

IN RE: PETITION FOR ADMIN. VARIANCE *

SW side Madge Court, 210 feet W c/l

Smiloff Road

11th Election District

5th Councilmanic District

(5507 Madge Court)

James Thomson

Petitioner

BEFORE THE

DEPUTY ZONING

COMMISSIONER

FOR BALTIMORE COUNTY

Case No. 08-127-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, James Thomson for property located at 5507 Madge Court. The variance request is from Sections 1B02.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition to have a rear yard setback of 21 feet and an open projection (deck) to have a rear yard setback of 15 feet in lieu of the required 30 and 22.5, respectively; and to amend the Final Development Plan of Apperson Property, Lot 37 only. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. The Petitioner wishes to construct the addition to accommodate the growing family. The proposed open deck measures 18 feet x 32 feet in size and on that a 12 foot x 16 foot addition will be constructed. There is no room on either side of the house for an addition. No neighbors to the rear are affected as there is a large open space area behind the lot which is owned by the homeowners association. There is also a 10 foot wide drainage/utility easement on the other side of their rear property line.

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.

RECEIVED FOR FILE

10-12-07

P3

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on September 22, 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 12th day of October, 2007 that a variance from Sections 1B02.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition to have a rear yard setback of 21 feet and an open projection (deck) to have a rear yard setback of 15 feet in lieu of the required 30 and 22.5, respectively; and to amend the Final Development Plan of Apperson Property, Lot 37 only 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.

ORDER RECEIVED FOR FILING
10-12-07
B

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


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILED
10-12-01
B



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

October 12, 2007

JAMES THOMSON
5507 MADGE COURT
WHITE MARSH MD 21162

Re: Petition for Administrative Variance
Case No. 08-127-A
Property: 5507 Madge Court

Dear Mr. Thomson:

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 cursive script, reading "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Jeremy Clancy, 7051 Macbeth Way, Eldersburg MD 21784

Petition for Administrative Variance



to the Zoning Commissioner of Baltimore County for the property
located at 5507 Madge Ct. White Marsh Md 21162
which is presently zoned be 3.5

Deed Reference: 22595/284 Tax Account # 2200023060

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.A - to
permit an addition to have a rear yard setback of 21 feet and an open
projection (deck) to have a rear yard setback of 15 feet in lieu of the
required 30 and 22 1/2, respectively; and to amend the final development
plan of Apperson Property, lot 37 only

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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

I, or we, agree to pay expenses of above Administrative 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):

Name - Type or Print

Signature

Name - Type or Print

Signature

5507 Madge Ct. (410) 529-0461
Address Telephone No.

White Marsh MD. 21162
City State Zip Code

Representative to be Contacted:

Jeremy Clancy

Name

7051 Macbeth Way (443) 340-1229
Address Telephone No.

ELDESBURG MD. 21784
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.

Case No. 08-127-A

Reviewed By

Zoning Commissioner of Baltimore County

Date

9/10/07

REV 7/20/07

Estimated Posting Date

9/23/07

10-12-07

pm

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

5507 Madge Ct.		
Address		
White Marsh	md.	21162
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):

- SEE ATTACHED -

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 _____
James Thomson
Name - Type or Print _____

Signature _____

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 7th day of September, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

James Thomson
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 12/27/08

REV 7/24/07

Item # 127

Justification

We are asking for a variance to the rear setback regulations for 5507 Madge Court. We desperately need to increase our living space due to the growing size of our family. We have learned that the zoning does not allow for more than an 8' addition. We obviously had wanted to have a much larger addition, but to try to more comply with the regulations, we decided on an 18' x 32' open deck, and on that a 12' x 16' addition. Our house is built right to the front building restriction line, so our rear yard is as large as it can be. And we have no room on either side of the house for a side yard addition. The only possible location is on the rear. No neighbors to the rear are affected as there is a large open area behind our lot owned by the HOA. So please consider our request as it would be greatly appreciated.

Item #127

Zoning Description

Zoning Description For 5507 Madge Court, White Marsh Md. 21162

Beginning at a point on the South side of Madge Court which is 30' wide at the distance of 210' West of the centerline of the nearest improved intersecting street Smiloff Road which is 50' wide. Being Lot # 37, in the subdivision of the Apperson Property as recorded in Baltimore County Plat Book # 67, Folio # 89, containing 7,710 square feet. Also known as 5507 Madge Court and located in the 11th Election District, 5th Councilmanic District.

Item # 127

CERTIFICATE OF POSTING

RE: Case No: 08-127-A

Petitioner/Developer: THOMSON

Date Of Hearing/Closing: 10/8/07

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 5507 MADGE CT.

This sign(s) were posted on September 22, 2007
(Month, Day, Year)

Sincerely,

Martin Ogle 9/22/07
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

16 Salix Court

Address

Balto. Md 21220

(443-629 3411)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 08-127-11

TO PERMIT AN ADDITION TO THE EXISTING STRUCTURE
OF 10,000 SQ. FT. OF SPACE FOR THE PURPOSES OF
A COMMERCIAL OFFICE BUILDING. THE PROPOSED
VARIANCE IS REQUESTED IN ORDER TO PERMIT THE
DEVELOPMENT OF THE PROPERTY, LOT
10 ONLY.

PUBLIC HEARING ?

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, OCTOBER 13, 2008.
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AT DEVELOPMENT MANAGEMENT
TEL 887 3392

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 08- 127 -A Address 5507 Madge Ct

Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9/10/07 Posting Date: 9/23/07 Closing Date: 10/8/07

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- 127 -A Address 5507 Madge Ct

Petitioner's Name Thomson Telephone _____

Posting Date: 9/23/07 Closing Date: 10/8/07

Wording for Sign: To Permit an addition to have a rear yard setback of 21 feet
and an open projection (deck) to have a rear yard setback of 15 feet
in lieu of the required 30 and 22 1/2, respectively; and to amend the final
development plan of Apperson Property, lot 37 only

WCR - Revised 6/25/04

**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: 08-127-A

Petitioner: James Thomson

Address or Location: 5507 Madge Ct White Marsh Md 21162

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jeremy Clancy

Address: 7051 Macbeth Way
Eldersburg Md 21784

Telephone Number: (443) 340-1229



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

October 5, 2007

James Thomson
5507 Madge Court
White Marsh, MD 21162

Dear Mr. Thomson:

RE: Case Number: 08-127-A, 5507 Madge Court

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 10, 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
Jeremy Clancy 7051 Macbeth Way Eldersburg 21784

