

IN RE: PETITION FOR ADMIN. VARIANCE

N side of Michelle Way, 950 feet +/- N of
c/l of Shugar Hill Road
3rd Election District
Councilmanic District
(3603 Michelle Way)

Jeffrey H. Greenstein and Cynthia Smith Green
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 08-244-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, Jeffrey H. Greenstein and Cynthia Smith Green for property located at 3603 Michelle Way. The variance request is from Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 36 feet in lieu of the required 50 feet for a garage addition. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. A letter requesting additional information was sent to the Petitioners on January 2, 2008. The Petitioners responded and provided the requested information on January 8, 2008. The Petitioners' home was constructed over 20 years ago and a two-car garage was considered ample space for the time. They now need additional garage space because of the growing family and the additional vehicles. The Petitioners wish to construct a garage addition measuring 18 feet x 24 feet in size. The garage addition will be adjacent to and congruent with the existing garage. There is a driveway and the proposed location is only one logical place for the garage to be built. The proposed garage will have the same height as the existing garage and will be one-story. The most affected property owner at 3605 Michelle Way is aware of Petitioners' plans and does not object to the garage addition. The subject property contains 1 acre and the perimeter is heavily wooded.

COPIES RESERVED FOR FILING

1-10-08

PJ

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.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on December 8, 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.

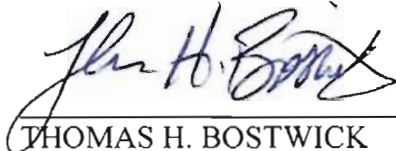
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 10th day of January, 2008 that a variance from Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 36 feet in lieu of the required 50 feet for a garage addition 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 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.

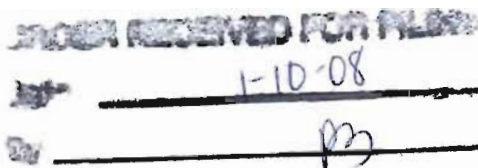
~~ORDER RESERVED FOR FILE~~
1-10-08
P3

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





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3603 Michelle Way
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) 1A04.3-B-2.6; BCZR, TO

PERMIT A YEARYARD SETBACK OF 36 ft. IN LIEU OF
THE REQUIRED 50 ft. FOR AN ADDITION.

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):

Jeffrey H. Greenstein
Name - Type or Print

Signature

Cynthia Smith Green
Name - Type or Print

Signature

3603 Michelle Way (410) 653-0381
Address Telephone No.

Baltimore, Maryland 21208
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.

REV 10/25/01

Reviewed By

Date

Estimated Posting Date

11-26-07
12-9-07

08-244-A

1-10-08

B3

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

3603 Michelle Way
Address
Baltimore, Maryland 21208
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):

Addition extends past building envelope.

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]
Signature
Jeffrey H. Greenstein
Name - Type or Print

[Signature]
Signature
Cynthia Smith Green
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21st day of October, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Jeffrey and Cynthia Greenstein

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 June 1, 2008

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 3603 Michelle Way
Address
Baltimore, Maryland 21208
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

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That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]
Signature
Jeffrey H. Greenstein
Name - Type or Print

[Signature]
Signature
Cynthia Smith Green
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21st day of October, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Jeffrey Greenstein and Cynthia Green
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 June 1, 2008

TAX. ACCOUNT #

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Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3603 Michelle Way
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)

1A04.3.B.2.b; BC2R, TO
PERMIT A YEARLYARD SETBACK OF 36 ft. IN LIEU OF
THE REQUIRED 50 ft. FOR AN ADDITION.

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.

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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):

Jeffrey H. Greenstein
Name - Type or Print _____
Signature _____
Cynthia Smith Green
Name - Type or Print _____
Signature _____
3603 Michelle Way (410) 653-0381
Address _____ Telephone No. _____
Baltimore, Maryland 21208
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name Same
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. 08-244-A Reviewed By JCM Date 11.26.07

REV 10/25/01

Estimated Posting Date 12/9/07

1-10-08
pm

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 3603 Michelle Way, Baltimore, Maryland 21208.

