

IN RE: PETITION FOR ADMIN. VARIANCE

W side Lamottes Court, 650 feet S c/l
Marshall Wood Road
4th Election District
4th Councilmanic District
(12104 Lamottes Court)

Nancy Vacca
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 08-052-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, Nancy Vacca for property located at 12104 Lamottes Court. The variance request is from Section 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an open projection (deck) to have a rear yard setback of 18 feet in lieu of the required 22.5 feet, and to amend the Final Development Plan of Shipley Property, Lot 28, only. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. The Petitioner proposes to construct a 24 foot x 12 foot deck. The Petitioner states the proposed deck needs to be located closer than 22.5 feet to the property line due to the orientation of the house and the unusual shape of the lot. Petitioner states that the proposed deck is typical in size and no larger than any other deck in the neighborhood. The unusual shape of her lot limits the ability to have a deck that would be of practical use. The size of the deck, 24 feet x 12, feet would then be large enough for table, chairs, and a grill. The deck would provide the Petitioners with an at-grade walkout from the house. The south side of the property contains a drainage and utility easement which further reduces the functional space in the 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.

~~APPROVED FOR FILED~~
9-6-07
PB

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on August 5, 2007 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

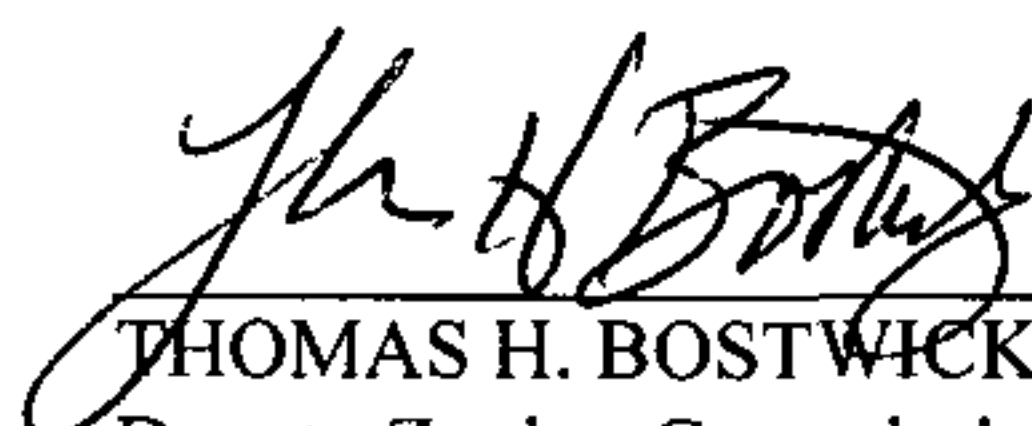
The Petitioner has filed the supporting affidavits and photographs as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare 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 5th day of September, 2007 that a variance from Section 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an open projection (deck) to have a rear yard setback of 18 feet in lieu of the required 22.5 feet, and to amend the Final Development Plan of Shipley Property, Lot 28, only is hereby GRANTED, subject to the following:

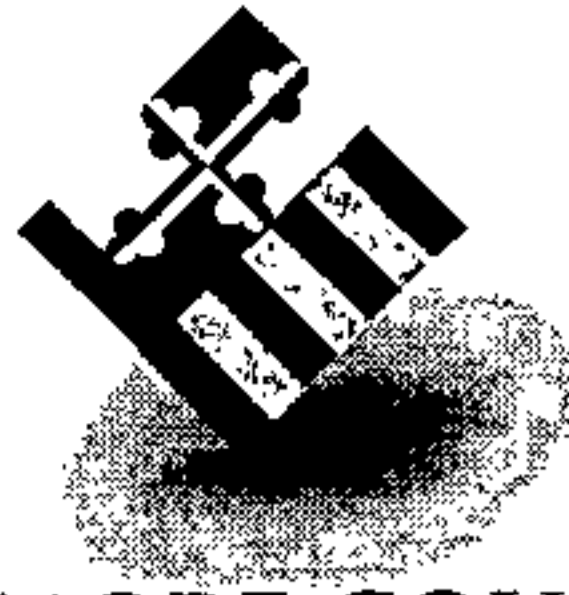
1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order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

~~FORM RECEIVED FOR FILING~~
9-6-07
B



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

September 6, 2007

NANCY VACCA
12104 LAMOTTES COURT
REISTERSTOWN MD 21136

Re: Petition for Administrative Variance
Case No. 08-052-A
Property: 12104 Lamottes Court

Dear Ms. Vacca:

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,

Handwritten signature of Thomas H. Bostwick in black ink.

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Dave Finneran, 1802 Baltimore Blvd., Westminster MD 21157



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 12104 LAMOTTES 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) 301.1.A - to permit an open

projection (deck) to have a rear yard setback of 18 feet in lieu of the required 22 1/2', and to amend the Final Development Plan of Shipley Property, lot 28 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/Lessée:

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):

NANCY VACCA
Name - Type or Print
Nancy Vacca
Signature
Name - Type or Print
Signature
12104 LAMOTTES CT. 410-517-2195
Address Telephone No.
REISTERSTOWN MD 21136
City State Zip Code

Representative to be Contacted:

DAVE FINNERAN 410-374-8008
Name
1802 BALTIMORE BLVD.
Address Telephone No.
WESTMINSTER MD 21157
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

