

IN RE: PETITION FOR ADMIN. VARIANCE
E side Poles Road, 168 feet N of c/l Selo Road
15th Election District
6th Councilmanic District
(1679 Poles Road)

BEFORE THE
DEPUTY ZONING COMMISSIONER
BALTIMORE COUNTY

Douglas B. Davis, Jr.
Petitioner

CASE NO. 07-582-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 owner of the subject property, Douglas B. Davis, Jr. The variance request is for property located at 1679 Poles Road. The variance request is from Section 1B02.3.A.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Sections 214.1.b and 301.1 (1955 for R 6) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with a 38 foot rear setback and an open projection (covered deck) with a 32 foot rear setback in lieu of the required 50 feet and 37.5 feet, respectively. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. The Petitioner needs additional living space for the growing family. The addition includes a 3 foot x 23 foot walk, 17 foot x 10 foot addition and 6 foot x 10 foot covered porch/deck. The two story dwelling is a townhouse and the only place for the needed addition is in the rear yard.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on July 4, 2007 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

FILED RECEIVED FOR FILED
7-26-07
[Signature]

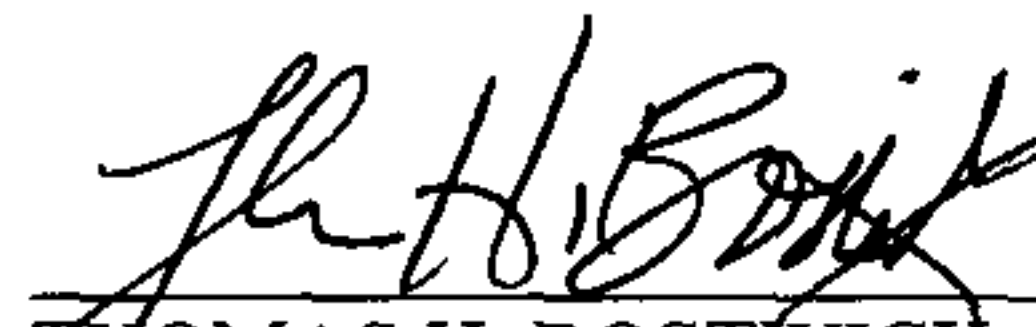
The Petitioner has filed the supporting affidavits and photographs as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare 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 26th day of July, 2007, that a variance from Section 1B02.3.A.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Sections 214.1.b and 301.1 (1955 for R 6) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with a 38 foot rear setback and an open projection (covered deck) with a 32 foot rear setback in lieu of the required 50 feet and 37.5 feet, respectively be and is hereby GRANTED, subject to the following:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her 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 Petitioner 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

7-26-07

pg



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

July 26, 2007

DOUGLAS B. DAVIS, JR.
1679 POLES ROAD
BALTIMORE MD 21221

Re: Petition for Administrative Variance
Case No. 07-582-A
Property: 1679 Poles Road

Dear Mr. Davis:

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: Gus Mack, Cutting Edge Construction Services, Inc., 712 Stemmers Run Road, Unit B,
Baltimore MD 21222



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1679 POLES RD, BALTO, MD 21221
which is presently zoned D.R. 10.5

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) 1002.3A.1. (BCZR), 214.1b., 301.1 (BCZR-1955) FOR R.G.)

TO PERMIT AN ADDITION WITH A 38-FOOT REAR SETBACK AND AN OPEN PROTECTION (COVERED DECK) WITH A 32-FOOT REAR SETBACK IN LIEU OF THE REQUIRED 50-FEET AND 37 1/2- FEET, RESPECTIVELY.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

DOUGLAS B. DAVIS JR

Name - Type or Print

Signature

Name - Type or Print

Signature

1679 POLES RD

Address

BALTIMORE

City

MD

State

Telephone No.

21221

Zip Code

Representative to be Contacted:

Gus Mark

Cutting Edge Construction Services Inc.

Name

712 Stemmers Run Rd. Unit B

Address

Balt

City

MD

State

410 238 4900

Telephone No.

21222

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. 2007-582-A

Reviewed By D.T.

Date

6/25/07

REV 10/25/01

Estimated Posting Date

7/8/07

7-26-07

pk

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 1679 POLVES RD
Address
BALTIMORE MD 21221
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):

Our growing family needs additional space. Our Townhome is small. The proposed addition in the rear would give us the needed room. Anything smaller would not work.

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
DOUGLAS B. DAVIS JR.
Name - Type or Print