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: September 18, 2007

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For September 24, 2007
Item Nos. 08-124, 125, 126, 127, 128, 129 and 130

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-09182007.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 20, 2007

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

RECEIVED
SEP 21 2007

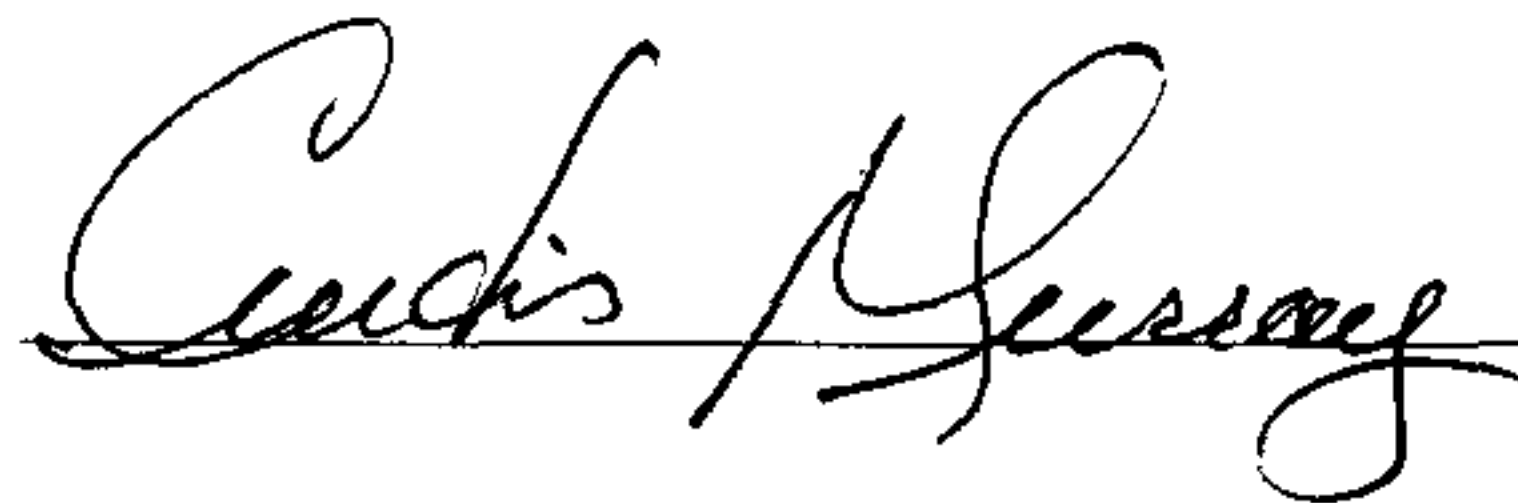
BY:

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-127- 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 Donnell Zeigler in the Office of Planning at 410-887-3480.

Reviewed By:



CM/LL

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 20, 2007

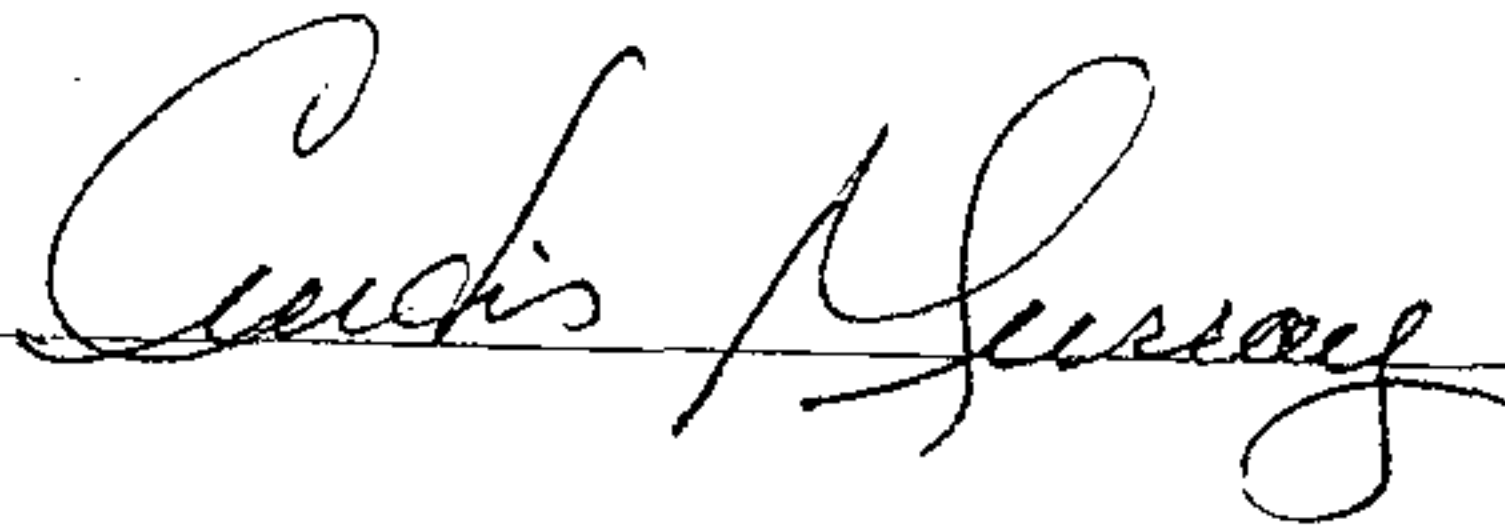
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 08-127- 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 Donnell Zeigler in the Office of Planning at 410-887-3480.

