

IN RE: PETITION FOR ADMIN. VARIANCE *

SW side of Shore, Road, 15 feet SE of
Gladiolus Place
15th Election District
6th Councilmanic District
(1511 Shore Road)

Brian D. and Juw T. Persinger
Petitioners

BEFORE THE

DEPUTY ZONING

COMMISSIONER

FOR BALTIMORE COUNTY

Case No. 07-586-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, Brian D. and Juw T. Persinger. The variance request is for property located at 1511 Shore Road. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed accessory building (garage) to be located in the front yard in lieu of the required rear yard only. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners propose to construct a garage to protect their vehicles and store possessions. Constructing the garage in the rear yard would block the waterfront view for the Petitioners and their neighbors. There is not sufficient land in the rear yard to construct a detached garage and no room to build the required driveway. Most homes along Shore Road and adjacent Wilson Point Road have detached garages on the front of the property and Petitioners provided photographs demonstrating this fact.

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: Comments were received from the Office of Planning dated July 16, 2007, which does not oppose the Petitioner's request. The comment further indicates that the accessory structure shall not exceed 15 feet in height, and that building materials should be compatible with that of the existing dwelling. Comments were received

JOHN RECEIVED FOR FILE

9-10-07

PB

from the Department of Environmental Protection and Resource Management dated September 7, 2007. The comments indicate that the property must comply with the Chesapeake Bay Critical Area Regulations, and meet all Limited Development Area and Buffer Management Area requirements.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 8, 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 10th day of September, 2007 that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed accessory building (garage) to be located in the front yard in lieu of the required rear yard only be and is hereby GRANTED, subject to the following:

FROM RECEIVED FOR FILED

9-10-07

13

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.
2. The accessory structure shall not exceed 15 feet in height pursuant to Section 400.3 of the B.C.Z.R.
3. All proposed materials shall be compatible with that of the existing dwelling.
4. Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004 and other Sections of the Baltimore County Code).
5. The property is in a Limited Development Area (LDA) and Buffer Management Area (BMA) and must meet all LDA and BMA requirements. Impervious surfaces are limited to 5,445 square feet. 15% afforestation must be addressed.

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 REQUESTED FOR FILING
9-10-07
P3



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

September 10, 2007

BRIAN D. AND JUW T. PERSINGER
1511 SHORE ROAD
MIDDLE RIVER MD 21220

Re: Petition for Administrative Variance
Case No. 07-586-A
Property: 1511 Shore Road

Dear Mr. and Mrs. Persinger:

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

CBCA

Tax Account 15-19-070490
Deed Reference 15341/388

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1511 Shore Rd, Middle River, MD 21220
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) 400.1, BCZR, to permit a proposed accessory

building (garage) to be located in the front yard in lieu of the required rear yard only.

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):

BRIAN D. PERSINGER
Name - Type or Print

Signature

JUW T. PERSINGER
Name - Type or Print

Signature

1511 Shore Rd (410) 311-2059
Address Telephone No.

Middle River MD 21220
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.

07-586-A

Reviewed By

JNP

Date

6/26/07

REV 10/25/01

Estimated Posting Date

7/8/07

9-10-07

13

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 1511 Shore Rd
Address
Middle River MD 21220
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):

Practical Difficulty:

Conformance of placing garage on the rear of the property would make it difficult to place vehicles in the garage; there is no paved driveway from street to rear. No room for clearance.

Conformance would interfere with the home's waterfront view and the neighbor's view. It may significantly damage the value of the homes.

Most homes along Shore Rd and adjacent Wilson Point Rd have garages detached on the front of property. Please see photos. We would be conforming to the neighborhood's standards.

The structure is needed to protect our assets, keep secure from theft, and protect possessions from the elements.

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.

Brian D. Persinger
Signature

BRIAN D. PERSINGER
Name - Type or Print

Juw T. Persinger
Signature

JUW T. PERSINGER
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26th day of June, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Brian D. Persinger Juw T. Persinger
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Ann M. Casey
Notary Public

My Commission Expires Mar 1 2010



Zoning Description for 1511 Shore Rd, Middle River,
MD 21220.

