

IN RE: PETITION FOR ADMIN. VARIANCE *

N side of Galena Road, 75 feet W of the
c/l of Cranford Road
15th Election District
7th Councilmanic District
(1413 Galena Road)

Dorothy Napfel
Petitioner

BEFORE THE

* DEPUTY ZONING

* COMMISSIONER

* FOR BALTIMORE COUNTY

* CASE NO. 08-109-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, Dorothy Napfel for property located at 1413 Galena Road. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed addition (patio room) on the side of an existing dwelling with a side setback of 3 feet in lieu of the required 10 feet. The subject property and requested relief are more particularly described on Petitioner's Exhibit No.

1. The Petitioner wishes to construct a 10 foot x 20 foot sunroom. The lot is 50 feet wide and the house width is 24.5 which leaves only 12.6 feet to the east property line and 13 feet on the west property line. The east side of the house is the only place the sunroom can be constructed. There is a deck at this location with a door leading into the home. The sunroom cannot go in the rear of the house because the bedrooms and a basement stairway are located there. The sunroom will allow the family to have additional living space.

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: ZAC comments were received from the Department of Environmental Protection and Resource Management dated October 16, 2007. The comments indicate that the property must comply with the Chesapeake Bay Critical Area Regulations. The site is within the Limited Development Area of the CBCA, and a minimum of

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10-16-07

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three deciduous trees are required on-site, and additional trees may be required for mitigation. Impervious surfaces are limited to a maximum of 31.25% of the lot area. It appears that the maximum impervious surface area may have historically been exceeded. If so, the construction of the addition must be over existing impervious, or would require removal of impervious surfaces.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on September 9, 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 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 16th day of September, 2007 that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed addition (patio room) on the side of an existing dwelling with a side setback of 3 feet in lieu of the required 10 feet is hereby GRANTED, subject to the following:

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~~10-16-07~~

~~13~~

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.
2. 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).
3. The site is within the Limited Development Area of the CBCA. A minimum of three deciduous trees are required on-site and additional trees may be required for mitigation. Impervious surfaces are limited to a maximum of 31.25% of the lot area. It appears that the maximum impervious surface area may have historically been exceeded. If so, the construction of the addition must be over existing impervious, or would require removal of impervious surfaces.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

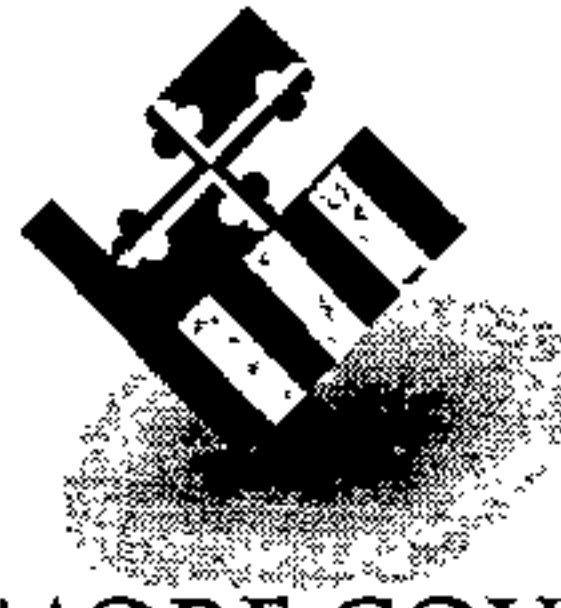

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

FROM RECEIVED FOR ALB

10-16-07

PB



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

October 16, 2007

DOROTHY NAPFEL
1413 GALENA ROAD
BALTIMORE MD 21221

Re: Petition for Administrative Variance
Case No. 08-109-A
Property: 1413 Galena Road

Dear Ms. Napfel:

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", written over the printed name.

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Scott Bathurst, 1585 Sulphur Spring, Baltimore MD 21227

CBCA Flood



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1413 Galena Rd
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) BCZR 1B02.3C1

TO PERMIT AN ADDITION (PROPOSED PATIO ROOM) ON SIDE OF
EXISTING DWELLING WITH A SIDE SETBACK OF THREE(3) FEET
IN LIEU OF THE REQUIRED 10 FEET.

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

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Dorothy Napfel

Name - Type or Print

Signature

Name - Type or Print

Signature

1413 Galena Rd

(410) 391-4108

Address

Telephone No.

Baltimore

MD

21221

City

State

Zip Code

Representative to be Contacted:

Scott Bathurst

Name

1585 Sulphur Spring

(410) 242-5970

Address

Telephone No.

Baltimore

MD

21227

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 10-16-07 day of October 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.

CASE NO. 08-109-A

REV 10/25/01

Zoning Commissioner of Baltimore County

Reviewed By A. TSUI

Date 8/29/07

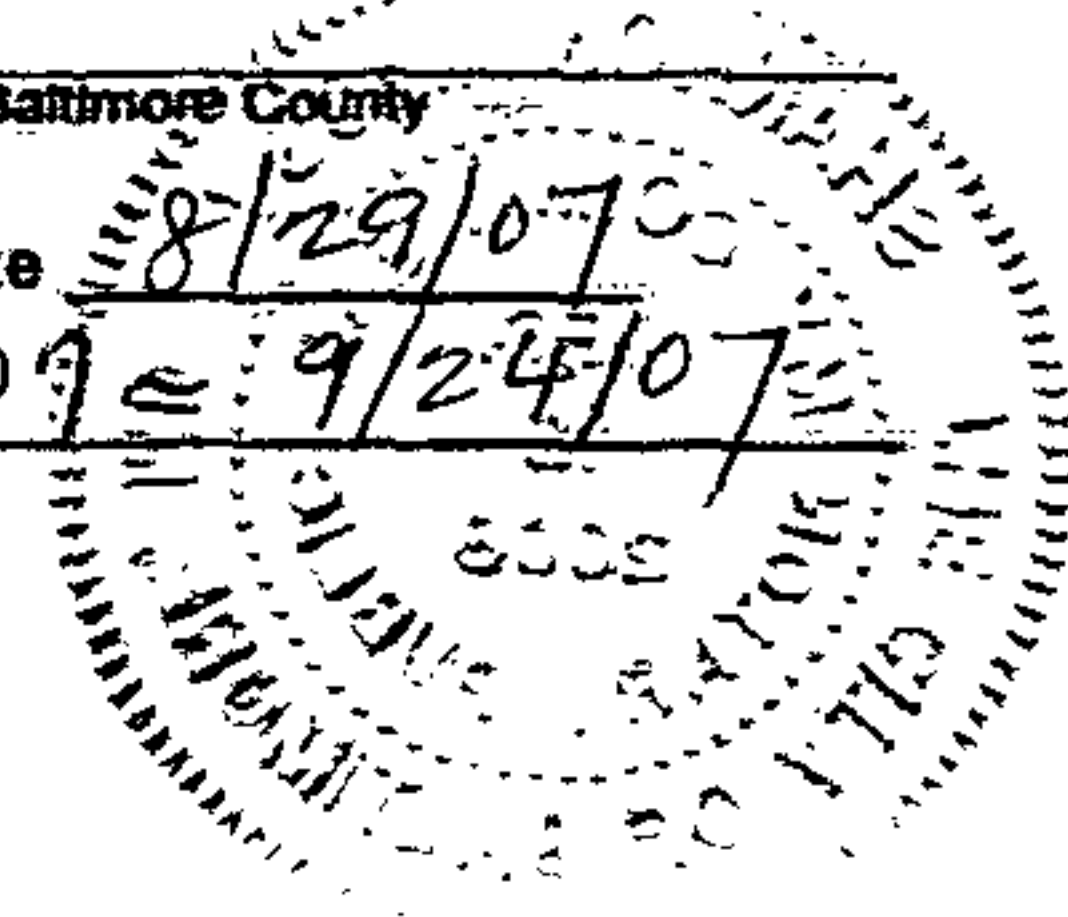
Estimated Posting Date 9/9/07

9/24/07

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10-16-07

[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 1413 Galena 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):