Reviewed By:



CM/LL



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

State Highway
Administration

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

Maryland Department of Transportation

Date: **SEPT. 17, 2007**

Ms. Kristen Matthews
Baltimore County Office Of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

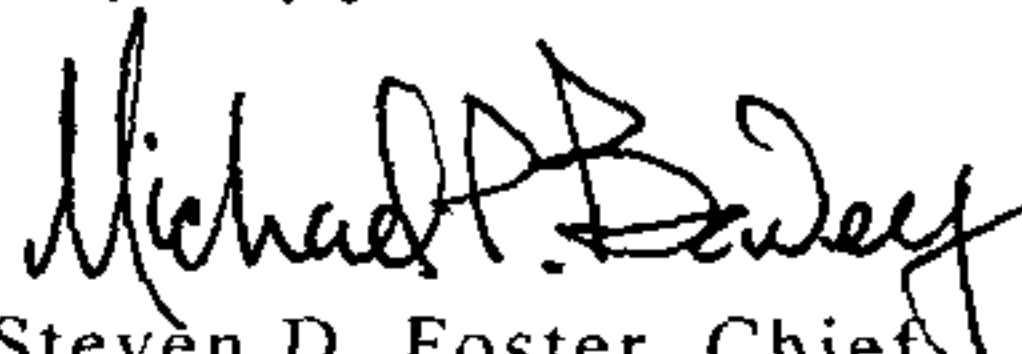
RE: Baltimore County
Item No. **B-127-A**
5507 MADGE COURT
THOMSON PROPERTY
ADMINISTRATIVE VARIANCE

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. **B-127-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,


For¹ 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
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 23, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: September 17, 2007

Item Number: Item Number 124, 125, 126, 127, 128, 129, 130

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

Patricia Zook - Re: Administrative Variance cases that closed 10-8-07

From: Dennis Kennedy
To: Zook, Patricia
Date: 10/11/2007 3:34 PM
Subject: Re: Administrative Variance cases that closed 10-8-07

Patti:
The items that you are inquiring about are from two different agendas. Both were delivered to the zoning office in a timely fashion. In any event, we had no comment on any of the items you listed.
Dennis

>>> Patricia Zook 10/11/2007 2:32 PM >>>
Hello Dennis-

Yesterday I received the case files for the administrative variances that closed October 8. However, all the files are missing comments from your office. I double checked with Kristen and she didn't have the comments.

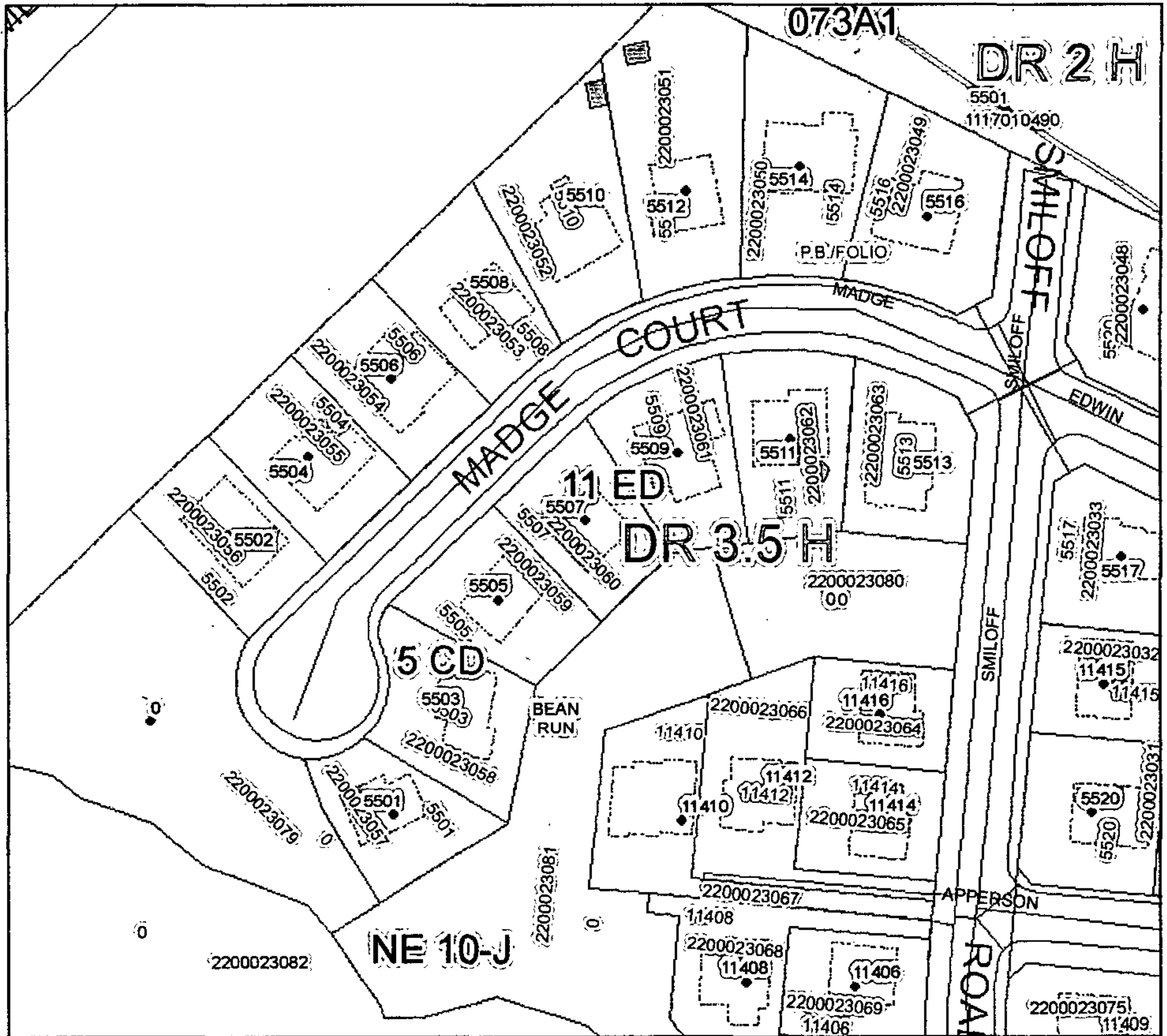
Please review the attached descriptions and see if you have comments (or no comments).

Feel free to let me know via e-mail.

Thanks for your help, Dennis.

