

IN RE: PETITION FOR ADMIN. VARIANCE

W side of Heil Manor Drive, 897 feet N
of the c/l of Shawan Valley Lane
8th Election District
2nd Councilmanic District
(13012 Heil Manor Drive)

David G. and Carolyn T. Benson
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* Case No. 08-130-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, David G. and Carolyn T. Benson for property located at 13012 Heil Manor Drive. The variance request is from Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition (proposed attached garage with breezeway) on rear/side of existing dwelling with a 45.9 feet side setback in lieu of the required 50 feet side setback, and to amend the Final Development Plan of Shawan Valley for Lot #73, Section 2. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners would like to construct a new first floor addition to the rear of the existing home. The addition consists of a breezeway with a two car side entry garage with storage. Due to the location of the existing driveway, it would be difficult to place the addition elsewhere on the property. Petitioners are removing a disintegrating sunroom to construct the new addition. The house sits at a diagonal on the property so any addition at this location will require a variance. The variance of 4.1 feet will not be detrimental to the community. The subject property is 1.83 acres in size and zoned RC 5.

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: Comments were received from the Office of Planning dated

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10-15-07

12

September 20, 2007, which does not oppose the Petitioner's request. The comment further indicates that there is a substantial wooded buffer separating the addition from the neighboring dwelling.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on September 23, 2007 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 15th day of October, 2007 that a variance from Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition (proposed attached garage with breezeway) on rear/side of existing dwelling with a 45.9 feet side setback in lieu of the required 50 feet side setback, and to amend the Final Development Plan of Shawan Valley for Lot #73, Section 2 is hereby GRANTED, subject to the following:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time

ORDER RECEIVED FOR FILING

10-15-07
B3

is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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 FILING

10-15-07

PB



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

October 15, 2007

DAVID G. AND CAROLYN T. BENSON
13012 HEIL MANOR DRIVE
REISTERSTOWN MD 21136

Re: Petition for Administrative Variance
Case No. 08-130-A
Property: 13012 Heil Manor Drive

Dear Mr. and Mrs. Benson:

Enclosed please find the decision rendered in the above-captioned case. The petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Th. H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 13012 Heil Manor Drive Reisterstown
which is presently zoned RC-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 / A 04.3 B2.6

TO PERMIT AN ADDITION (PROPOSED ATTACHED GARAGE WITH BREEZEWAY)
ON REAR/SIDE OF EXISTING DWELLING WITH A 45.9 FEET SIDE
SETBACK IN LIEU OF THE REQUIRED 50 FEET SIDE SETBACK, AND, TO
AMEND THE FINAL DEVELOPMENT PLAN OF "SHAWAN VALLEY" FOR
LOT # 73, SECTION 2

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):

David G. Benson
Name - Type or Print

Signature

Carolyn T. Benson
Name - Type or Print

Signature

13012 Heil Manor Drive 410-561-1507
Address Telephone No.

Reisterstown MD 21136-5722
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 10-15-07 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.

Zoning Commissioner of Baltimore County

CASE NO. 08-130-A

REV 10/25/01

Reviewed By A. Tsui

Date 9/12/07

Estimated Posting Date 9/23/07 - 10/08/07

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 13012 Heil Manor Drive
Address MD 21136-5722
Reisterstown State Zip Code
City

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 construct a new first floor addition to the rear of our existing home, it would consist of a breezeway with a 2' car side entry garage with storage. Due to the location of our existing driveway it would be difficult to place it anywhere else on the property. We are removing an disintegrating sunroom to construct this new addition. Due to our age, this would allow us shelter from the elements in the winter. This would not be detrimental to the neighborhood and would increase the value and beauty of the community.

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.

David G. Benson
Signature

David G. Benson
Name - Type or Print

Carolyn T. Benson
Signature

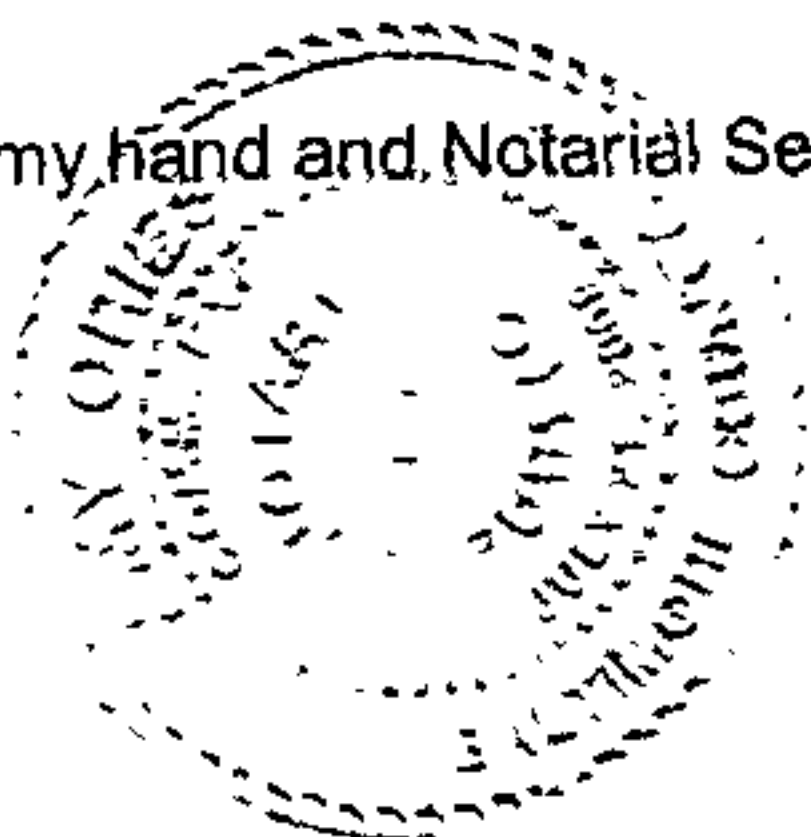
Carolyn T. Benson
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27 day of August, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal



[Signature]
Notary Public
My Commission Expires 07/21/09

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 13012 Heil Manor Drive
Address MD 21136-5722
Reisterstown 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 construct a new first floor addition to the rear of our existing home, it would consist of a breezeway with a 2 car side entry garage with storage.

