

IN RE: PETITION FOR ADMIN. VARIANCE
N side Lagan Court, 175 feet N of c/l
Torpoint Road
11th Election District
5th Councilmanic District
(8 Lagan Court)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* BALTIMORE COUNTY

Kenneth C. and Barbara A. Beckman
Petitioners

* CASE NO. 07-576-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, Kenneth C. and Barbara A. Beckman. The variance request is for property located at 8 Lagan Court. The variance request is from Section 1B02.3.A.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition (sunroom) with a 26 foot rear setback in lieu of the required 30 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners wish to construct a patio room at the rear of their home. Their property is a modified pie-shape with a street frontage lot width of 40 feet, an east property line length of 86 feet, a west property line length of 104 feet, and rear property line length of 120 feet. As shown on the site plan, this is the only location where the sunroom can be constructed.

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 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

RECEIVED FOR FILING

7-23-07

pp

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 23rd day of July, 2007 that a variance from Section 1B02.3.A.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition (sunroom) with a 26 foot rear setback in lieu of the required 30 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.


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

July 23, 2007

KENNETH C. AND BARBARA A. BECKMAN
8 LAGAN COURT
BALTIMORE MD 21236

Re: Petition for Administrative Variance
Case No. 07-576-A
Property: 8 Lagan Court

Dear Mr. and Mrs. Beckman:

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 "Th. H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Bob Whitmer, 7110 Golden Ring Road, Baltimore MD 21221

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 8 Lagan ct.
Address
Baltimore MD 21236
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):

We would like to build a patio room on the rear of our house. Our problem is the shape and size of our lot. We are located on a court, This causes our lot to be irregular in shape with a front property line length of 40', connecting to a east side property line with the length of 86', opposite to the west side property line of 104' both connecting to a rear property line with a total length of 120'. The rear property line doesn't not run parallel with our home, This causes our house to be sitting on a skew resulting in the closest distance from the proposed sunroom to the rear property line to be only 26', Being this is the only location *KA* we can build the patio room we are asking for a rear yard setback of 25' in lieu of the required 30'.

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.

Kenneth C Beckman
Signature

Kenneth C. Beckman
Name - Type or Print

Barbara A Beckman
Signature

Barbara A. Beckman
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

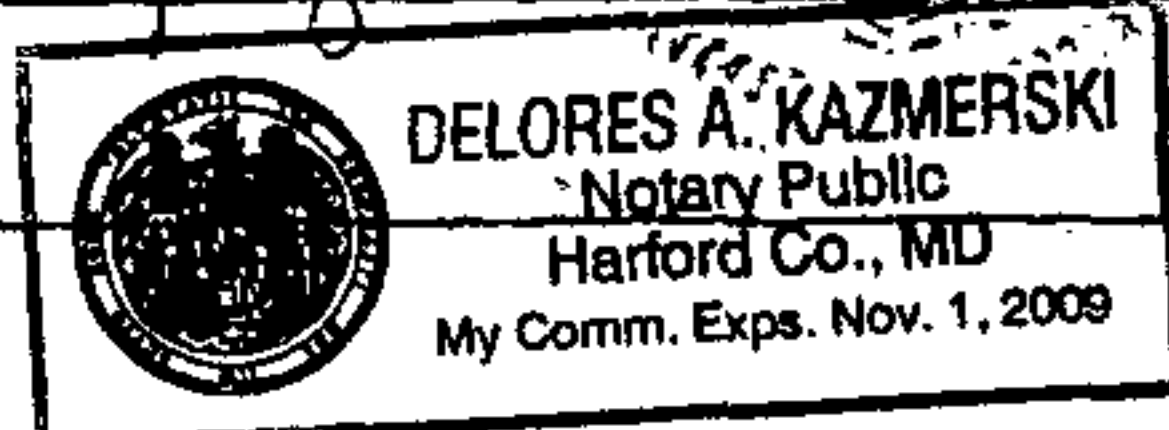
I HEREBY CERTIFY, this 10 day of June, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Kenneth C & Barbara A. Beckman
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Delores A. Kazmerski
Notary Public

My Commission Expires





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 8 Lagan Ct.
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)

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):

Kenneth C. Beckman

Name - Type or Print

Signature

Barbara A. Beckman

Name - Type or Print

Signature

8 Lagan Ct.

(410) 256-1605

Address

Telephone No.

Baltimore

MD

21236

City

State

Zip Code

Representative to be Contacted:

Bob Whitmer

Name

7110 Golden Ring Road

410-780-0062

Address

Telephone No.

Baltimore

MD

21221

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 11 day of June, 2007, 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.

07-576-A

Reviewed By

D.T.

Date

6/22/07

REV 10/25/01

Estimated Posting Date

7/1/07

RECEIVED FOR FILING
7-23-07
PB



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 8 Lagan Ct.
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) BO2.3A.1. (BC2R)

TO PERMIT AN ADDITION (SUNROOM) WITH A 26-FOOT REAR
SETBACK IN LIEU OF THE REQUIRED 30-FEET.

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):

Kenneth C. Beckman

Name - Type or Print

Signature

Barbara A. Beckman

Name - Type or Print

Signature

8 Lagan Ct.

(410) 256-1605

Address

Telephone No.

Baltimore

MD

21236

City

State

Zip Code

Representative to be Contacted:

Bob Whitmer

Name

7110 Golden Ring Road

410-780-0062

Address

Telephone No.

Baltimore

MD

21221

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 07 day of July, 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.

07-576-A

Reviewed By

D.T.

Date

6/22/07

Estimated Posting Date

7/1/07

REV. 10/25/01

RECEIVED FOR FILE

7-23-07

pb

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 8 Lagan ct.
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Baltimore MD 21236
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):

We would like to build a patio room on the rear of our house. Our problem is the shape and size of our lot. We are located on a court, This causes our lot to be irregular in shape with a front property line length of 40', connecting to a east side property line with the length of 86', opposite to the west side property line of 104' both connecting to a rear property line with a total length of 120'. The rear property line doesn't not run parallel with our home, This causes our house to be sitting on a skew resulting in the closest distance from the proposed sunroom to the rear property line to be only 26', Being this is the only location we can build the patio room we are asking for a rear yard setback of 25' in lieu of the required 30'.

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.