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

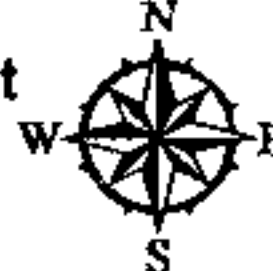
5507 Madge Ct



DQ Map Notes



Publication Date: September 10, 2007
 Publication Agency: Department of Permits & Development Management
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



100 0 100
 Feet
 1 inch equals 100 feet

Item # 127

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 5507 Madge Ct SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Anderson property

PLAT BOOK # 67 FOLIO # 87 LOT # 38 SECTION # 1

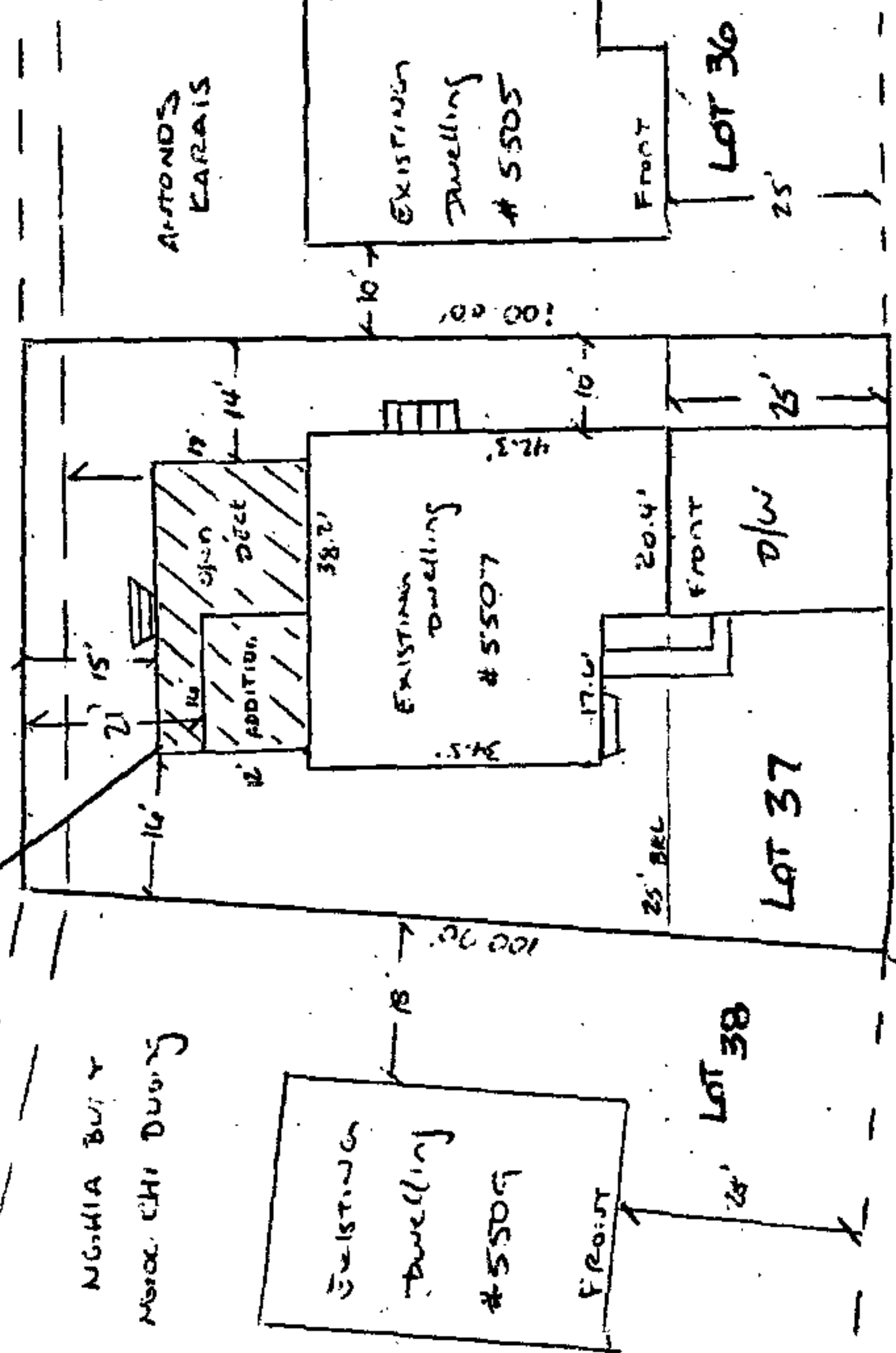
OWNER James Thompson

TAX # 22 00 023 060

H.O.A. OPEN SPACE

Proposed 18'-32' open Deck w/ 12'-11 1/2" Addition on portion

10' EASEMENT (Drainage/utility)