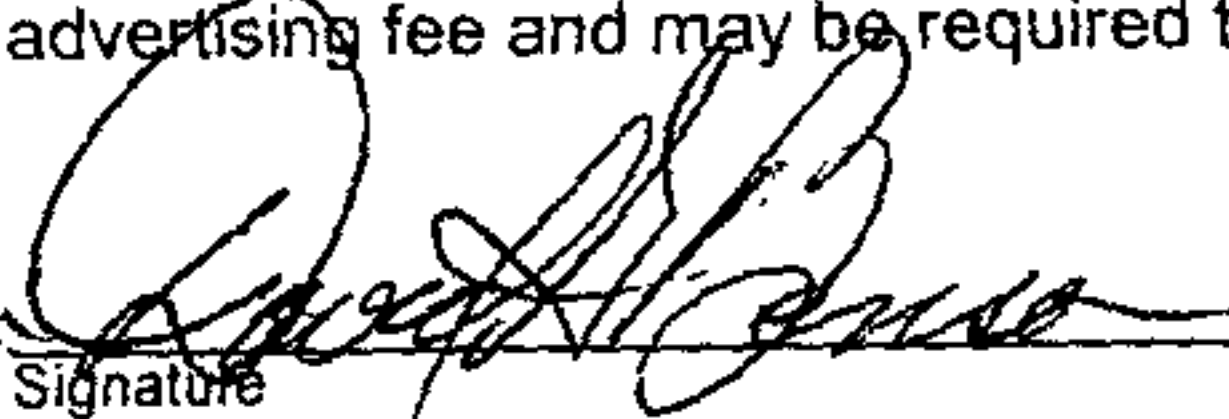
Due to the location of our existing driveway it would be difficult to place it

anywhere else on the property. We are removing an existing disintegrating sunroom to

construct this new addition. Due to our age, this would allow us shelter from the elements in the winter. This would not be detrimental to the neighborhood and would

increase the value and beauty of the community.

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

David G. Benson
Name - Type or Print


Signature

Carolyn T. Benson
Name - Type or Print

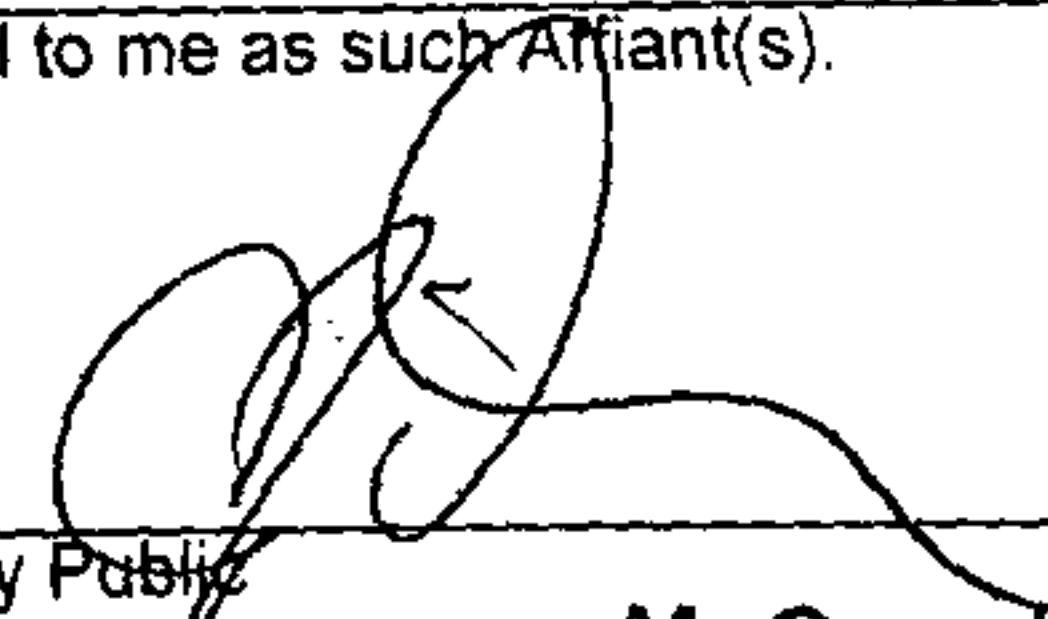
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27 day of August, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

David + Carolyn Benson
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 07/21/09



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 13012 Heil Manor Drive Reisterstown
which is presently zoned RC-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 1A04.3B2.6

TO PERMIT AN ADDITION (PROPOSED ATTACHED GARAGE WITH BREEZEWAY)
ON REAR/SIDE OF EXISTING DWELLING WITH A 45.9 FEET SIDE
SETBACK IN LIEU OF THE REQUIRED 50 FEET SIDE SETBACK, AND,
TO AMEND THE FINAL DEVELOPMENT PLAN OF "SHAWAN VALLEY"
FOR LOT # 73, SECTION 2

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):

David G. Benson
Name - Type or Print

Signature

Carolyn T. Benson
Name - Type or Print

Signature

13012 Heil Manor Drive 410-561-1507
Address Telephone No.

Reisterstown MD 21136-5722
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 08-130-A day of August, 2007, 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.