Beginning at a point on the Southwest side of Shore Rd.
which is 40 feet wide at the distance of 15 feet
southeast of the centerline of the nearest intersecting
street Gladiolus Place which is 30 feet wide.

Being Lot #60 in the subdivision of Bull Neck
as recorded in Baltimore County Plat Book # 4,
Folio # 172, containing .499 acres. Also known as
1511 Shore Rd and located in the 15th election
district, 6th Councilmanic District.

100

Date: 6/26/07

DATE/TIME	INITIAL	TIME	OFFICER
11/17/2007	4:24	11:45:00	P

DATE: 5/28/2010 10:28 AM

Kept for 465.00
465.00 - 00 4.00
Baltimore County, Maryland

Total	65.00
-------	-------

From:

Ernst

Altitude - 1511 Shore Road

07-1586-A (Hensinger)

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

RE: Case No: 07-586-A

Petitioner/Developer: BRIAN PERSINGER

Date Of Hearing/Closing: 7/23/07

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

Attention:

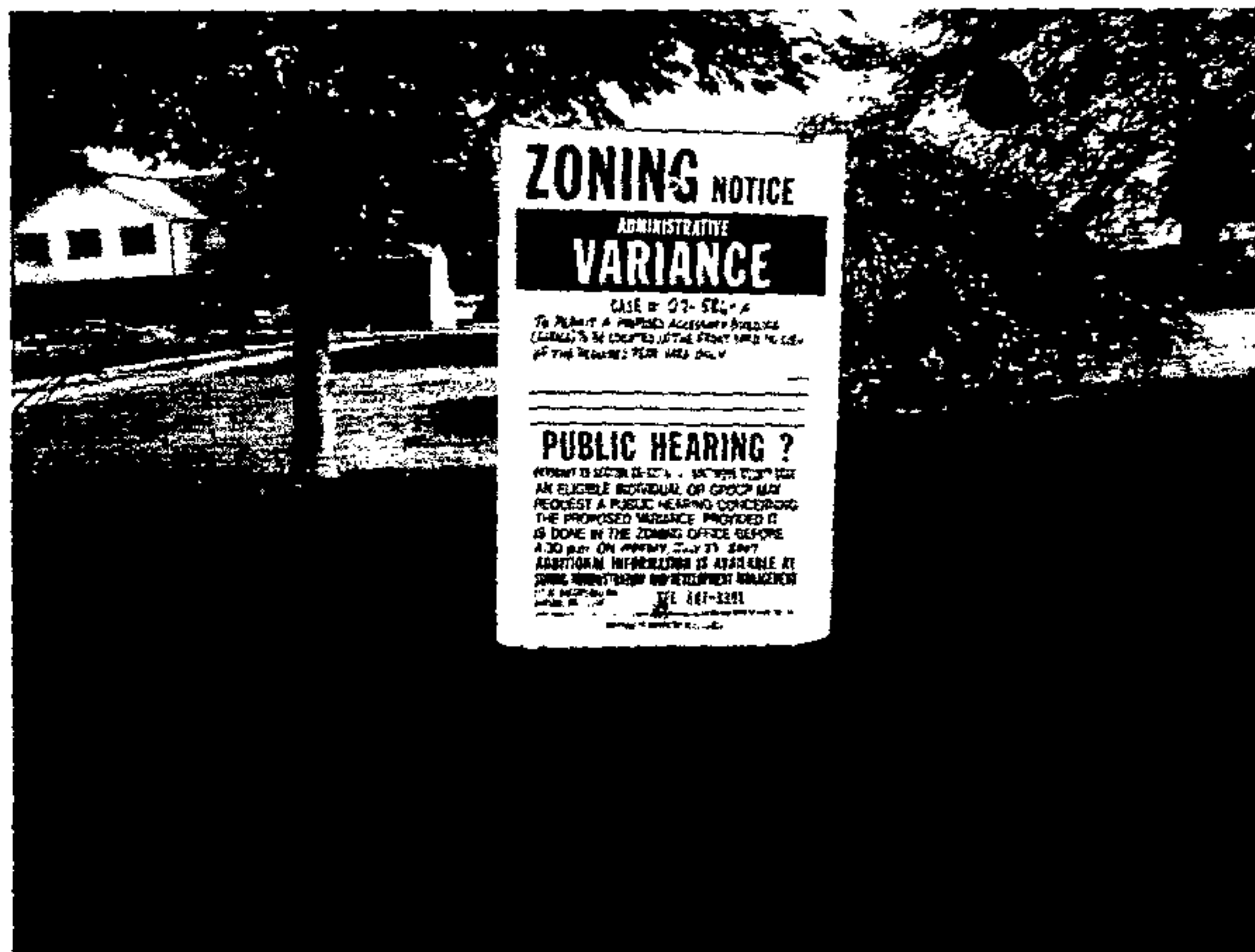
Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 1511 SHORE ROAD