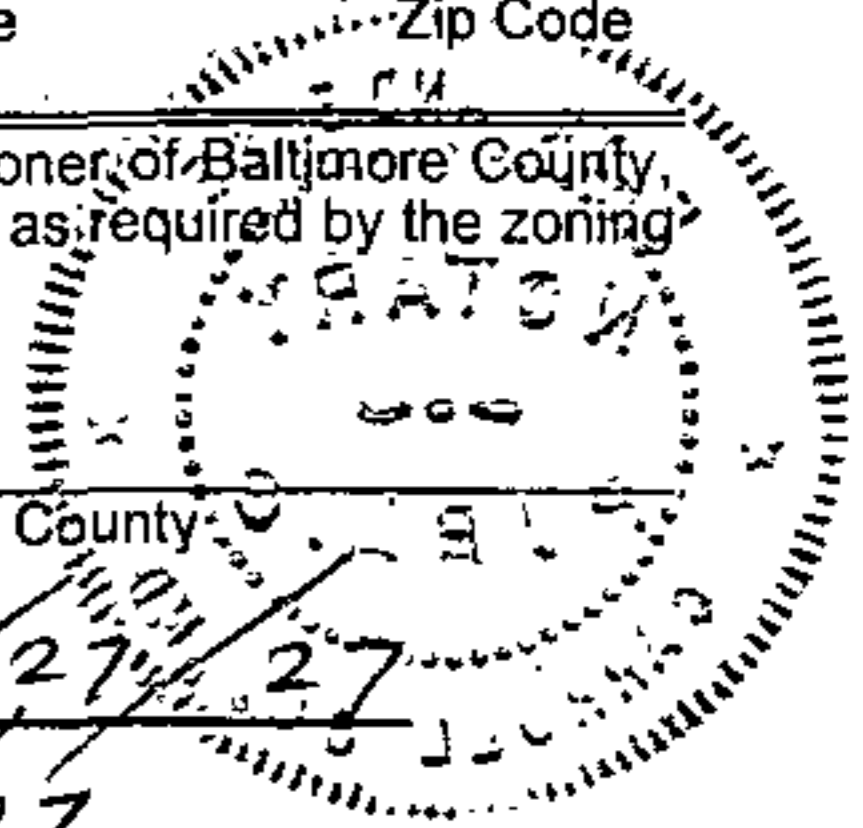
CASE NO. 08-052-A

Reviewed By [Signature] Date 7/27/07

REV 10/25/01

Estimated Posting Date 8/5/07

~~YOUR PETITION FOR A VARIANCE~~
9-6-07
[Signature]



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 12104 LAMOTTES 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):

Please grant my request to construct and attach a sundeck to the rear of my house and extend past the limits of the building restriction line currently available. In my situation, the Builder/Developer has constructed my house on the rear limit of the Building Restriction Line. The Builder was forced to do this because my lot is at the end of a cul-de-sac and was designed with an irregular shape. Although the lot conforms with other lots in the subdivision as far as square footage is concerned, the shape allows for little usable rear yard. The grading and the drainage easement has further reduced the functional space in my rear yard, therefore I am requesting to add a sundeck to my first floor. The sundeck would only project 12' from the farthest rear portion of the house and still remain 18' from the rear lot line. The sundeck is not large, overbearing or obtrusive. The sundeck conforms with other decks in my neighborhood, allows for a table and chairs to fit comfortably, will conform with the surrounding homes and be constructed with premium materials (white PVC rails and Trex decking), as many others have been. Thank you for your consideration.

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.

Nancy Vacca
Signature
NANCY VACCA
Name - Type or Print

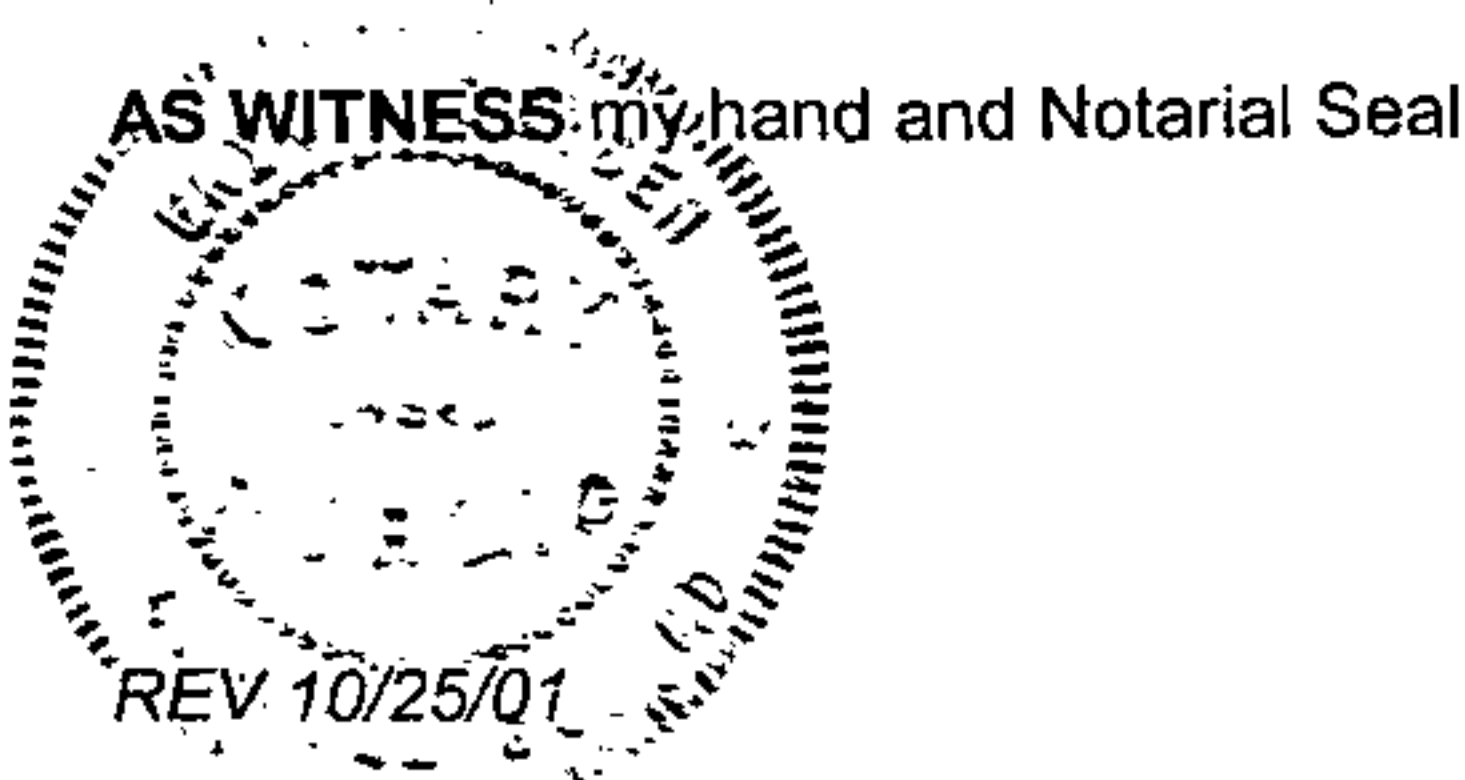
Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