Signature

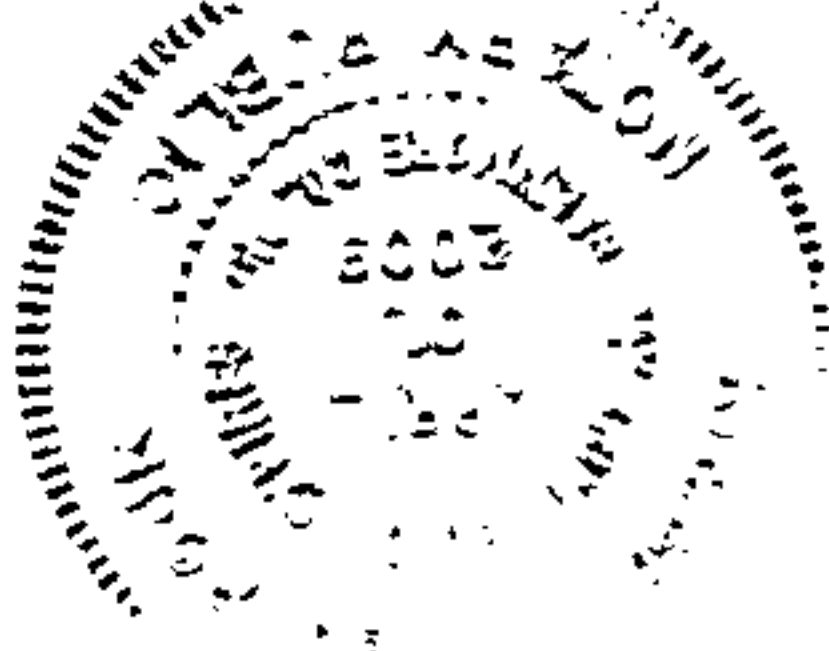
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21st day of June, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal



[Signature]
Notary Public
My Commission Expires 4-1-2009



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1679 POLES RD, BALTO, MD 21221
which is presently zoned D.R. 10.5

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) 1802.3A.1. (BCZR), 214.1b., 301.1 (BCZR-1955) ^{FOR R.G.}

TO PERMIT AN ADDITION WITH A 38-FOOT REAR SETBACK AND AN OPEN PROTECTION (COVERED DECK) WITH A 32-FOOT REAR SETBACK IN LIEU OF THE REQUIRED 50-FOET AND 37 1/2-FOET, 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):

DOUGLAS B. DAVIS, JR

Name - Type or Print

Signature

Name - Type or Print

Signature

1679 POLES RD 410-574-1815

Address

Telephone No.

BALTIMORE

MD

21221

City

State

Zip Code

Representative to be Contacted:

Gus Mack
Cutting Edge Construction Services Inc.

Name

712 Stemmers Run Rd. w/ B 410 238 4900

Address

Telephone No.

Balt.

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 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.

07-582-A

Reviewed By

D.T.

Date

6/25/07

REV 10/25/01

Estimated Posting Date

7/8/07

7-26-07

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That the Affiant(s) does/do presently reside at

1679 POLES RD
Address
BALTIMORE MARYLAND 21221
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):

Our growing family needs additional space. Our townhome is small. The proposed addition in the rear would give us the needed room. Anything smaller would not work

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

DOUGLAS B. DAVIS JR
Name - Type or Print

Signature

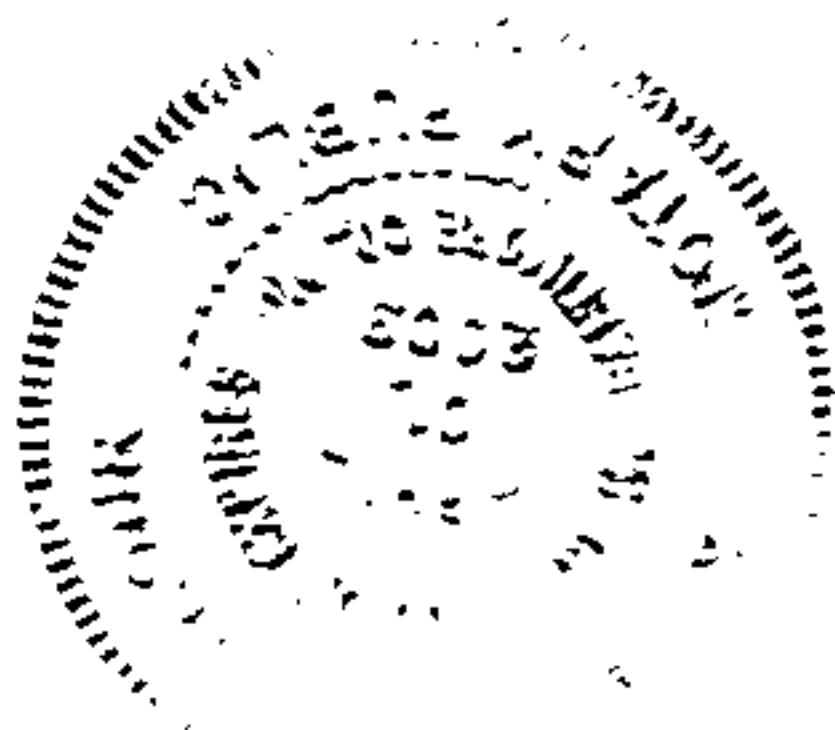
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21st day of June, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal



Douglas B Davis Jr
Notary Public

My Commission Expires 4-1-2009

Zoning Description for **1679 Poles Road**

Beginning at a point on the east side of Poles Road which has an existing 60-foot right-of-way and located 168-feet north of centerline Of Selo Road which has a 60-foot wide right-of-way.

Being the same property and recorded among land records of Baltimore County in Plat Book 22, Folio 65 being Lot #29, Block A, Section 2 and being in the subdivision known as "Riverwood Park" containing 3,795 square feet. Also known as 1679 Poles Road and located in the 15th Election District and Councilmanic District.