This sign(s) were posted on July 8, 2007
(Month, Day, Year)

Sincerely,
Martin Ogle 7/8/07
(Signature of sign Poster and Date)

Martin Ogle
Sign Poster
16 Salix Court
Address
Balto. Md 21220
(443-629 3411)



master of 7/8/07

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 586 -A Address 1511 Shore Road

Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6/26/07 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- 586 -A Address 1511 Shore Road

Petitioner's Name Brian & Juw Persinger Telephone 410-391-2059

Posting Date: 7/8/07 Closing Date: 7/23/07

Wording for Sign: To Permit a proposed accessory building (garage) to be located in the front yard in lieu of the required rear yard only.

WCR - Revised 6/25/04



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 23, 2007

Brian D. Persinger
Juw T. Persinger
1511 Shore Road
Middle River, MD 21220

Dear Mr. and Mrs. Persinger:

RE: Case Number: 07-586-A, 1511 Shore 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 26, 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

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

RECEIVED
JUL 20 2007

BY: _____

Ad. men

SUBJECT: Zoning Advisory Petition(s): Case(s) 07-586- Variance

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request provided the following conditions are met:

1. The accessory structure shall not exceed 15 feet in height pursuant to Section 400.3 of the BCZR.
2. All proposed materials should be compatible with that of the existing dwelling.

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:

Lynne Anderson

CM/LL

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED
SEP 07 2007
BY:

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination *DL*
DATE: September 7, 2007
SUBJECT: Zoning Item # 07-586-A
Address 1511 Shore Road
(Persinger Property)

Zoning Advisory Committee Meeting of July 2, 2007

- _____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- _____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).
 - _____ Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).
 - X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

The property is in a Limited Development Area and Buffer Management Area (BMA), and must meet all LDA and BMA requirements. Impervious surfaces are limited to 5,445 square feet. 15% afforestation must be addressed.

Reviewer: Regina Esslinger

Date: 8/30/07

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

586

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





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. **7-586-A**
1811 SHORE ROAD
PER GINGER 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. **7-586-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,

Foster Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB



**County Council
of
Baltimore County**

Court House
Towson, Maryland 21204

410-887-3196
Fax: 410-887-5791

S.G. Samuel Moxley
FIRST DISTRICT

Kevin Kamenetz
SECOND DISTRICT

T. Bryan McIntire
THIRD DISTRICT

Kenneth N. Oliver
FOURTH DISTRICT

Vincent J. Gardina
FIFTH DISTRICT

Joseph Burtensfelder
SIXTH DISTRICT

John Olszewski, Sr.
SEVENTH DISTRICT

Thomas J. Peddicord, Jr.
LEGISLATIVE COUNSEL
SECRETARY

July 3, 2006

William J. Wiseman, Esquire
Baltimore County Zoning Commissioner
Courts Building
401 Bosley Avenue
Towson, Maryland 21204

RECEIVED
JUL 05 2007
BY:.....

Dear Mr. Wiseman:

Attached please find a copy of Resolution 70-07 concerning the public disclosure of Brian Persinger, an employee of the Baltimore County Police Department who has applied for a zoning variance to construct an addition at her residence at 1511 Shore Road, Baltimore, Maryland 21220.

This Resolution was approved by the County Council at its July 2, 2007 meeting and is being forwarded to you for appropriate action.