08-130-A

REV 10/25/01

10-15-07

Reviewed By

A-Tsui

Date

9/12/07

Estimated Posting Date

9/23/07 - 10/08/07

ZONING DESCRIPTION FOR 13012 Heil Manor Drive Reisterstown, MD 21136

Beginning at a point on the West side of Heil Manor Drive which is 20' wide at the distance of 897' North of the centerline of the nearest improved intersecting street Shawan Valley Lane which is 50' wide. Being Lot # 73 Block 21. Section 2 in the subdivision of "Shawan Valley" containing 1.83 acres. Also known as 13012 Heil Manor Drive and located in the 8th Election District, 2nd Councilmanic District.

08-130-A

PAID SECRET

10/10

DATE	TIME	DR
8/12/2007	09:30:30	1

001	WALTON JAIL, JPR	01/11/2017	01/11/2017
002	PT # 364627	9/12/2017	01/11/2017
003	5. GCS ZIMING VERIFICATION		01/11/2017
00386			01/11/2017
	Receipt Tot		\$415.00
	\$415.00	CA	\$415.00
	Ball-leaving County, Maryland		

For:

DAVID BENNETT (Benson)

13012 H/EL MANOR DR

$$\text{Adm var of } 130 = A$$

YELLOW - CUSTOMER

VALIDATION

CERTIFICATE OF POSTING

RE: Case No. 08-130-A

Petitioner/Developer: DAVID

BENSON

Date of Hearing/Closing: 10-8-07

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:

13012 HELL MANOR DRIVE

The sign(s) were posted on

9-23-07
(Month, Day, Year)

Sincerely,

Robert Black 9-28-07
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

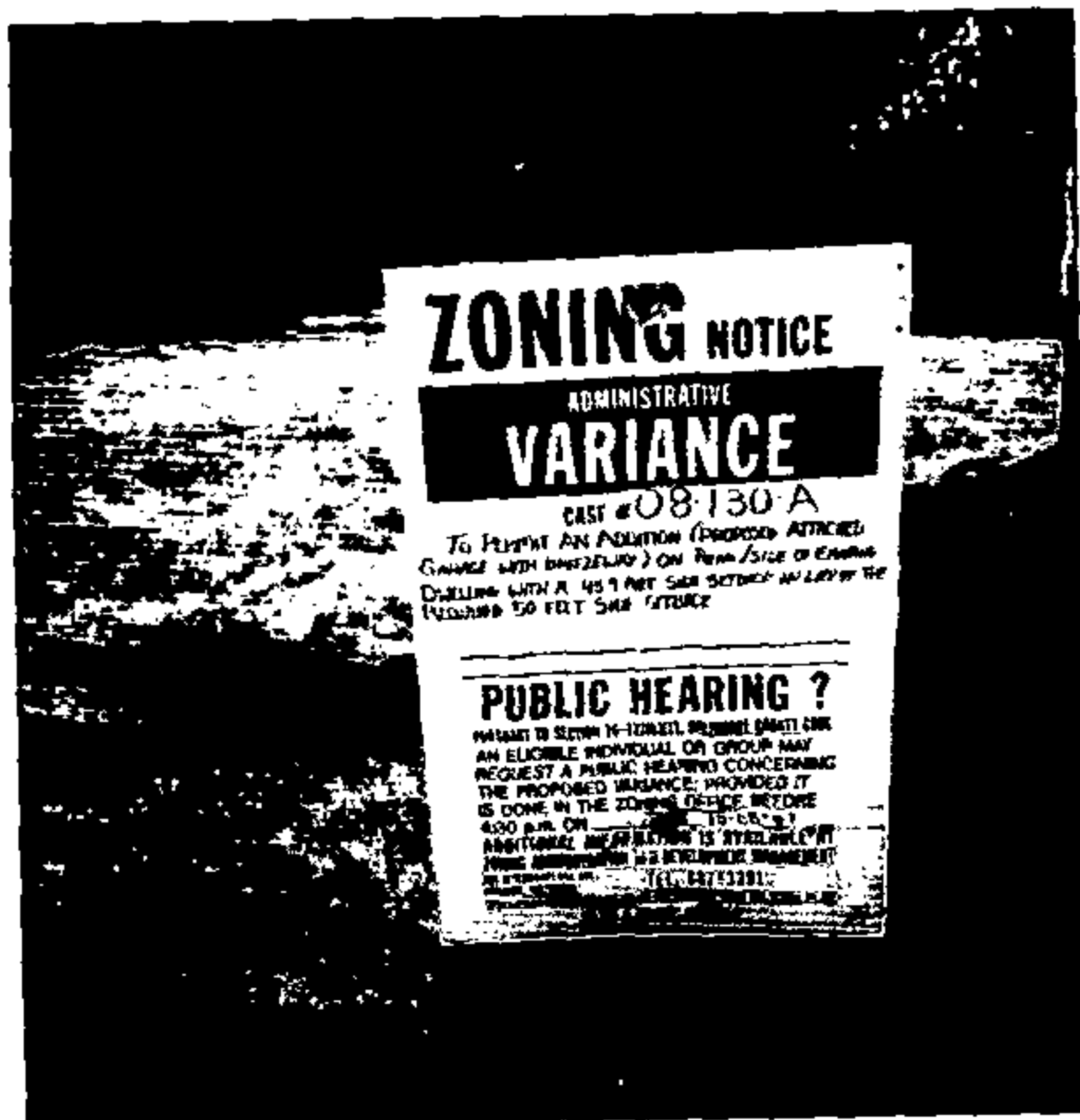
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 08- 130 -A Address 13012 HEIL MANOR DR