SECRET

Date: 12/25/07

Date: 12/25/07

Date: 12/25/07

Rec'd Tot	\$65.00
Rec'd Tot	\$65.00

Nathans County, Maryland

60

From:

CONTINUED

D. Thompson

1679 POLY S 25

WHITE - CASHIER

YELLOW - CUSTOMER

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 07/5/07

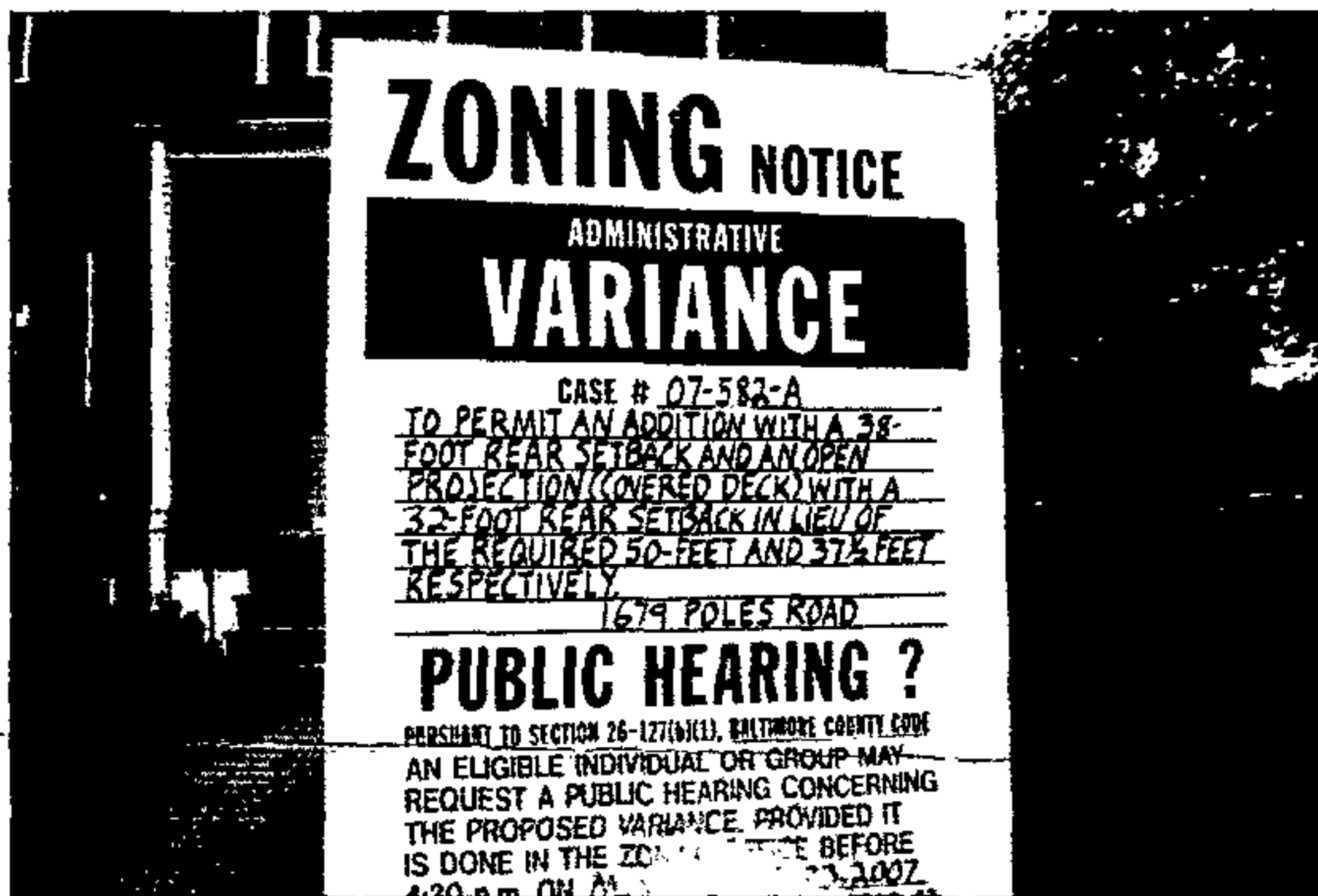
Case Number: 07-582-A

Petitioner / Developer: DAVIS~CUTTING EDE CONSTRUCTION SERVICES

Date of Hearing (Closing): JULY 23, 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:
1679 POLES ROAD

The sign(s) were posted on: 07/04/07



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 DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 582 -A

Address 1679 POLES RD.

Contact Person: DOANNA THOMPSON

Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 6/25/07

Posting Date: 7/8/07

Closing Date: 7/23/07

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- 582 -A

Address 1679 POLES RD.

Petitioner's Name DAVIS

Telephone 410-574-1815

Posting Date: 7/8/07

Closing Date: 7/23/07

Wording for Sign: To Permit AN ADDITION WITH A 38-FOOT REAR SETBACK AND AN
OPEN PROTECTION (COVERED DECK) WITH A 32-FOOT REAR SETBACK IN
LIEU OF THE REQUIRED 50-FEET AND 37 1/2- FEET, RESPECTIVELY.