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



Erik Andersen
Notary Public

My Commission Expires _____
ERIK ANDERSEN
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires September 28, 2009



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 12104 LAMOTTES 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) 301.1.A - to permit an open

projection (deck) to have a rear yard setback of 18 feet in lieu of the required 22 1/2, and to amend the Final Development Plan of Shipley Property, lot 28 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):

NANCY VACCA
Name - Type or Print
Signature
Name - Type or Print
Signature
12104 LAMOTTES CT. 410-517-2195
Address Telephone No.
KEISTERSTOWN MD 21136
City State Zip Code

Representative to be Contacted:

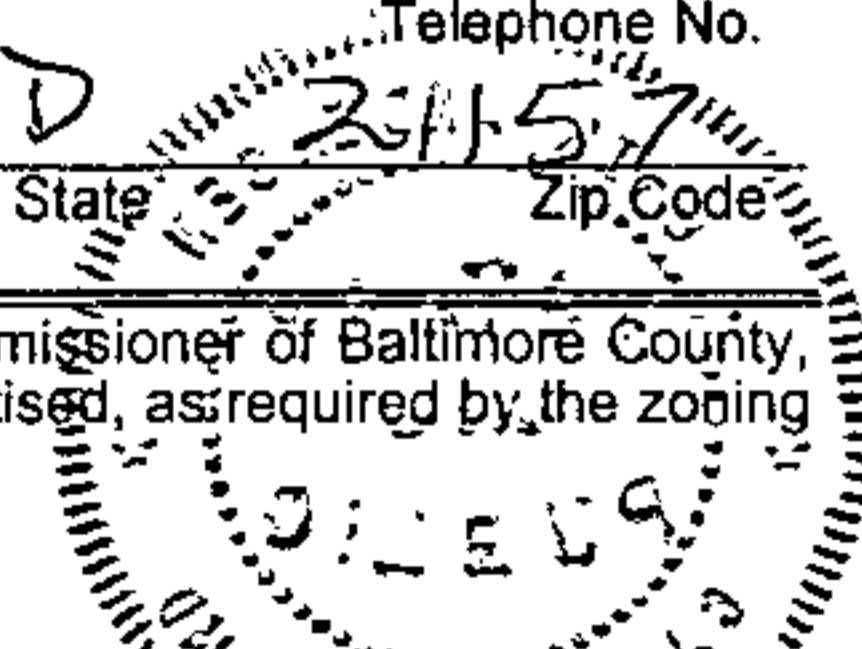
DAVE FINNERAN 410-374-8008
Name
1802 BALTIMORE BLVD
Address Telephone No.
WESTMINSTER MD 21157
City State Zip Code

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. 08-052-A
REV 10/25/01
9-6-07
mb

Reviewed By RJD Date 7/27/07
Estimated Posting Date 8/5/07



Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 12104 LAMOTTES 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):

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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.

Nancy Vacca
Signature
NANCY VACCA
Name - Type or Print

Signature


Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

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

AS WITNESS my hand and Notarial Seal



Erik Andersen
Notary Public

My Commission Expires _____ ERIK ANDERSEN
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires September 28, 2009

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 12104 LAMOTTES COURT,
REISTERSTOWN, MD 21136.

Beginning at a point on the WEST side of Lamottes Court which is
50 FEET wide at a distance of 670 FEET SOUTH of the centerline of
the nearest improved intersecting street MARSHALL WOOD ROAD
which is 50 FEET wide. *Being Lot #28 in the subdivision of SHIPLEY
PROPERTY as recorded in Baltimore County Plat Book #74, Folio
#113, containing 6191 SQUARE FEET. Also known as 12104
LAMOTTES COURT and located in the 4th Election District, 4th
Councilmanic District.

Item #052

CERTIFICATE OF POSTING

Date: 8-5-07

RE: Case Number: 08-052-A
Petitioner/Developer: Maryland Deck and Pool (Nancy Vacca)
Date of Hearing/Closing: 8-20-07

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 12104 LaMottes Ct

The sign(s) were posted on 8-5-07
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

1015 OLD BARN RD
(Street Address of Sign Poster)

PARKTON, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

**ATTACH PHOTOGRAPH
OF
SIGN POSTED ON
PROPERTY
HERE**

**ADMINISTRATIVE
VARIANCE**

CASE # 08-052-A
TO PERMIT AN OPEN PROJECTION
'DECK' TO HAVE A SETBACK OF 18 FEET
IN LIEU OF THE REQUIRED 22.5 FEET
AND TO AMEND THE FDP FOR SHIPLEY PROP.
LOT 23 ONLY

PUBLIC HEARING ?

PURSUANT TO SECTION 28-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON 8/28/07

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
311 W. CHESAPEAKE AVE.
TOWSON, MD. 21284
TEL. 887-3391

BY MAIL: \$1000 PER COPY AND \$200 PER SET. RETURN WITH CHECK OR MONEY ORDER TO: ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT, 311 W. CHESAPEAKE AVE., TOWSON, MD. 21284. MEETING IS HANDICAP ACCESSIBLE.



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

August 21, 2007

Nancy Vacca
12104 Lamottes Court
Reisterstown, MD 21136

Dear Ms. Vacca:

RE: Case Number: 08-052-A, 12104 Lamottes Court

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 27, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Dave Finneran 1802 Baltimore Boulevard Westminster 21157

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 31, 2007

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

RECEIVED
SEP 05 2007

BY:.....

SUBJECT: Zoning Advisory Petition(s): Case(s) 08-052- 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:

Carla Murray

Division Chief:

Tom Zuber

CM/LL

Patricia Zook - Administrative Variance cases - Planning comments needed

From: Patricia Zook
To: Murray, Curtis
Date: 9/5/2007 12:06:10 PM
Subject: Administrative Variance cases - Planning comments needed

Curtis -

We need comments from Planning for the following administrative variance cases:

08-012-A, closed 7-30
08-035-A, closed 8-13
08-052-A, closed 8-20
08-044-A, closed 8-20
08-051-A, closed 8-20

08-058-A, closed 8-27
08-056-A, closed 8-27

Thanks for your help.