Beginning at a point on the north side of Michelle Way which is 50 feet wide at the distance of 950 feet north of the centerline of the nearest improved intersecting street Shugar Hill Road which is 50 feet wide. Being Lot # 7, Section # 1 in the subdivision of Anton Woods as recorded in Baltimore County Plat Book #EHK, Jr. 52 Folio # 133, containing 1.03 acres. Also known as 3603 Michelle Way and located in the 03 Election District, 2 Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **06208**

Date: **11.26.07**

PAID RECEIPT

BUSINESS ACTUAL TIME INM
 11/26/2007 11/26/2007 09:42:50 1
 REC-001 WALKIN JRIC JHR
 >>RECEIPT # 355603 11/26/2007 OFLN
 Dept 5 528 ZONING VERIFICATION
 CR 188 006208

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			6150				65.00

Total: **65.00**

Rec

From:

J. GREENSTEIN

For:

OT-244-A

Recpt Tot \$65.00
 \$65.00 OK \$1.00 CA
 Baltimore County, Maryland

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS

DATE: 12/09/07

Case Number: 08-244-A

Petitioner / Developer: JEFF GREENSTEIN

Date of Hearing (Closing): DECEMBER 24, 2008

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
3603 MICHELLE WAY

The sign(s) were posted on: DECEMBER 08, 2007



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 08- 244 -A Address 3603 Michelle Way

Contact Person: J. MERREY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 11/26/07 Posting Date: 12/9 Closing Date: 12/24

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- 244 -A Address 3603 Michelle Way
Petitioner's Name J. GREENSTEIN Telephone 410-653-0381
Posting Date: 12/9/07 Closing Date: 12/24/07
Wording for Sign: A VARIANCE
TO PERMIT A REAR SETBACK OF 36 ft FOR
AN ADDITION IN LIEU OF THE REQUIRED 50 ft.

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/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 08-244-A

Petitioner: Jeffrey GREENSTEIN

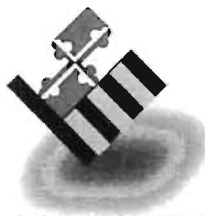
Address or Location: 3603 Michelle Way Baltimore, Md. 21208

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Address: _____

Telephone Number: 410-653-0381



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

December 26, 2007

Jeffrey H. Greenstein
Cynthia Smith Green
3603 Michelle Way
Baltimore, MD 21208

Dear Mr. Greenstein and Ms. Green:

RE: Case Number: 08-244-A, 3603 Michelle Way

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 26, 2007. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 20, 2007

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

RECEIVED
DEC 26 2007

BY:

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-244- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request.

For further questions or additional information concerning the matters stated herein, please contact Curtis Murray in the Office of Planning at 410-887-3480.

Prepared By:



CM/LL

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: December 12, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For December 10, 2007
Item Nos. 08-235, 236, 237, 238, 239,
241, 243, 244, 245, 246, 247 and 07-541

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-121207.doc

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



Maryland Department of Transportation

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

Date: 12/9/2007

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

RE: Baltimore County
Item No. 8-244-A
3603 MICHELLE WAY
GREENSTEIN/GREEN 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. 8-244-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 black ink that reads "Michael P. Bailey".

Fos¹ 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

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

County Office Building, Room 111
, 2007
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

December 3, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: December 3, 2007

Item Number: 223,236,237,238,239,240,241,242,244,246,247

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.

. 1The Fire Marshal's Office has no comments at this time.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4880 (C)443-829-2946
MS-1102F

cc: File

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



Printed with Soybean Ink
on Recycled Paper



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

January 2, 2008

JEFFREY H. GREENSTEIN AND CYNTHIA SMITH GREEN
3603 MICHELLE WAY
BALTIMORE MD 21208

Re: Petition for Administrative Variance
Case No. 08-244-A
Property: 3603 Michelle Way

Dear Mr. Greenstein and Ms. Smith Green:

Your request for Administrative Variance has been given to me for review. In review of your petition, the following questions need to be answered. What hardship or difficulty would be imposed if you were required to construct the proposed addition within the required 50 foot setback? Can the addition be made smaller to fit within the required setback? What are the dimensions of the proposed addition? Is the proposed addition one-story or two-stories? Supplemental photographs of the subject property would be helpful to illustrate the property's limitations and to show the proposed location of the addition.