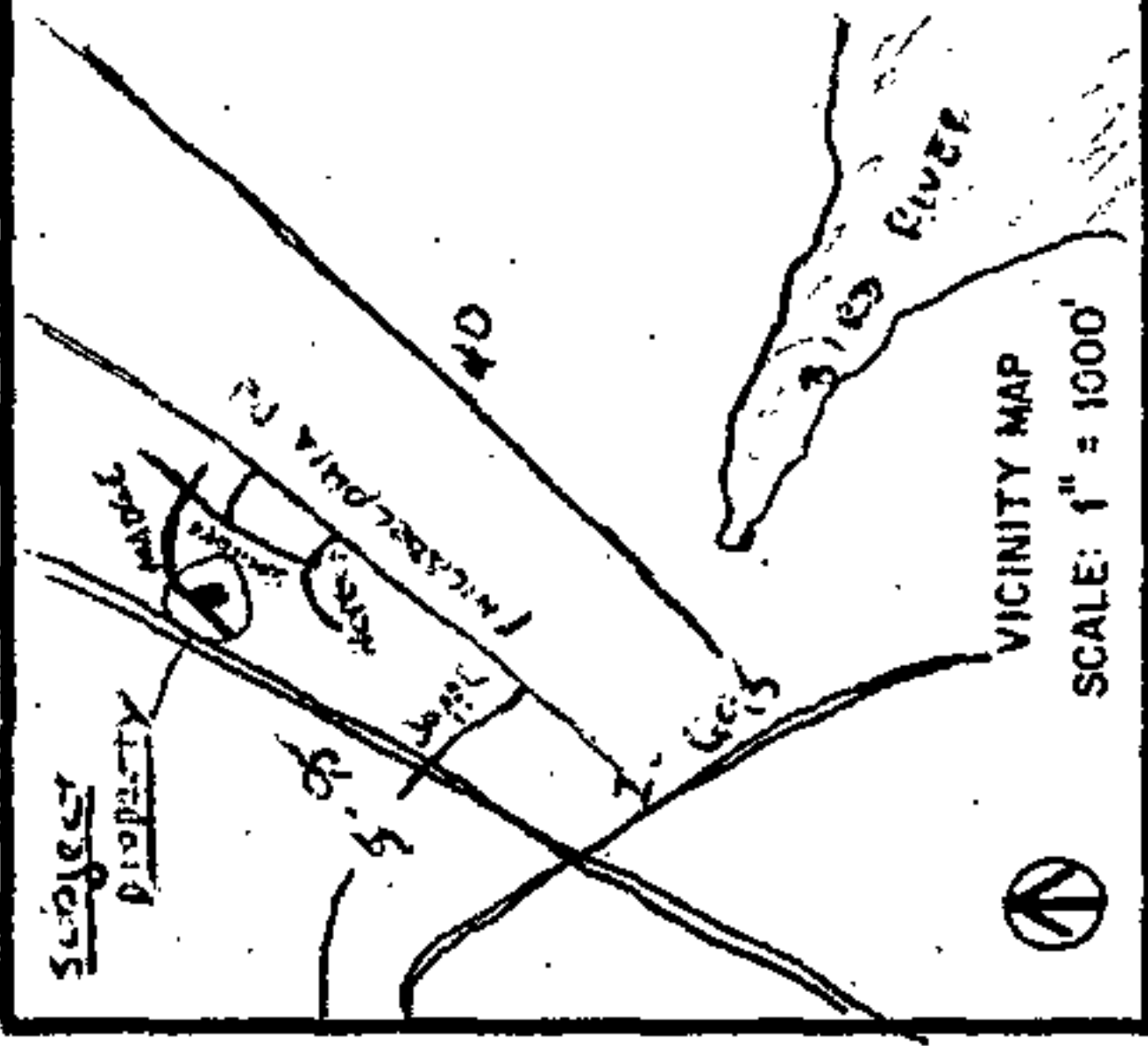


210' x 106' MADGE COURT (30' R/W - 1 30' paving)



NORTH

PREPARED BY JSC SCALE OF DRAWING: 1" = 30'



LOCATION INFORMATION

ELECTION DISTRICT 11
 COUNCILMANIC DISTRICT 5
 1" = 200' SCALE MAP # 073A1
 ZONING DR 3.5 H
 LOT SIZE 6,177 ACRES 7,710 SQUARE FEET
 SEWER ☒ PUBLIC ☒ PRIVATE ☐
 WATER ☒ YES ☐ NO ☒
 CHESAPEAKE BAY CRITICAL AREA ☐ YES ☐ NO ☒
 100 YEAR FLOOD PLAIN ☐ YES ☐ NO ☒
 HISTORIC PROPERTY / BUILDING ☐ YES ☐ NO ☒
 PRIOR ZONING HEARING ☐ YES ☐ NO ☒

ZONING OFFICE USE ONLY
 REVIEWED BY RTD ITEM # 1 CASE #

#08-127-A

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 5507 Madge Ct SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Anderson property

PLAT BOOK # 67 FOLIO # 87 LOT # 33 SECTION # 1

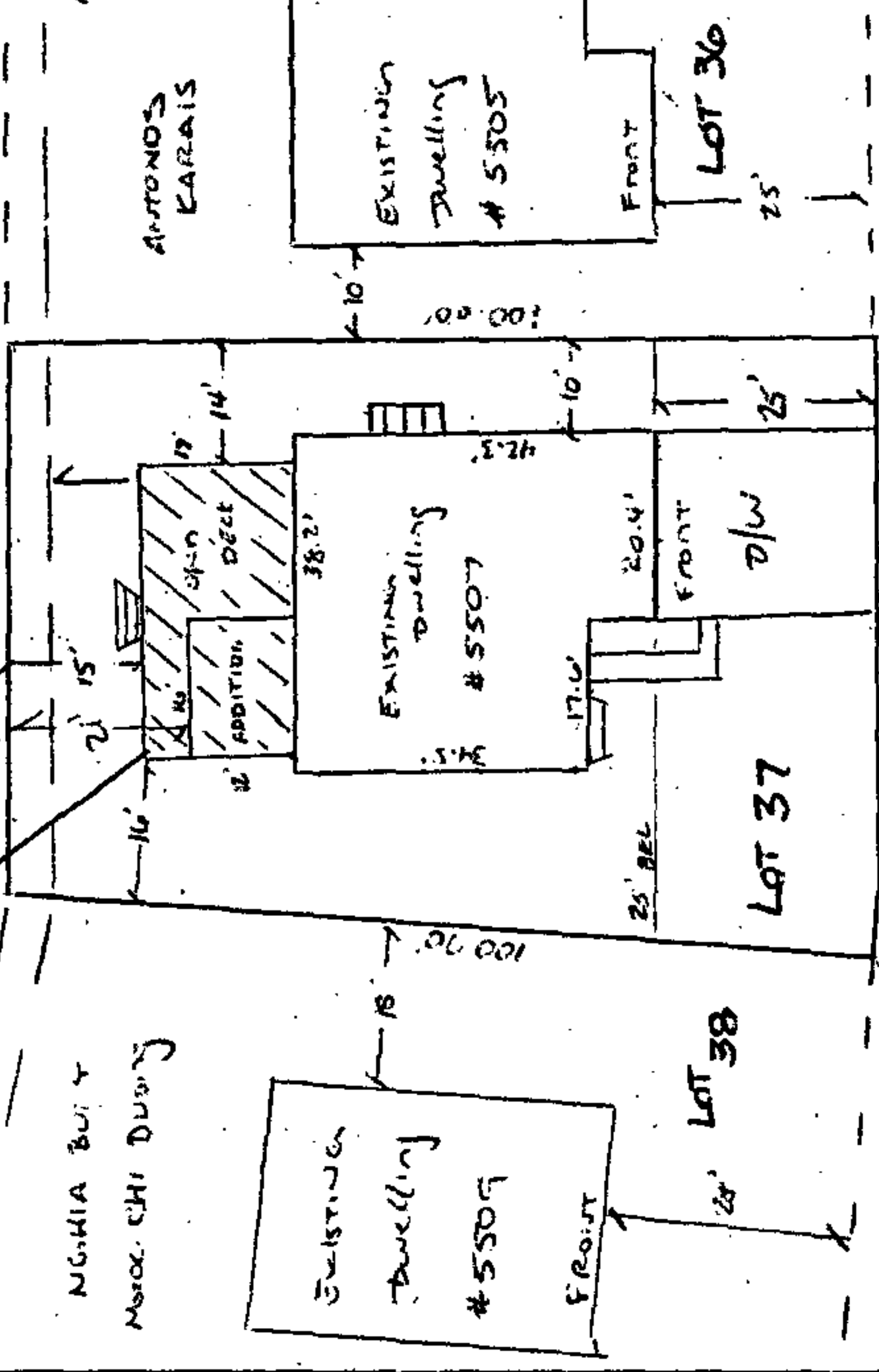
OWNER James Thomson

TAX # 22 00 023 060

H.O.A. OPEN SPACE

Proposed 18' x 32' open deck w/ 12' x 16' addition on portion

10' EASEMENT (drainage/utility)