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



State Highway Administration

Maryland Department of Transportation

Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

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

Date: AUGUST 13, 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. 8-52-A
12104 LAMOTTES COURT
VACCA 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. 8-52-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,

FoA Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB



Baltimore County
Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

August 14, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: August 14, 2007

Item Number: Item Number 49 and 052 through 075

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

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 15, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For August 20, 2007
Item Nos. 052, 054, 056, 057, 058, 061,
062, 063, 065, 066, 067, 068, 071, 072,
073, 074, and 075

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-08152007.doc

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 08- 052 -A Address 12104 Lamottes Ct
Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 7/27/07 Posting Date: 8/5/07 Closing Date: 8/20/07

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- 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.
- 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.
- 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.
- 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 08- 052 -A Address 12104 Lamottes Ct
Petitioner's Name Nancy Vacca Telephone 410 517 2195
Posting Date: 8/5/07 Closing Date: 8/20/07
Wording for Sign: To Permit an open projection (deck) to have a rear yard setback of 18 feet in lieu of the required 22 1/2, and to amend the Final Development Plan of Shipley Property, lot 28 only.

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: 08-052-A

Petitioner: Nancy Vacca

Address or Location: 12104 Lamottes Court, Reisterstown 21136

PLEASE FORWARD ADVERTISING BILL TO:

Name: Dave Finneran

Address: 1802 Baltimore Blvd.

Westminster, MD 21157

Telephone Number: 410-374-8008

PLAT TO ACCOMPANY PETITION FOR ZONING **VARIANCE** **SPECIAL HEARING**

PROPERTY ADDRESS 12104 LAMOTTES CT.