Sincerely,

Thomas J. Peddicord, Jr.
Legislative Counsel/Secretary

TJP:dp
Enclosure

cc: Brian Persinger

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2007, Legislative Day No. 14

Resolution No. 70-07

RECEIVED
JUL 05 2007

Mr. Joseph Bartenfelder, Councilman

BY:.....

By the County Council, July 2, 2007

A RESOLUTION concerning the public disclosure of Brian Persinger, an employee of the Baltimore County Police Department.

WHEREAS, Brian Persinger, an employee of the Baltimore County Police Department, has applied for a zoning variance to construct a detached garage at his residence at 1511 Shore Road, Baltimore, Maryland 21220; and

WHEREAS, this Resolution is intended to provide full public disclosure under Section 32-1-102 of the Baltimore County Code.

NOW, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the application for a zoning variance filed by Brian Persinger does not contravene the public welfare and is hereby authorized.

READ AND PASSED this 2ND day of JULY, 2007.

BY ORDER

A handwritten signature in cursive script, appearing to read "Thomas J. Peddicord, Jr.", is written over a horizontal line.

Thomas J. Peddicord, Jr.
Secretary

ITEM: RESOLUTION 70-07

Patricia Zook - 07-586-A (administrative variance closed 7-23-07)

From: Patricia Zook
To: Livingston, Jeffrey
Date: 9/5/2007 12:02:51 PM
Subject: 07-586-A (administrative variance closed 7-23-07)

Hi Jeff -

We still need comments for this administrative variance that closed in July.

Good morning -

We are in need of DEPRM comments for this case which is located at 1511 Shore Road.

Thanks.

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

Patricia Zook - 07-586-A (administrative variance closed 7-23-07)

From: Patricia Zook
To: Livingston, Jeffrey
Date: 8/7/2007 9:39 AM
Subject: 07-586-A (administrative variance closed 7-23-07)

Hi Jeff -

The Petitioners are calling and asking for their Order....however we don't have DEPRM comments. This case closed on July 23.

Thanks.

Good morning -

We are in need of DEPRM comments for this case which is located at 1511 Shore Road.

Thanks.

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

Patricia Zook - 07-586-A (administrative variance closed 7-23-07)

From: Patricia Zook
To: Livingston, Jeffrey
Date: 7/31/2007 9:59:58 AM
Subject: 07-586-A (administrative variance closed 7-23-07)

Good morning -

We are in need of DEPRM comments for this case which is located at 1511 Shore Road.

Thanks.

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

Patricia Zook - Re: Variance request @ 1511 Shore Road

From: Kristen Matthews
To: Zook, Patricia
Date: 7/12/2007 8:20 AM
Subject: Re: Variance request @ 1511 Shore Road

Hi Patti,

The case number for this address is 07-586-A, it is an administrative variance with a closing date of 7/23/06.

>>> Patricia Zook 07/11/07 4:13 PM >>>
Hi Kristen -

Do you have a case number and hearing date for property at 1511 Shore Road? The petitioner is requesting a variance for a garage. However, I'm not sure if this an administrative variance or a variance going to a hearing.

