

IN RE: PETITION FOR ADMIN. VARIANCE *

BEFORE THE

SE corner of Northmont Road and

Jody Knoll Road *

DEPUTY ZONING

2nd Election District *

COMMISSIONER

4th Councilmanic District *

FOR BALTIMORE COUNTY

(3117 Northmont Road) *

CASE NO. 08-093-A

Mark A. Baylor

Petitioner

* * * * *

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, Mark A. Baylor for property located at 3117 Northmont Road. The variance request is from Sections 1B02.3.C.1 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a deck with a rear yard setback of 2 feet in lieu of the required 22.5 feet. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. The Petitioner has two sets of rear doors leading to the back yard and neither of the doors has direct access to the back yard. He proposes to construct two decks directly off both of the rear doors. The Petitioner's property is a corner lot and his home is set back farther on the property than the adjacent properties.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The ZAC 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 September 1, 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 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

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9-24-07

17

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 24th day of September, 2007 that a variance from Sections 1B02.3.C.1 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a deck with a rear yard setback of 2 feet in lieu of the required 22.5 feet is hereby GRANTED, subject to the following:

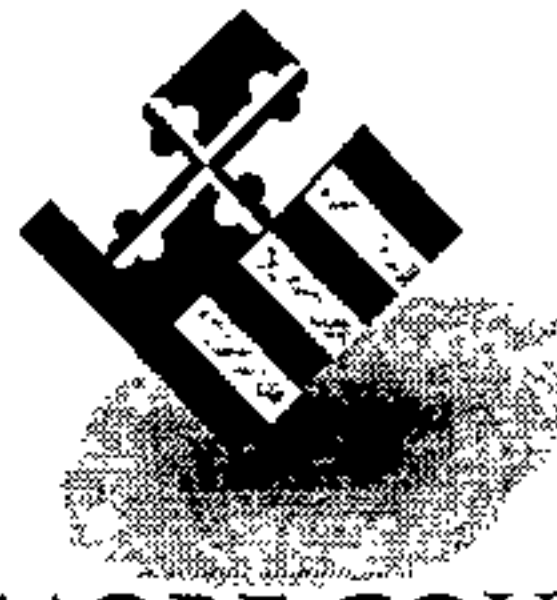
1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order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

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BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

September 24, 2007

MARK A. BAYLOR
3117 NORTHMONT ROAD
WINDSOR MILL MD 21244

Re: Petition for Administrative Variance
Case No. 08-093-A
Property: 3117 Northmont Road

Dear Mr. Baylor:

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



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3117 NORTHMONT Rd
which is presently zoned ORS-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) 1802.3.C.1 ~~1802.3.C.1~~ AND 301.1

BC2R, TO PERMIT A DECK WITH A REAR YARD SETBACK OF 2 ft. IN LIEU OF THE REQUIRED 22.5 ft.

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): ✓

Mark A Baylor

Name - Type or Print

Signature

Name - Type or Print

Signature

3117 Northmont Road 410-521-3028

Address

Windsor Mill, Md. 21244

Telephone No.

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. 28-023-A

REV 10/25/01

Reviewed By [Signature]

Date

8/20/07

Estimated Posting Date

9/2/07

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 3117 Northmont Road
Address
Windsor Mill, Md. 21244
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):

- 1) Due to being a corner lot. I am limited to space in my rear yard.
- 2) I have rear doors at both entrances.
- 3) I would like to build two decks coming off both of the rear door entrances.

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.

Mark A Baylor
Signature
Mark A Baylor
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15th day of August, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Mark A. Baylor
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Myisha White
Notary Public
My Commission Expires March 1, 2011

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

3117 Northmont Road
Address
Windsor Mill, Md. 21244
City State Zip Code

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- 2) I have rear doors at both entrances.
- 3) I would like to build two decks coming off both of the rear door entrances.

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.

Mark A Baylor
Signature

Mark A Baylor

Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15th day of August, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Mark A Baylor

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

AS WITNESS my hand and Notarial Seal

Michael White
Notary Public

My Commission Expires

March 1, 2011



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3117 Northmont Rd.
which is presently zoned DRS.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) 1B02.3.C.1 AND 301.1; BCZR,

DECK WITH A
TO PERMIT A REARYARD SETBACK of 2 ft. IN LIEU
of THE REQUIRED 22.5 ft.

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):

Mark A Baylor

Name - Type or Print

Signature

Name - Type or Print

Signature

3117 Northmont Road 410-521-3028

Address

Windsor Mill, Md. 21244

Telephone No.