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

Filing Date: 9/12/07 Posting Date: 9/23/07 Closing Date: 10/08/07

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- 130 -A Address 13012 HEIL MANOR DRIVE

Petitioner's Name DAVID BENSON Telephone 410-561-1507

Posting Date: _____ Closing Date: 10/8/07

Wording for Sign: To Permit AN ADDITION (PROPOSED ATTACHED GARAGE WITH BREEZEWAY) ON REAR/SIDE OF EXISTING DWELLING WITH A 45.9 FEET SIDE SETBACK IN LIEU OF THE REQUIRED 50 FEET SIDE SETBACK

WCR - Revised 6/25/04



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

October 5, 2007

David G. Benson
Carolyn T. Benson
13012 Heil Manor Drive
Reisterstown, MD 21136-5722

Dear Mr. and Mrs. Benson:

RE: Case Number: 08-130-A, 13012 Heil Manor Drive

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 12, 2007. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

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

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

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SEP 21 2007

BY:.....

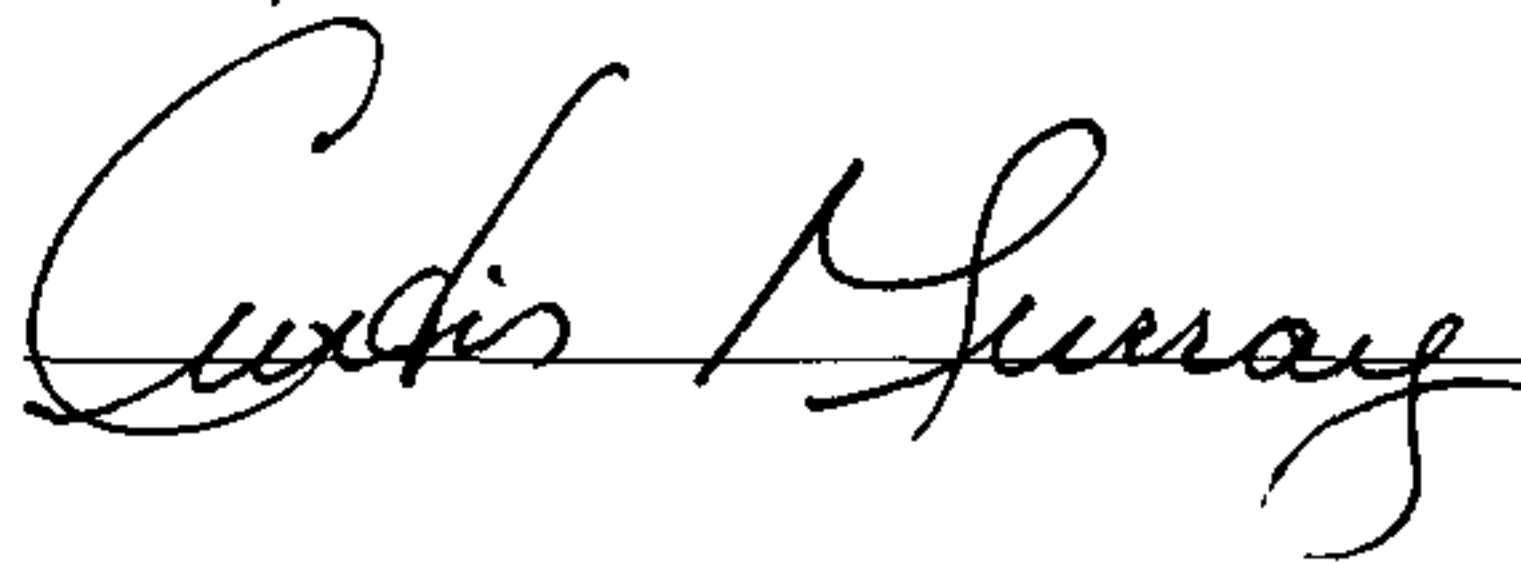
SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-130- Administrative Variance**

The requested administrative variance is for a garage addition on lot 73 in the vested plat of Shawan Valley recorded in Liber 41 Folio 21 in 1977.

The office does not oppose the requested variance as there is a substantial wooded buffer separating the addition from the neighboring dwelling.

For further questions or additional information concerning the matters stated herein, please contact Diana Itter 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