WCR - Revised 6/25/04



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

July 23, 2007

Douglas B. Davis, Jr.
1679 Poles Road
Baltimore, MD 21221

Dear Mr. Davis:

RE: Case Number: 07-582-A, 1679 Poles Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 25, 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
Gus Mack Cutting Edge Construction Services, Inc. 712 Stemmers Run Road, Unit B
Baltimore 21222

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 16, 2007

RECEIVED
JUL 20 2007

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

BY:.....

Adm

SUBJECT: Zoning Advisory Petition(s): Case(s) 07-582- 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 Nkechi Hislop in the Office of Planning at 410-887-3480.

Prepared By: *Candis Murray*

Division Chief: *[Signature]*

CM/LL



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. 7-582-A
1679 POLES ROAD
DAVIS 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. 7-582-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,

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

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

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

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

DATE: July 5, 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-07052007.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 16, 2007

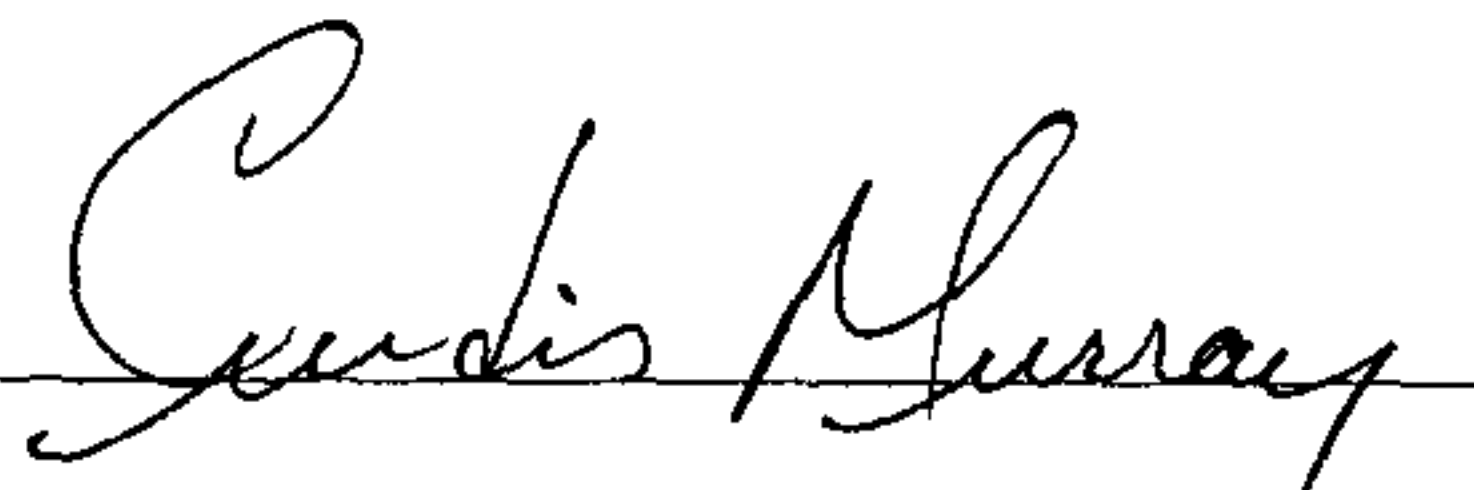
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 07-582- Variance

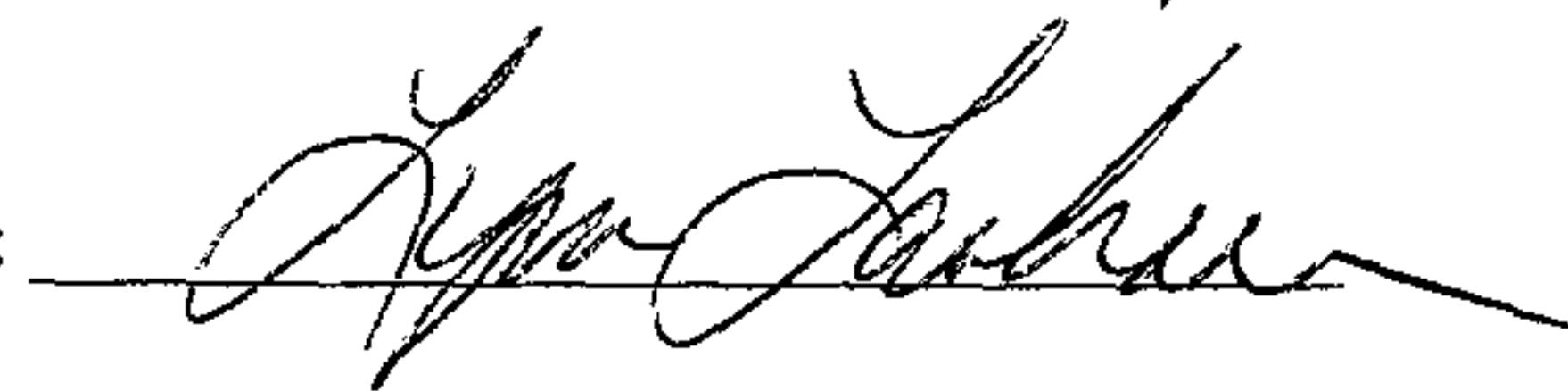
The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request.