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

SUBDIVISION NAME SHIPLEY PROPERTY

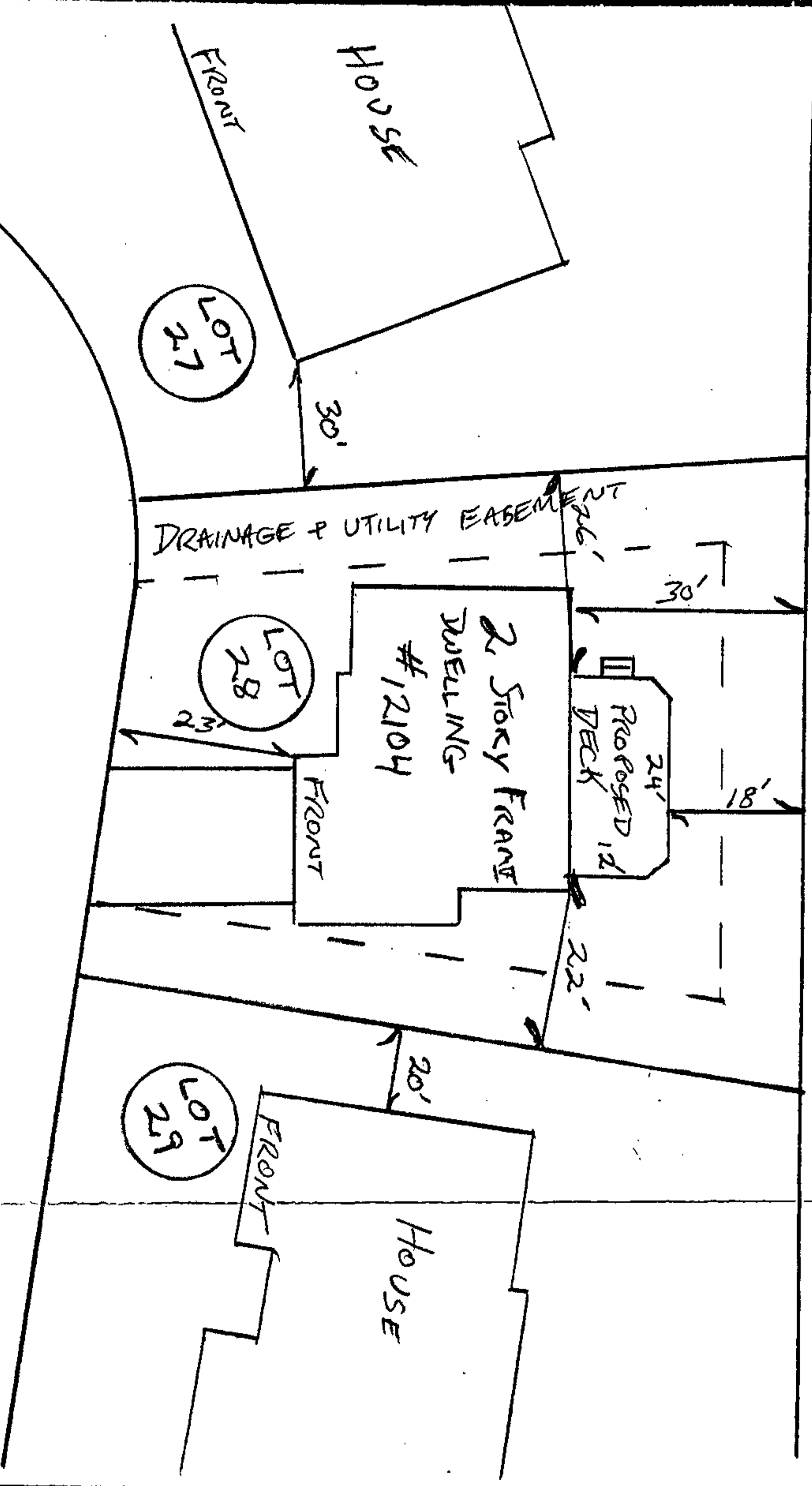
TAX ACCOUNT # 2400000797

PLAT BOOK # 74 FOLIO # 113 LOT # 28 SECTION #

OWNER NANCY VACCA

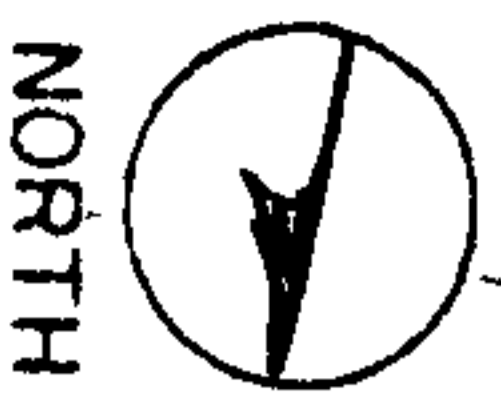
ZONING MAPS 048C3 AND 057C1

ZONING DR5.5



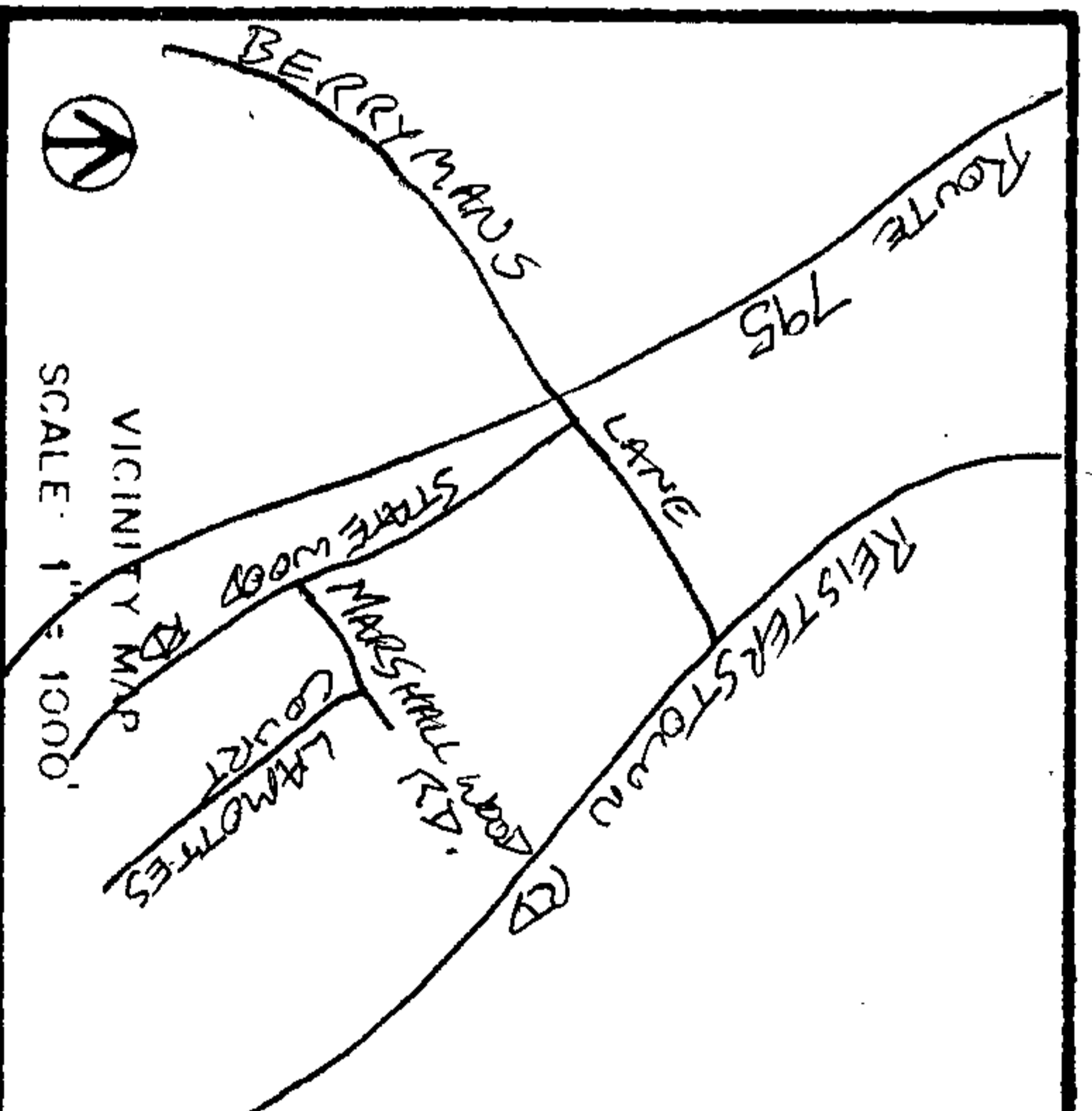
50' R/W
LAMOTTES COURT

1670' RD
MARSHALL WOOD RD.



PREPARED BY TAVE FINNERMAN 410-374-8008

SCALE OF DRAWING: 1" = 20'