Kenneth C. Beckman
Signature

Kenneth C. Beckman
Name - Type or Print

Barbara A. Beckman
Signature

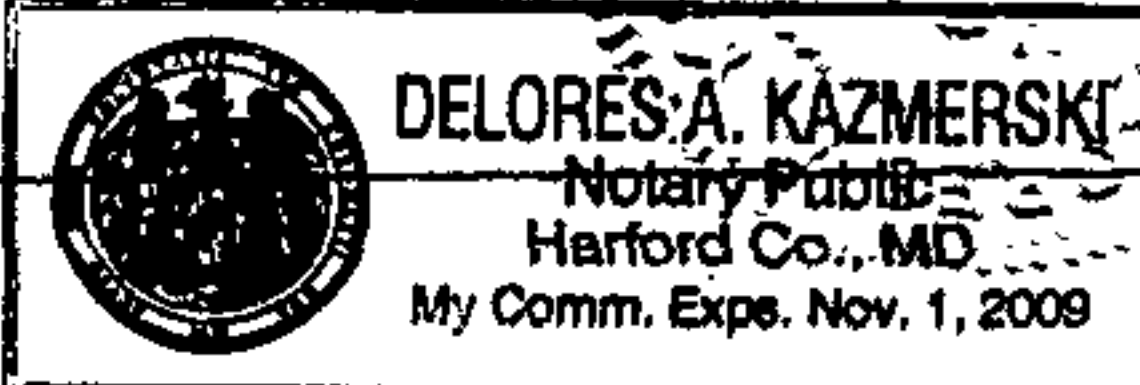
Barbara A. Beckman
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10 day of June, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Kenneth C. & Barbara A. Beckman
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Delores A. Kazmerski
Notary Public
My Commission Expires


Zoning Description for 8 Lagan Ct.

Beginning at a point on the north side of Lagan Ct. which is 50 ft. radius wide at the distance of 175 ft. north of the centerline of the nearest improved intersecting street Torpoint rd which is 50 ft. wide. *Being lot #7, Block# D Section 2, in the subdivision of SILVERGATE VILLAGE as recorded in the Baltimore county Plat Book #33, Folio #78, containing 8,272.00 SF. Also known as 8 Lagan Ct. and located in the 11th election district, 5th Councilmanic District.

THE

No. 00921

Date:

DISPATCH	ACTUAL	TYPE	DATE
2002/02/15	2002/22/9	63:55:01	10:35:39

•

DISKES' ATOM TYPE

DATE	TIME	LOCATION
4E:55:01	1003/22/9	1002/92/1

THE

ERI 4 572470 4/23/2017 05:31

5. TEST CONING VERIFICATION

1200

Part 10
645.00

ST. LOUIS, MO.

Ballenger County, Maryland

1500

00

From:

FOR

CHAMPION PATIO ROOM CO OF BALTO

ITEM # 576 07-576-A

8 LAGALOT

Postwar CI

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S

VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 07-576-A

Petitioner/Developer: BECKMAN

Date of Hearing/Closing: 7-16-07

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

ATTN: Kristen Matthews ((410) 887-3394)

Ladies and Gentlemen:

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

8 LAGAN CT

The sign(s) were posted on 7-1-07
(Month, Day, Year)

Sincerely,

Robert Black 7-2-07
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

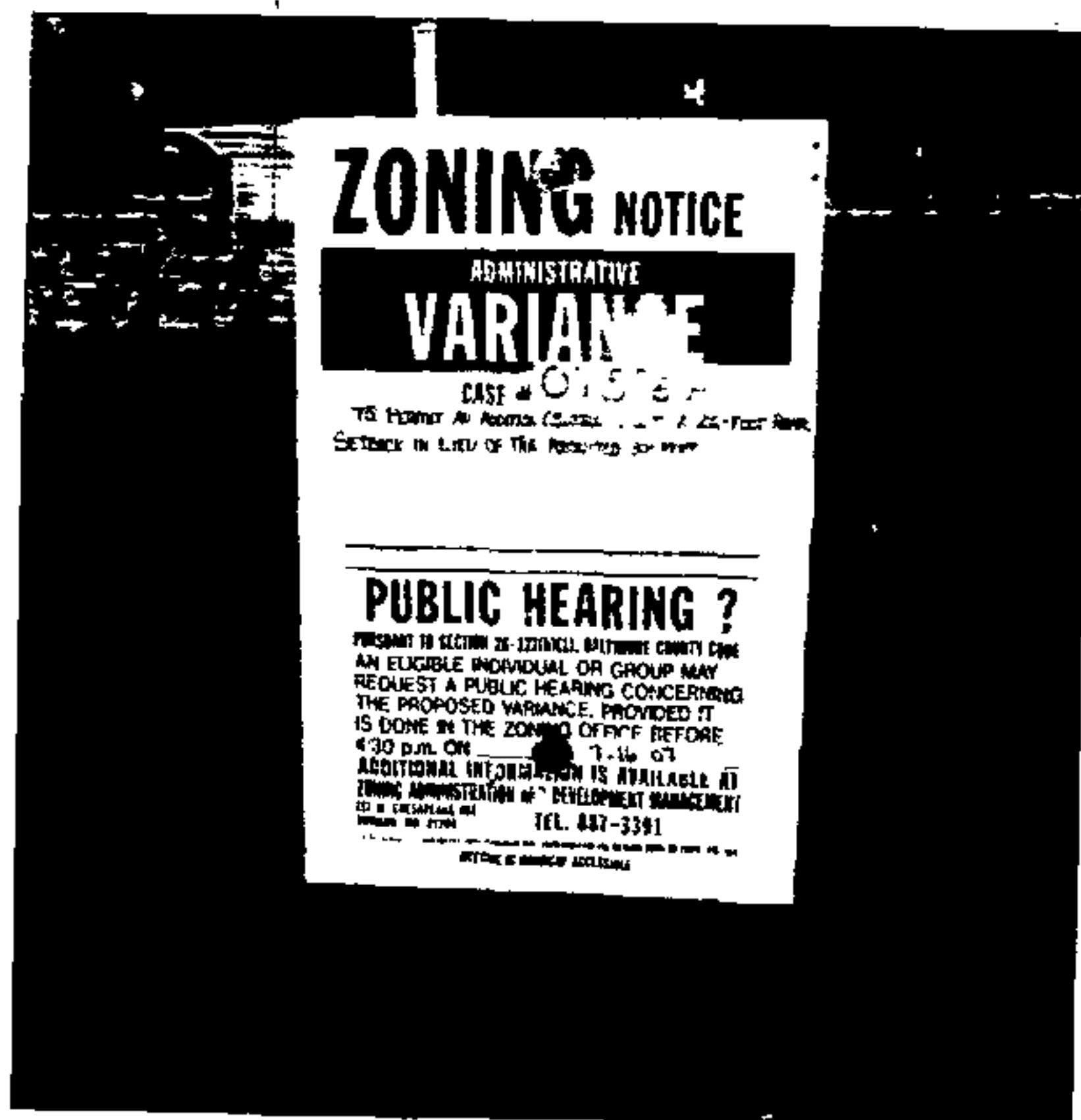
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 576 -A

Address 8 LAGAN CT.

Contact Person: DONNA THOMPSON
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 6/22/07

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- 576 -A

Address 8 LAGAN CT.