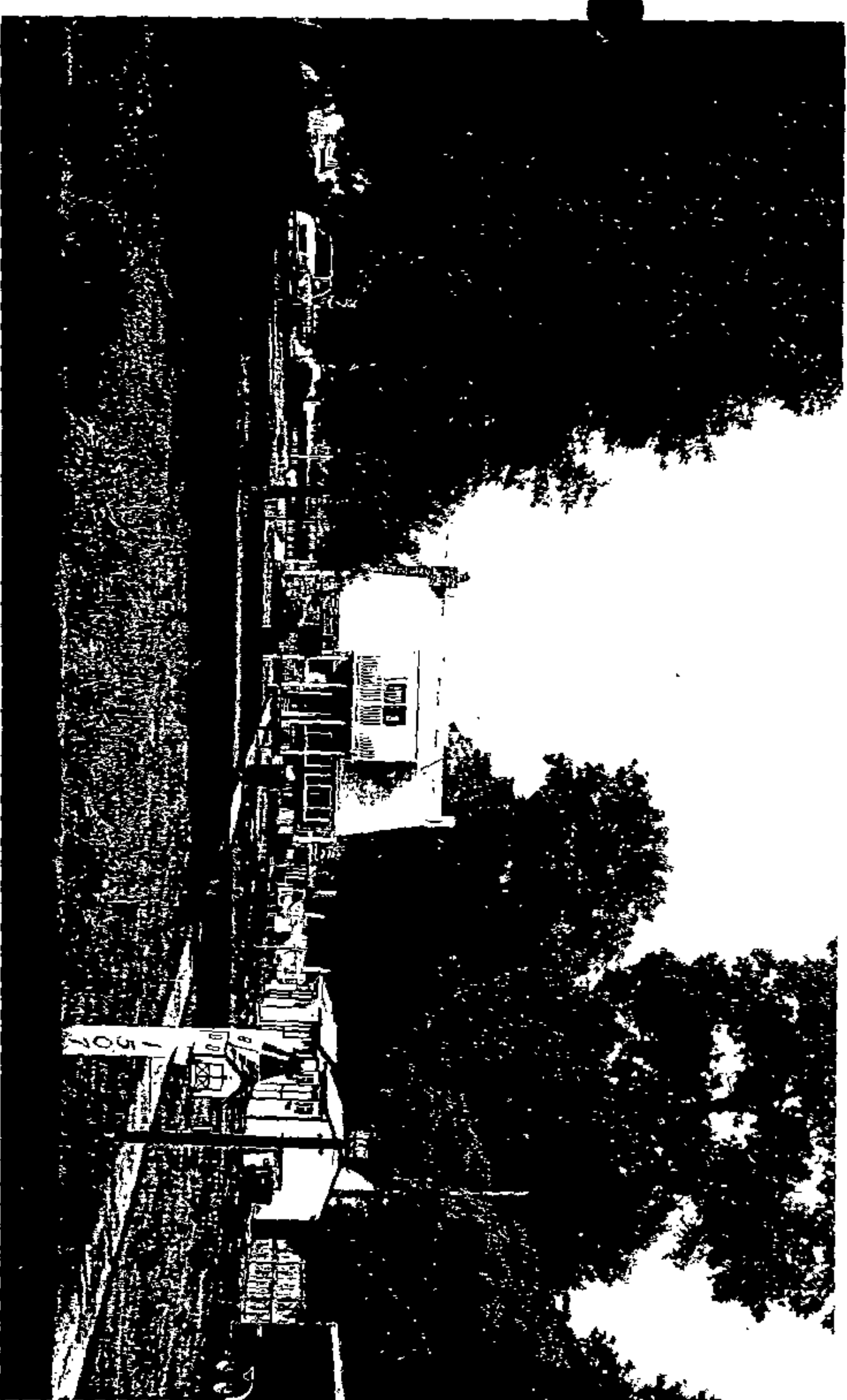
The property owner is Brian Persinger, a County police Office, who filed a public disclosure request. I just received a copy of the resolution from Council.

Thanks for the help!