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. 08-093-A

Reviewed By [Signature]

Date

8.20.07

Estimated Posting Date

9/2/07

REV 10/25/06

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9-24-07

[Signature]

EXAMPLE 3 -- Zoning Description

3 COPIES

Three copies of the zoning description of your property are required. This is a sample to help you with the description - **DO NOT USE THIS FORM FOR "FILL-IN THE BLANK"**. Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 3117 NORTHMONT ROAD
(address)

Beginning at a point on the EAST side of
(north, south, east or west)

NORTHMONT ROAD which is 50'
(name of street on which property fronts) (number of feet of right-of-way width)

wide at the distance of 25ft. ~~(number of feet)~~ SE of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street JODY KNOLL RD.
(name of street)

which is 50' wide. *Being Lot # 14
(number of feet of right-of-way width)

Block E, Section # in the subdivision of WINDSOR GARDENS
(name of subdivision)

as recorded in Baltimore County Plat Book # 45, Folio # 26

containing 7,280 sq. ft. Also known as 3117 NORTHMONT ROAD
(square feet or acres) (property address)

and located in the 2 Election District, 4 Councilmanic District.

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber __, Folio __" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N.87° 12' 13" E. 321.1 ft., S.18° 27' 03" E.87.2 ft., S.62° 19' 00" W. 318 ft., and N.08° 15' 22" W. 80 ft. to the place of beginning.

CERTIFICATE OF POSTING

RE: Case No: 08-093-A

Petitioner/Developer: MARK BAYLOR

Date Of Hearing/Closing: 9/17/07

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 3117 NORTHMONT RD

This sign(s) were posted on September 1, 2007
(Month, Day, Year)

Sincerely,
Martin Ogle 9/1/07
(Signature of sign Poster and Date)

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

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 08- 093 -A

Address 3117 NORTH MONT Rd

Contact Person: _____
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 8/20

Posting Date: 9/2

Closing Date: 9/17

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 08- 093 -A Address 3117 NORTH MONT Rd

Petitioner's Name MARK BAYLOR Telephone 410-521-3028

Posting Date: 9/2/07 Closing Date: 9/17/07

Wording for Sign: A VARIANCE To Permit A REAR YARD SETBACK of 2ft.
for A DECK IN LIEU OF THE REQUIRED 22.5ft.

* APPLICANT GIVEN ORIGINAL
w/ LIST of POSTERS & INSTRUCTIONS.

WCR - Revised 6/25/04

ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE # 08-093-A

A VARIANCE TO PERMIT A REAR YARD
SETBACK OF 2 FT. FOR A DECK IN LIEU
OF THE REQUIRED 22.5 FT.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1)(B), 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 MONDAY, SEPTEMBER 17, 2007
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
100 W. CALDWELL BLVD. TEL. 887-3391
FREDERICK, MD. 21704
IN THE EVENT THE PUBLIC HEARING IS HELD, THE PUBLIC SHALL BE ADVISED BY MAIL AND BY
SIGNING TO THE ZONING OFFICE, FREDERICK, MD.

**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/neighbors 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: 093

Petitioner: MARK BAYLOR

Address or Location: 3117 NORTHMONT Rd.
Balt. Md. 21244

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Address: _____

Telephone Number: 410-521-3028



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

September 13, 2007

Mark A. Baylor
3117 Northmont Road
Windsor Mill, Maryland 21244

Dear Mr. Baylor:

RE: Case Number: 08-093-A, 3117 Northmont Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 20, 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 that reads "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

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) 08-093- 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:

Candis Murray

Division Chief:

Steve Furham

CM/LL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For September 3, 2007
Item Nos. 08-087, 089, 091, 092, 093,
094, 095, 096, 097, 098, 100, 101, and 104

DATE: September 4, 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-08302007.doc



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

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

Maryland Department of Transportation

Date: SEPT. 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. 8-93-A
3112 NORTHMONT RD
BAYLOR 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. 8-93-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

A handwritten signature in cursive script that reads "Michael P. Bowley".

For¹

Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 08-093- 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:

Candis Murray

Division Chief:

Steve Furham

CM/LL

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

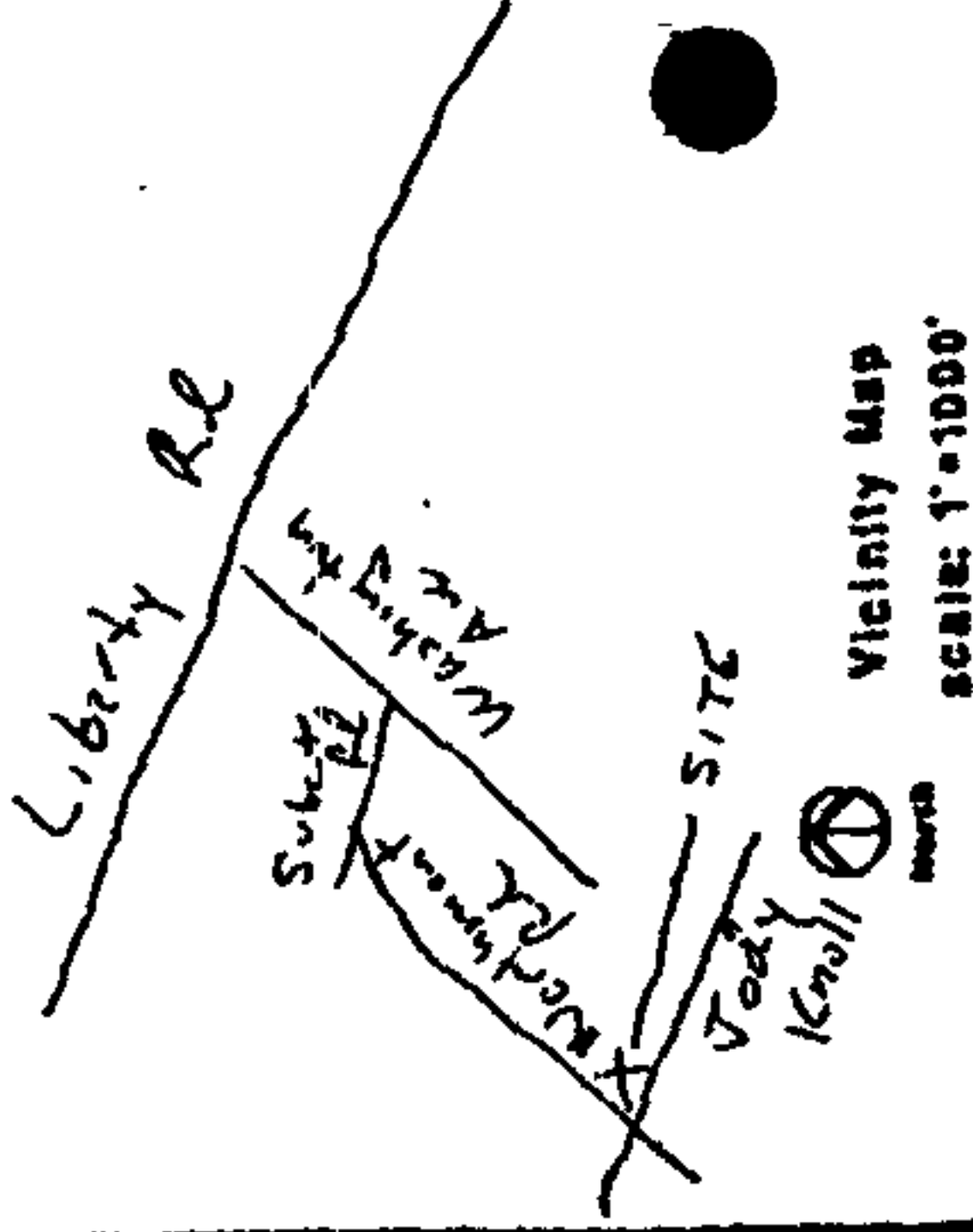