We would like to build a sunroom (10'x20') on the side of our home. Our problem is our lot is only 50ft wide and with a house the width of 24.5 this only leaves us with 12.6ft to the east property line, and 13ft. On the west. The east side is the only place we can have a sunroom there is an existing deck here. And a door leading into our home. We can not build on the rear of the house being there are bedrooms and a stairway leading to the basement we cannot cover. This sunroom would help us with more space and unlike an open deck it will give us protection from the weather and insects. We would like to say we are foster parents and the sunroom would be great for the children. Therefore we are asking for a variance of 3ft, in lieu of the required 10ft.

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
Dorothy Napfel
Name - Type or Print

Signature

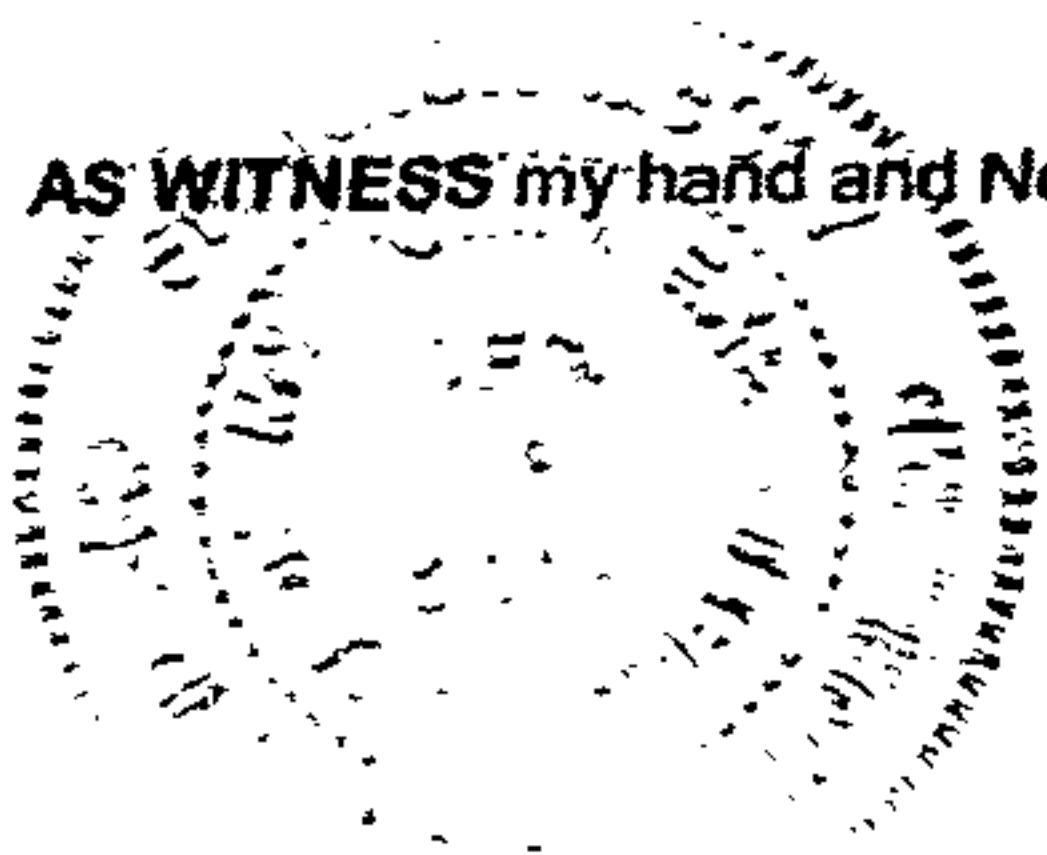
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12th day of August, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal




Notary Public
My Commission Expires 12/13/08

Zoning Description for 1413 Galena Rd.

Beginning at a point on the north side of Galena Rd. which is 50 ft. R/w wide at the distance of 75 ft. West of the centerline of the nearest improved intersecting street Cranford Rd. which is 50 ft. R/w. *Being lot #255, Grid# 23 Map# 97, Parcel 287 , in the subdivision of Hyde park as recorded in the Baltimore county Plat Book #9, Folio #59, containing 10,000 SF. Also known as 1413 Galena Rd. and located in the 15th election district, 7th Councilmanic District.

08-109-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. 03886

Date: 8/29/07

PAID RECEIPT

RECEIVED BY: JEFFREY A. JEFFREY
DATE: 8/29/07
TIME: 1:00 PM
BY: JEFFREY A. JEFFREY

Fund	Agcy	Orgn	Sub	Rev	Source	Rev	Sub	Rept	BS	Acct	Amount
001	006				6150						65

Total: 65

Rec From:

For: 1413 GALENA RD 21221

ADMIN. VAR 08-109-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S
VALIDATION

Receipt Tot: 65.00
453.00
BALTIMORE COUNTY, MARYLAND

CERTIFICATE OF POSTING

RE: Case No.: 08-109-A

Petitioner/Developer: DOROTHY

NAPFEL

Date of Hearing/Closing: 9-24-07

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

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

Ladies and Gentlemen:

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

1413 GALENA RD

The sign(s) were posted on

9-9-07
(Month, Day, Year)