Petitioner's Name BECKMAN

Telephone 410-256-1605

Posting Date: 7/1/07

Closing Date: 7/16/07

Wording for Sign: To Permit AN ADDITION (SUNROOM) WITH A 26-FOOT REAR
SETBACK IN LIEU OF THE REQUIRED 30-FEET.

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: 07-576-A

Petitioner: Beckman, Kenneth + Barbara

Address or Location: 8 Lagan CT Balto Md. 21236

PLEASE FORWARD ADVERTISING BILL TO:

Name: Bob Whitmer (Champion)

Address: 7110 Golden Ring Rd
Balto Md 21221

Telephone Number: 410 780-0062



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

Kenneth C. Beckman
Barbara A. Beckman
8 Lagan Court
Baltimore, MD 21236

Dear Mr. and Mrs. Beckman:

RE: Case Number: 07-576-A, 8 Lagan 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 22, 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
Bob Whitmer 7110 Golden Ring Road Baltimore 21221

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 6, 2007

RECEIVED
JUL 23 2007

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

BY:

SUBJECT: Zoning Advisory Petition(s): Case(s) ⁵⁷⁶~~07-567~~ Administrative Variance

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request.

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

Prepared By:

Curtis Murray

Division Chief:

Lynn Lashar

CM/LL

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: July 2, 2007

516
Item Number: 573 through 578 and 580 through 594

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: July 5, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For July 9, 2007
Item Nos. 07-456, 574, 575, 576, 577,
578, 579, 580, 581, 582, 583, 584, 585,
586, 587, 588, 589, 590, 591, 592, and 594

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-07052007.doc



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: JULY 2, 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. 7-576-A
8 LAGAN COURT
BECKMAN 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. 7-576-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,

Fun 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

Patricia Zook - Administrative Variances - need Planning Comments

From: Patricia Zook
To: Murray, Curtis
Date: 7/17/2007 3:54 PM
Subject: Administrative Variances - need Planning Comments

Hi Curtis -

The first case number should be 07-576-A, not 07-567-A.

Hi Curtis -

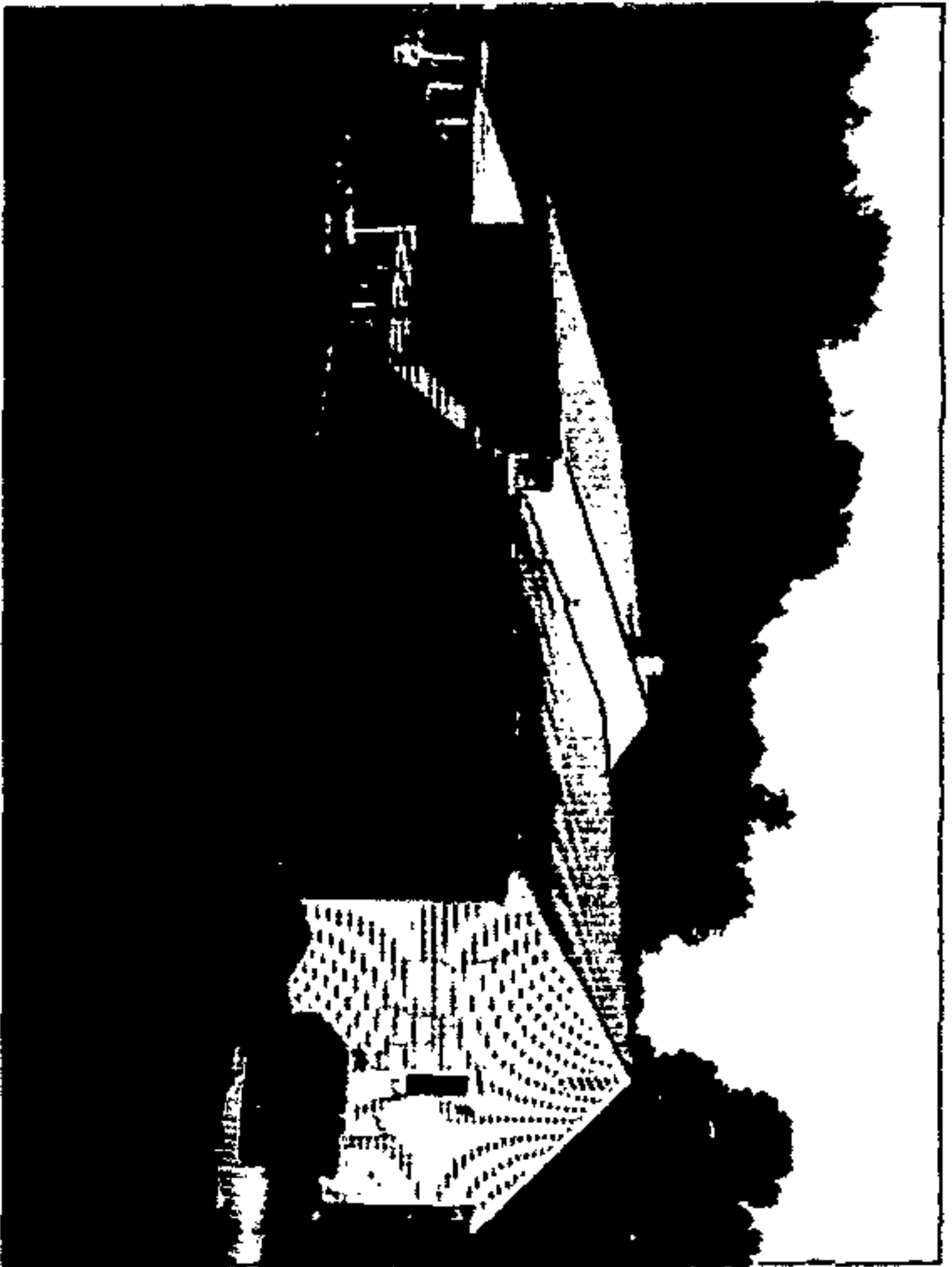
I received today the following administrative variance case files that closed 7-16-07 and all are missing comments from the Planning Office:

07-567-A
07-574-A
07-571-A
07-569-A and
07-568-A

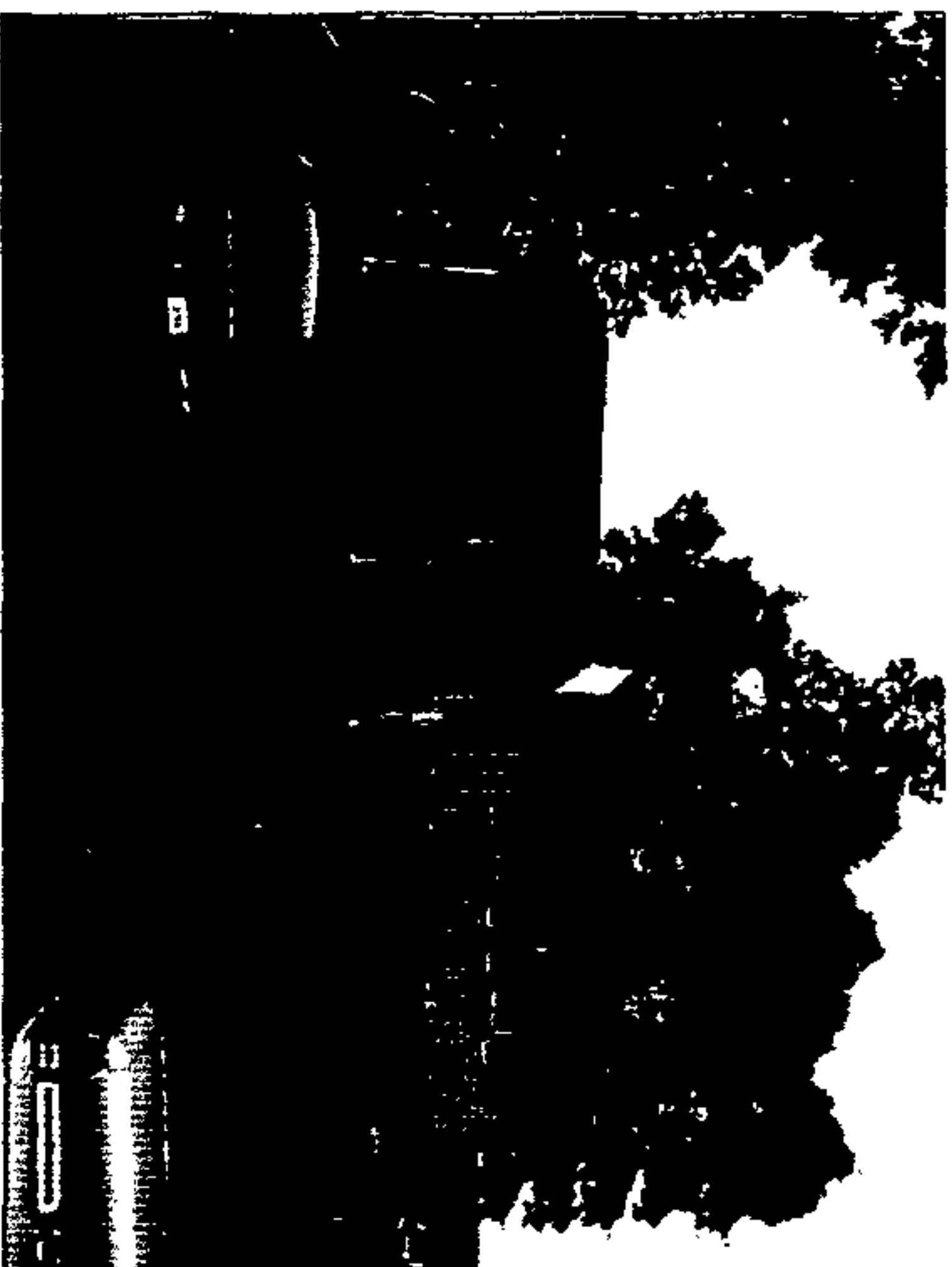
Comments are still needed for administrative variance case 07-550-A that closed on 7-2-07.

Thanks for your help, Curtis.

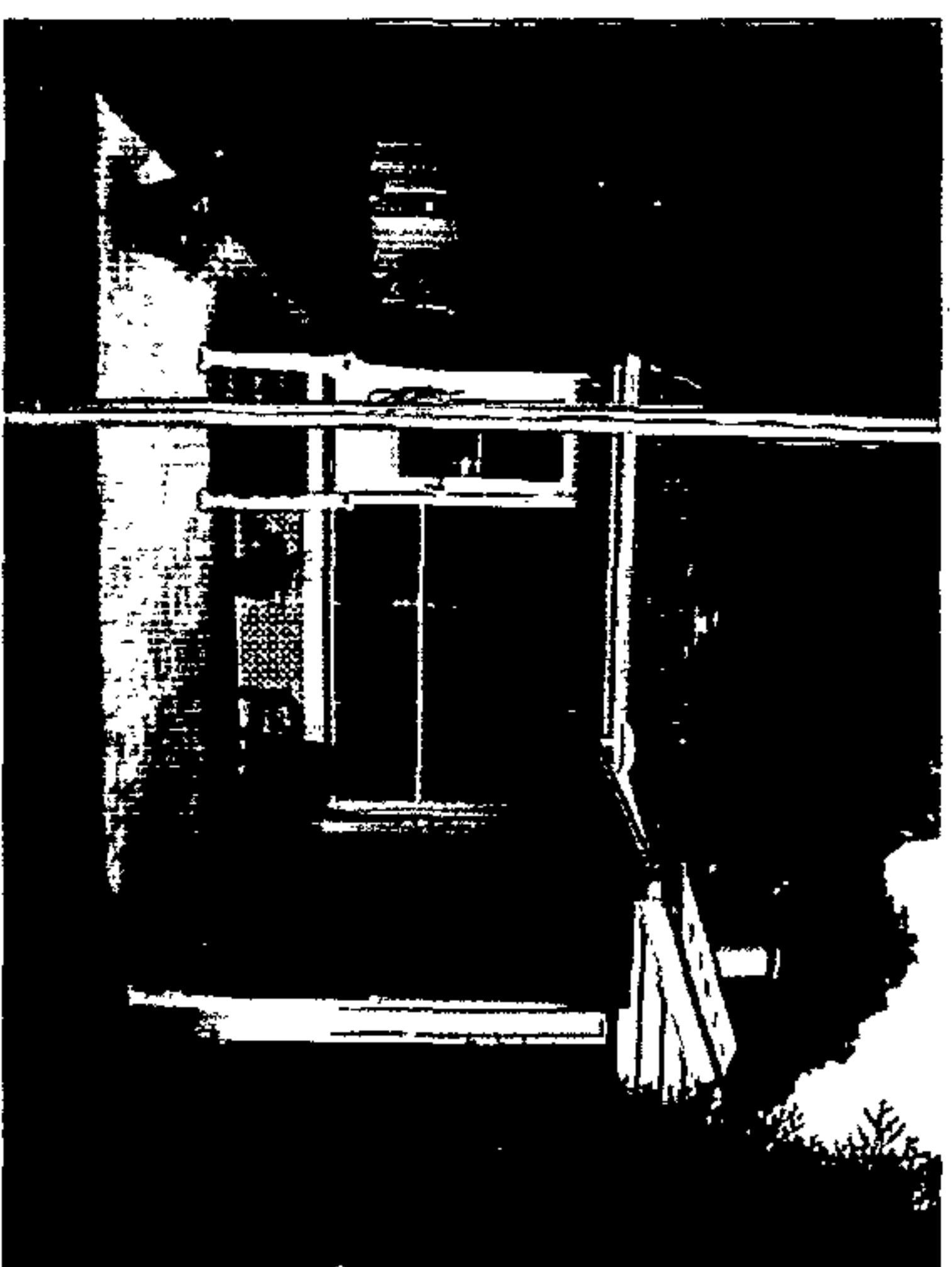
Patti Zook
Baltimore County
Office of the Zoning Commissioner
410-887-3868
pzook@baltimorecountymd.gov



Location of proposed sunroom on the
read of house.