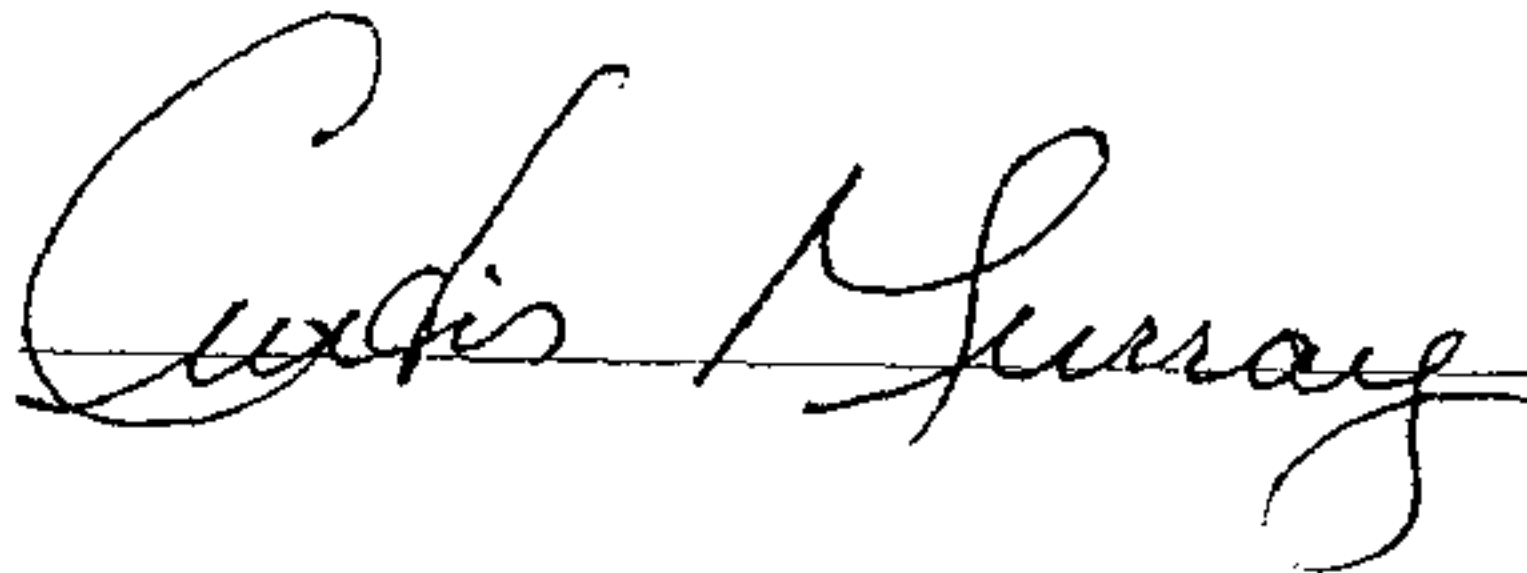
SUBJECT: Zoning Advisory Petition(s): Case(s) 08-130- Administrative Variance

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The office does not oppose the requested variance as there is a substantial wooded buffer separating the addition from the neighboring dwelling.

For further questions or additional information concerning the matters stated herein, please contact Diana Itter 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. 8-130-A
13012 HEIL MANOR DRIVE
BENSON 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. 8-130-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 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.

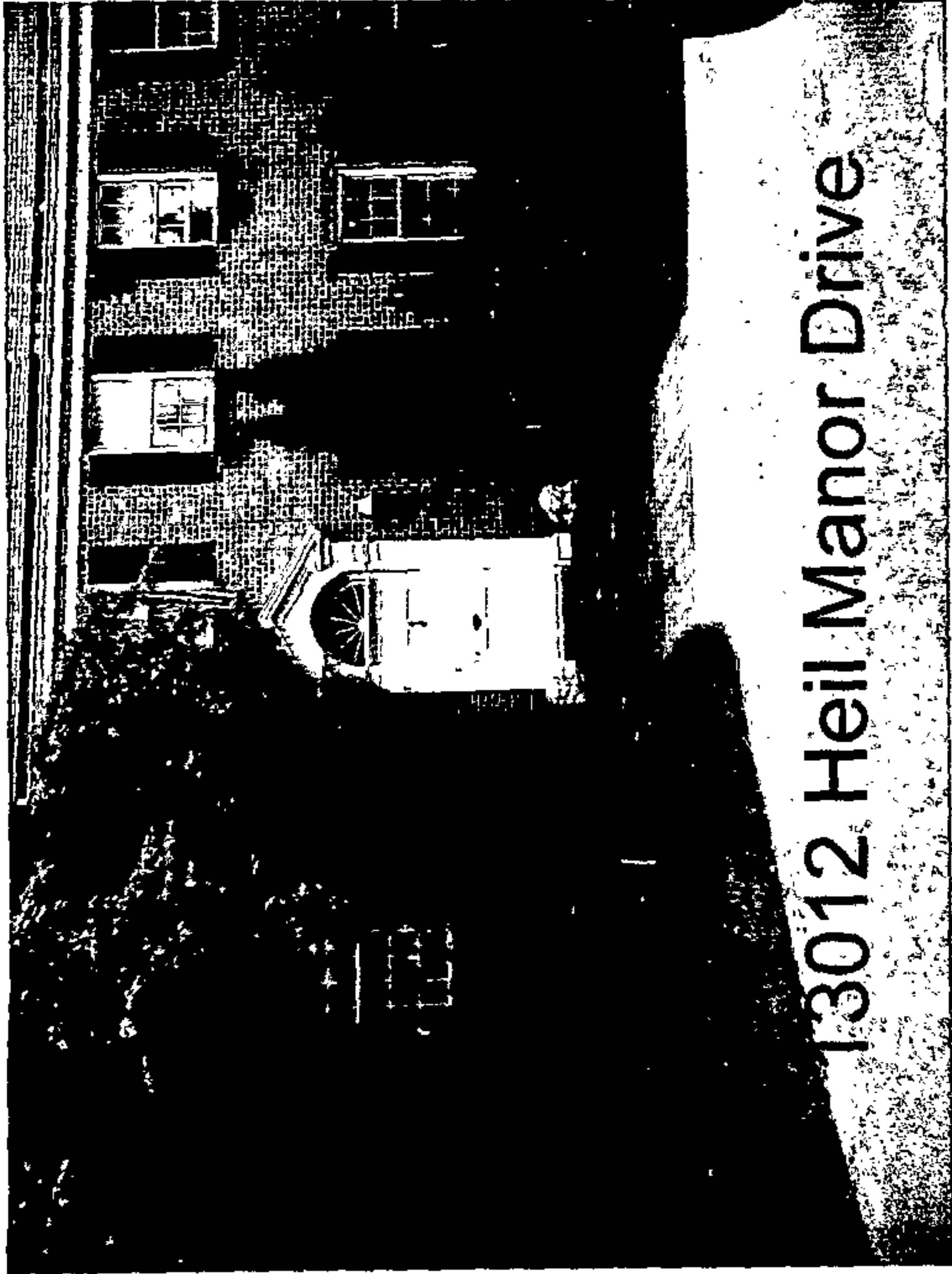
Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