Sincerely,

Robert Black 9-12-07
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

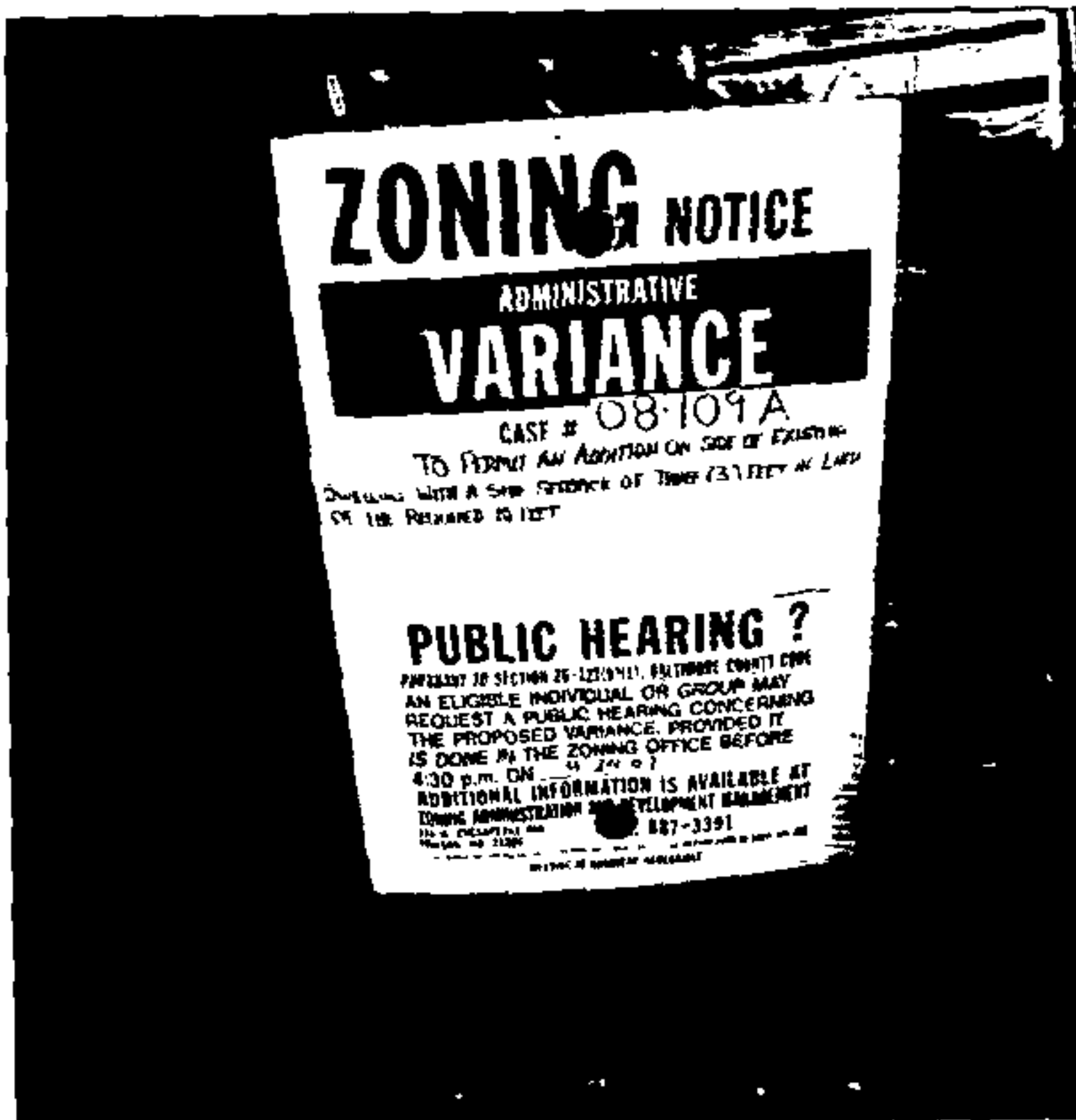
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)





BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

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

September 24, 2007

Dorothy Napfel
1413 Galena Road
Baltimore, MD 21221

Dear Ms. Napfel:

RE: Case Number: 08-109-A, 1413 Galena 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 29, 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
Scott Bathurst 1585 Sulphur Spring Baltimore 21227

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 21, 2007

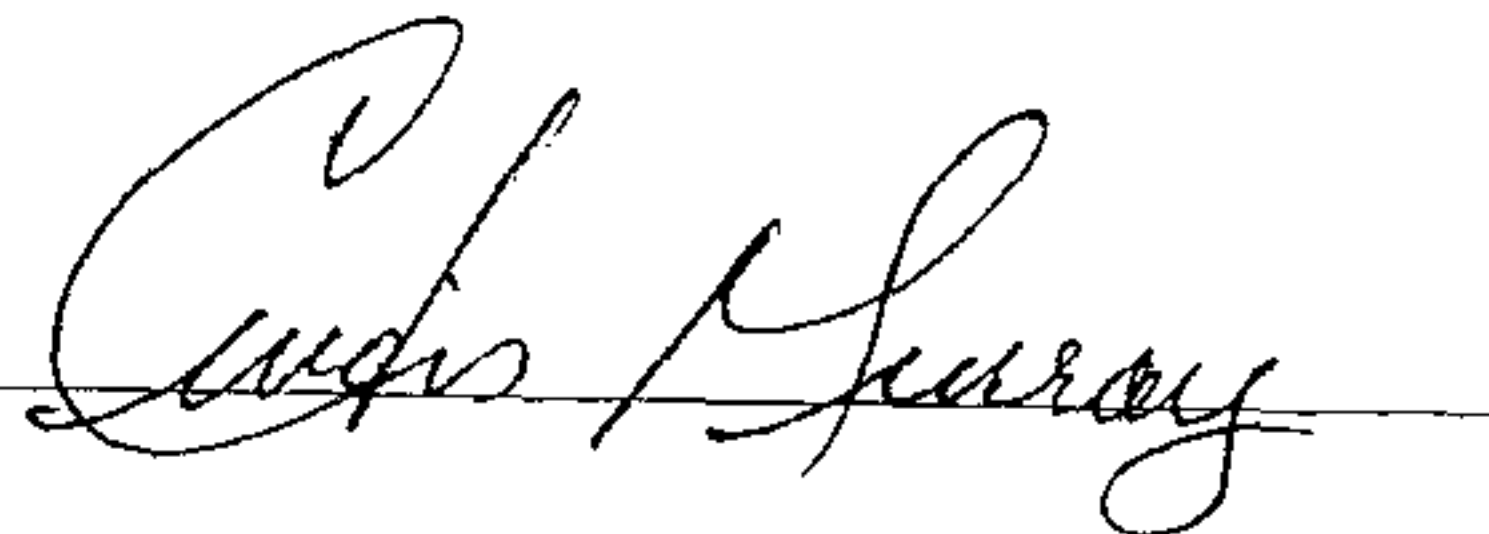
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-109- 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 Nkechi Hislop in the Office of Planning at 410-887-3480.

Reviewed By:

A handwritten signature in cursive script, appearing to read "Curtis Murray", written over a horizontal line.

CM/LL

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED
OCT 16 2007

BY:.....

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination *jwl*

DATE: October 16, 2007

SUBJECT: Zoning Item # 08-109-A
Address 1413 Galena Road
(Napfel Property)

Zoning Advisory Committee Meeting of September 10, 2007

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 site is within the Limited Development Area (LDA) of the Chesapeake Bay Critical Area (CBCA). A minimum of three native, deciduous trees are required on-site and additional trees may be required for mitigation. Impervious surfaces are limited to a maximum of 31.25% of the lot area. It appears that the maximum impervious surface area may have historically been exceeded. If so, the construction of the addition must be over existing impervious, or would require removal of impervious surfaces.