LOCATION INFORMATION

ELECTION DISTRICT 4TH

COUNCILMANIC DISTRICT 4TH

1" = 200' SCALE MAP # Zoning DR5.5

ZONING MAPS 048C3 AND 057C1

LOT SIZE 1421 6191

ACREAGE SQUARE FEET

SEWER PUBLIC PRIVATE

WATER

CHESAPEAKE BAY CRITICAL AREA YES NO

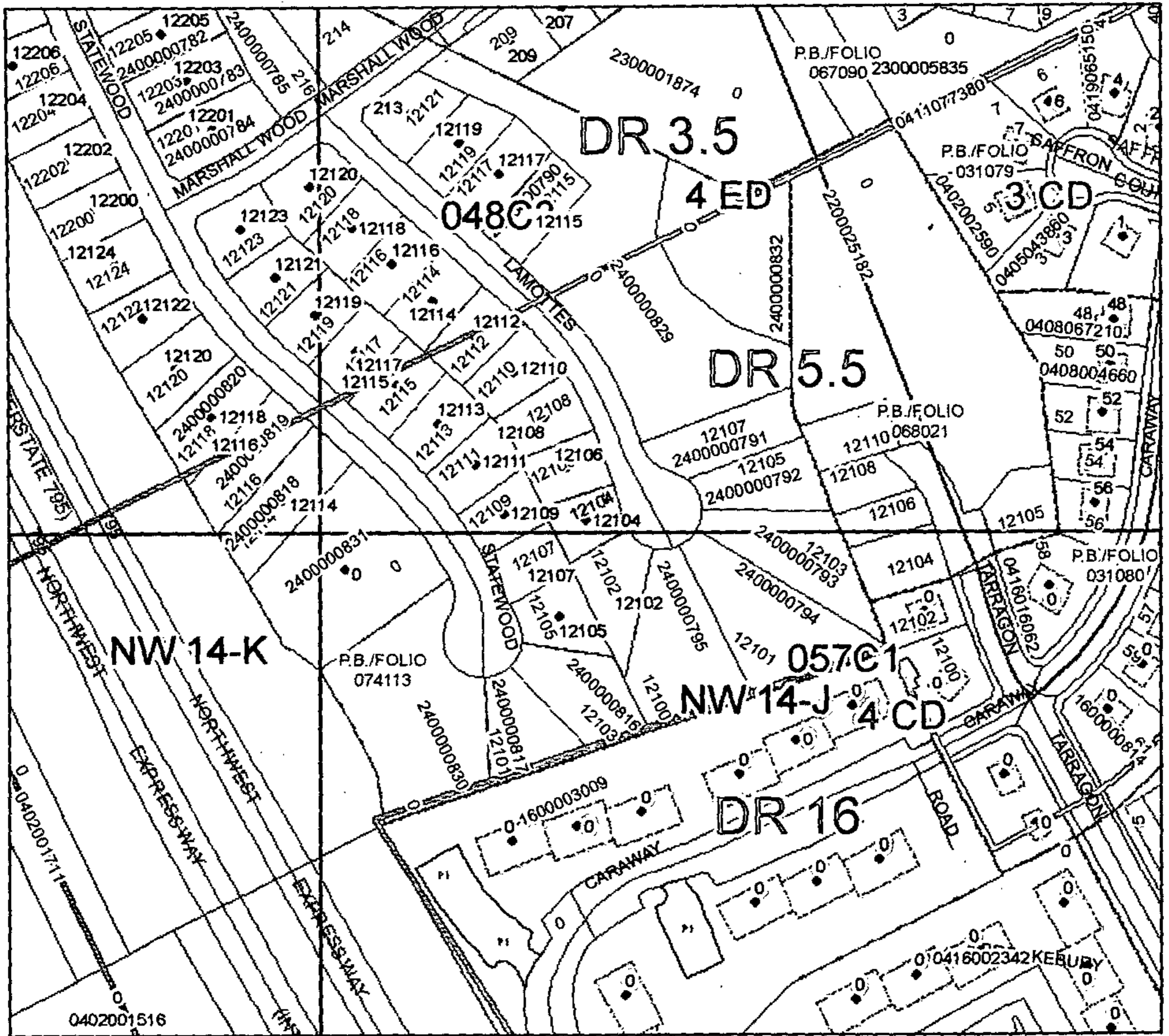
100 YEAR FLOOD PLAIN YES NO

HISTORIC PROPERTY / BUILDING YES NO

PRIOR ZONING HEARING NO

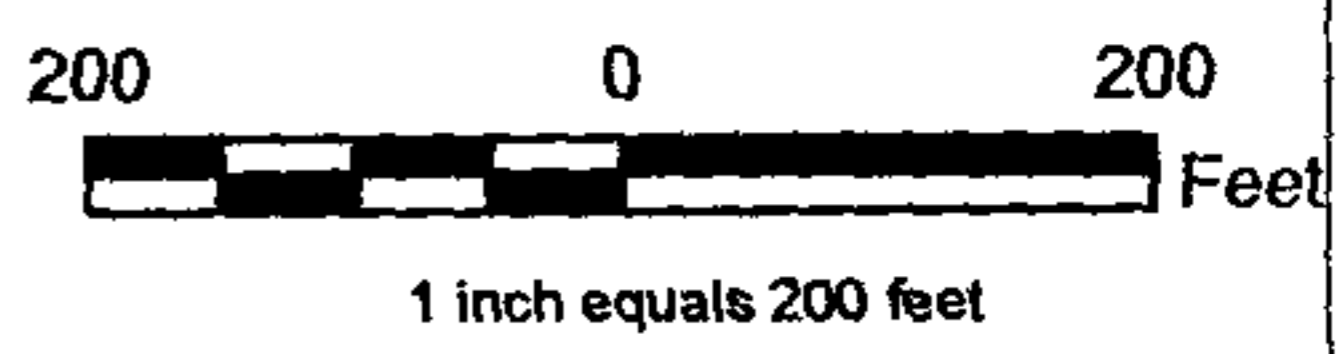
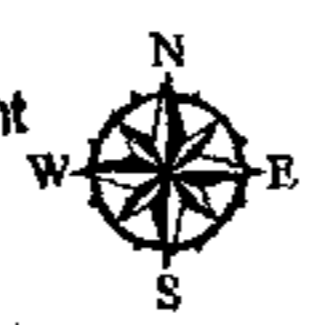
ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

12104 LAMOTTES CT



Publication Date: July 26, 2007
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot

DQ Map Notes



Item # 052

PLAT TO ACCOMPANY PETITION FOR ZONING **VARIANCE** **SPECIAL HEARING**

PROPERTY ADDRESS 12104 LAMOTTES CT.