Please respond to the undersigned in writing regarding the above. Once I receive your additional information, I can then make my decision and prepare an Order or set the matter in for a public hearing.

Thank you for your attention and cooperation in this matter.

Very truly yours,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

3603 Michelle Way
Baltimore, Maryland 21208

January 8, 2008

RECEIVED
JAN 10 2008

BY: _____

Thomas H. Bostwick
Deputy Zoning Commissioner
for Baltimore County
County Courts Building
401 Bosley Avenue
Suite 405
Towson, Maryland 21204

Dear Mr. Bostwick:

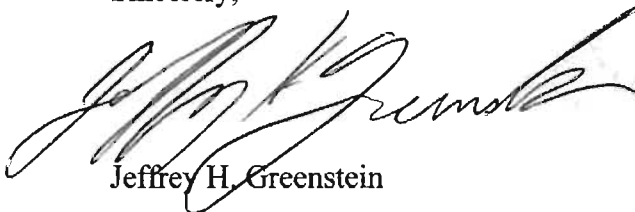
I received your letter of January 2nd regarding Case No. 08-244-A and I am responding to the questions that need to be answered. When our house was built over twenty years ago, a two-car garage was considered ample in this area. We find that additional garage space is desired because of our growing family and the use of additional vehicles.

I've enclosed a plat with the garage addition highlighted. The addition is to be only a garage adjacent to and congruent with the existing garage. With the driveway now present, there is only one logical place to add this additional garage space (directly behind the existing garage). The proposed addition is to be 18 feet by 24 feet. I plan on recessing the addition one foot to keep it hidden from the street side view. It will have the same height as the current garage and be only one-story high.

The only property that would be impacted by this addition is the house behind us (3605 Michelle Way). The owner of this property is Robb Cohen and he is fully aware of the addition and has no objections to it. Our property lines are well screened with large evergreens. I've enclosed photos of my present garage and of Robb Cohen's house that is behind us.

Thank you for your consideration and please call me at 410-437-3773 with any additional questions that you may have.