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: September 17, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For September 17, 2007
Item Nos. 08-069, 082, 105, 106, 107, 108,
(109), 111, 113, 114, 115, 117, 118, 119, 120,
(122 and 123

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- 09172007.doc



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

State Highway
Administration

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

Maryland Department of Transportation

Date: SEPT. 10, 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. 8-109-A
1413 GALENA ROAD
NAPFEL 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. 8-109-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 ¹ 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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 21, 2007

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

RECEIVED
SEP 21 2007

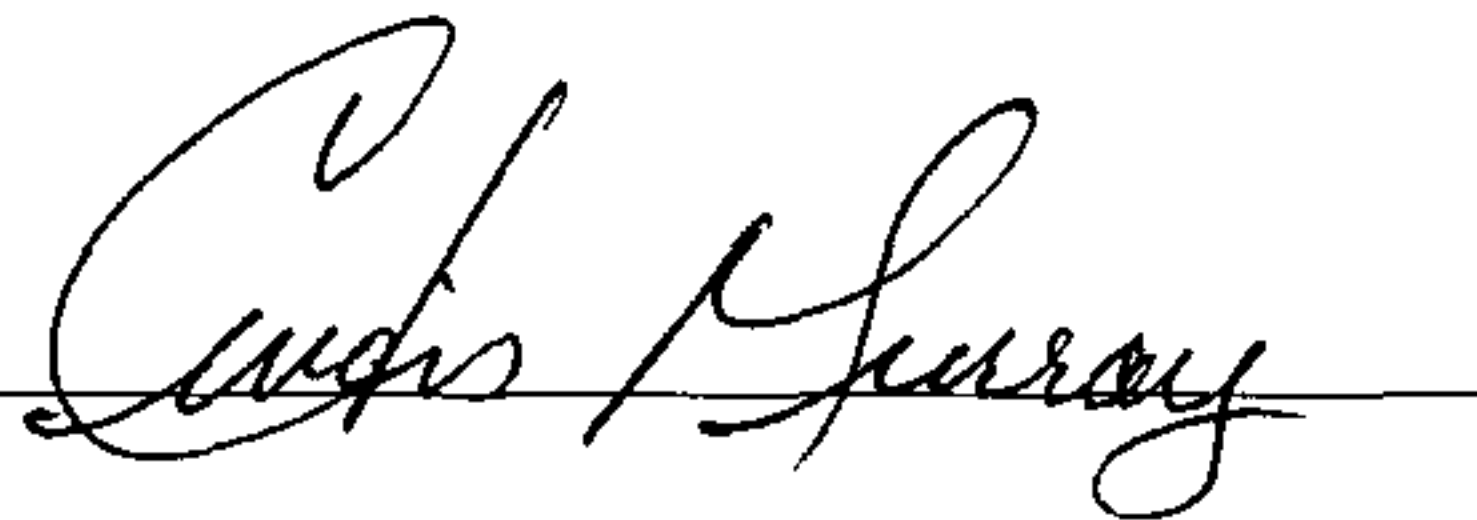
BY:.....

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-109- 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 Nkechi Hislop in the Office of Planning at 410-887-3480.

Reviewed By:



CM/LL

Patricia Zook - Case 08-109-A

From: Patricia Zook
To: Livingston, Jeffrey
Date: 10/10/2007 9:15:08 AM
Subject: Case 08-109-A

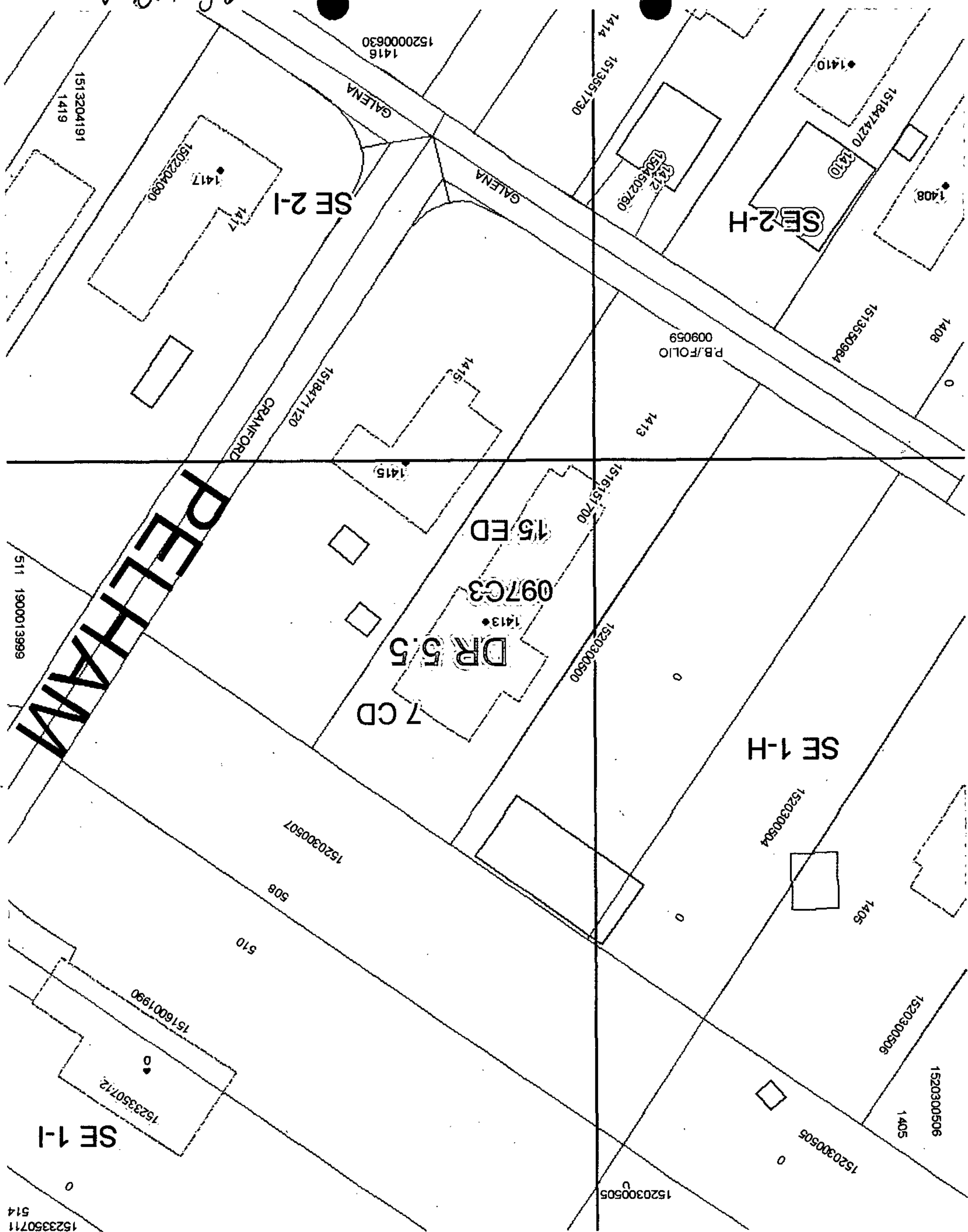
Hi Jeff -

We need DEPRM for the above administrative variance case that closed 9-24-07.

Thanks for your help!

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

08-109-A





08-109A



Front view of 1413 Gelena Rd.



View of yard adjacent to proposed
Patio Room.