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

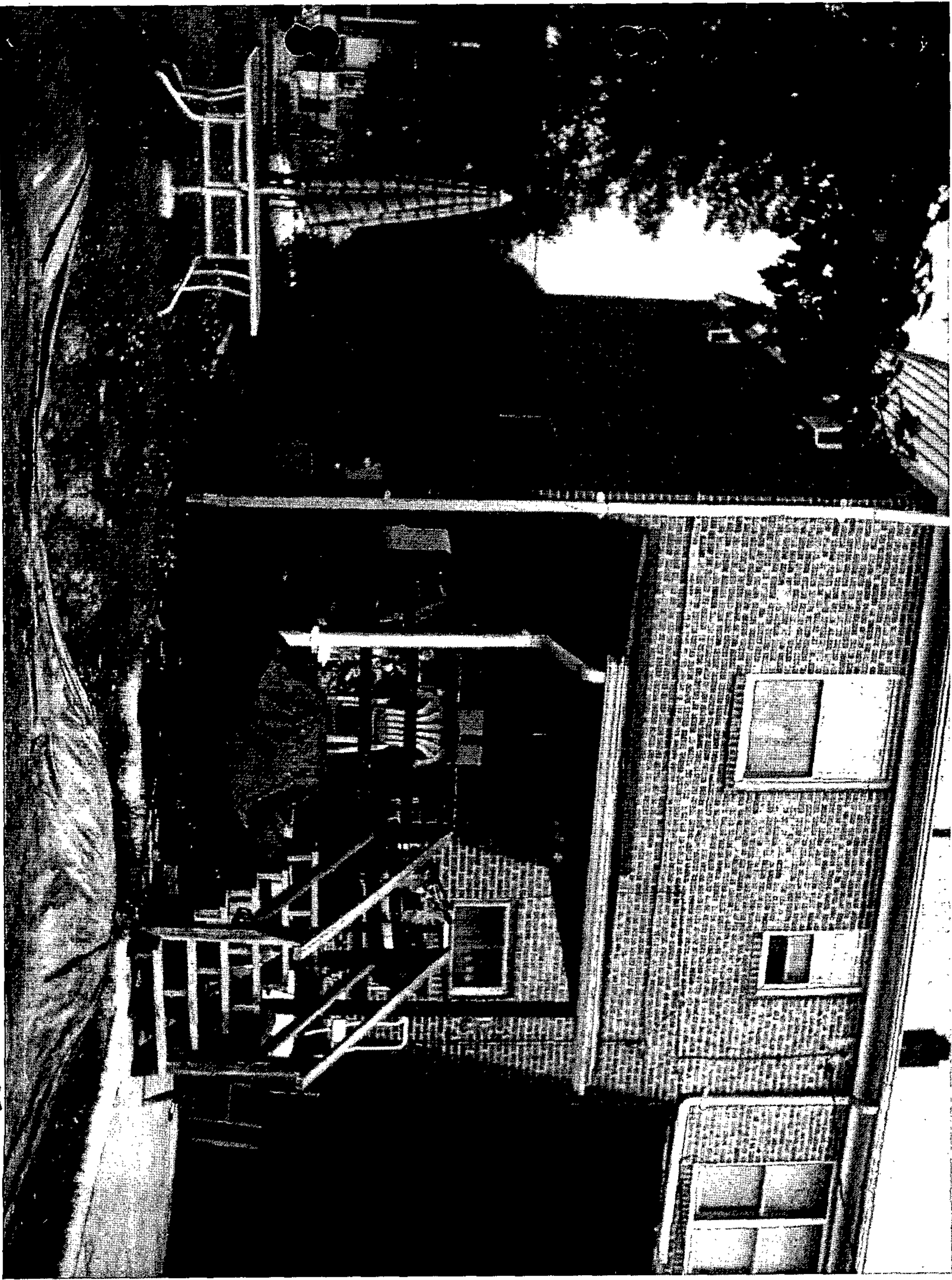
Prepared By:



Division Chief:



CM/LL



01-582-A

**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: 07-582-A

Petitioner: DAVIS

Address or Location: 1679 POLES RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: GUS MACK

Address: CUTTING EDGE CONSTRUCTION SERVICES INC

712 STEMMERS RUN RD. UNIT B

BAKTO. MD 21221

Telephone Number: 410-238-4900

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 1679 Poles Road

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

SUBDIVISION NAME Riverwood Park

PLAT BOOK # 22 FOLIO # 65 LOT # 29 SECTION # 2

OWNER Douglas B. Davis Jr.



