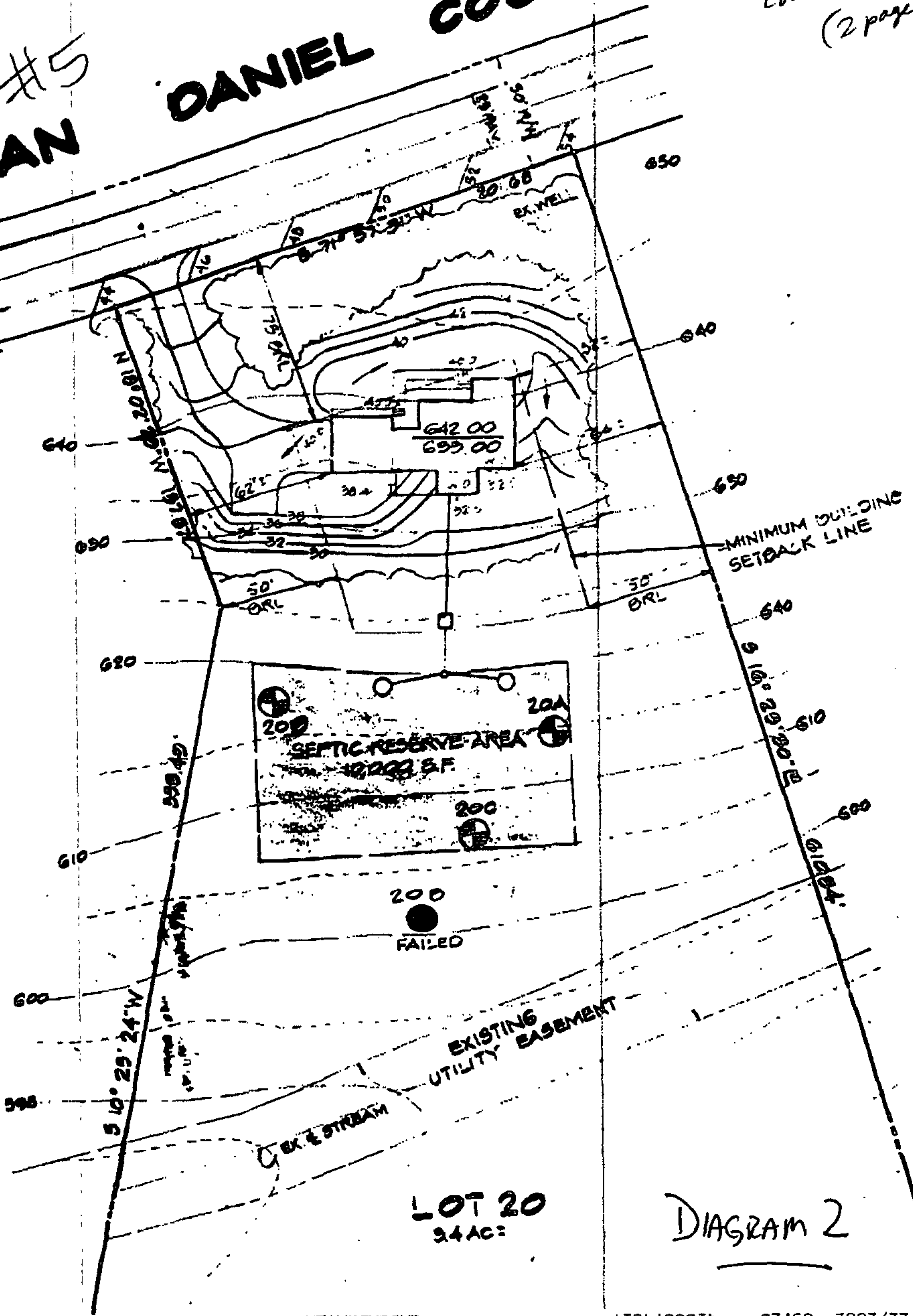


DIAGRAM 2