Front view of 8 Lagan Ct.



addition on the rear of neighbors
home.



View of sunroom on
the rear of
neighbors house

07-576-A



#8 Lagar CT

07-576-A

TRANSOMS

4806 170000386

1700003865
4808

4810 1700003837

(4810)

9001 1700003896

EBENEZER

DEVIATION

ROAD

P.B./FOLIO 038143

4805

1700003909

4807

1700003910

4809

072B2

1700003911

1700003912

4811

1700003913

4813

4813

1700003918

8 1600000456

DR 5.5.

11 ED

18 Lagan

5 CD NE 9-H

8758

1120067510

1600000467

1600000457

P.B./FOLIO 033078

LAGAN

4802 1600000452

072B3

1600000454

1600000459

1600000460

1600000461

1600000461

TORPOINT

LAGAN COURT

07-576-A

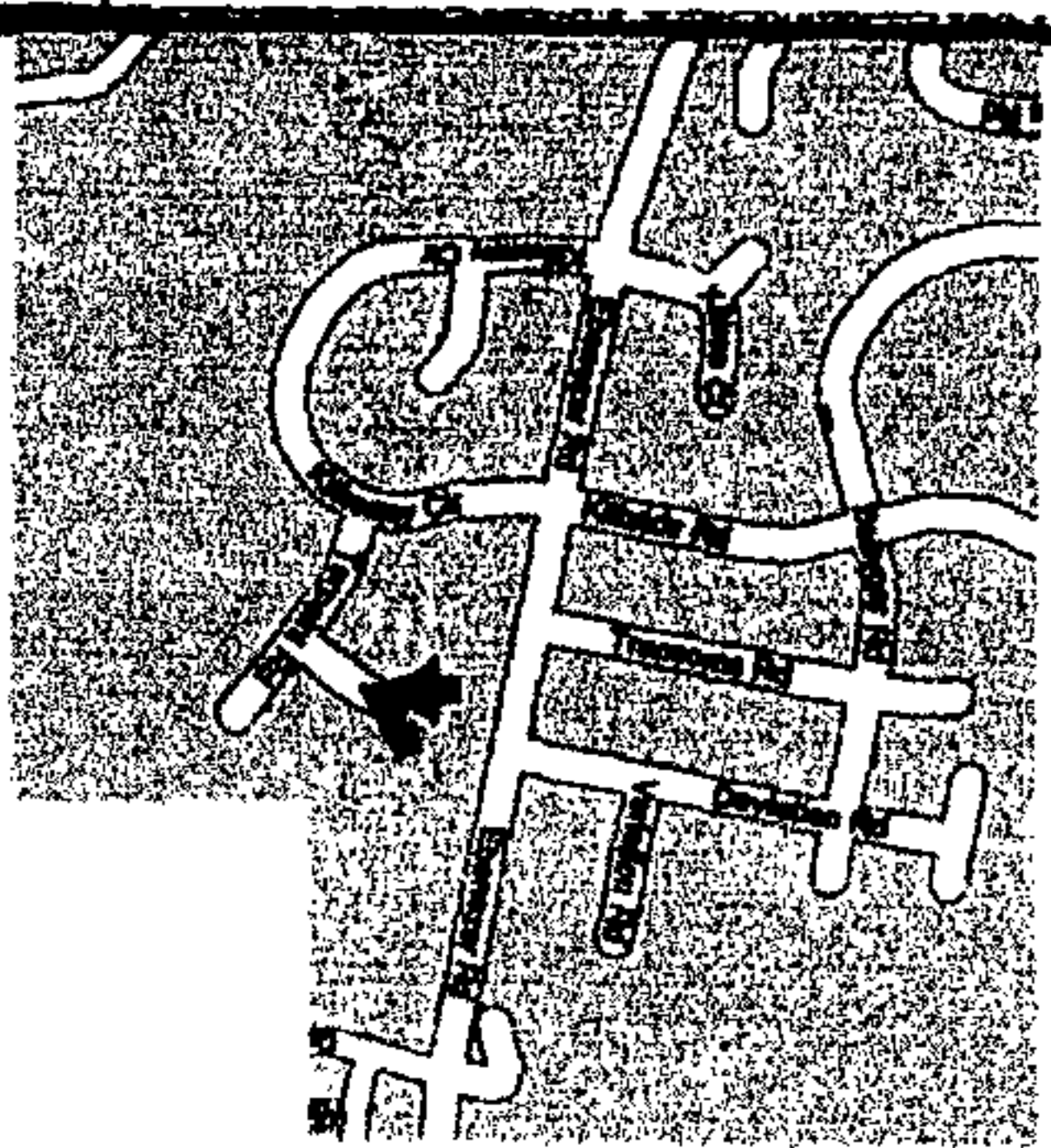
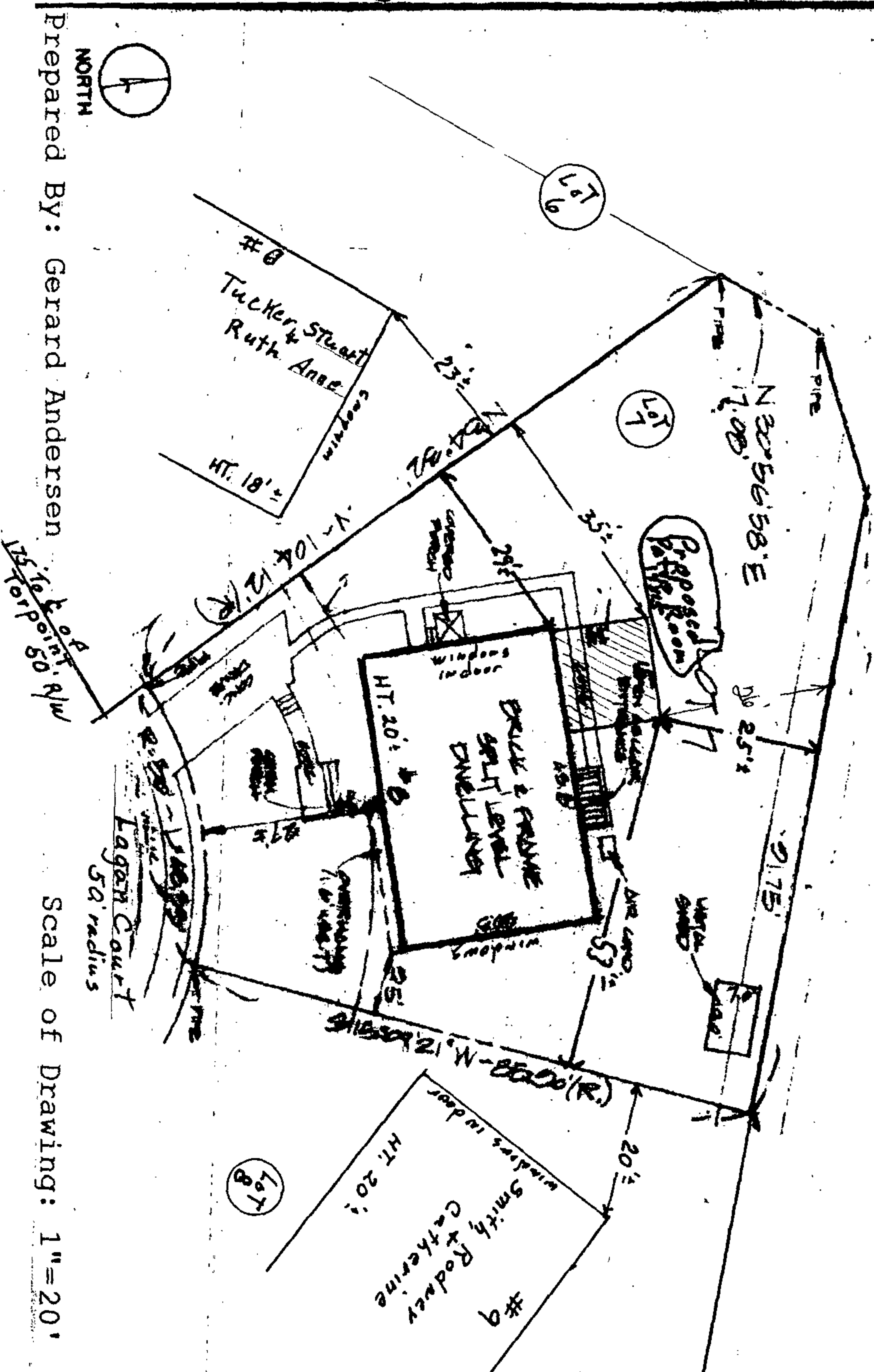
PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