Sincerely,



Jeffrey H. Greenstein

Jones Falls
Hydrology 100 Foot
Stream

2 CD

2000009140

2000009142

19



2000002083

3601



NW 10-F
RC 5

3600

2000002084



2000002079

3605



NW 10-E
DORLAND DR

MICHELLE
WAY

2000002078

068B2

3ED

3603



2000002085

2000002077

3608



0326040836

3607



2000002080

0308056761

3610

2000002076



3611

2000002081



2200014893

3609



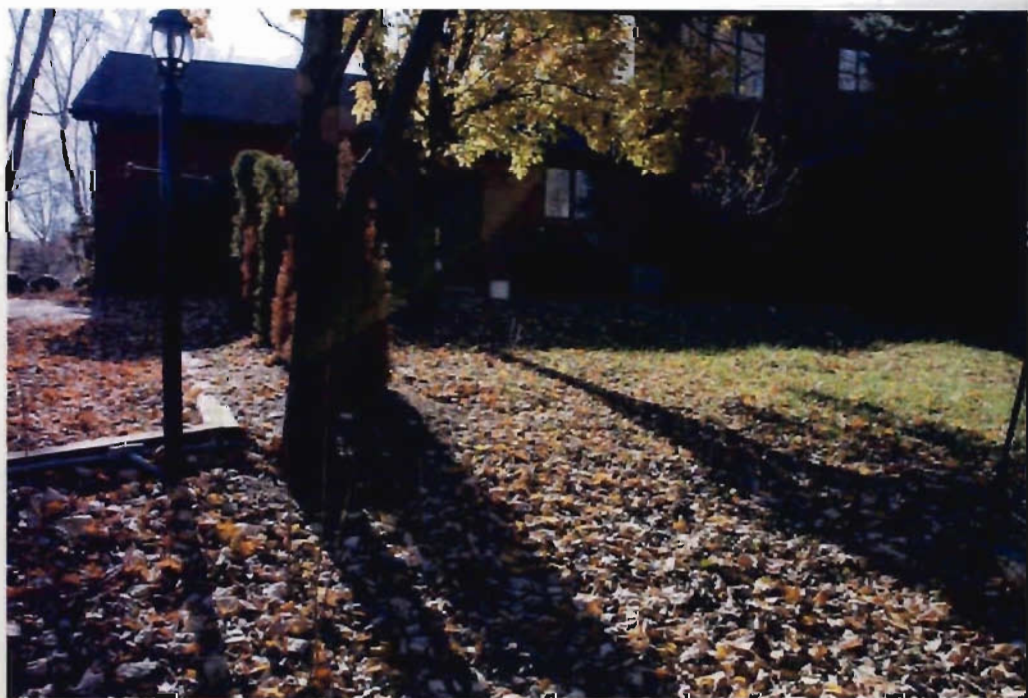
NW 9-F

2100011617

0319035400

0316091080
NW 9-E
DR 2

2000002075





PLAT TO ACCOMPANY PETITION FOR ZONING ☐ VARIANCE ☐ SPECIAL HEARING

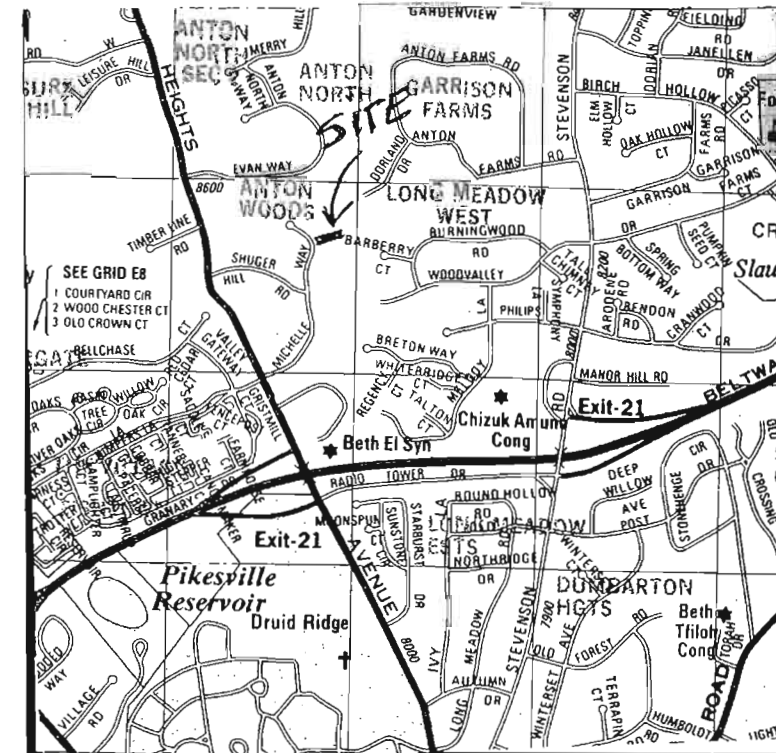
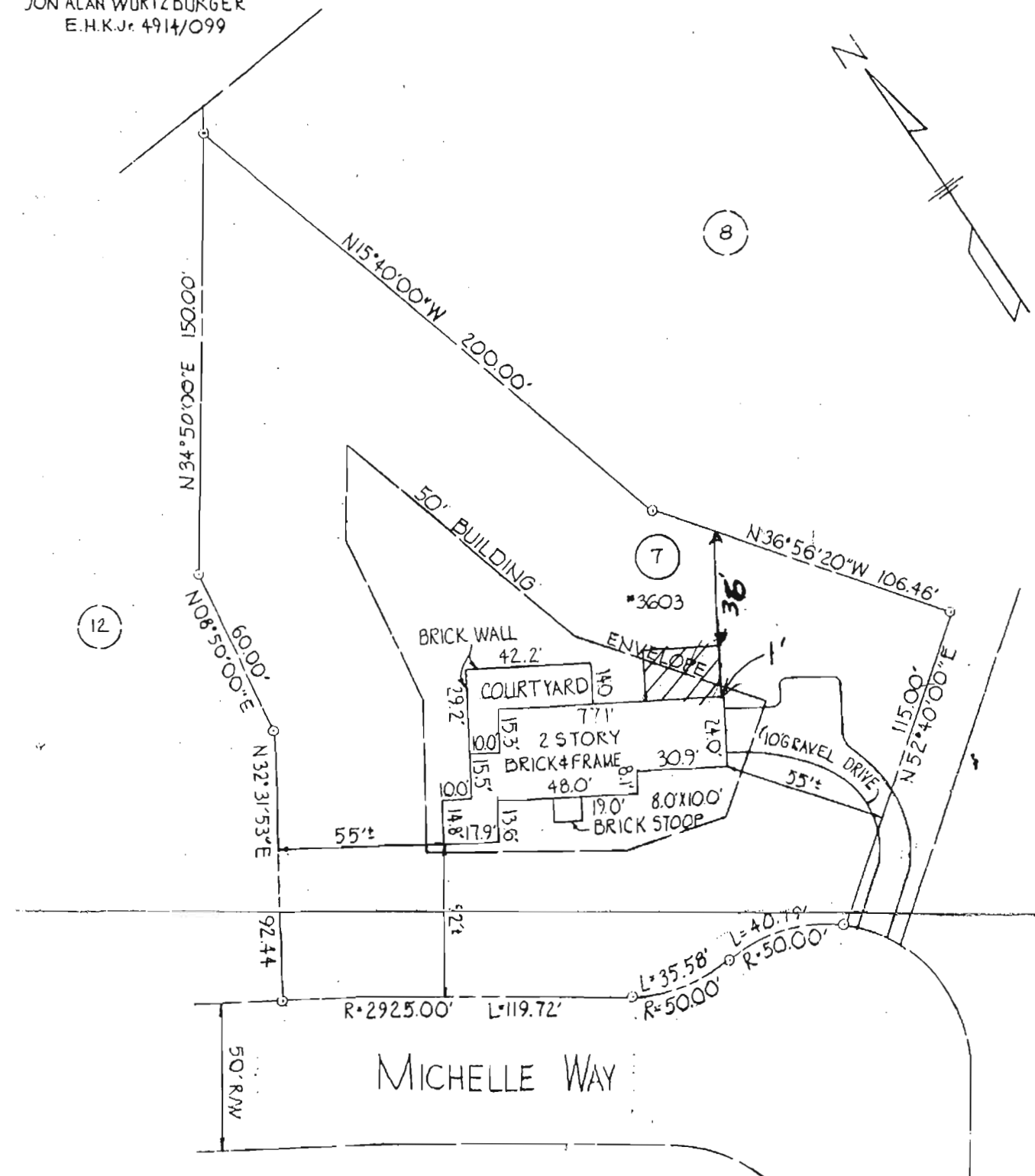
PROPERTY ADDRESS 3603 Michelle Way, Baltimore, MD 21208 SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Anton Woods