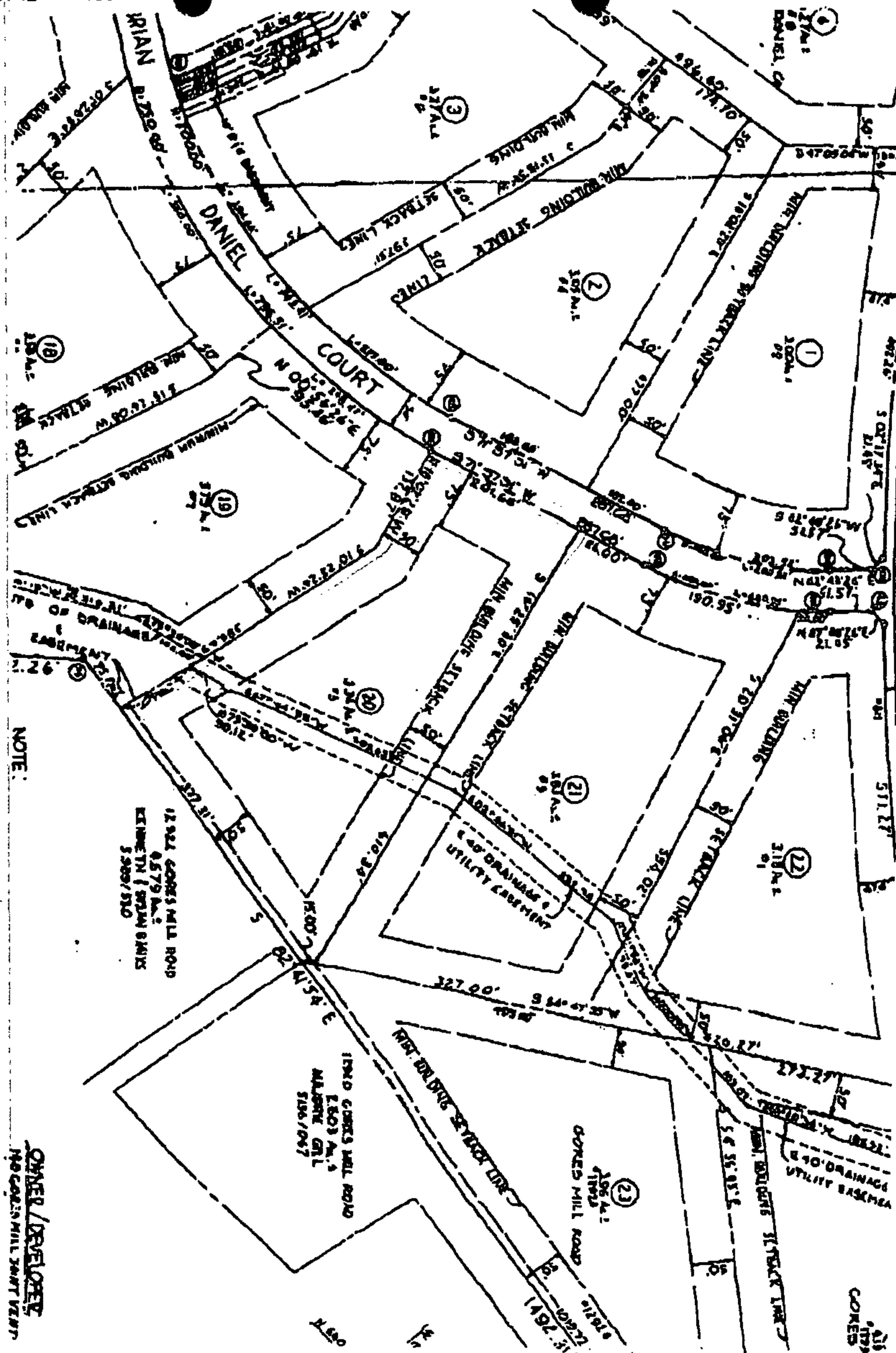
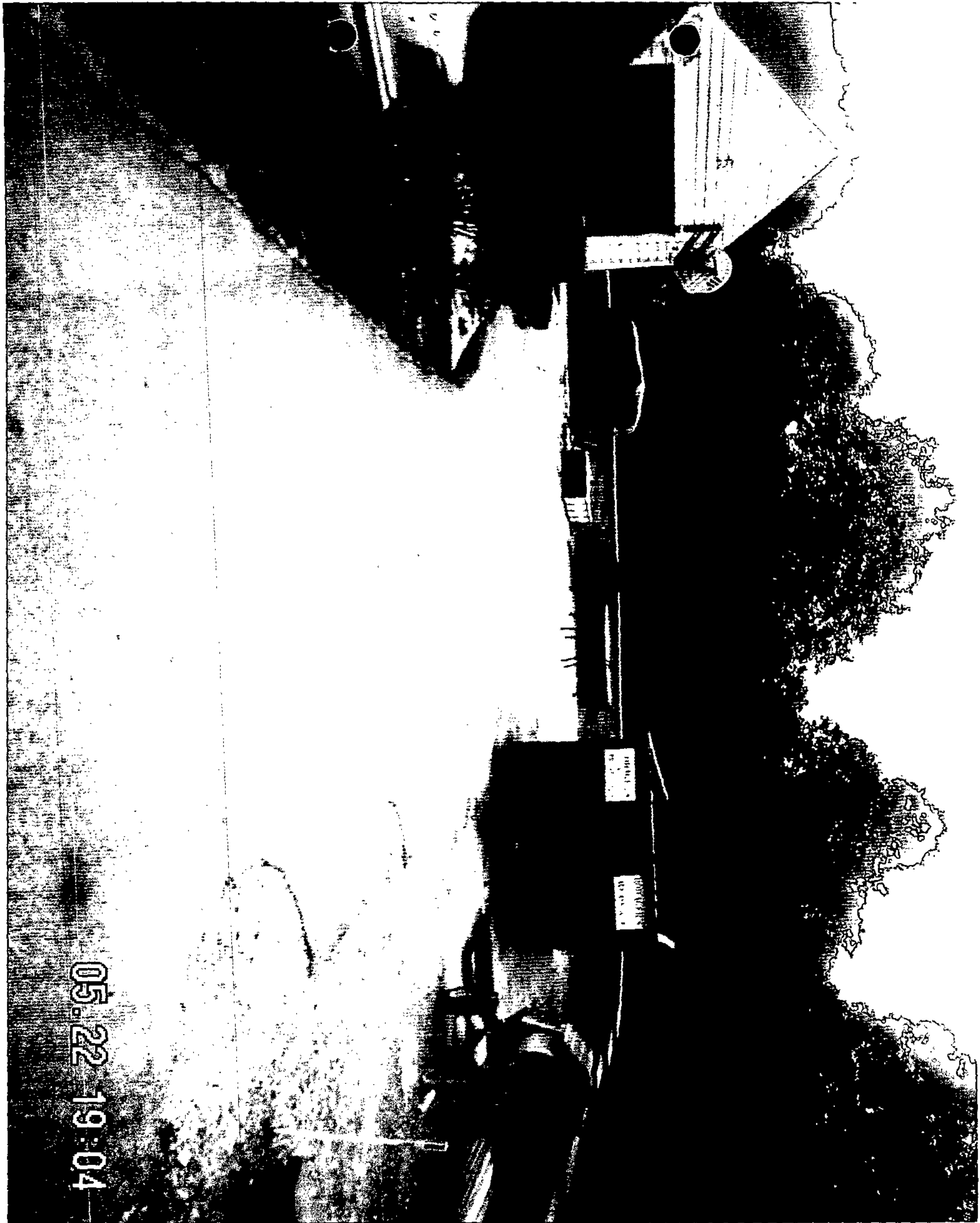