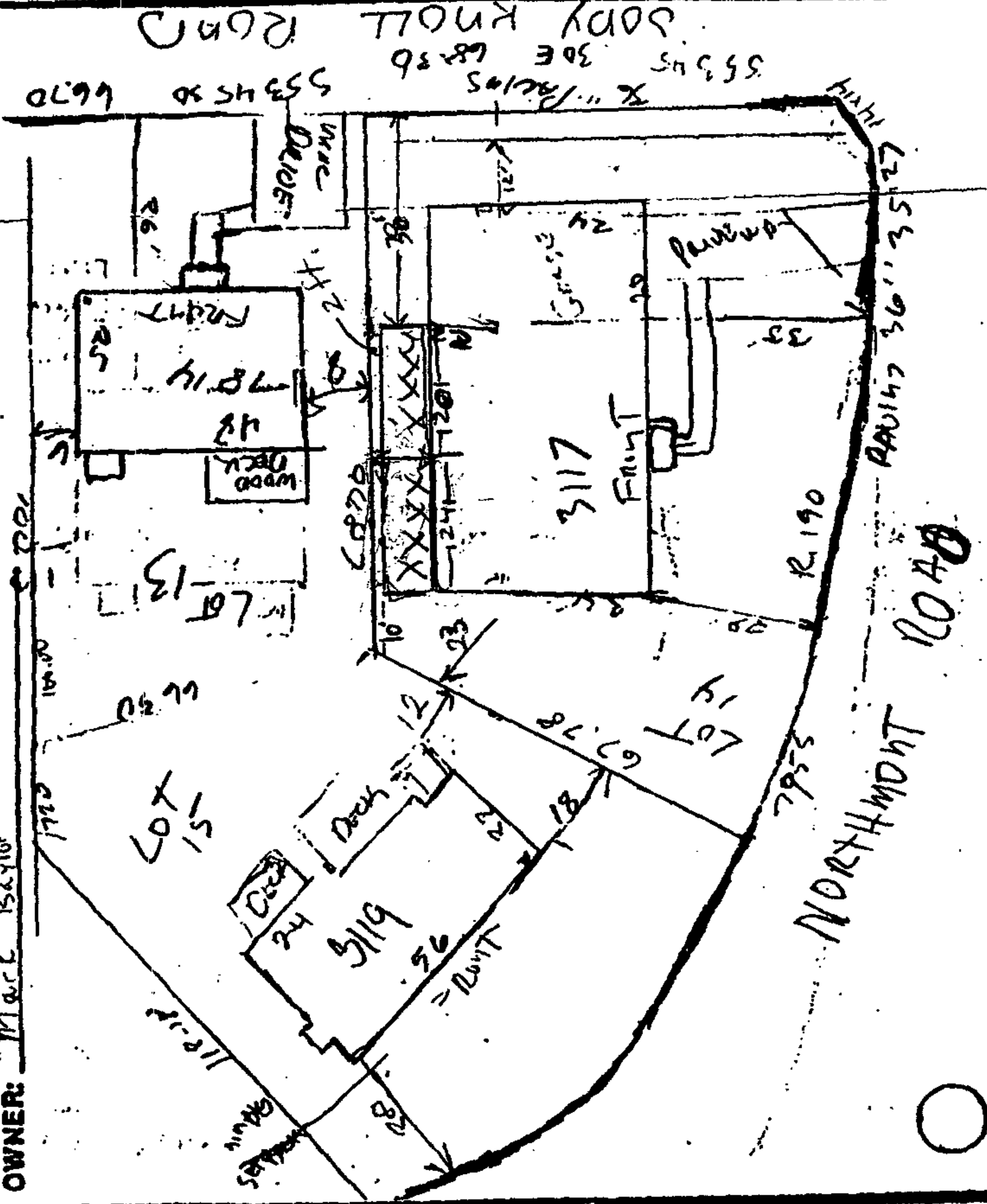
see pages 5 & 6 of the CHECKLIST for additional required information