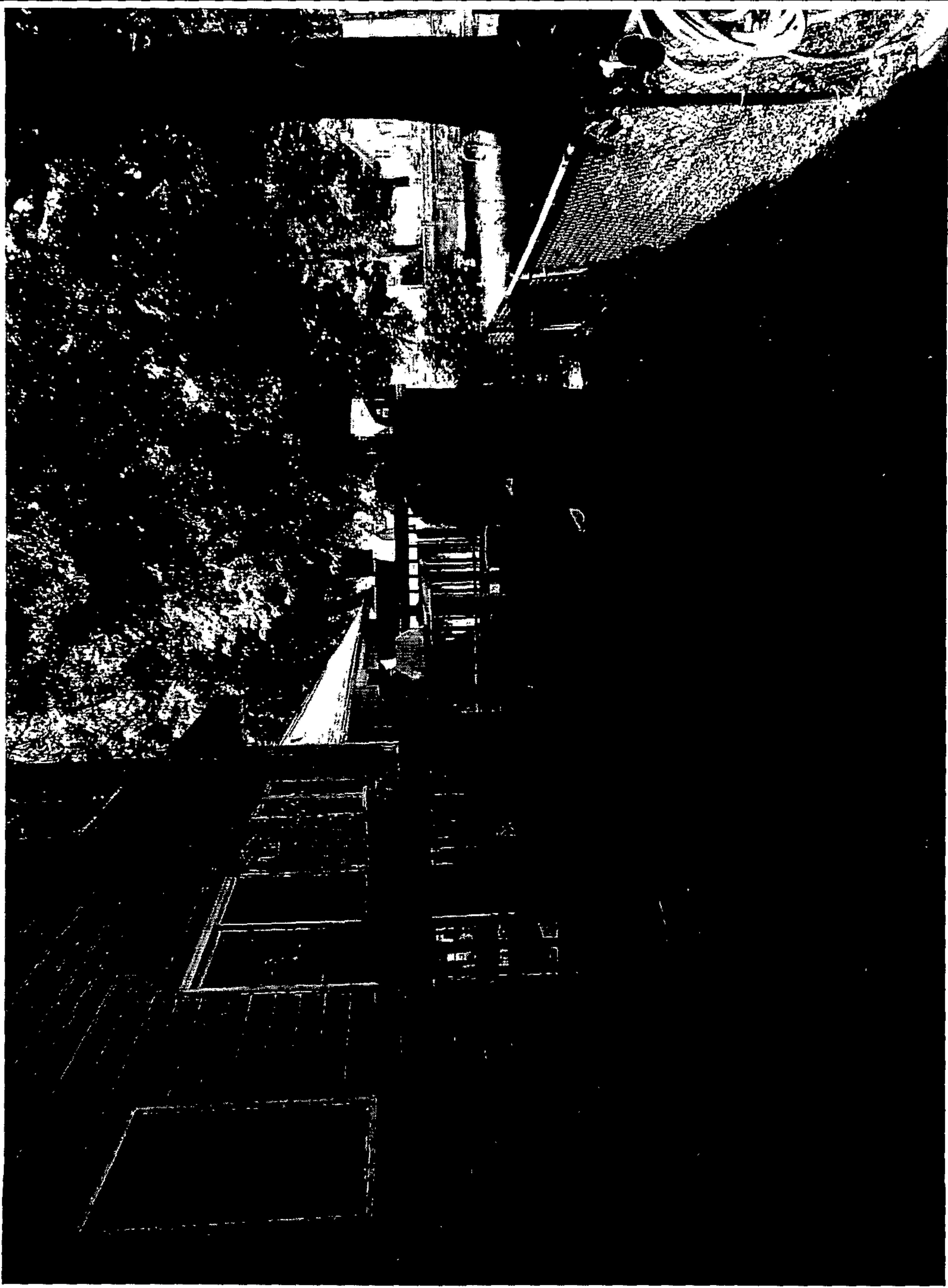
Side veiw of 1415 Galena Rd.



view of 1405 Gelena Rd.



Location of proposed patio room on
the side of house.



08-109-A

/ Click here for a plain text ADA compliant screen.

[Go Back](#)
[View Map](#)
[New Search](#)
[Ground Rent](#)



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

Account Identifier: District - 15 Account Number - 1516151700

Owner Information

Owner Name: NAPFEL DOROTHY M **Use:** RESIDENTIAL
Principal Residence: YES
Mailing Address: 1413 GALENA RD **Deed Reference:** 1) / 9860/ 736
 BALTIMORE MD 21221-6007 2)

Location & Structure Information

Premises Address
 1413 GALENA RD

Legal Description

50 N CRAWFORD RD
 HYDE PARK

Map Grd	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
97	23	287				255	3	Plat Ref: 9/ 59

Special Tax Areas **Town**
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1939	2,400 SF	10,000.00 SF	04
Stories 1 1/2	Basement YES	Type STANDARD UNIT	Exterior SIDING

Value Information

	Base Value	Value Phase-in Assessments		
		As Of 01/01/2006	As Of 07/01/2006	As Of 07/01/2007
Land:	32,500	50,500		
Improvements:	104,310	172,710		
Total:	136,810	223,210	165,610	194,410
Preferential Land:	0	0	0	0

Transfer Information

Seller: BLACK JUDITH	Date: 06/30/1993	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 9860/ 736	Deed2:
Seller: FUNDERBURK JUDY	Date: 09/11/1989	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 8269/ 602	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

08-109-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 08- 109 -A Address 1413 GALENA RD

Contact Person: AARON TSUI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 08/29/2007 Posting Date: 9/9/07 Closing Date: 9/24/07

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 08- 109 -A Address 1413 GALENA ROAD
Petitioner's Name DOROTHY NAPFEL Telephone (410) 391-4108
Posting Date: _____ Closing Date: 9/24/07
Wording for Sign: To Permit AN ADDITION ON SIDE OF EXISTING DWELLING
WITH A SIDE SETBACK OF THREE (3) FEET IN LIEU OF THE
REQUIRED 10 FEET.