Diagram 3



05:22:19:04

PHOTO 1

CURRENT DRIVEWAY - PROPOSED SITE OF
NEW GARAGE

07-565-A



05.22 19:04

07-565-A

PHOTO 1

CURRENT DRIVEWAY - PROPOSED SITE OF
NEW GARAGE

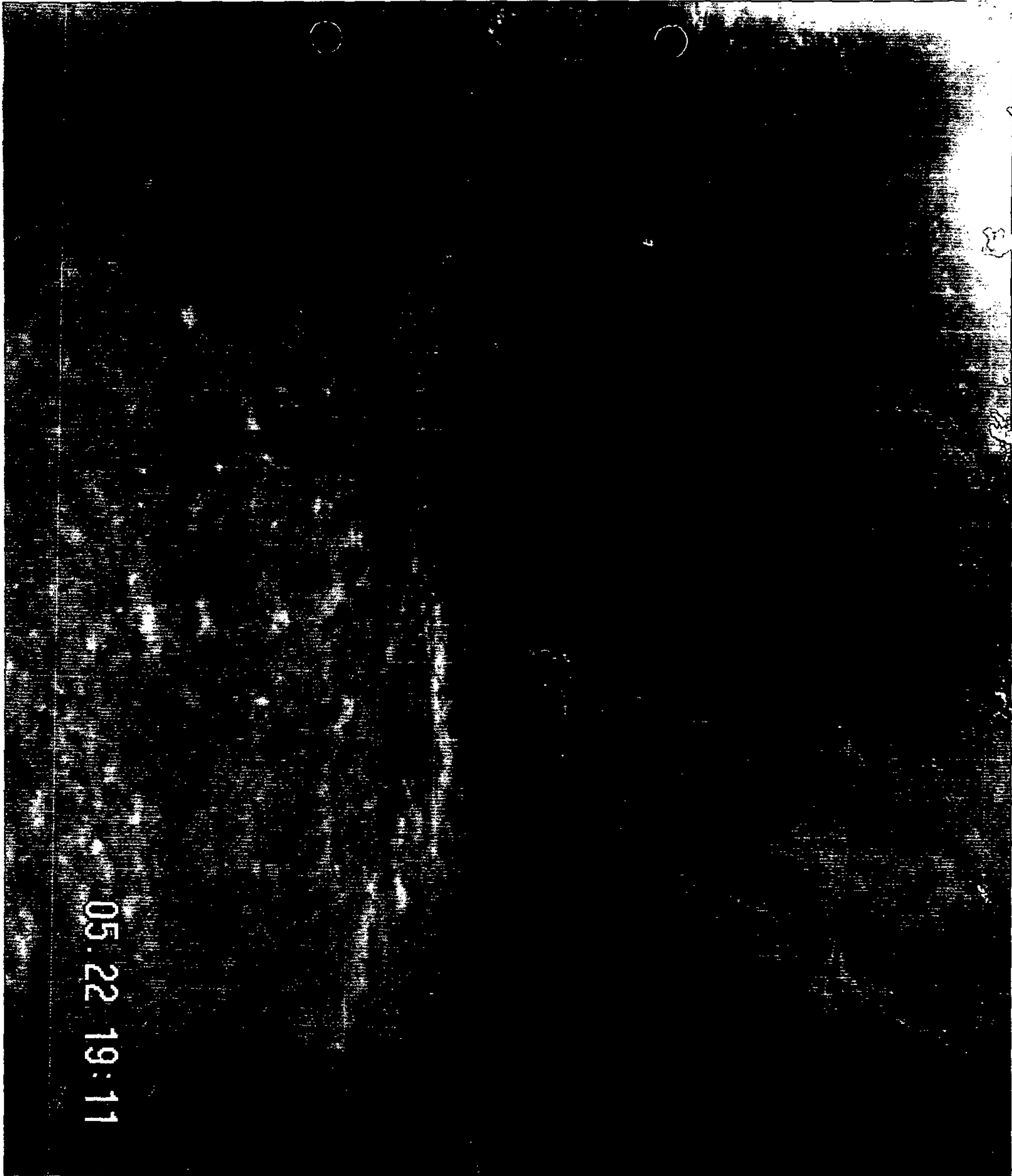


05.22 19:11

01-505-A

PHOTO 2

STEEP GRADE OF LOT



05:22 19:11

PHOTO 3

NEIGHBOR'S LAND I MAINTAIN

01-565-A

05.22.19:10

01-5165-4

PHOTO 4

STAND OF TREES SEPARATING MY
PROPERTY & MY NEIGHBOR'S PROPERTY

05:22 19:12

07-565-A

PHOTO 5

DISTANCE TO NEAREST NEIGHBOR
(SEE FAR RIGHT)

05.22 19:09

07-525-A



PHOTO 6

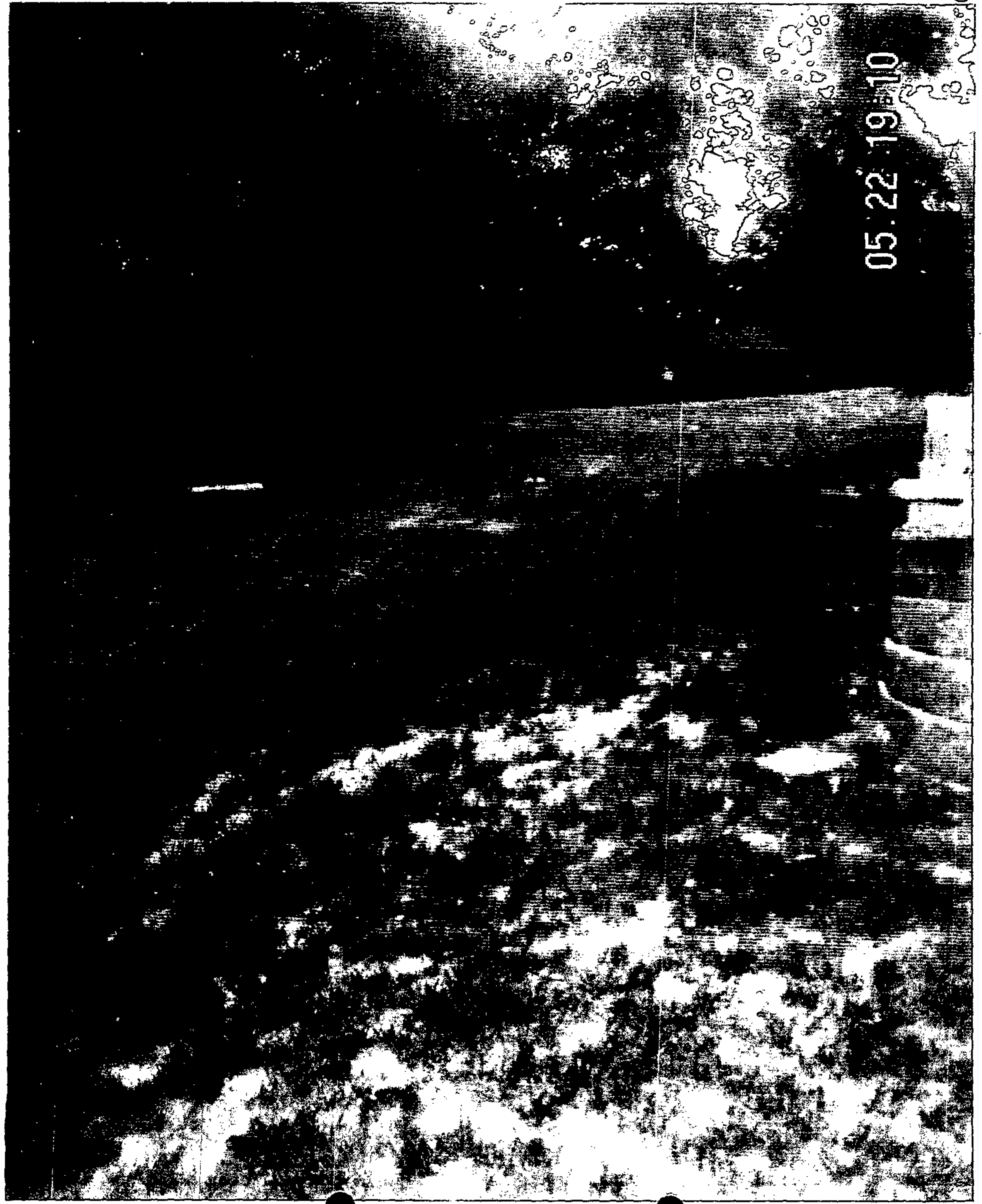
STEEP GRADE: LOOKING AT
DRIVEWAY FROM BACK YARD