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



1501 Shaw Rd
Detached Garage



1507 Shaw Rd
Multiple Sheds

07-5864



1501
Shore
Rd.



1507 Shore
Rd

07-586-A

1513 Shore Rd
Detached
garage



1503 Shore Rd
Detached
Garage



07-586-A

SITE
RESIDENCE

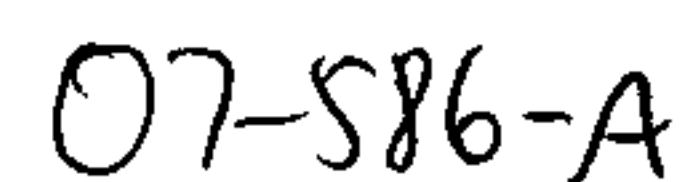


1517 SHORE RD.

DETACHED
GARAGE



07-586-A



PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 1511 SHORE RD

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

SUBDIVISION NAME BULL NECK

PLAT BOOK # 04 FOLIO # 172 LOT # 60 SECTION #

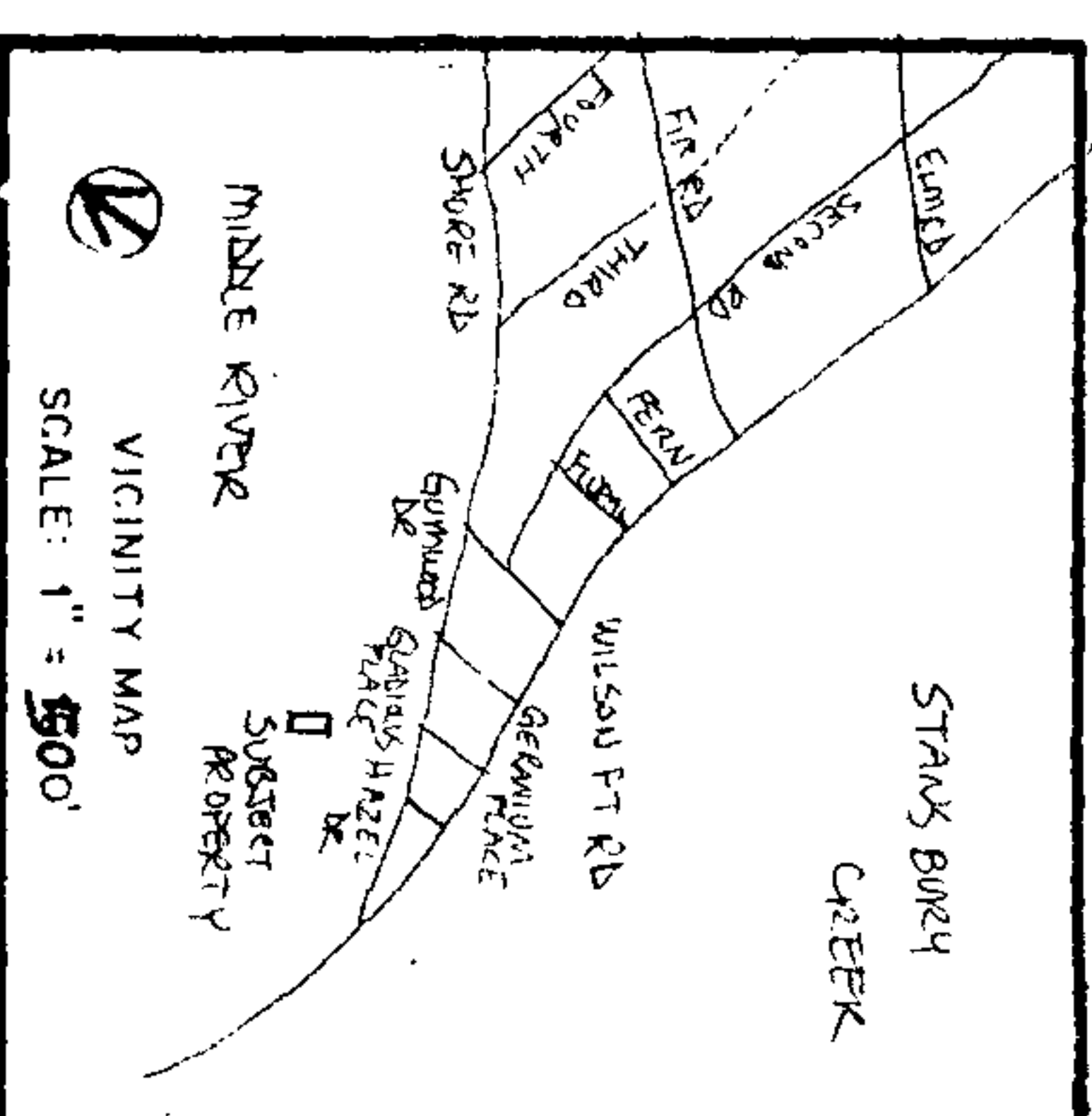
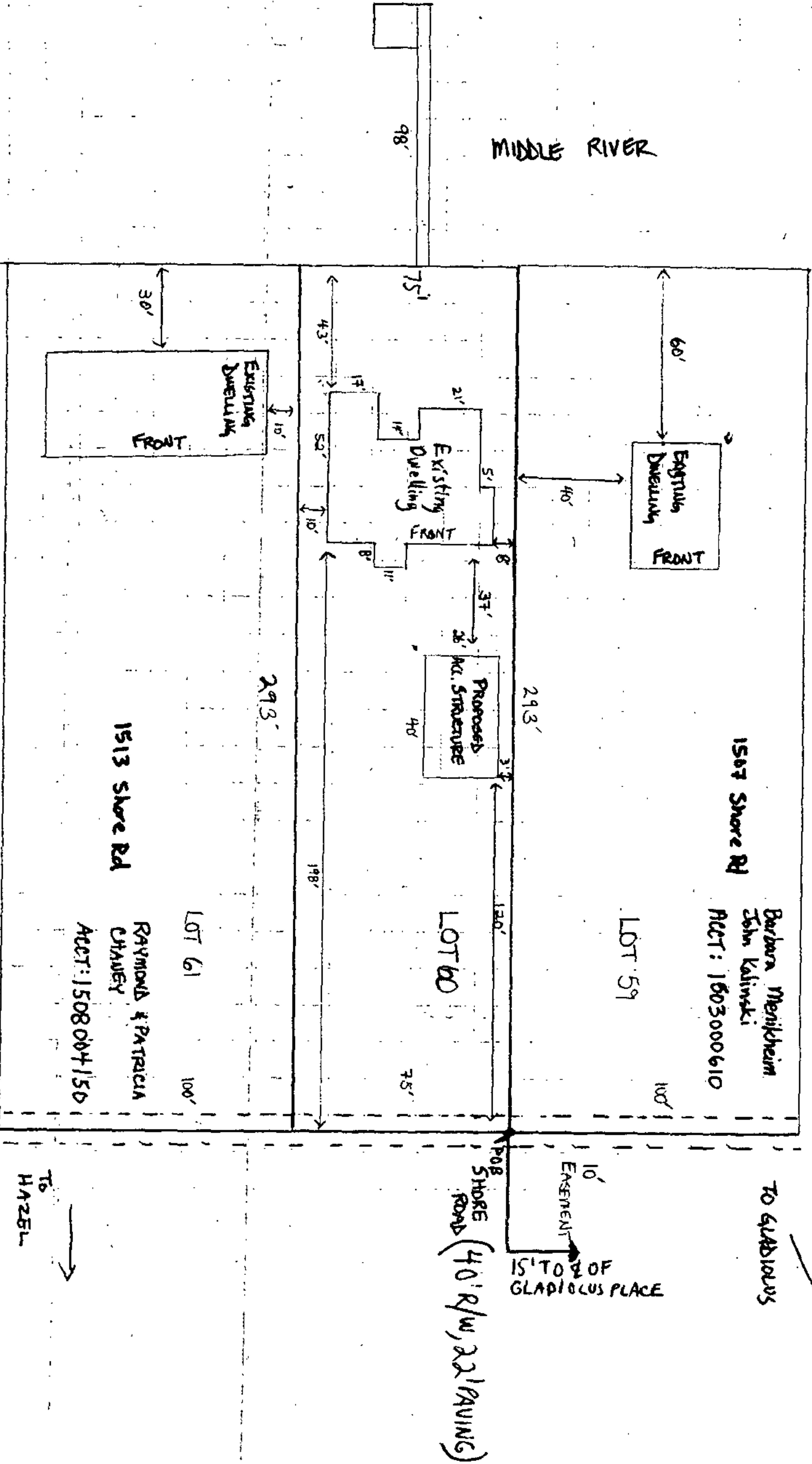
OWNER BRIAN and JUV PERSINGER



SUBJECT PROPERTY is shown
in ZONE B
NOT IN FLOOD PLAIN

PREPARED BY JTP

SCALE OF DRAWINGS: 1" = 50'



VICINITY MAP
SCALE: 1" = 500'

LOCATION INFORMATION
ELECTION DISTRICT 15
COUNCILMANIC DISTRICT 6
1" = 200' SCALE MAP # 098A1
ZONING DR. 5.5

LOT SIZE .449 ACRES 21,750 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 None

ZONING OFFICE USE ONLY
REVIEWED BY JTP ITEM # 586 CASE # 107-586-A