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



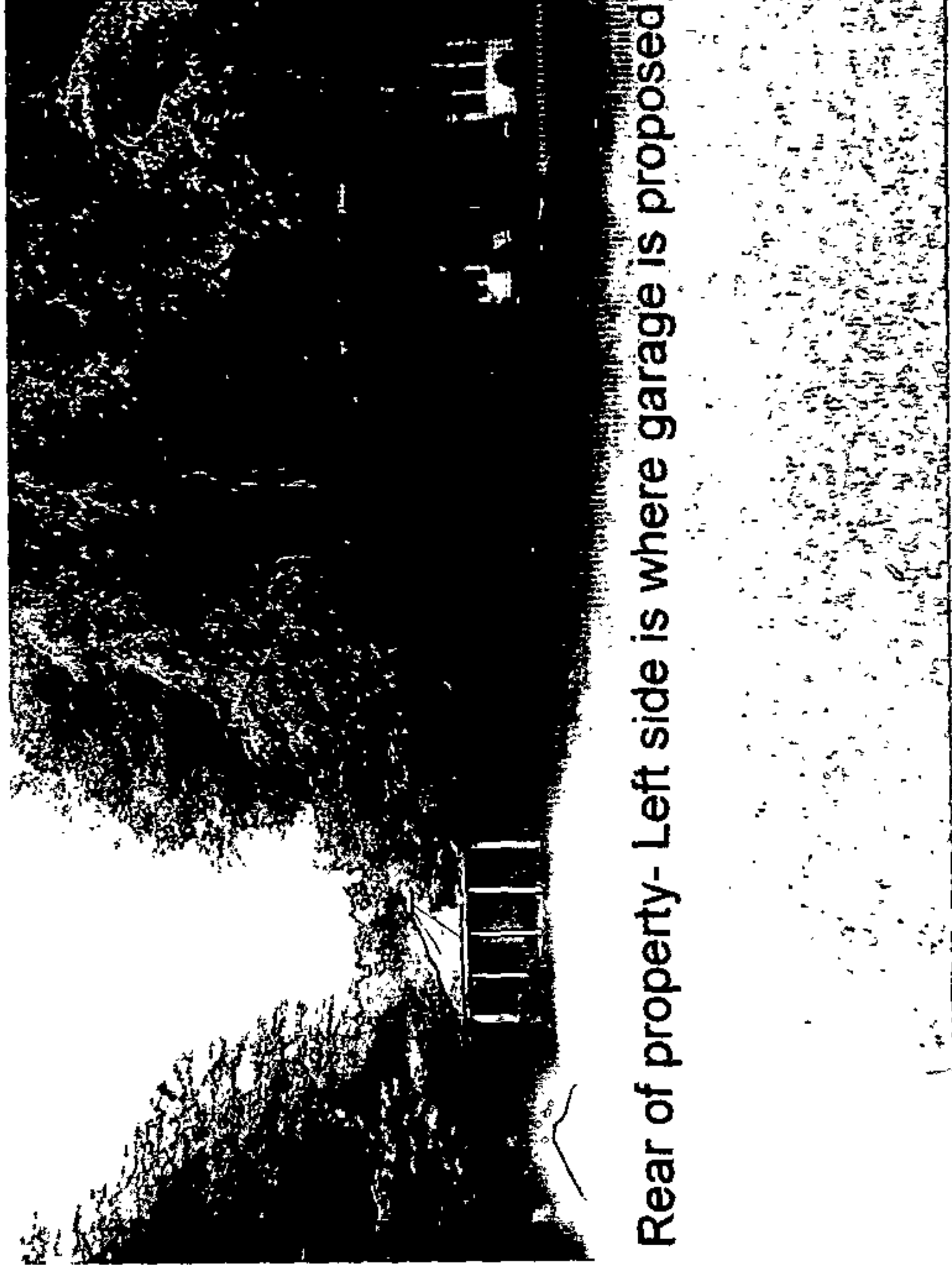
Printed with Soybean Ink
on Recycled Paper



13012 Heil Manor Drive



Depreciating conservatory to be removed (Lift on rear)