LITTLE IMPACT TO NEIGHBORHOOD
TO TRACES SEPARATING FROM HOUSES

PHOTO 7

05:22:19:10

07-56A





Your Edge in Real Estate

Zestimate/sq ft \$0 \$100 \$200 \$300 \$400 \$500 \$600 \$700



About Zestimate™ values and accuracy - © 2007 NAVTEQ | © 2007 GlobeXplorer and Suppliers | © 2007 ProxiX

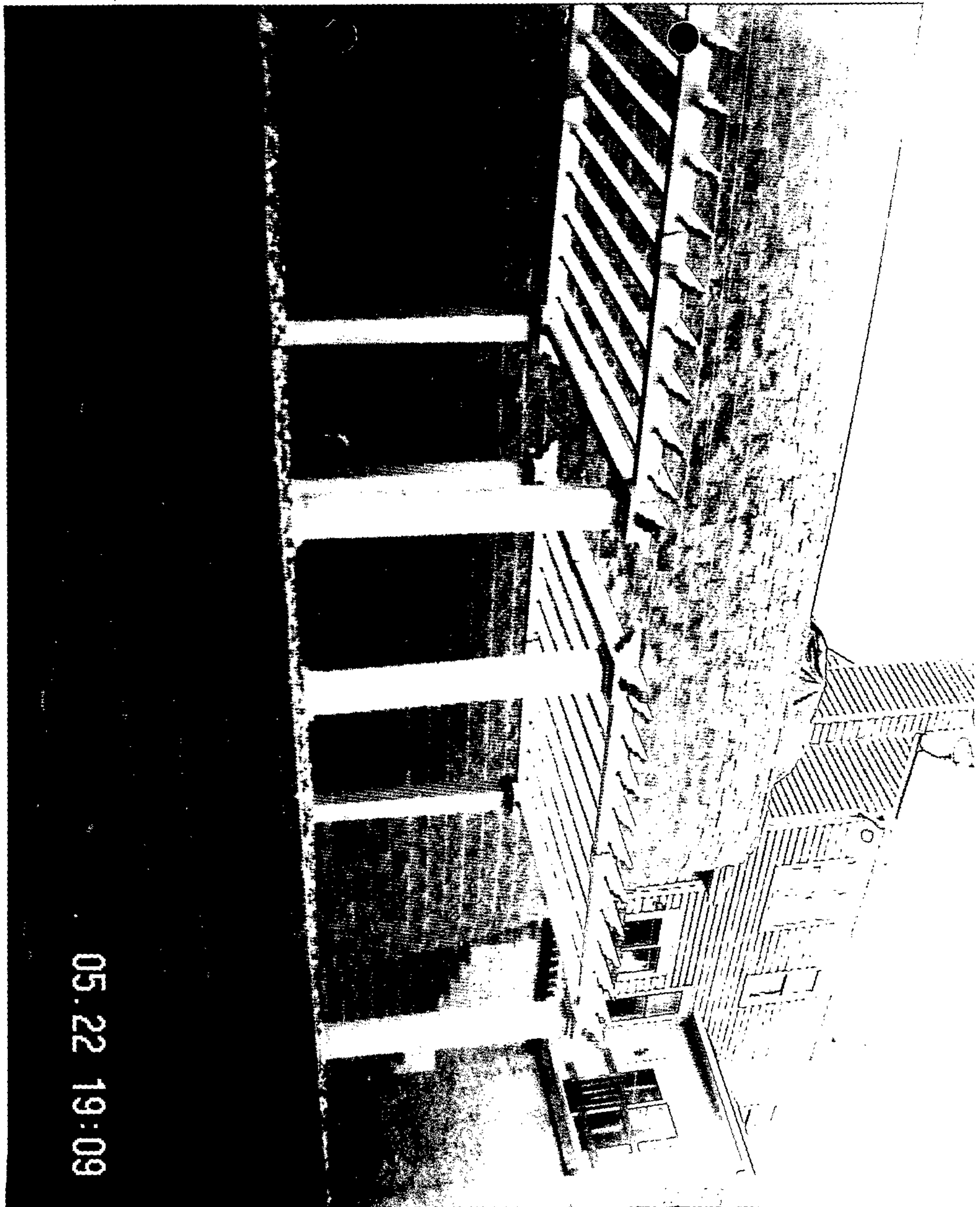


<http://www.zillow.com/search/Search.htm?addstrthood=5+brian+daniel+court&citystatezip=21136&GOButton=%3CSPAN%...> 05/23/2007

PHOTO 3

RELATIVE DISTANCE BETWEEN HOME'S
IN MY COMMUNITY.

01-5765-A



05.22 19:09

09-565-A

PHOTO 6

STEEP GRADE: LOOKING AT
DRIVEWAY FROM BACK YARD



Zestimate/sq ft
 \$0 \$100 \$200 \$300 \$400 \$500 \$600 \$700



About Zestimate™ values and accuracy - © 2007 NAVTEQ | © 2007 GlobeXplorer and Suppliers | © 2007 ProxiX



RELATIVE DISTANCE BETWEEN NAMES
IN MY COMMUNITY.