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

SUBDIVISION NAME SHIRLEY PROPERTY

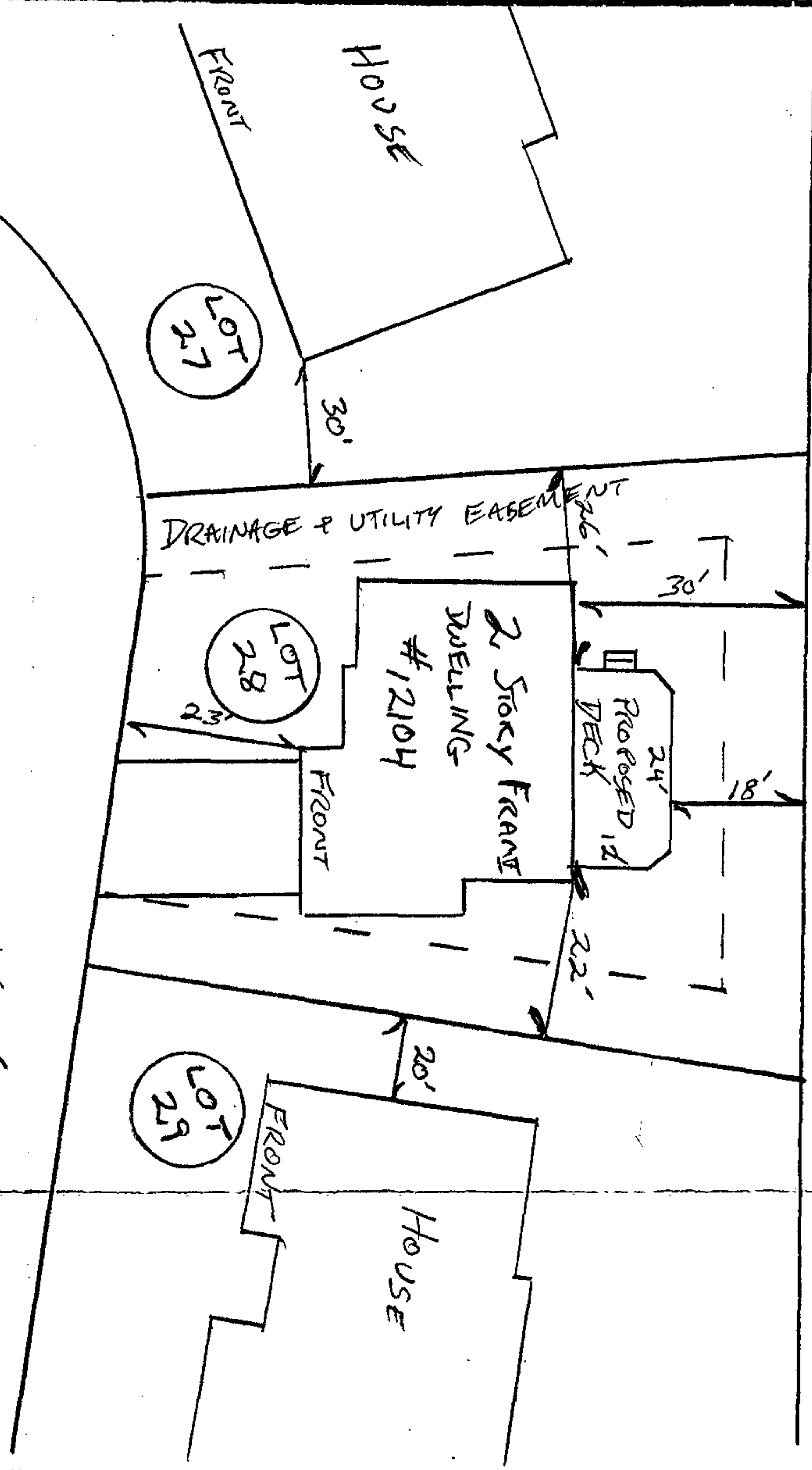
TAX ACCOUNT # 2400000797

PLAT BOOK # 74 FOLIO # 113 LOT # 28 SECTION #

ZONING MAR 057C1

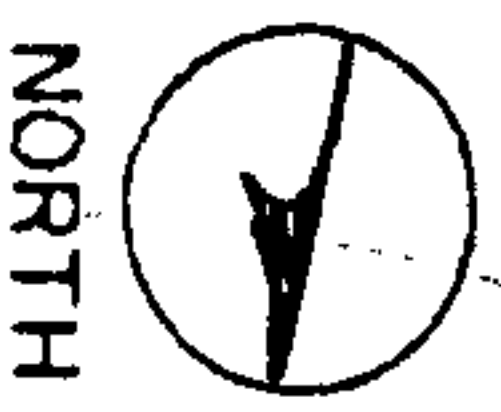
OWNER NANCY VACCA

ZONING DRS.5



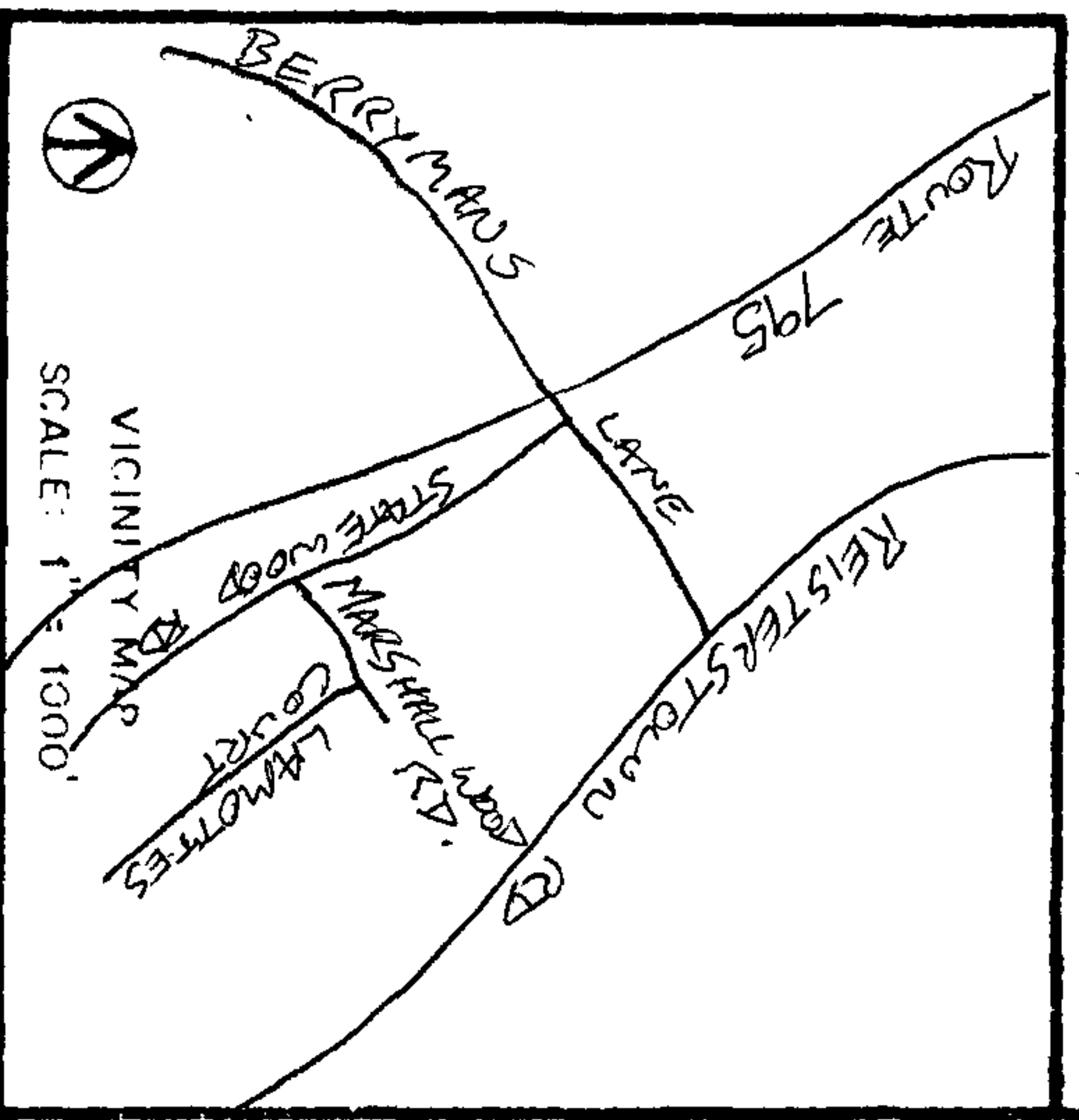
50' R/W
LAMOTTES COURT

1670' RD
MARSHALL WOOD RD.



PREPARED BY TAVE FINDERMAN 410-374-8008

SCALE OF DRAWING 1" = 20'



LOCATION INFORMATION

ELECTION DISTRICT 4TH

COUNCILMANIC DISTRICT 4TH

1" = 200' SCALE MAP # ZONING DRS.5

ZONING 048C3 AND 057C1