PROPERTY ADDRESS 8 Lagan Ct

SUBDIVISION NAME Silvergate Village

PLAT BOOK # 33 FOLIO # 28 LOT # 2 SECTION # 2

OWNER Beckman, Kenneth & Barbara



LOCATION INFORMATION

ELECTION DISTRICT 11

COUNCILMANIC DISTRICT 5

1"=200' SCALE MAP # 07282

ZONING DR.5.5

LOT SIZE 2,272 SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ YES ☒ NO

HISTORIC PROPERTY/BUILDING ☐ YES ☒ NO

PRIOR ZONING HEARING No

ZONING OFFICE USE ONLY

REVIEWED BY DT ITEM # 576 CASE # 01-576-A

Prepared By: Gerard Andersen

Scale of Drawing: 1"=20'

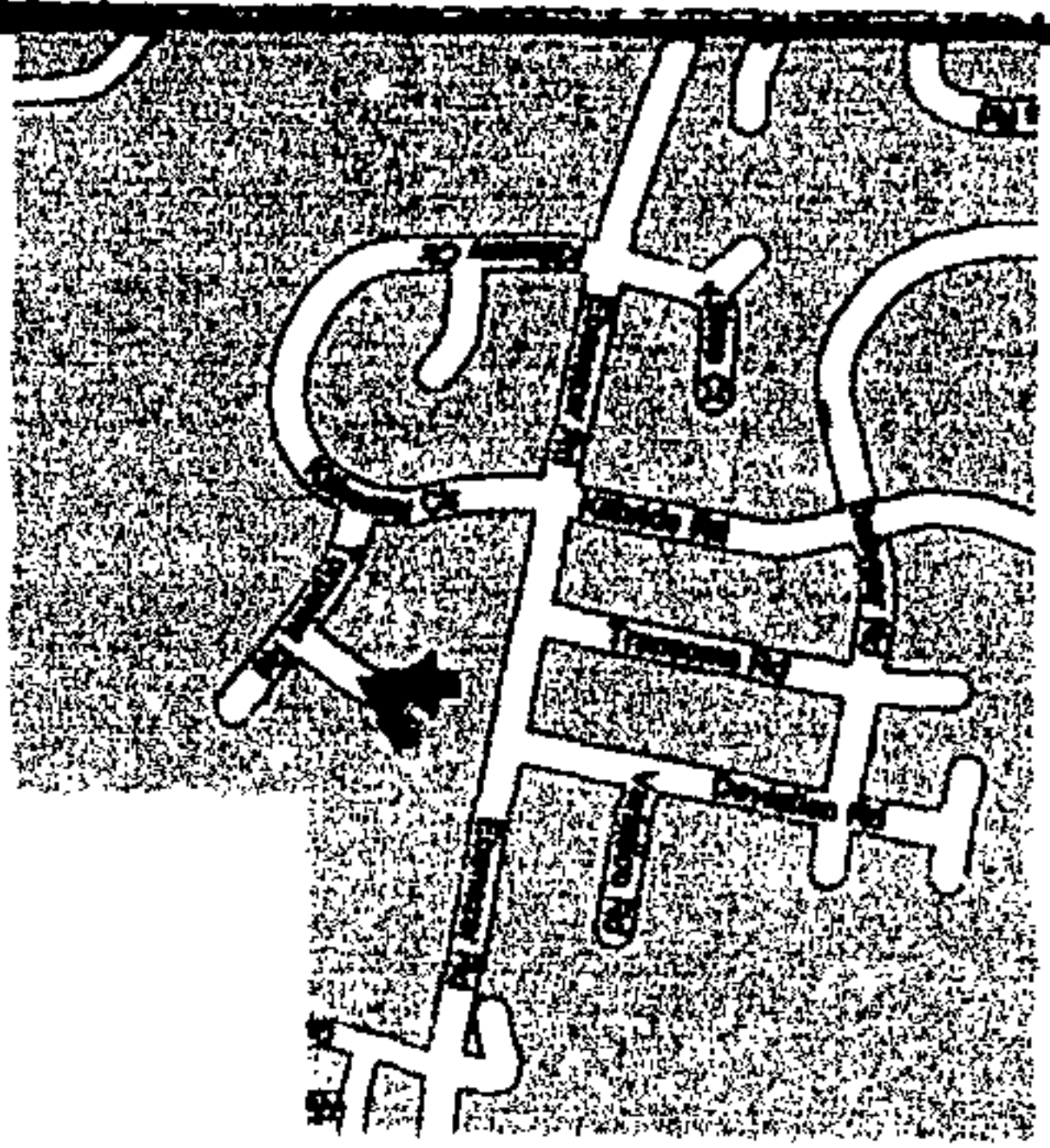
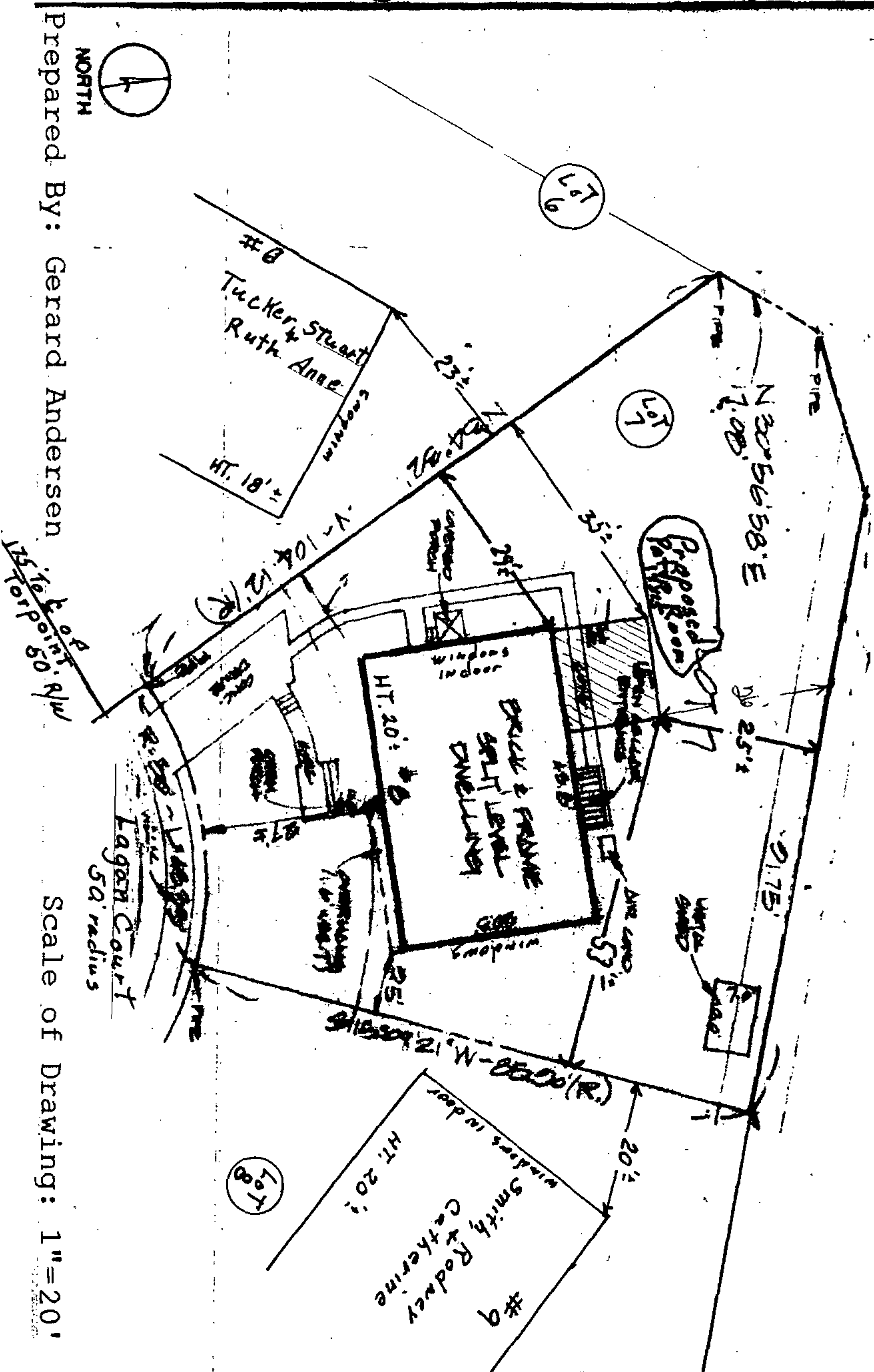
PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

PROPERTY ADDRESS 8 Lagan Ct

SUBDIVISION NAME Silvergate Village

PLAT BOOK # 33 FOLIO # 28 LOT # 2 SECTION # 2

OWNER Beckman, Kenneth & Barbara



LOCATION INFORMATION

ELECTION DISTRICT 11

COUNCILMAN DISTRICT 5

1"=200' SCALE MAP # 072.82

ZONING DR. 5.5

LOT SIZE 8,272 SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒ YES ☐ NO

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ YES ☒ NO

HISTORIC PROPERTY/BUILDING ☐ YES ☒ NO

PRIOR ZONING HEARING ☒ YES ☐ NO

ZONING OFFICE USE ONLY

REVIEWED BY ITEM # 0488

D.T. 576 01-576-A

Prepared By: Gerard Andersen

Scale of Drawing: 1"=20'