PHOTO 3

07-565-A

ADMINISTRATIVE

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

ADMINISTRATIVE

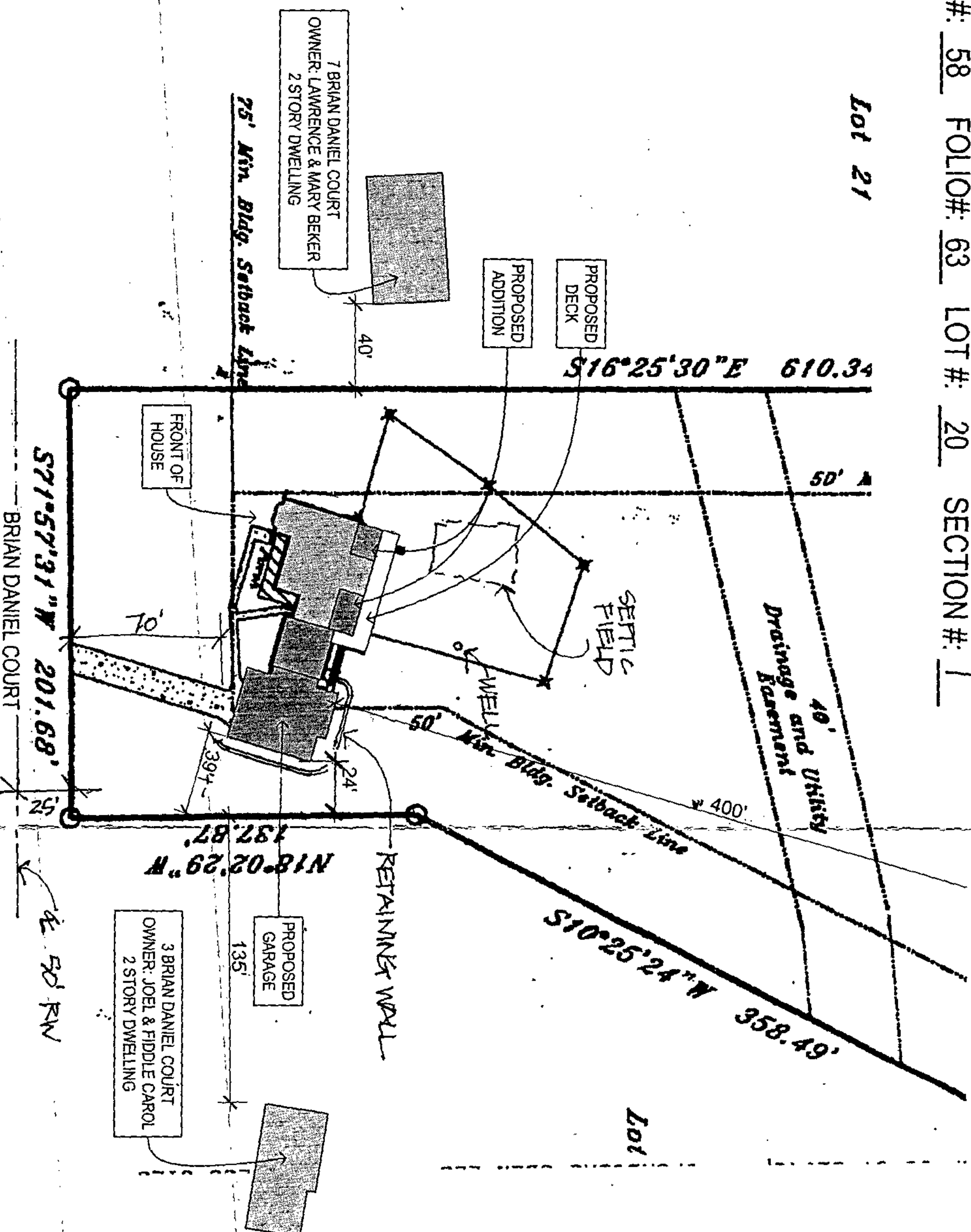
PROPERTY ADDRESS: 5 Brian Daniel Court

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

SUBDIVISION NAME: WOOD LEAF

PLAT BOOK #: 58 FOLIO#: 63 LOT #: 20 SECTION #: 1

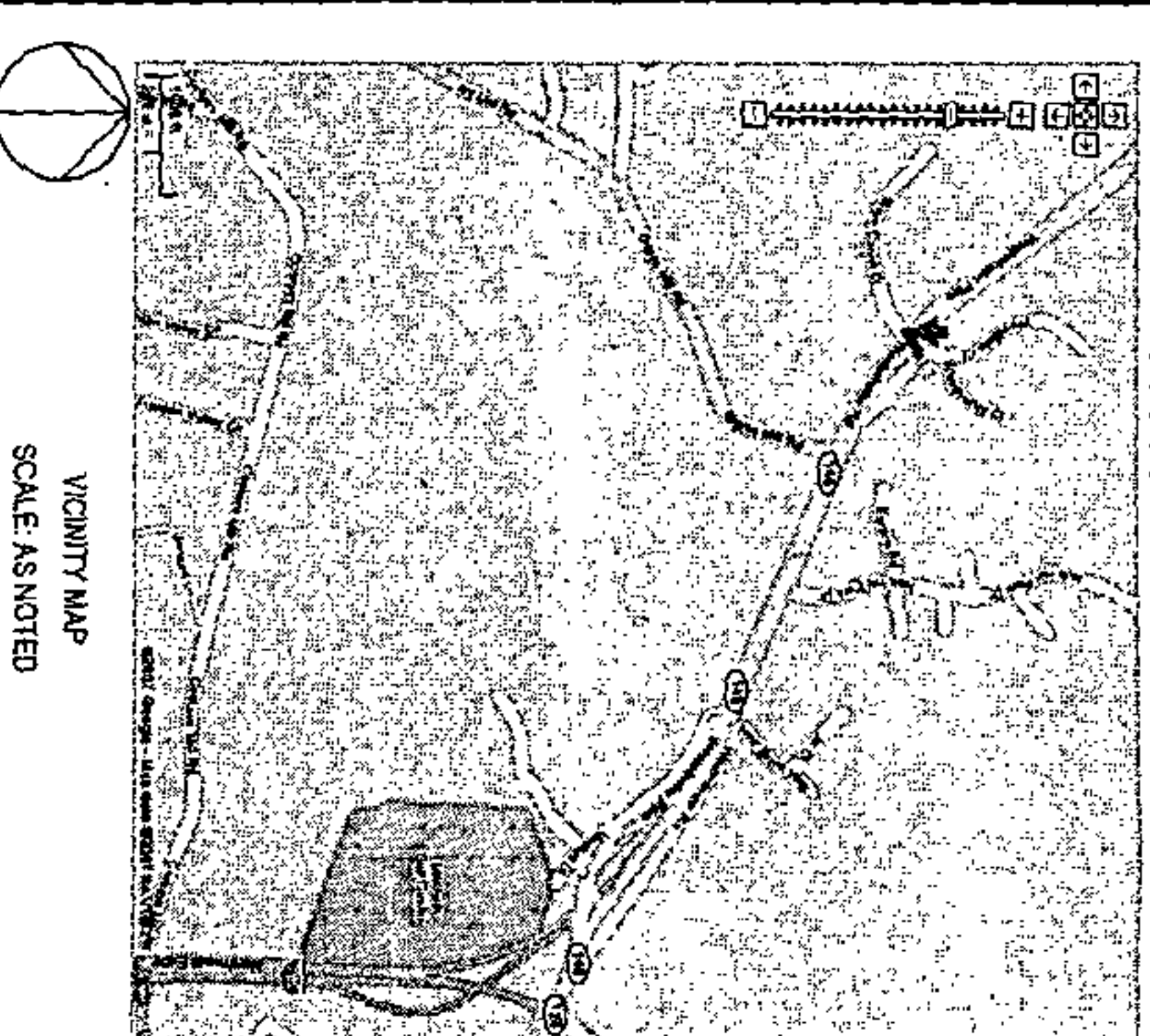
OWNER:



NORTH

PREPARED BY: Joseph P. Brandli

SCALE OF DRAWING: 1" = 60'-0"



LOCATION INFORMATION

ELECTION DISTRICT: 4th

COUNCILMANIC DISTRICT: 4th

1"=200' SCALE MAP#: 048A1

ZONING: RC4

LOT SIZE: 3.3

ACREAGE 144.00
SQUARE FEET

PUBLIC ☐ PRIVATE ☒

SEWER ☐

WATER ☒

YES ☐ NO ☒

CHESAPEAKE BAY

YES ☐ NO ☒

CRITICAL AREA

YES ☐ NO ☒

100 YEAR FLOOD PLAIN

YES ☐ NO ☒

HISTORIC PROPERTY/

BUILDING ☐ YES ☒

PRIOR ZONING HEARING: NONE

ZONING OFFICE USE ONLY

REVIEWED BY ITEM# CASE#

DT

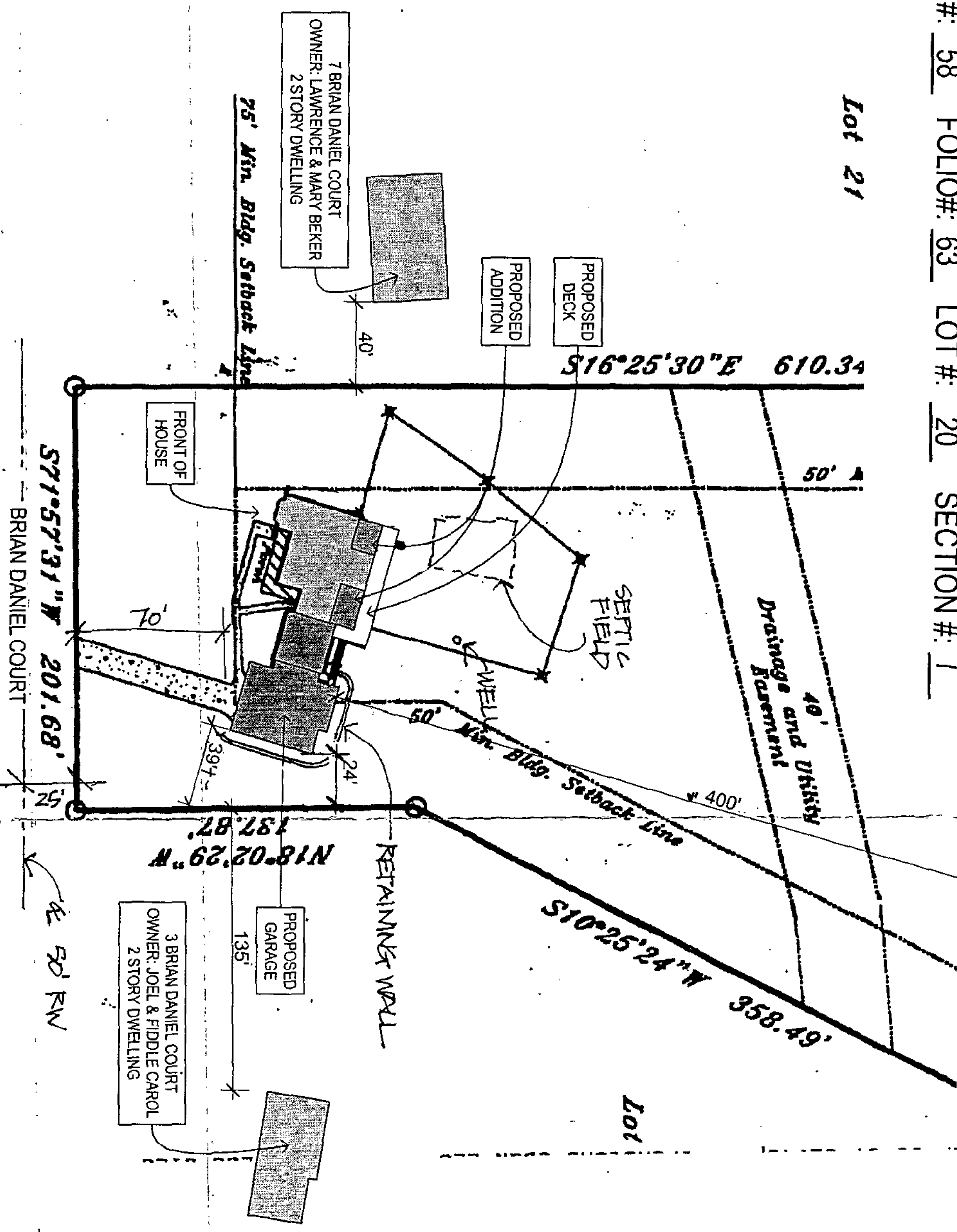
565

01-565-A