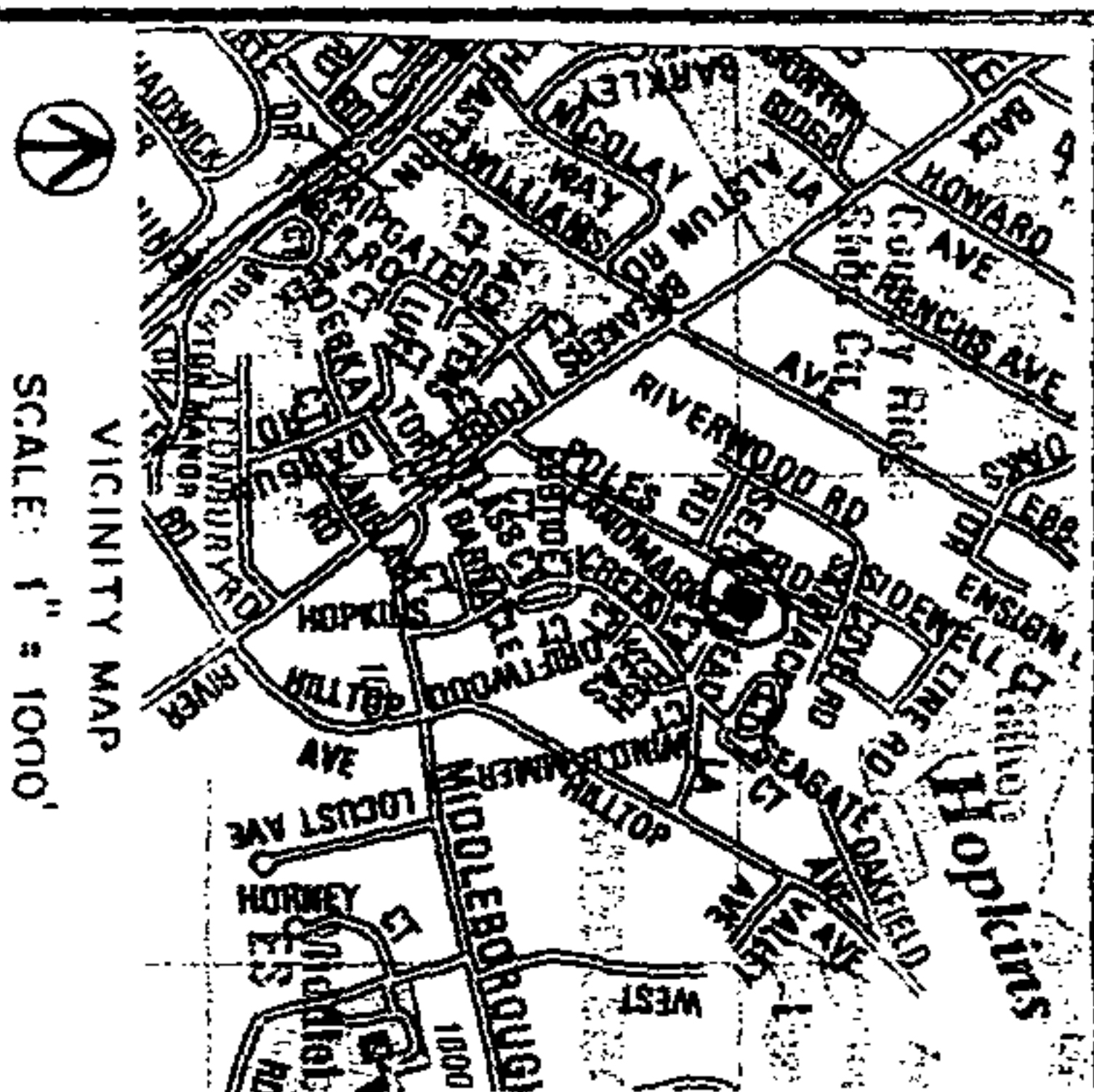
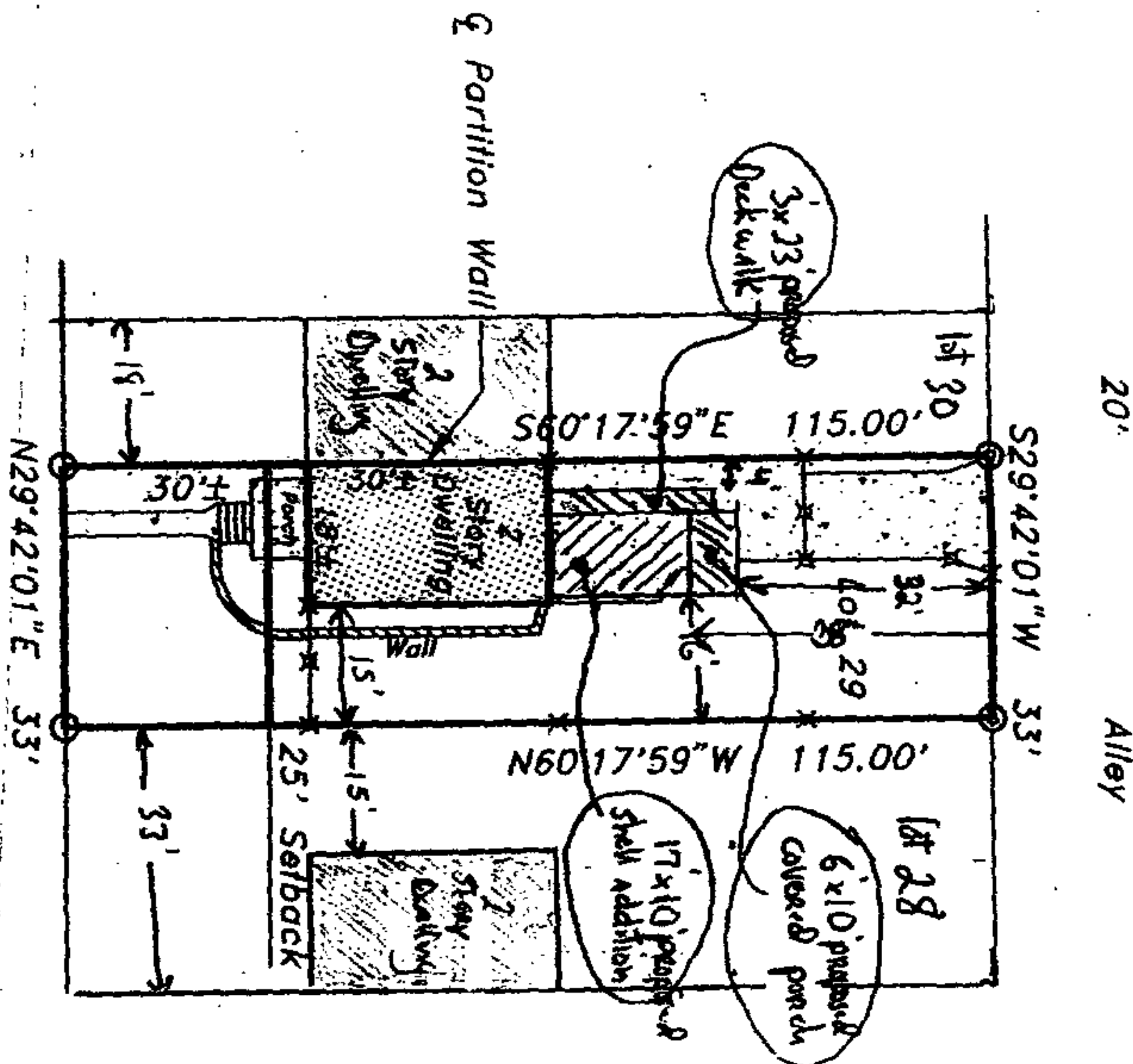
NORTH