WCR - Revised 6/25/04

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

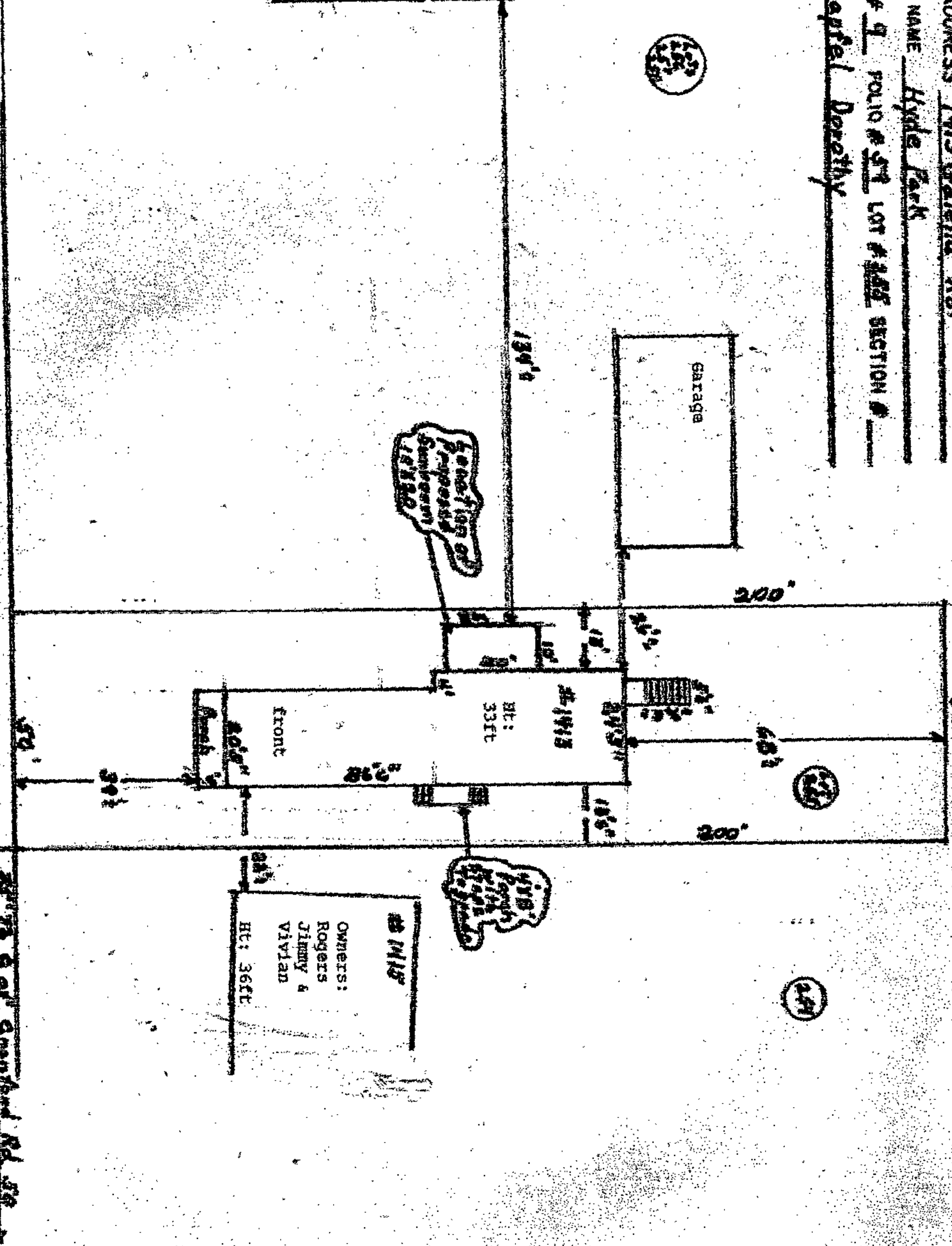
PROPERTY ADDRESS 1413 Galena Rd.

SUBDIVISION NAME Hyde Park

PLAT BOOK # 9 POLIO # 57 LOT # 1405 SECTION # 1

OWNER Maple Dorothy

#1405
Owners:
DANIEL, THOMAS
Ht: 35ft

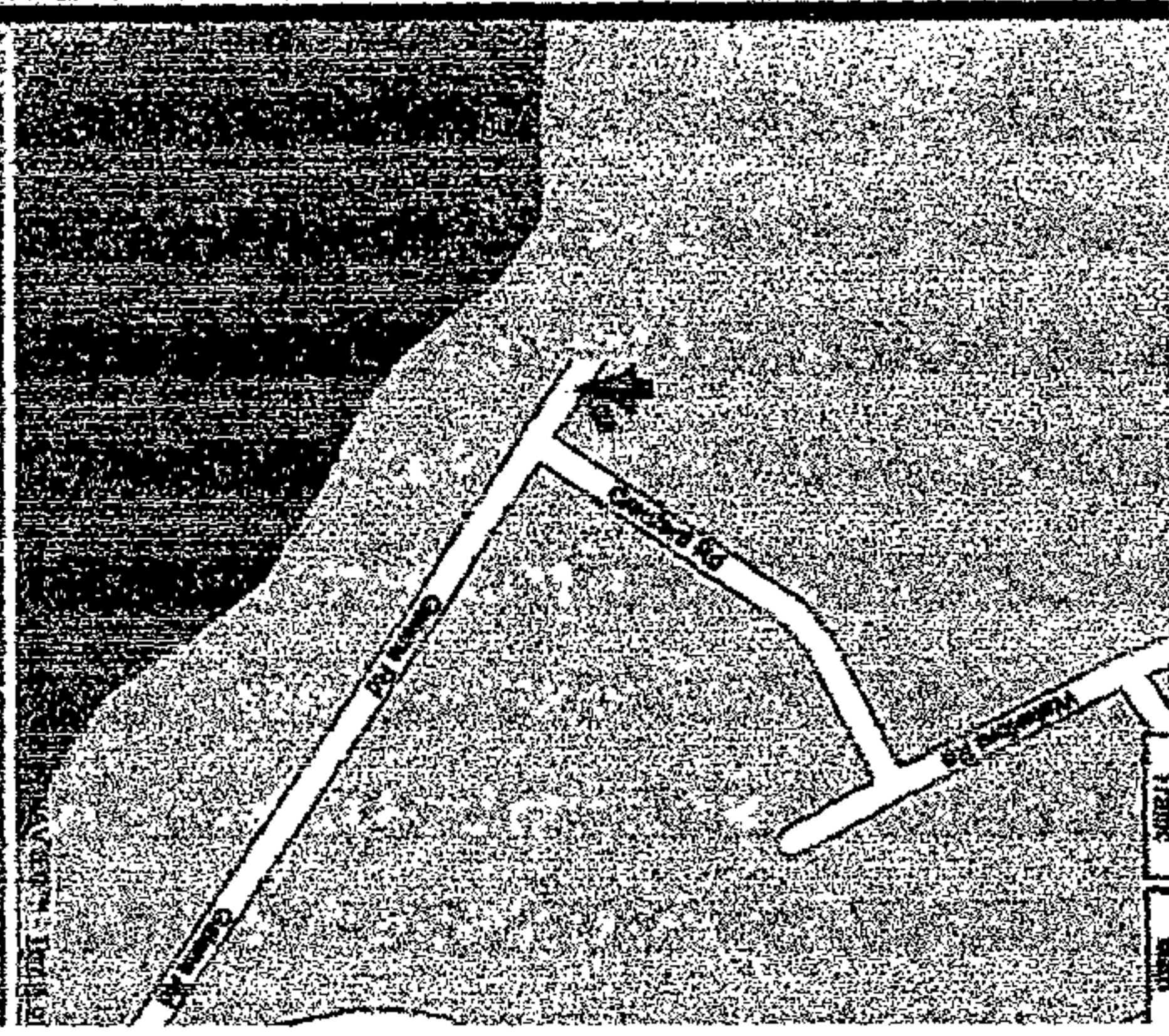


PREPARED BY Gerard Anderson

SCALE OF DRAWING: 1" = 30'

Galena Rd 50 ft

Standard Rd 50 ft



LOCATION INFORMATION

ELECTION DISTRICT 16

COUNCILMANIC DISTRICT 7

1" = 200' SCALE MAP # 09703

ZONING DR.5.5

LOT SIZE

2.29 ACRES 19,200 SQUARE FEET

PUBLIC PRIVATE

SEWER

☒ PUBLIC ☐ PRIVATE

WATER

☒ PUBLIC ☐ PRIVATE

CHESAPEAKE BAY CRITICAL AREA

☒ YES ☐ NO

100 YEAR FLOOD PLAIN

☐ YES ☒ NO

HISTORIC PROPERTY/ BUILDINGS

☐ YES ☒ NO

PRIOR ZONING HEARING

☐ YES ☒ NO

ZONING OFFICE USE ONLY
REVIEWED BY ITEM 1 DATE 1/1/11

PROPERTY ADDRESS 1413 Galena Rd.