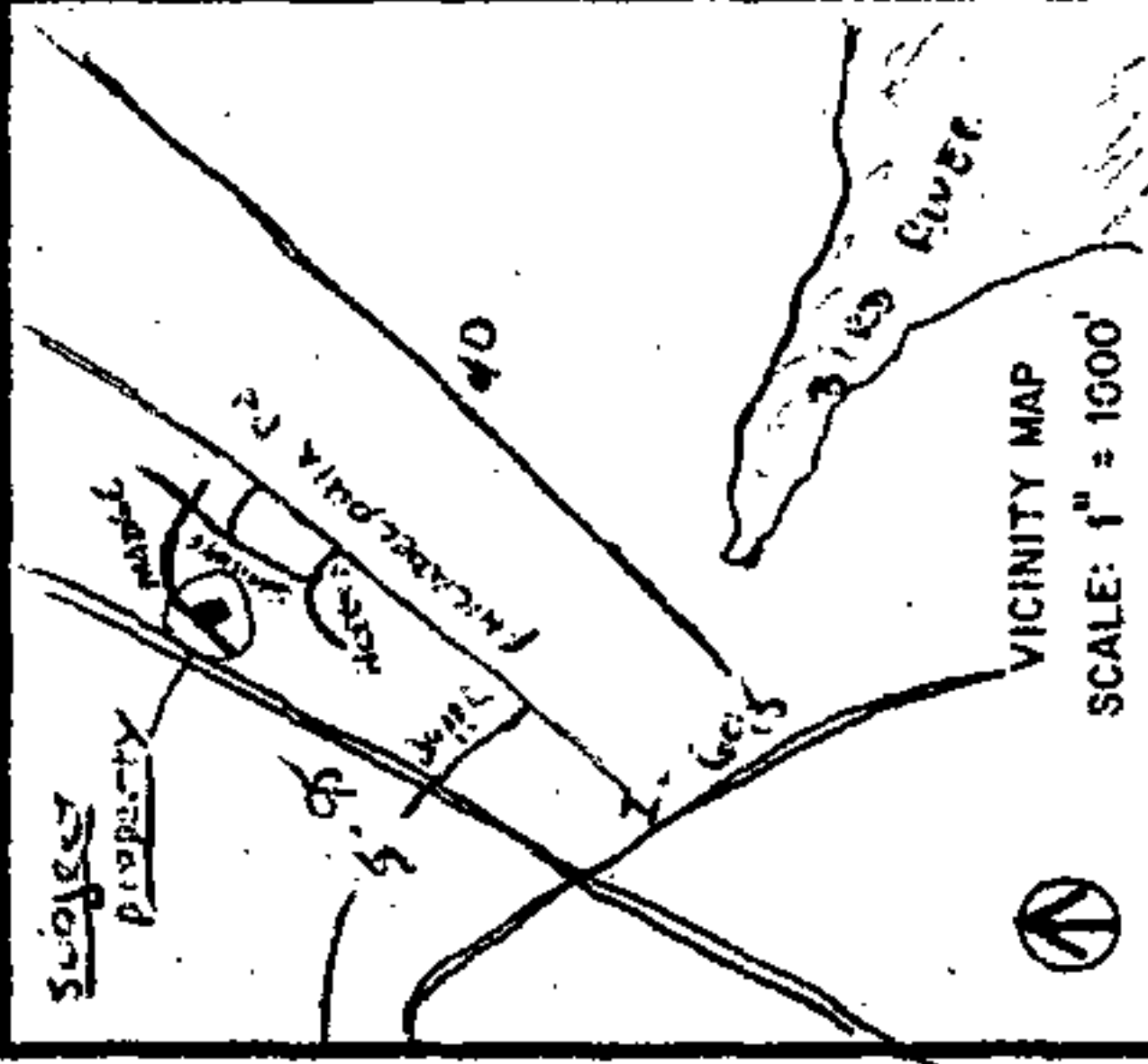
MADGE COURT (30' E/W - 1 30' paving)

210' x 106' 3" Shiloh Pk



NORTH

PREPARED BY JSC SCALE OF DRAWING: 1" = 30'



LOCATION INFORMATION

ELECTION DISTRICT 11
 COUNCILMANIC DISTRICT 5
 1" = 200' SCALE MAP # 07301
 ZONING DE 3.5H
 LOT SIZE 6177 ACRES 7.3104 SQUARE FEET
 SEWER ☒ PUBLIC ☒ PRIVATE ☐
 WATER ☒ YES ☐ NO ☒
 CHESAPEAKE BAY CRITICAL AREA ☐ YES ☐ NO ☒
 100 YEAR FLOOD PLAIN ☐ YES ☐ NO ☒
 HISTORIC PROPERTY/BUILDING ☐ YES ☐ NO ☒
 PRIOR ZONING HEARING ☐ YES ☐ NO ☒

ZONING OFFICE USE ONLY
 REVIEWED BY 1 ITEM # 1 CASE # 1

Handwritten signature/initials

#08-127-A

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 5507 Madge Ct SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Anderson property