PREPARED BY

G. Mack

SCALE OF DRAWING: 1" = 30'

Poles Road (60' R/W)



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 4

1" = 200' SCALE MAP # 097C1

ZONING D.R. 105

LOT SIZE 3795 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 ITEM # CASE #

DT

582

07-582-A



PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

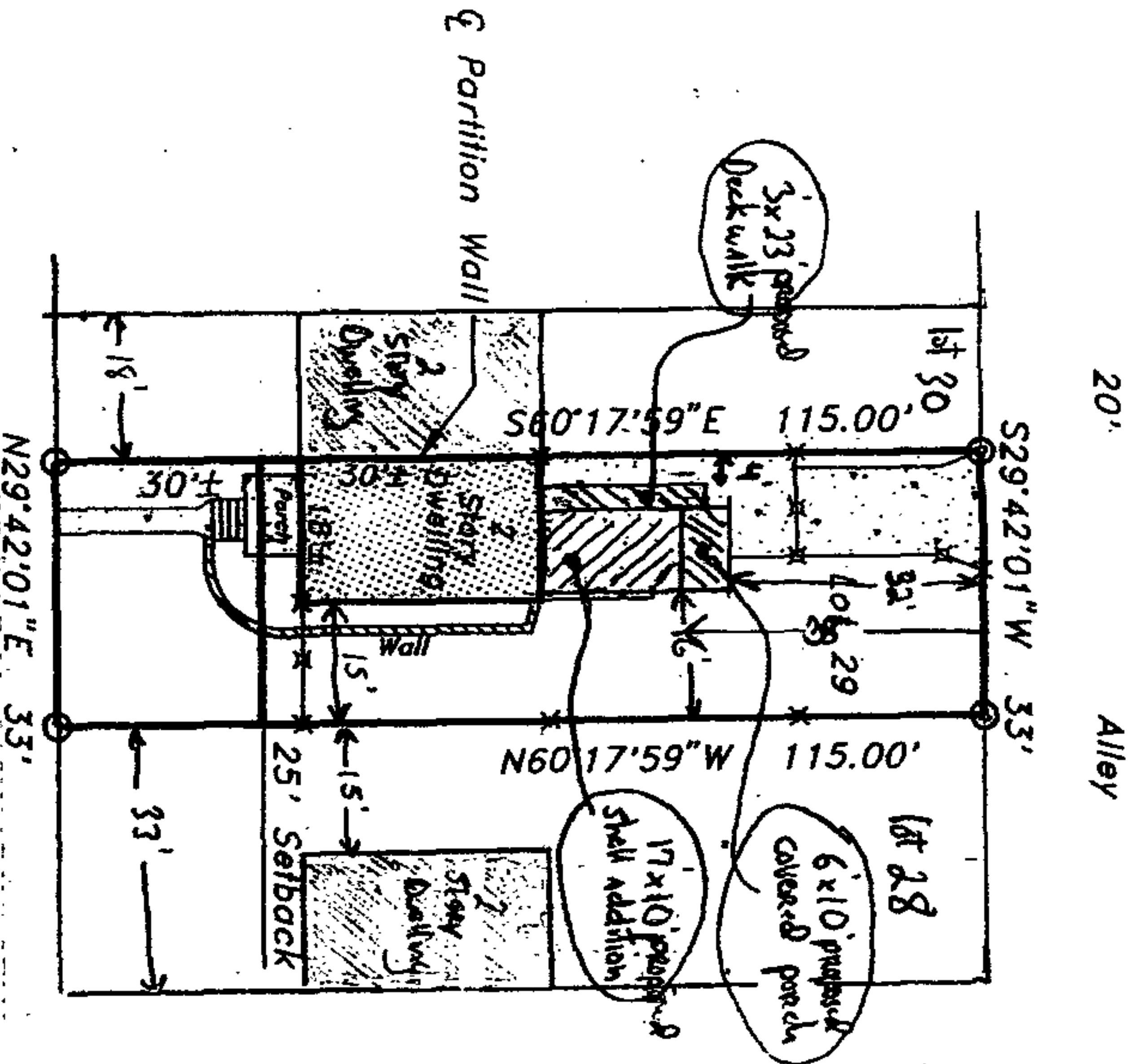
PROPERTY ADDRESS 1679 Poles Road

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