PLAT BOOK # 19 FOLIO # 57 LOT # 255 SECTION #

OWNER Mariel Dorothy

#1405

Owners;
DANTEI, THOMAS

SECRET

6612

1345

200

56

200

五、**“三三制”**

3357

from

1997

鐵工部

OWNERS:
ROBERTS
JIMMY &
VIVIAN

Ht: 361t

Galena Rd 304/16

2475 601 Avenue Rd 30

PREPARED BY Gerard Anderson

SCALE OF DRAWING: 1" = 30'

LOCATION INFORMATION

ELECTION DISTRICT 16

COUNCILMANIC DISTRICT 7

1" = 200' SCALE MAP # 097C3

ZONING D.R.-5.5

LOT SIZE 1.229

229	10,000
ACREAGE	SQUARE FEET

PUBLIC PRIVATE

SECRET

5

Water

CHEAPPAKE BAY
CRITICAL AREA

YES ☒ NO ☐

100 YEAR FLOOD PLAIN

☒ ☐

**HISTORIC PROPERTY/
BUILDING**

50

PRIOR RECORD HEARING

None

204116 OFFICE USE ONLY

THE UNIVERSITY OF CHICAGO

A-TSUI 109

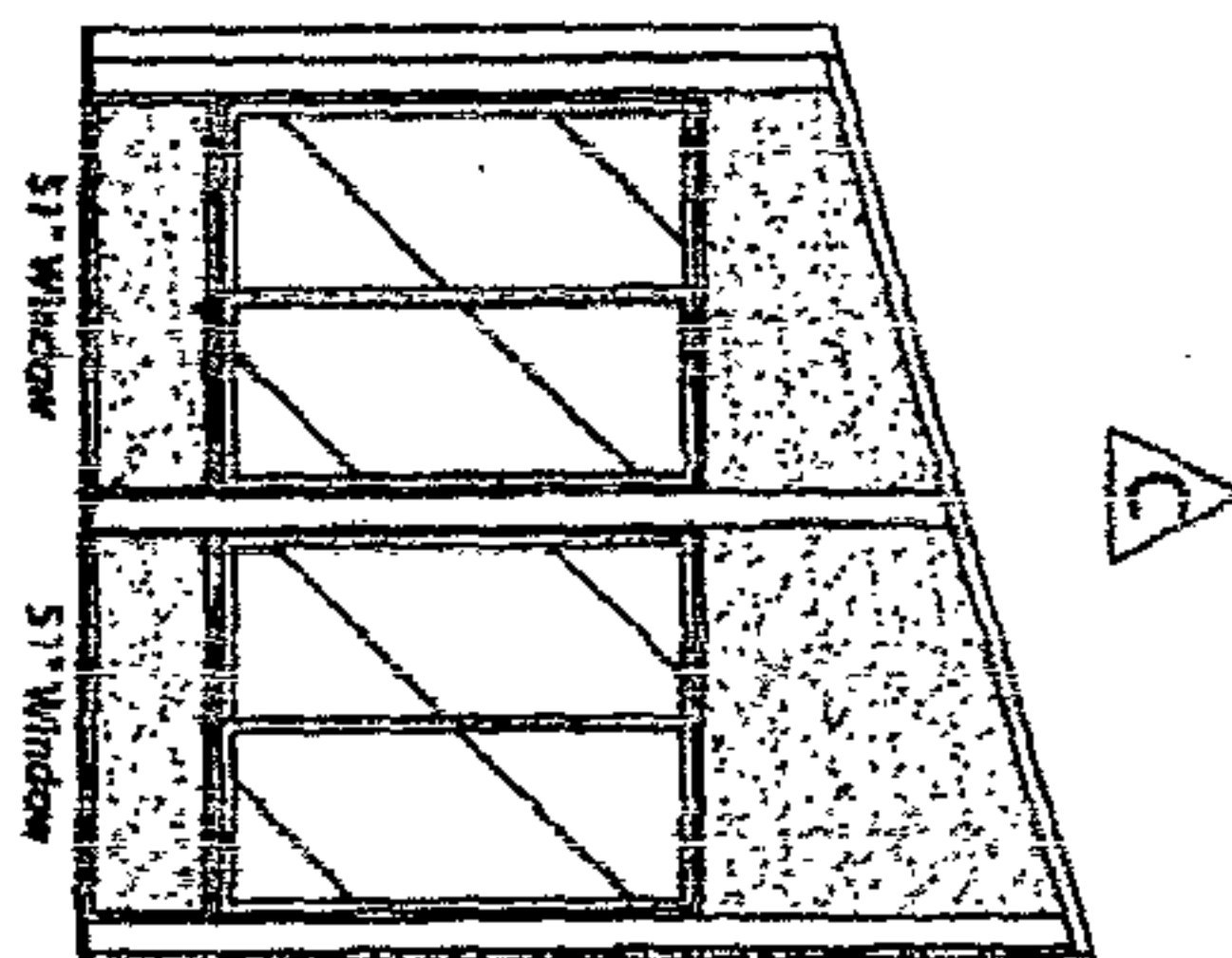
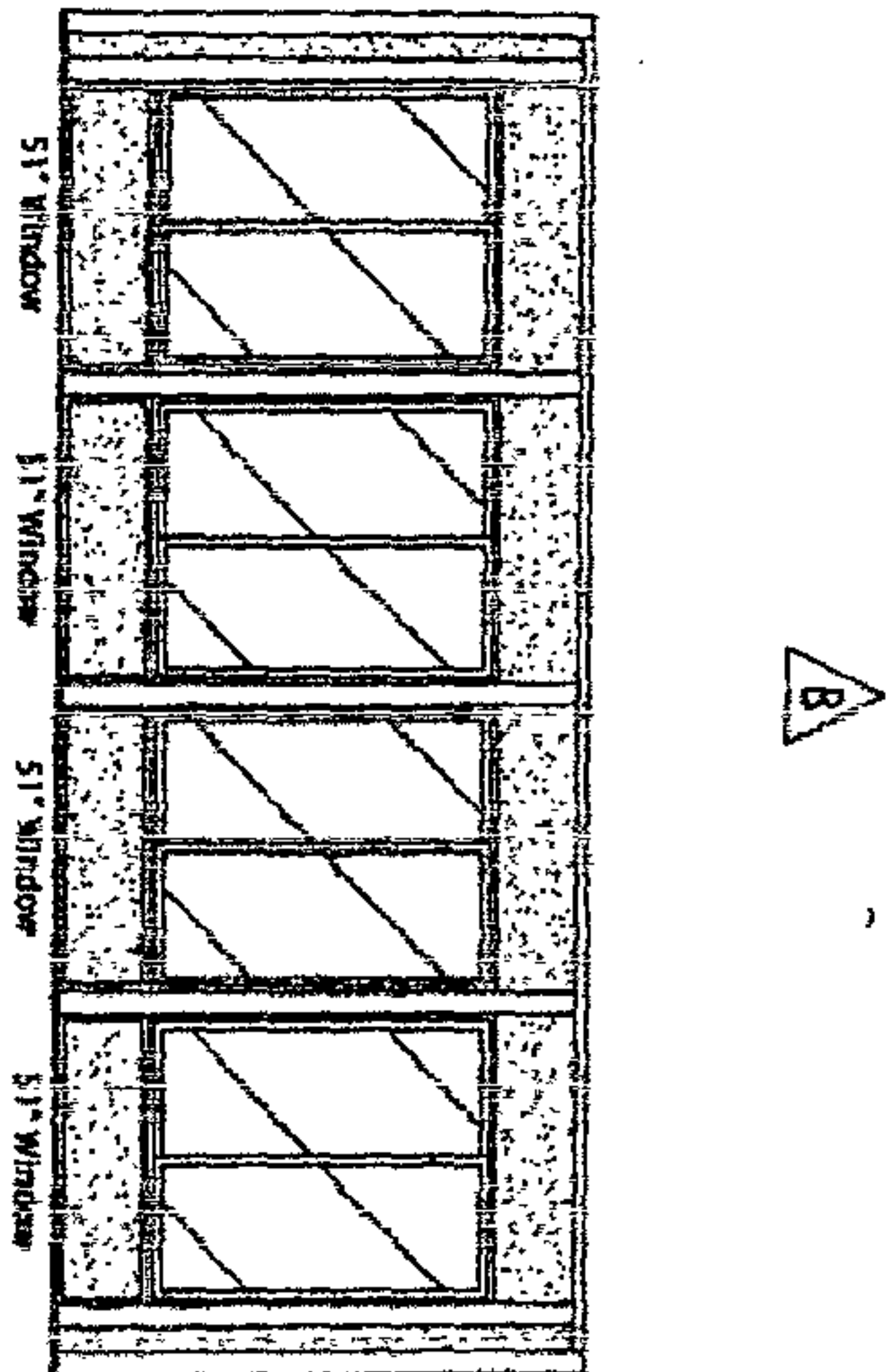
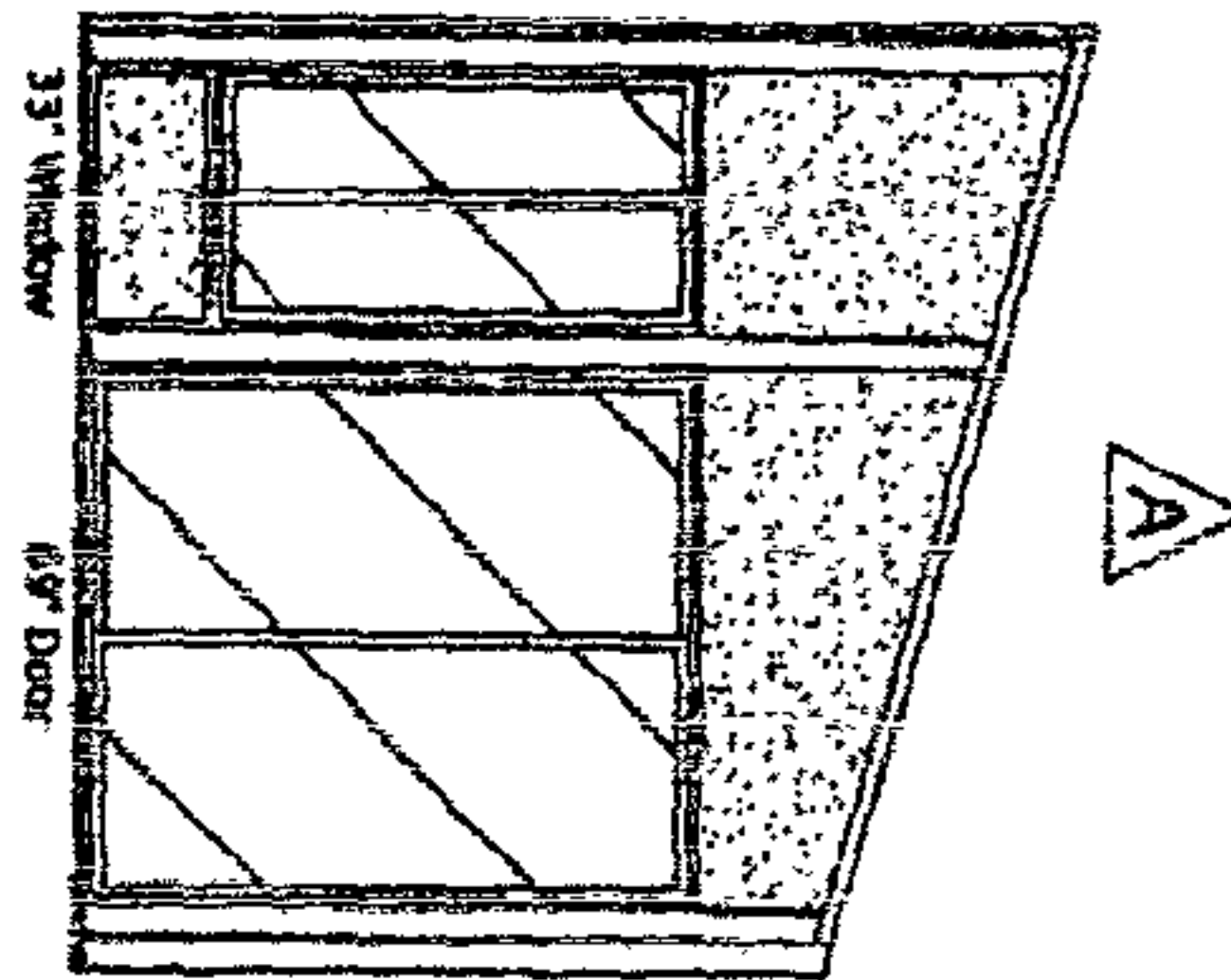
19

108-109-A

WALL ELEVATIONS

WALL	Depth	Frame Width	Transoms	Wing
A	120"	Frame	Frame	Panel
B	240"	Frame	Frame	Panel
C	120"	Frame	Frame	Panel

WALL HEIGHT: 240"
Peak Height: 120"
Clear Height: 78'-3/4"
Window Height: 81'-7/8"



Charles & Dorothy Nappi
1413 Giddens Road
Bever, MD 21221

Appleby Systems Inc.
1410 Trolley Road
York, PA 17404-0366

06/13/2007

Sunroom Wall Elevations

EV-340070042-S

NO.	REVISION
1	
2	
3	
4	
5	