PLAT BOOK # 67 FOLIO # 87 LOT # 38 SECTION # 1

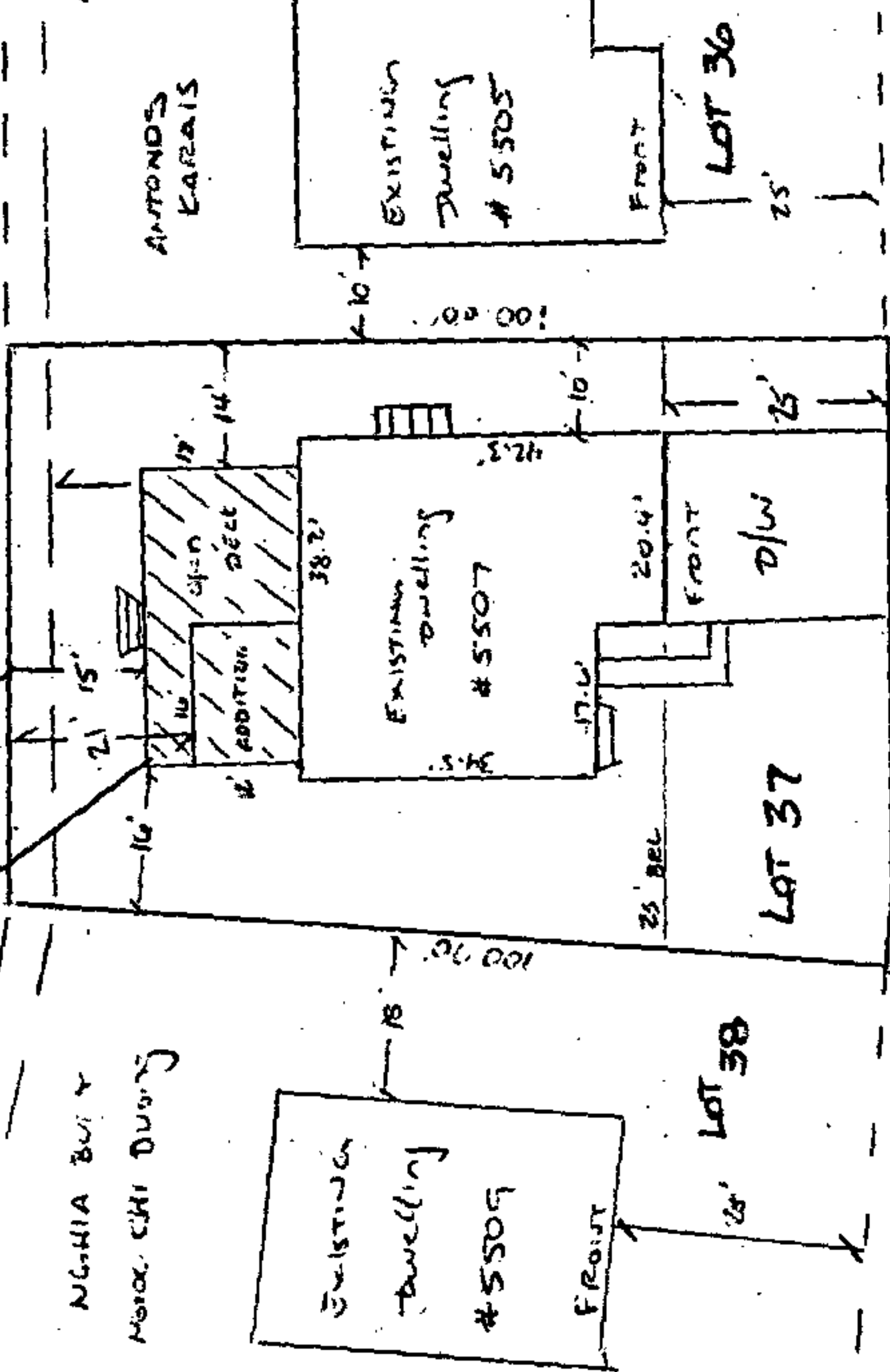
OWNER James Thomson

TAX # 2200 023 060

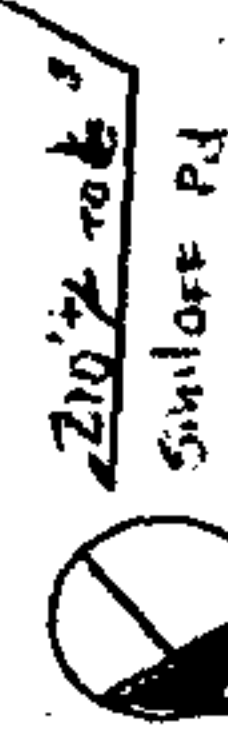
H.O.A. OPEN SPACE

Proposed 18'-32" open deck w/ 12'-16" Addition in portion

10' Easement (Drainage/utility)