LOT SIZE 1421 6191

ACREAGE SQUARE FEET

SEWER PUBLIC PRIVATE

WATER

CHEESAPEAKE BAY CRITICAL AREA YES NO

100 YEAR FLOOD PLAIN YES NO

HISTORIC PROPERTY / BUILDING YES NO

PRIOR ZONING HEARING N/D

ZONING OFFICE USE ONLY
REVIEWED BY [Signature] ITEM # CASE # 08-052-A

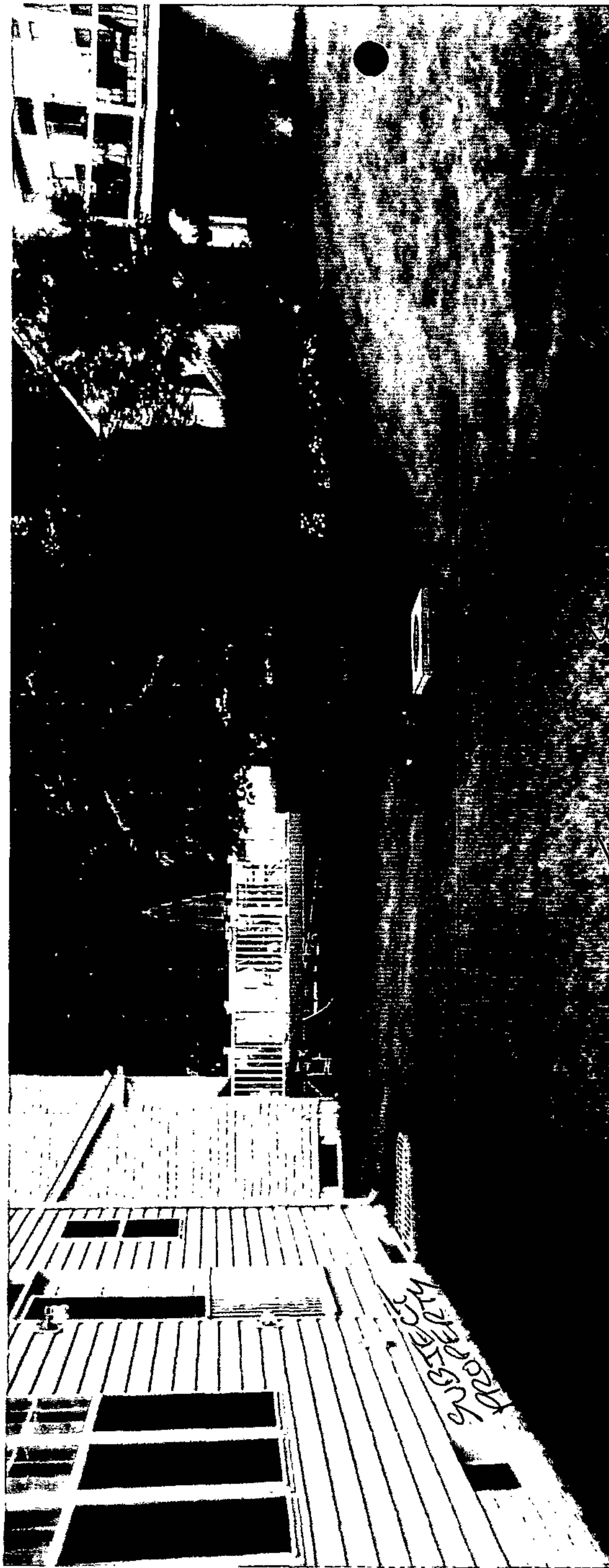


Handwritten text, possibly a name or address, written vertically on the side of the building.

FROM SUBJEC PROPERTY
FACING NORTH (REAR YARD)



1200 12th St
1200 12th St



2005 11 15

2005 11 15



SUBJECT PROPERTY

SUBJECT PROPERTY



Item # 057

FROM SUBJECT PROPERTY
FACING NORTH @ STREET