PROPERTY ADDRESS: 3117 NORTHMONT ROAD

Subdivision name: Windsor Gardens

plat book 45, folios 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

OWNER: Mark Baylor



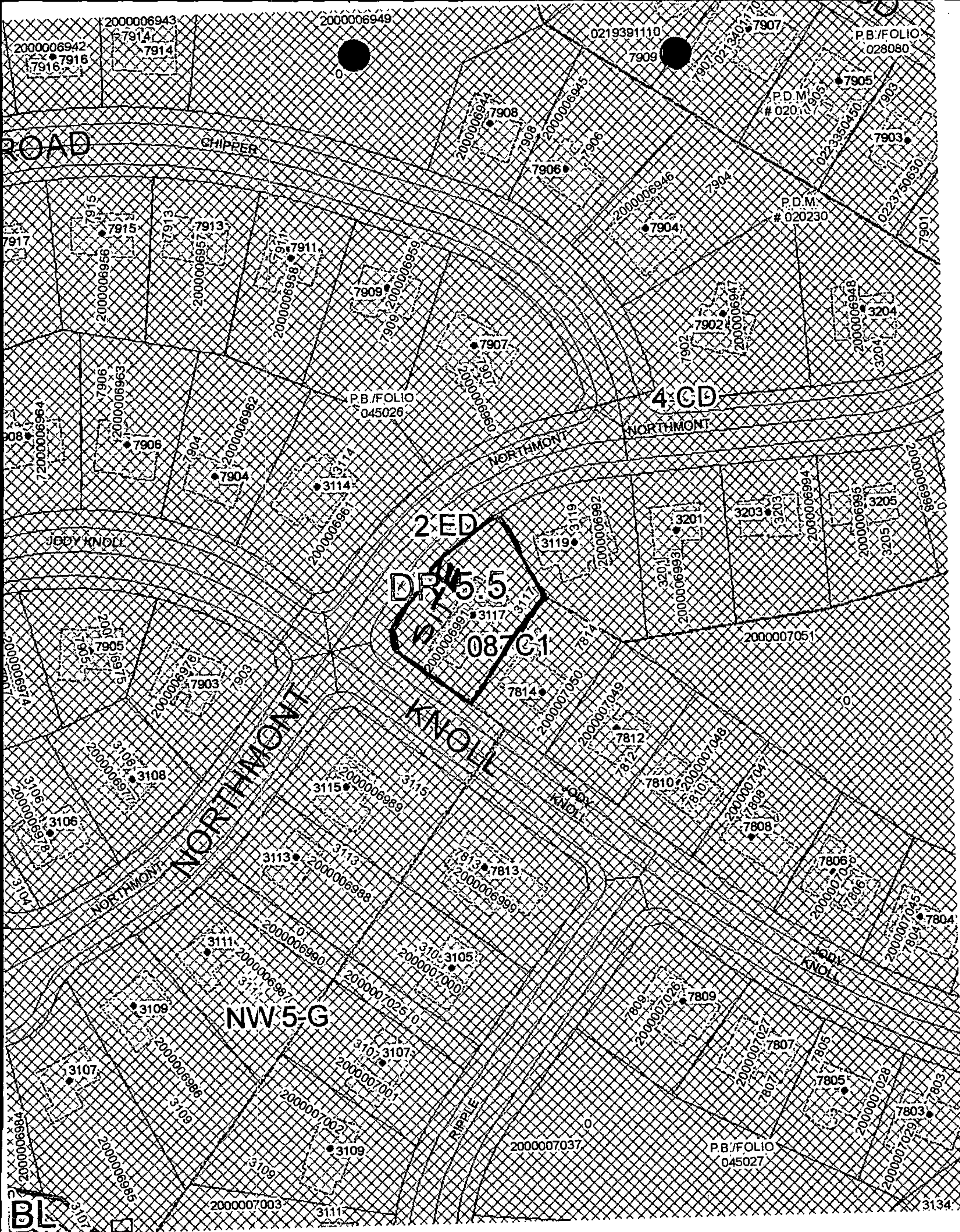
LOCATION INFORMATION

Election District: 2
Councilmanic District: 4
1"=200' scale map: 08701
Zoning: R-5.5
Lot size: 2.280 acres
17 Ac square feet
SEWER: ☒
WATER: ☒
Chesapeake Bay Critical Area: ☐
Prior Zoning Hearings: ☐

Zoning Office USE ONLY!
reviewed by: _____ ITEM #: _____ CASE#: _____



North
date: _____
prepared by: _____
Scale of Drawing: 1"= 1'-0"