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

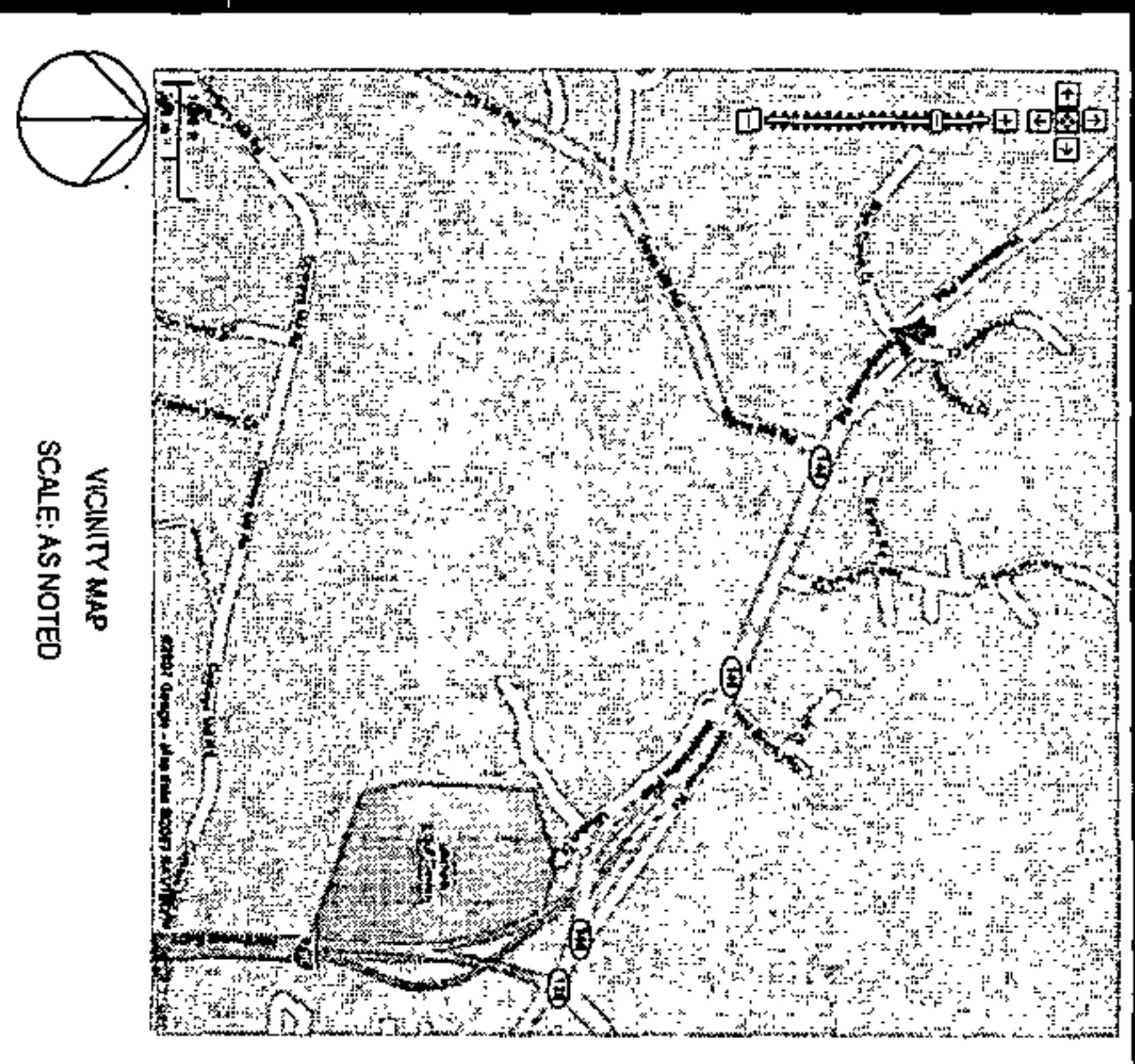
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

PROPERTY ADDRESS: 5 Brian Daniel Court
SUBDIVISION NAME: WOOD LEAF
PLAT BOOK #: 58 FOLIO#: 63 LOT #: 20 SECTION #: 1
OWNER:



NORTH
PREPARED BY: Joseph P. Brandli

SCALE OF DRAWING: 1" = 60'-0"



LOCATION INFORMATION

ELECTION DISTRICT: 4th
COUNCILMANIC DISTRICT: 4th
1"=200' SCALE MAP#: 048A1
ZONING: RC4
LOT SIZE: 3.3 ACRES 144.00 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# 565 CASE# 07-565-4