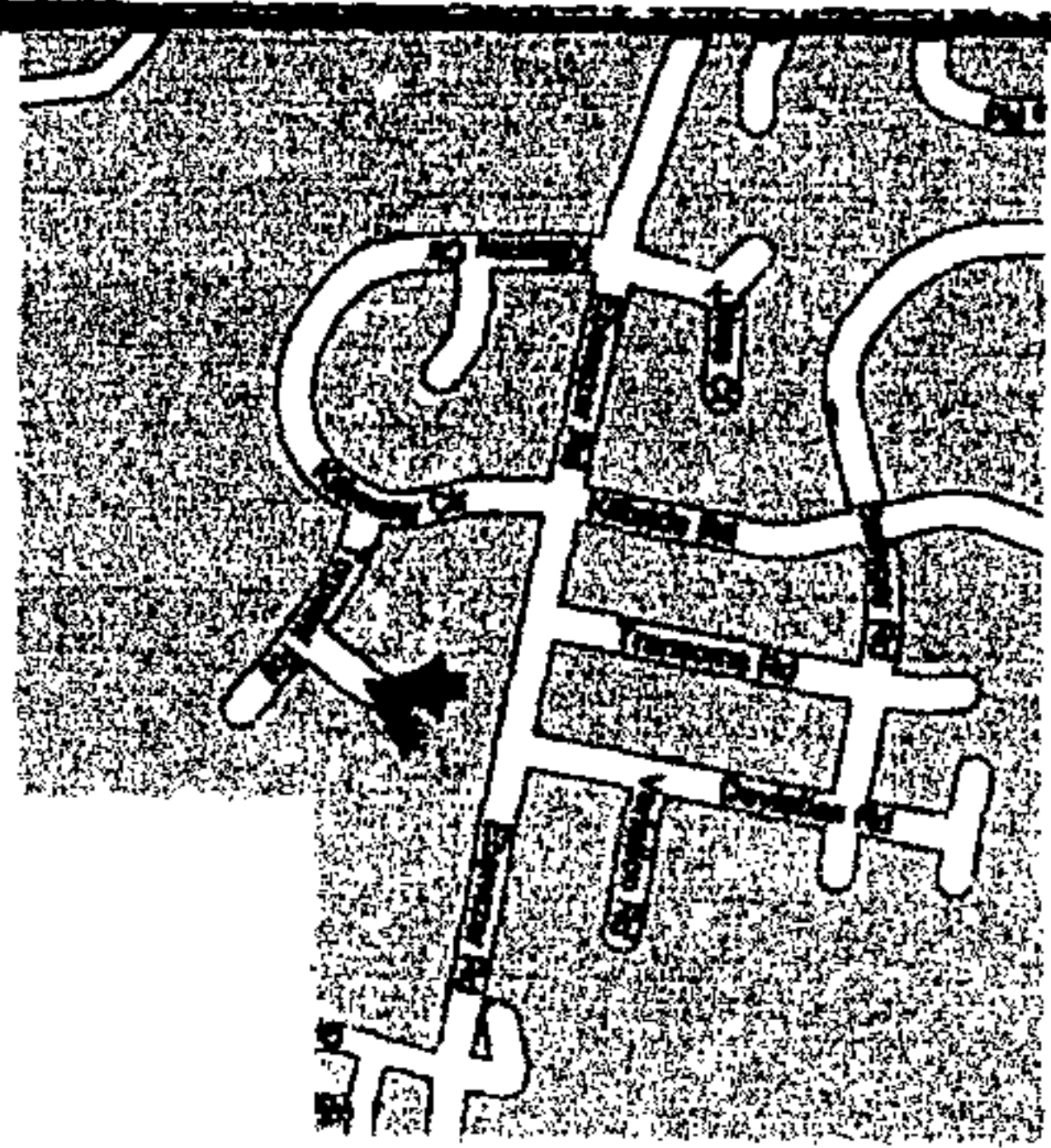
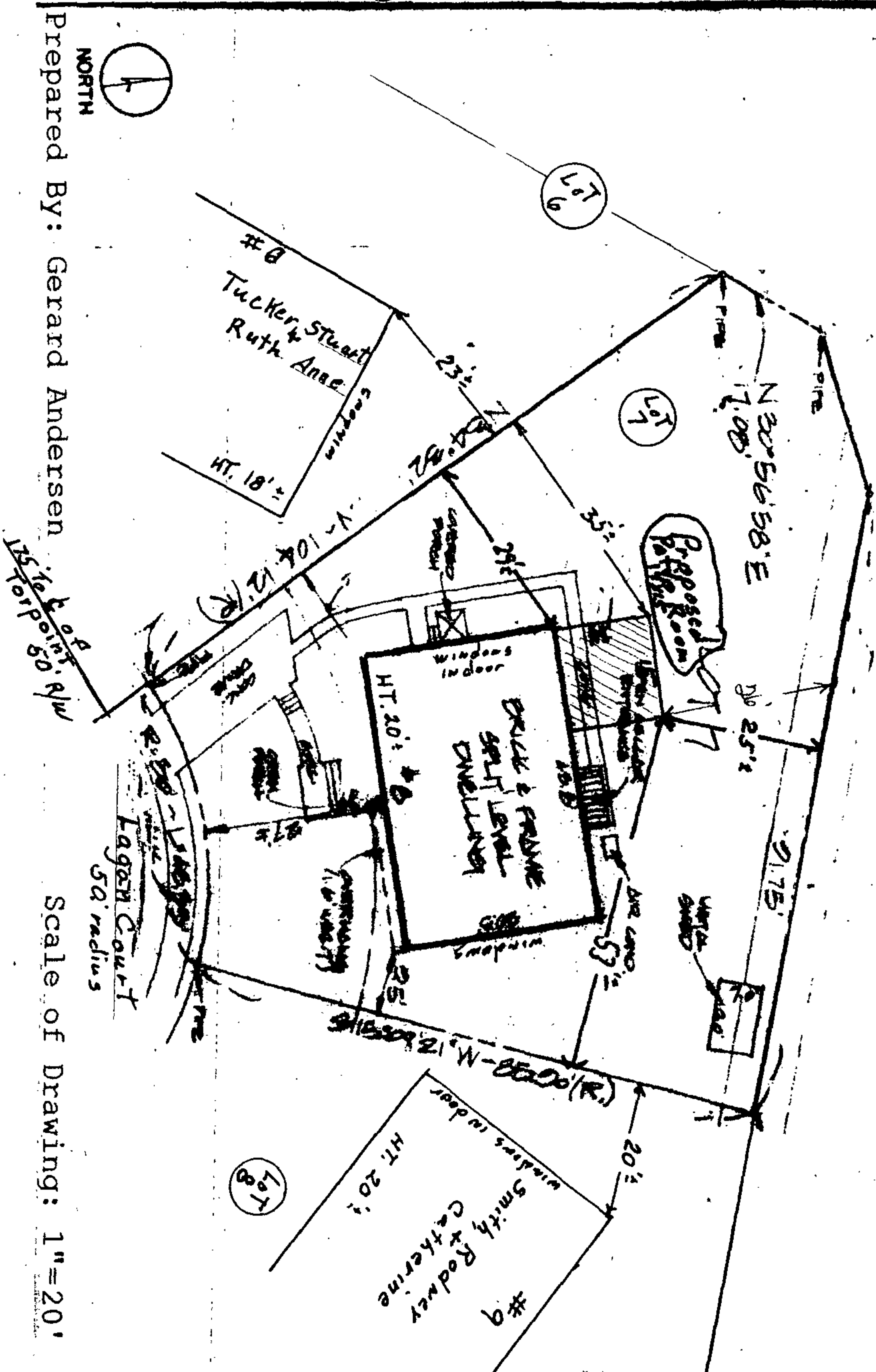
PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

PROPERTY ADDRESS 8 Lagoon Ct

SUBDIVISION NAME Silvergate Village

PLAT BOOK # 33 FOLIO # 28 LOT # 2 SECTION # 2

OWNER Beckman, Kenneth & Barbara



LOCATION INFORMATION

ELECTION DISTRICT 11

CODING DISTRICT 5

1"=200' SCALE MAP # 072.82

ZONING DR. 5.5

LOT SIZE 2,272 SQUARE FEET

ACREAGE 0.052

PUBLIC PRIVATE

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒ PUBLIC ☐ PRIVATE

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ YES ☒ NO

HISTORIC PROPERTY/ BUILDING ☒ YES ☐ NO

PRIOR ZONING HEARING No

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # DATE

D.T. 576 07-576-A

Prepared By: Gerard Andersen
Scale of Drawing: 1"=20'