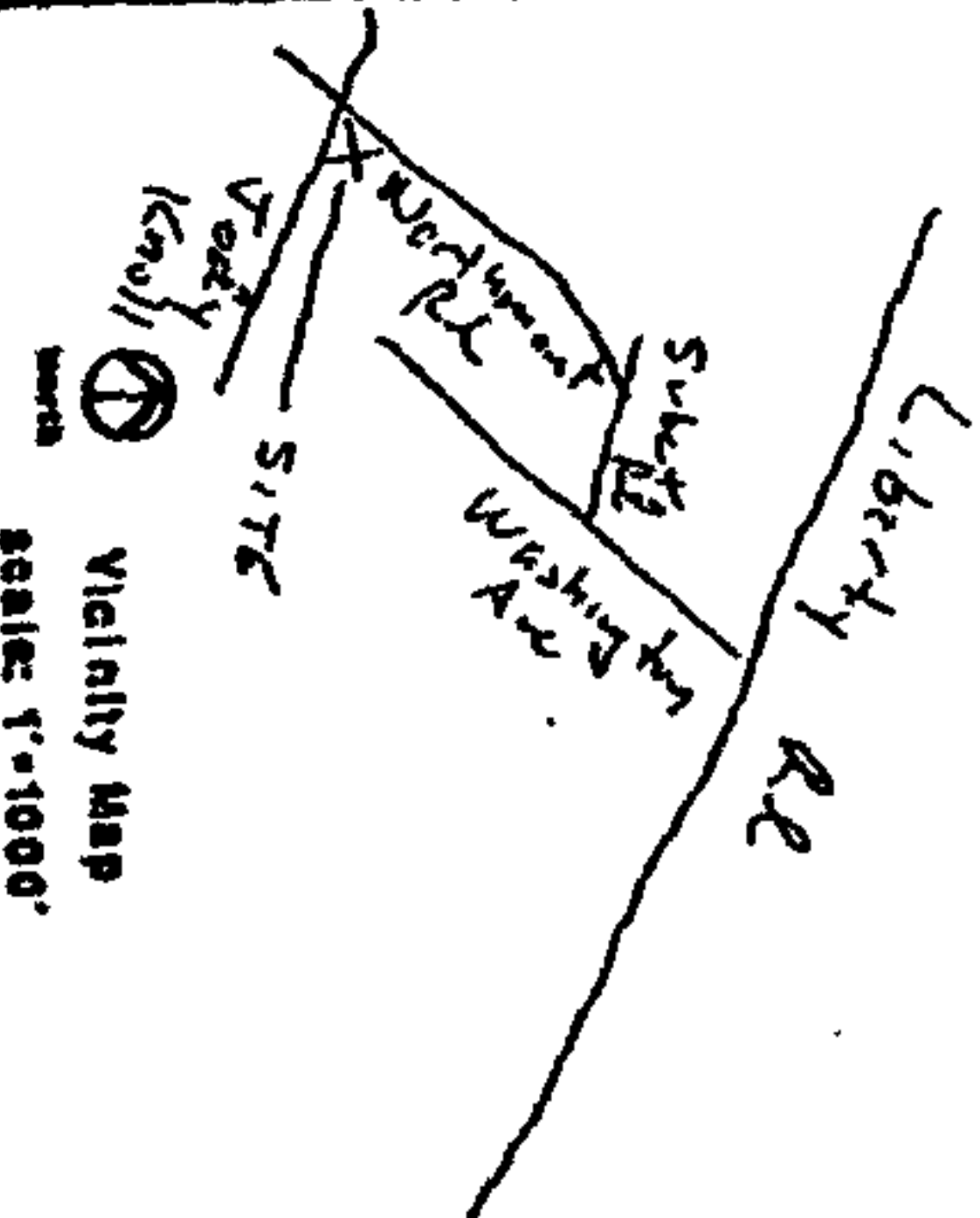
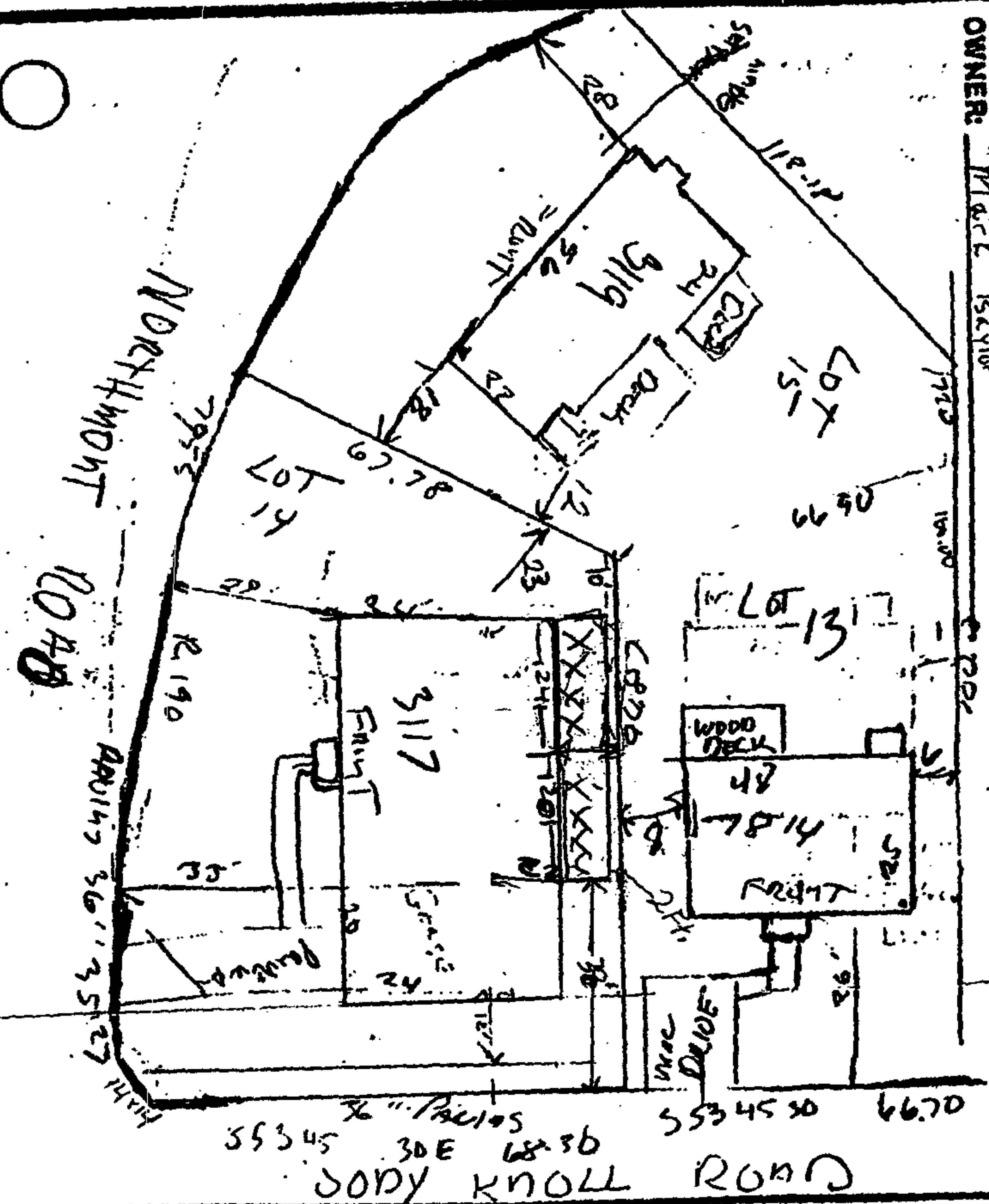