ADMINISTRATIVE ☒ VARIANCE ☐ SPECIAL HEARING

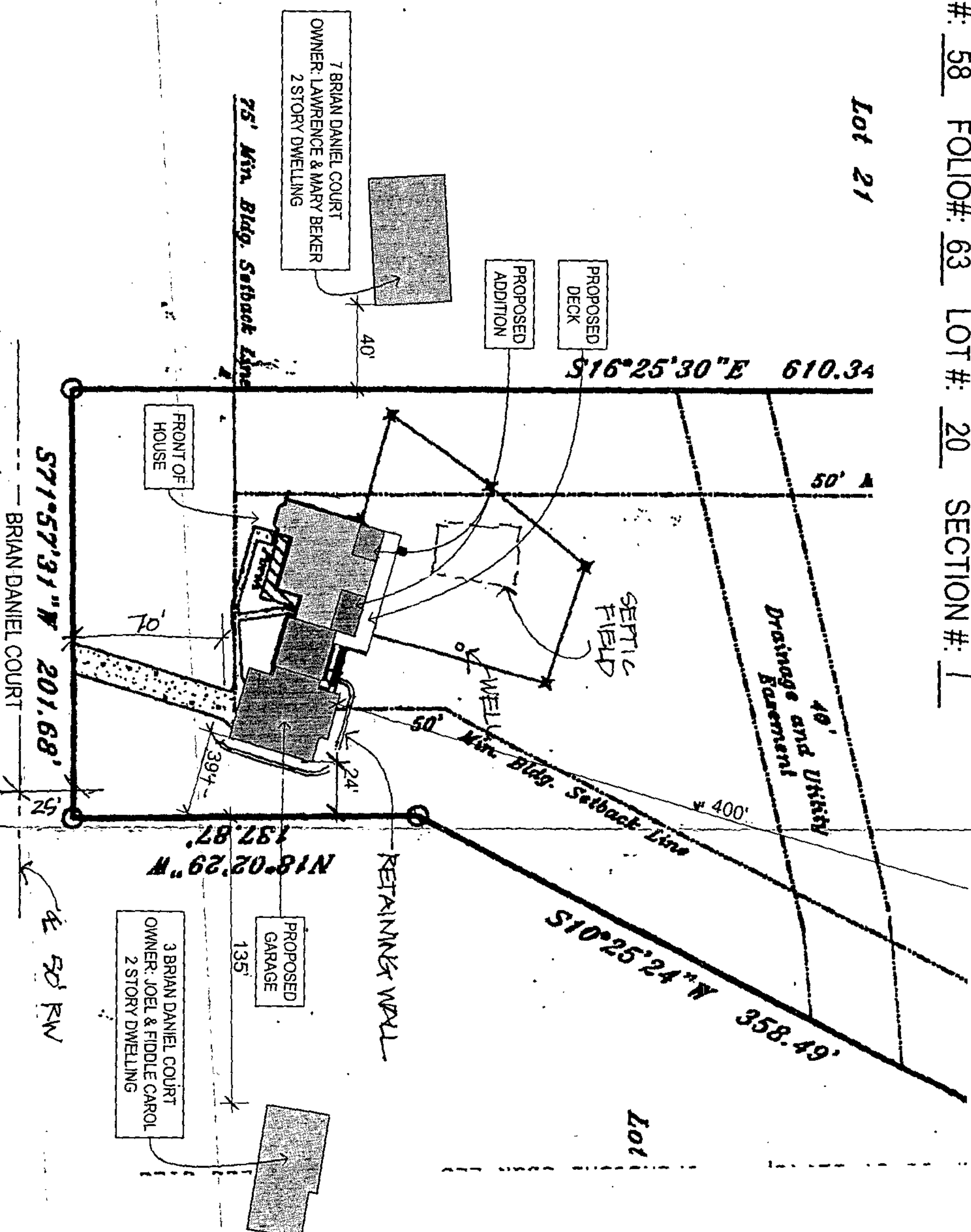
PROPERTY ADDRESS: 5 Brian Daniel Court

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

SUBDIVISION NAME: WOOD LEAF

PLAT BOOK #: 58 FOLIO#: 63 LOT #: 20 SECTION #: 1

OWNER:

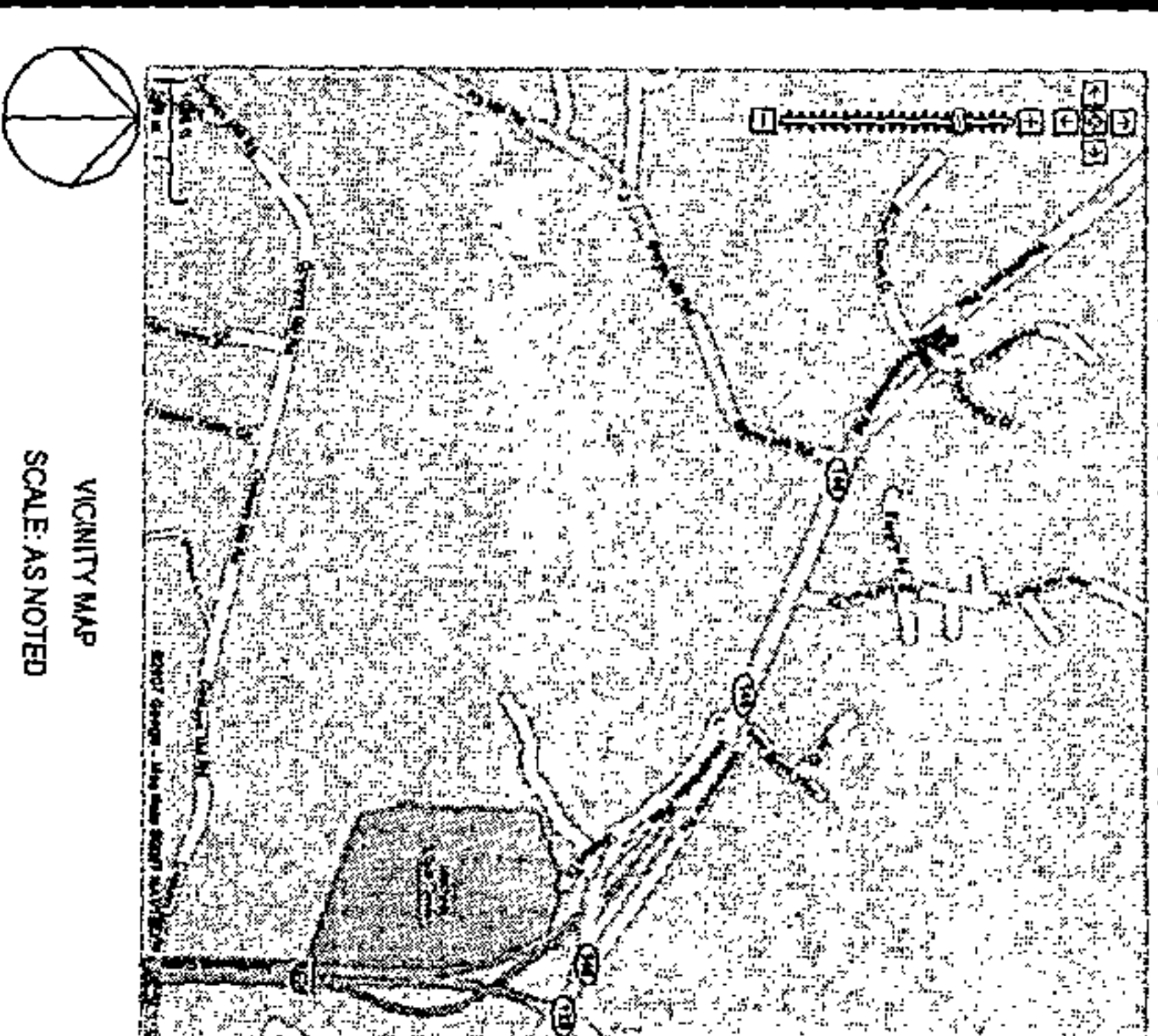


NORTH



PREPARED BY: Joseph P. Brandli

SCALE OF DRAWING: 1" = 60'-0"



LOCATION INFORMATION

ELECTION DISTRICT: 4th

COUNCILMANIC DISTRICT: 4th

1"=200' SCALE MAP#: 048A1

ZONING: RC4

LOT SIZE: 3.3

ACREAGE 144.00
SQUARE FEET

PUBLIC ☐ PRIVATE ☒

SEWER ☐

WATER ☒

YES ☐ NO ☒

CHESAPEAKE BAY
CRITICAL AREA

YES ☐ NO ☒

100 YEAR FLOOD PLAIN

☐ ☒

HISTORIC PROPERTY/
BUILDING

☐ ☒

PRIOR ZONING HEARING: NONE

ZONING OFFICE USE ONLY

REVIEWED BY ITEM# CASE#

DT

565

01-S65A