PLAT BOOK # 52 FOLIO # 133 LOT # 7 SECTION # 1

OWNER Jeffrey H. Greenstein, Cynthia Smith Green

JON ALAN WURTZBURGER
E.H.K.Jr. 4914/099



LOCATION INFORMATION

ELECTION DISTRICT 2RD

COUNCILMANIC DISTRICT 2ND

1"=200' SCALE MAP # 06882

ZONING RC-5

LOT SIZE 1.0 ±

ACREAGE 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 NONE

ZONING OFFICE USE ONLY

REVIEWED BY JCM ITEM # 08-244-A CASE #

PREPARED BY PETITIONER

SCALE OF DRAWING: 1" =

PLAT TO ACCOMPANY PETITION FOR ZONING ☐ VARIANCE ☐ SPECIAL HEARING

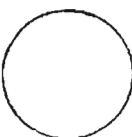
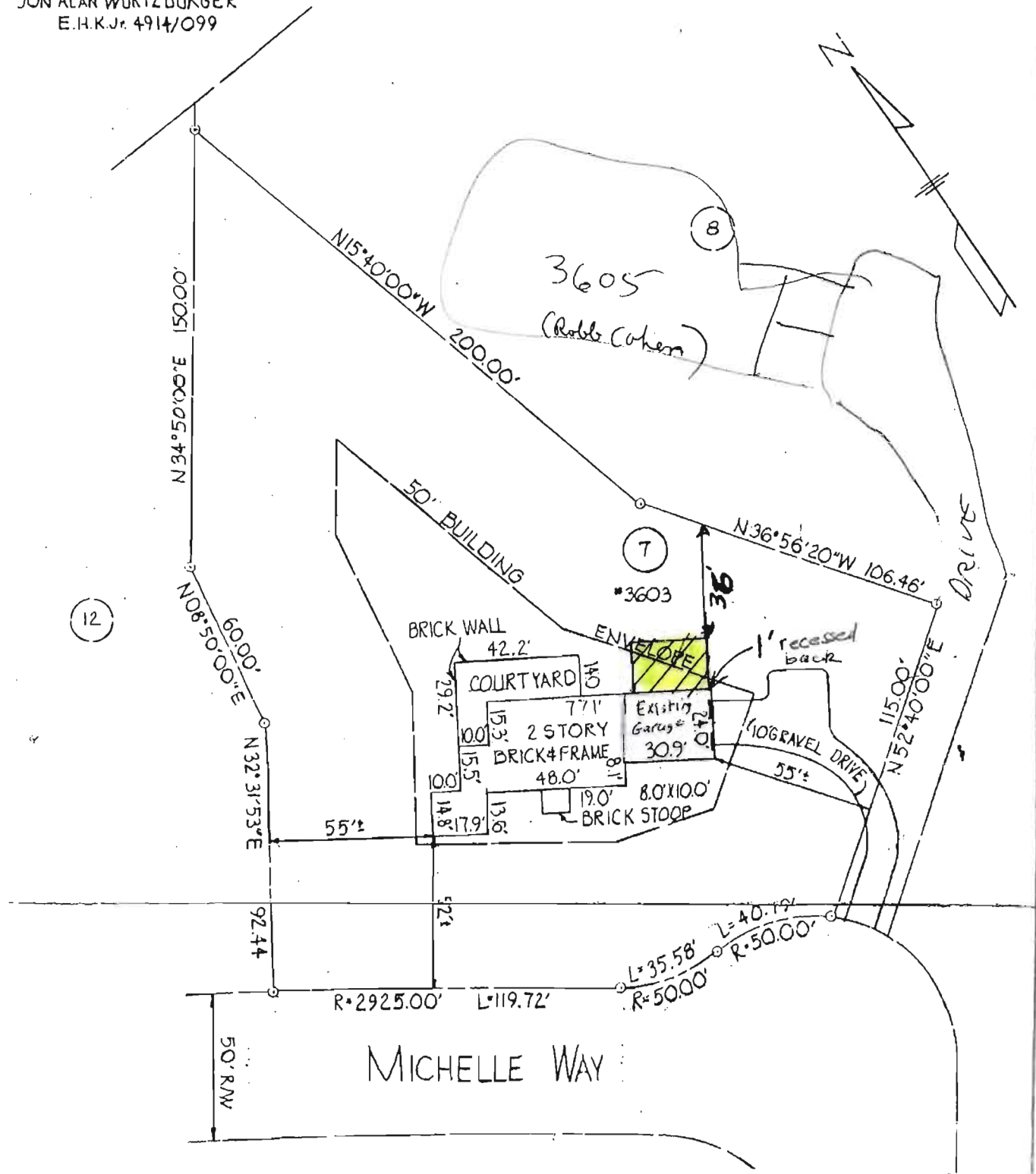
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SUBDIVISION NAME Anton Woods

PLAT BOOK # 52 FOLIO # 133 LOT # 7 SECTION # 1

OWNER Jeffrey H. Greenstein, Cynthia Smith Green

JON ALAN WURTZBURGER
E.H.K.J. 4914/099



NORTH

PREPARED BY _____

SCALE OF DRAWING: 1" = _____



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT

COUNCILMANIC DISTRICT

1" = 200' SCALE MAP #

ZONING

LOT SIZE

ACREAGE SQUARE FEET

SEWER PUBLIC PRIVATE

WATER ☐ ☐

CHESAPEAKE BAY CRITICAL AREA YES ☐ NO ☐

100 YEAR FLOOD PLAIN ☐ ☐

HISTORIC PROPERTY / BUILDING ☐ ☐

PRIOR ZONING HEARING

ZONING OFFICE USE ONLY

REVIEWED BY ITEM # CASE #