Rear of property- Left side is where garage is proposed

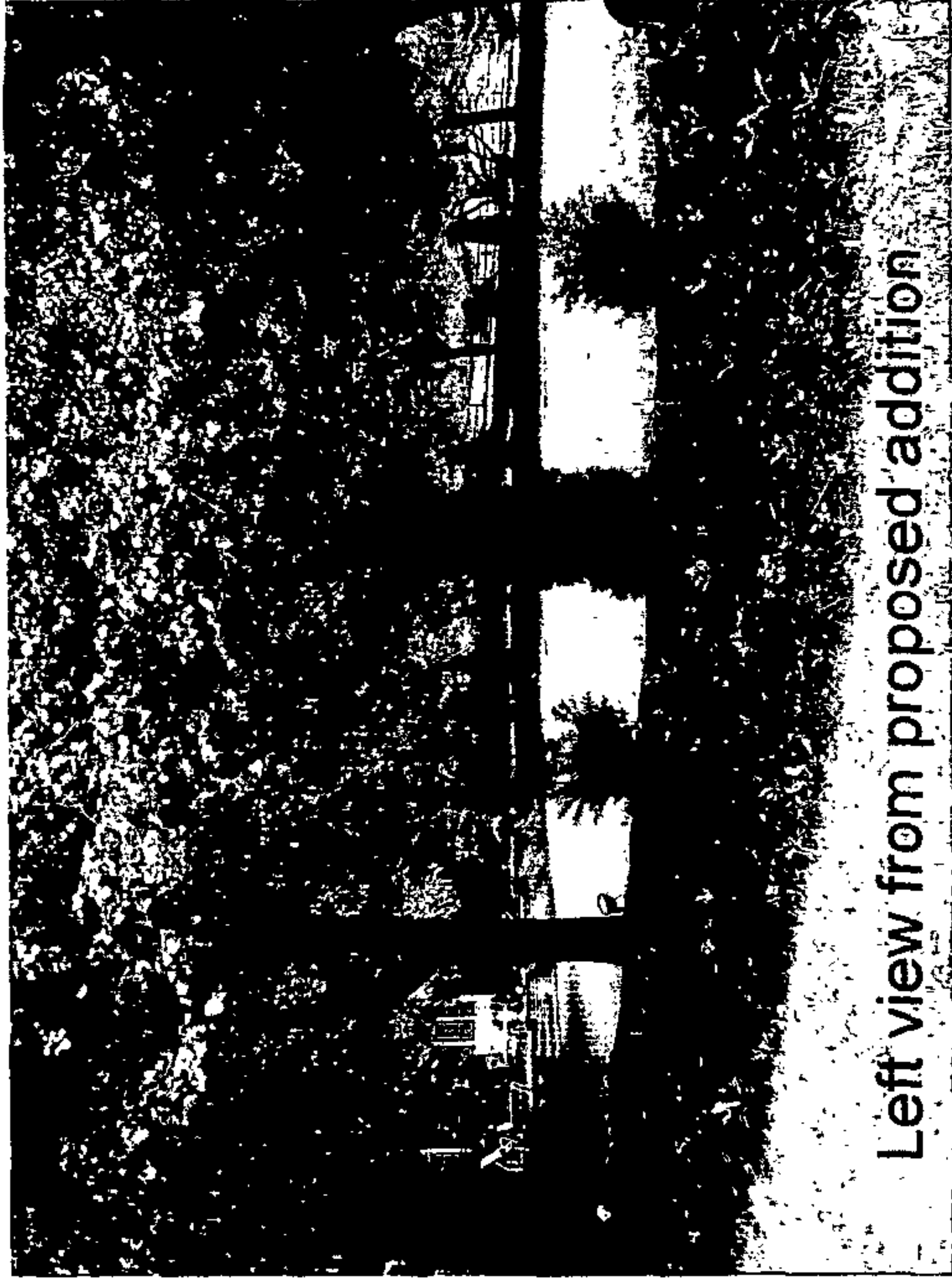


View from front of house

08-13012-A



View from rear of property



Left view from proposed addition



Right view from proposed addition



01-1507



View from rear of property



Left view from proposed addition



Right view from proposed addition



00-150-7

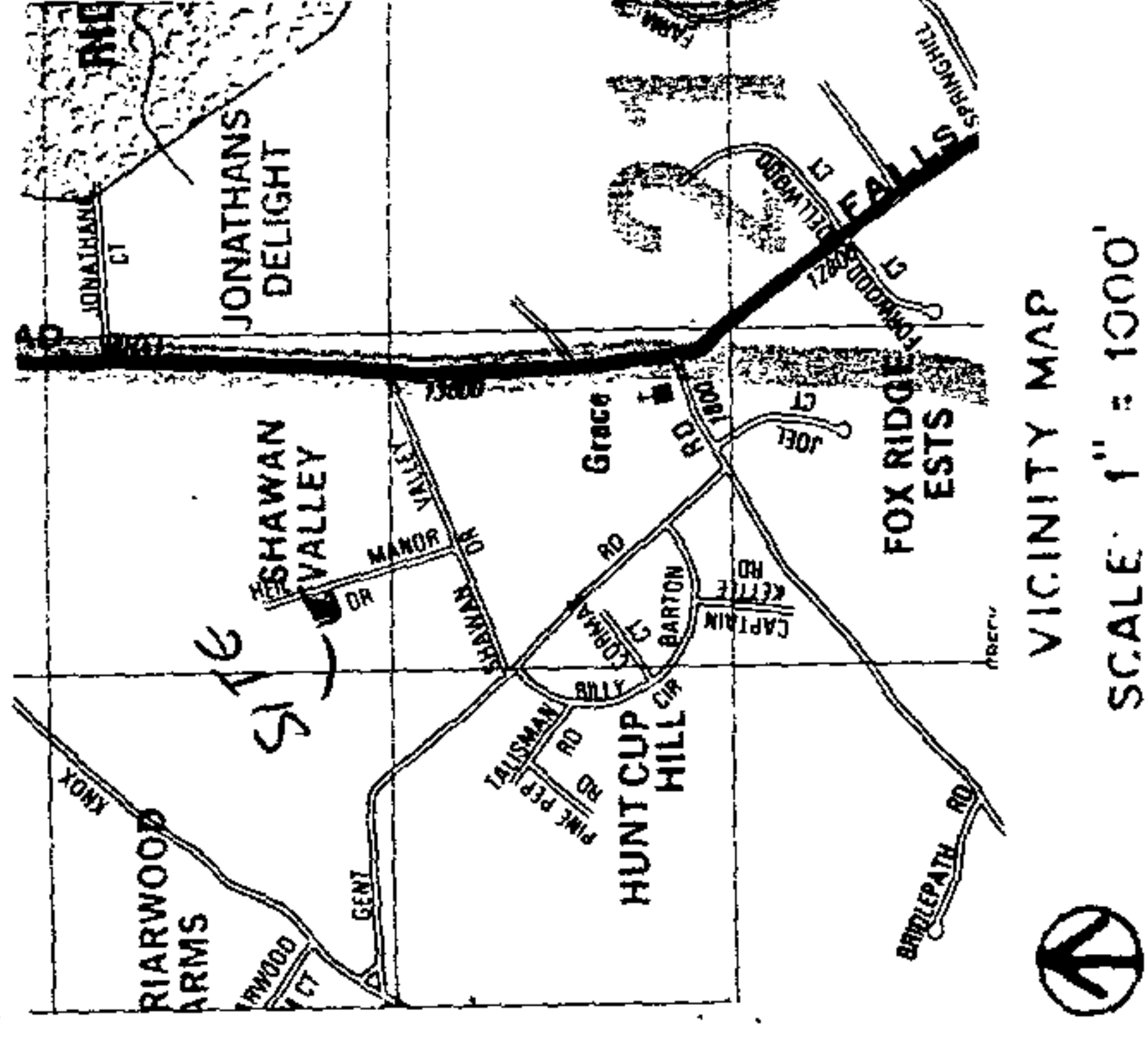
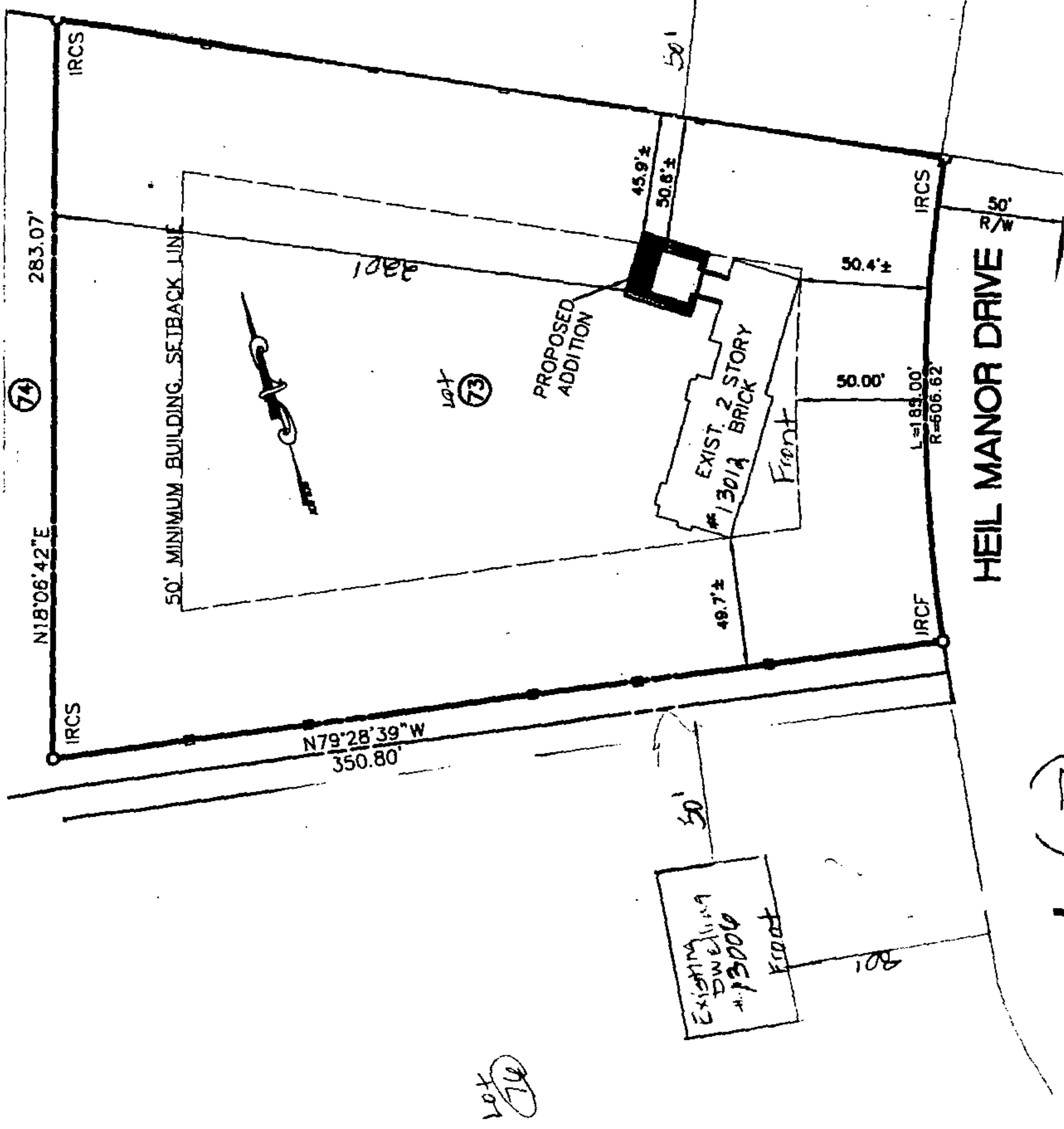
☐ SPECIAL HEARING

PROPERTY ADDRESS | 3012 Heil Manor Drive

SUBDIVISION NAME SHAWAN VALLEY

PLAY BOOK # _____ FOLIO # _____ LOT # 73 SECTION # 2

OWNER David C. + Carolyn T. Benson



LOCATION INFORMATION

ELECTION DISTRICT 8

COUNCILMANIC DISTRICT 2

1" = 200' SCALE MAP # ~~NW 77E~~

ZONING BC5 41B3

LOT SIZE 1.83 AC
ACREAGE SQUARE FEET

PUBLIC PRIVATE

SEWES

WATER: ☐ ☐

YES NO

CHESAPEAKE BAY
CRITICAL AREA

100 YEAR FLOOD PLAIN

**HISTORIC PROPERTY/
BUILDING**

PRIOR ZONING HEARING NON E

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

PREPARED BY Boreklyr Iruve SCALE OF DRAWING: 1" = 60

A-TsuI 130 68-130-A