see pages 4 & 5 of the CHECKLIST for additional required information

Hubert H. H. Windsor Gardens

plat book 45, folios 26, iats 14, sections _____

OWNER: Mark Baylor

**LOCATION INFORMATION**

Election District: 2

Councilman's District - 4

1"=200' scale map: 08/19/11

Zoning: A-2.5.5

Lot size: 7,280 17 Ac

Exchange square feet

奶的无碍为...

WATER:

Checkpage by Critical Area:

Prior Zoning Hearings

Zoning Office USE ONLY

reviewed by:	ITEM #:	CASE#:

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

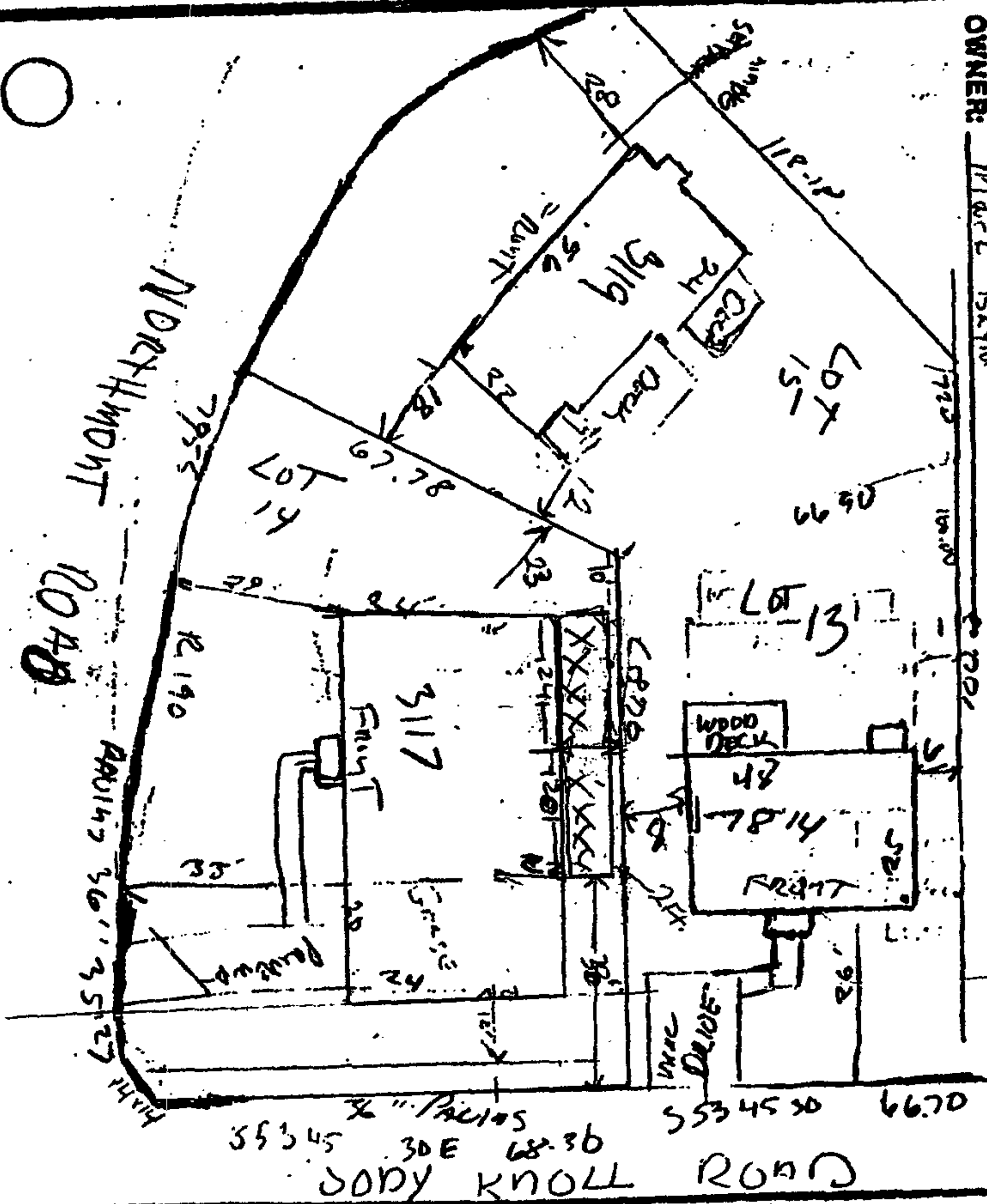
PROPERTY ADDRESS: 3117 Northmont Rd 0