SUBDIVISION NAME Riverwood Park

PLAT BOOK # 22 FOLIO # 45 LOT # 29 SECTION # 2

OWNER Douglas B. Davis Jr.



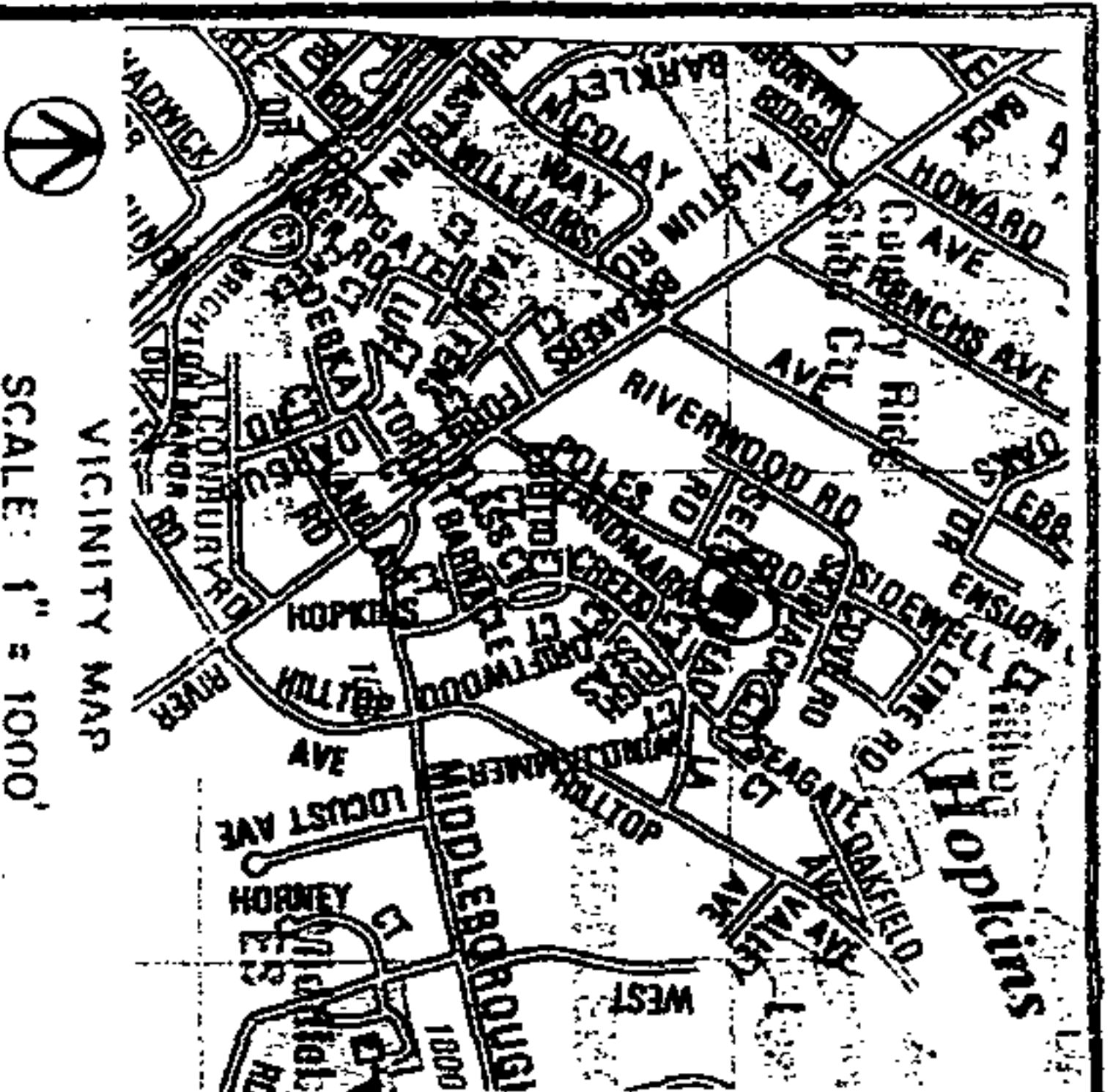
Poles Road (60' R/W)



PREPARED BY

G. Mack

SCALE OF DRAWING: 1" = 30'



LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 6

1" = 200' SCALE MAP # 097C1

ZONING D.R. 10.5

LOT SIZE 3795 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 ITEM # CASE #

DT 582 07-582-A