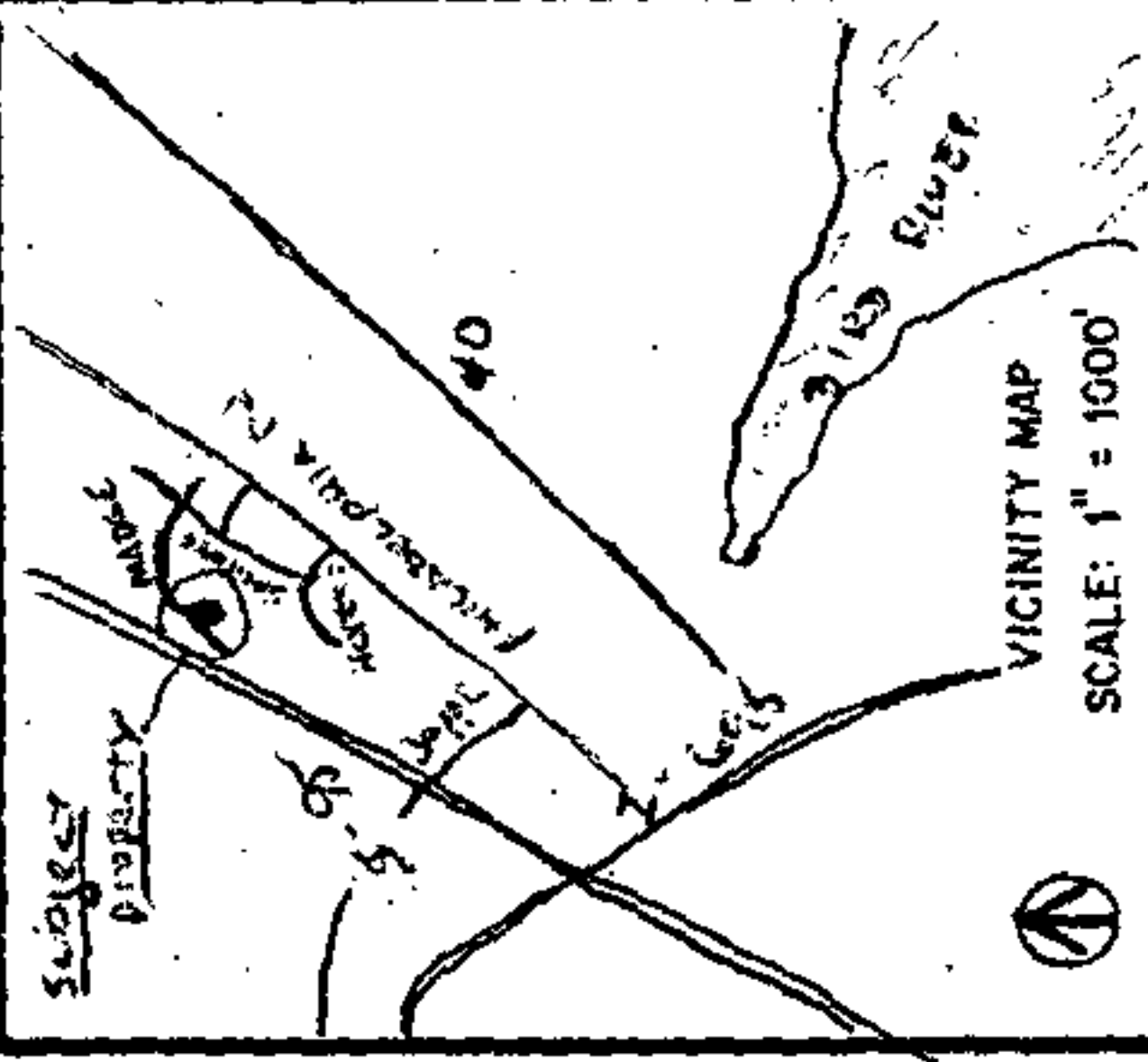


MADGE COURT (30' R/W w/ 30' paving)



NORTH

PREPARED BY JSC SCALE OF DRAWING: 1" = 30'



LOCATION INFORMATION	
ELECTION DISTRICT	11
COUNCILMANIC DISTRICT	5
1"=200' SCALE MAP #	07341
ZONING	DR 3.5H
LOT SIZE	6,177
ACREAGE	7,710.4
SQUARE FEET	
SEWER	PUBLIC ☒ PRIVATE ☐
WATER	PUBLIC ☒ PRIVATE ☐
CHESAPEAKE BAY CRITICAL AREA	YES ☐ NO ☒
100 YEAR FLOOD PLAIN	YES ☐ NO ☒
HISTORIC PROPERTY/BUILDING	YES ☐ NO ☒
PRIOR ZONING HEARING	YES ☐ NO ☒
ZONING OFFICE USE ONLY	CASE #
REVIEWED BY	ITEM #

Handwritten signature/initials

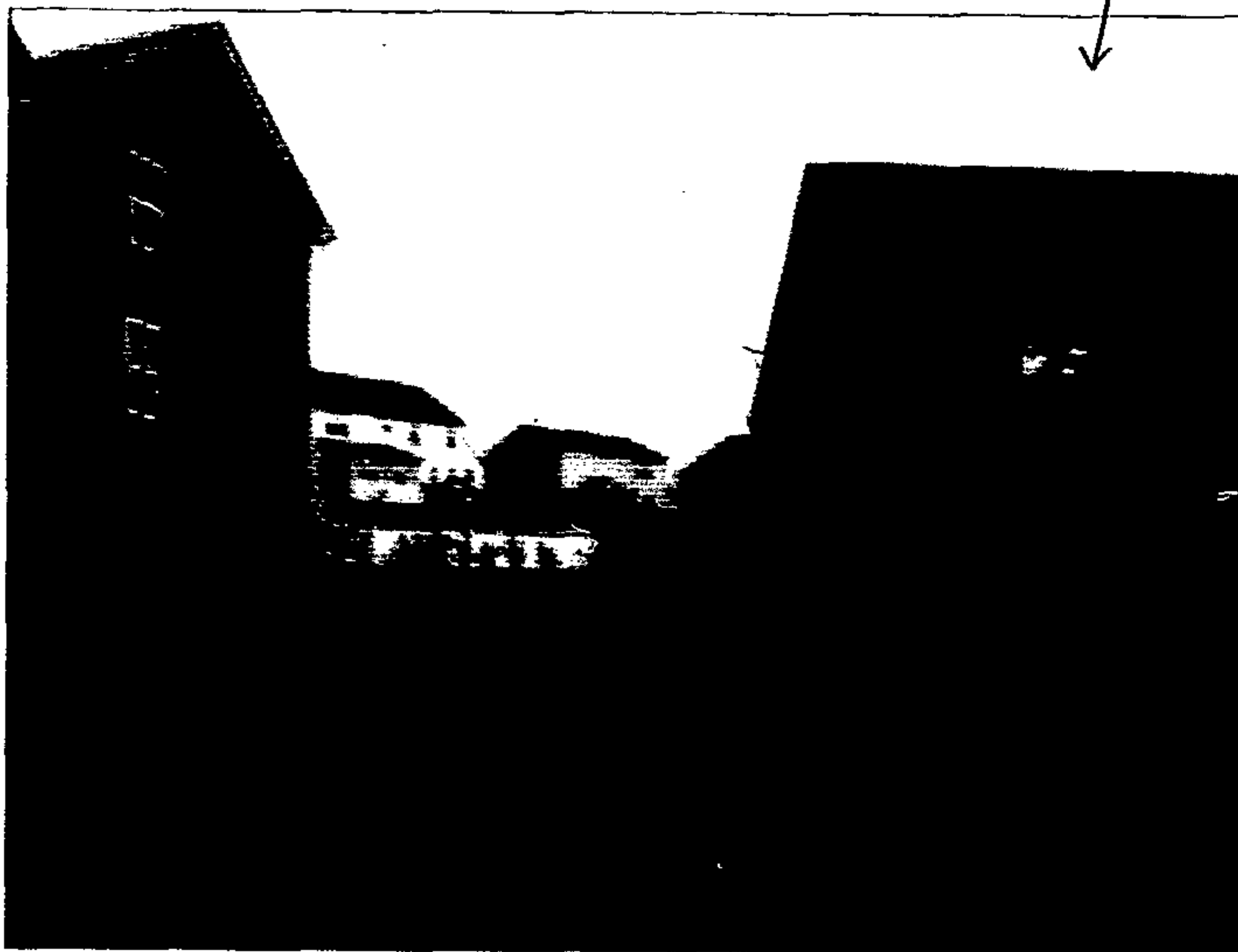
#08-127-A



FRONT YARD OF SUBJECT PROPERTY

Item # 127

SUBJECT PROPERTY



Left side yard From street

Item # 127



←
subject
property

from left side yard looking across rear yard.

Item #127



subject
property

AT Rear Left yard corner showing rear of house.

Item # 127

subject
property
↓



RIGHT side yard from street.

Item # 127

subject
property
→



FROM RIGHT REAR CORNER LOOKING ACROSS REAR YARD

Item # 127