Subdivision Name: Windsor Gardens

plat book 45, folio 26, lot 14, section 1

OWNER: Mark Baylor

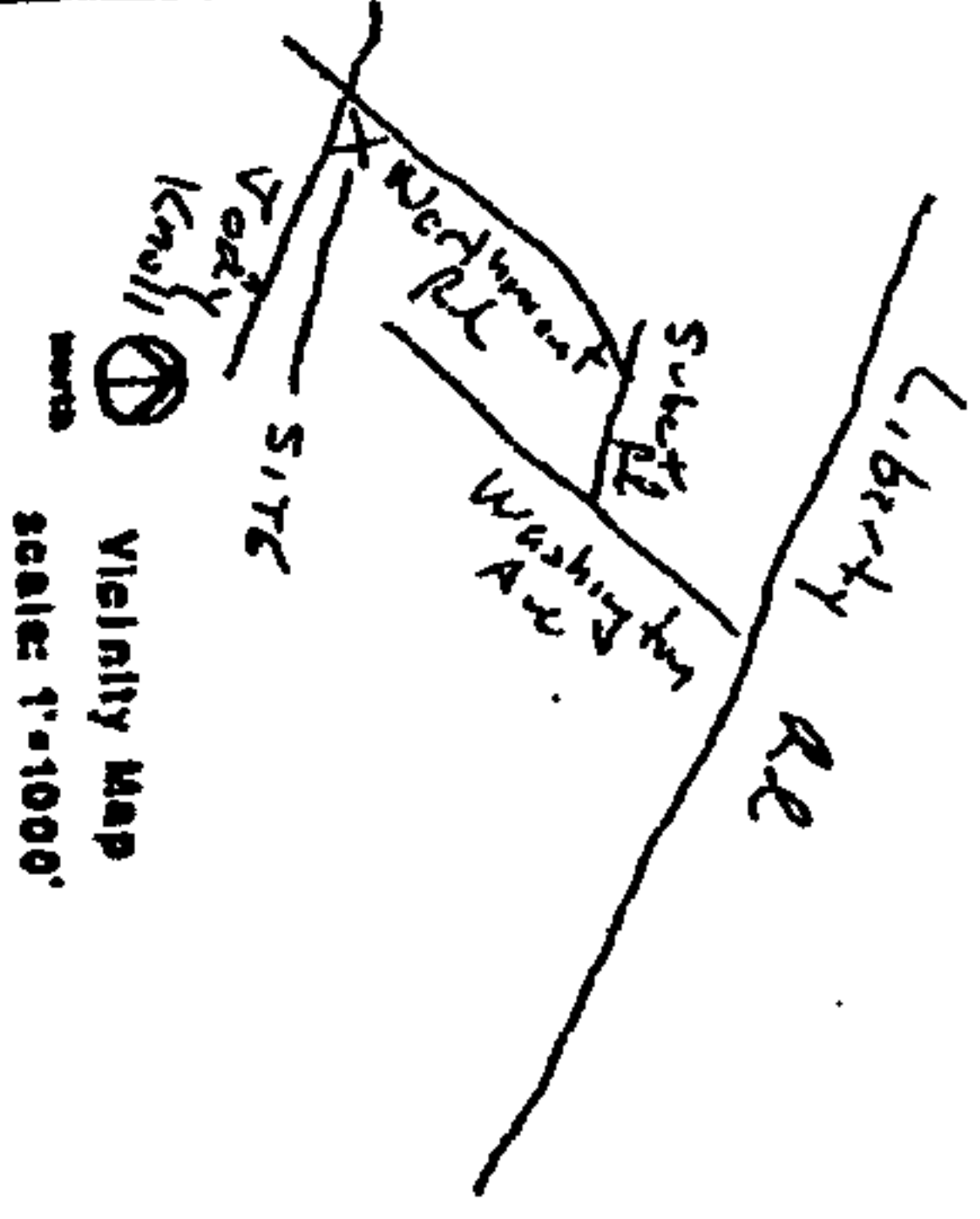
see pages 4 & 5 of the CHECKLIST for additional required information



North

date: 1-30
prepared by:

Scale of Drawing: 1" = 1-30



LOCATION INFORMATION

Election District: 2

Councilmanic District: 4

1"=200' scale map: 68701

Zoning: DR-5.5

Lot size: 7,280 square feet

acreage .17 Ac

SEWER: ☒ WATER: ☒

Chesapeake Bay Critical Area: ☐

Prior Zoning Hearing: ☐

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

