

IN RE: PETITION FOR ADMIN. VARIANCE

NE of Orchard Road, 162 feet E of
the c/l of Woodbine Avenue
9th Election District
5th Councilmanic District
(3 Orchard Road)

Carla and Farrell Sullivan, Jr.
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 08-271-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, Carla and Farrell Sullivan, Jr. for property located at 3 Orchard Road. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit two additions (proposed kitchen extension and sunroom) in rear of existing dwelling with a rear setback of 20 feet in lieu of the required 30 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners state that the current kitchen is very small and that there is no room for modern appliances. The lot is irregularly shaped – the front property line is only 12 feet wide and widens to the rear property line length of 320 feet, the right side property line is 163.82 feet in length, and the left property line is 89.63 feet in length. The house constructed in 1938 is placed at an angle on the lot and any addition of reasonable size to the rear of the home requires a variance.

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.

ORDER RECEIVED FOR FILE
1-2308 *ms*

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on December 30, 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 Petitioners.

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.

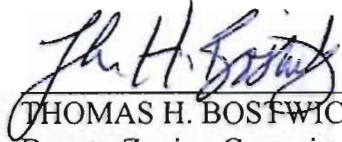
THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 23rd day of January, 2008 that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit two additions (proposed kitchen extension and sunroom) in rear of existing dwelling with a rear setback of 20 feet in lieu of the required 30 feet 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 RECEIVED FOR FILING

1-23-08

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


THOMAS H. BOSWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILING

1-23-08

P3



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

January 23, 2008

CARLA AND FARRELL SULLIVAN, JR.
3 ORCHARD ROAD
TOWSON MD 21204

Re: Petition for Administrative Variance
Case No. 08-271-A
Property: 3 Orchard Road

Dear Mr. and Mrs. Sullivan:

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



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 3 Orchard Rd, Towson MD 21204
which is presently zoned DR 3.5

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 1B02.3C-1

TO PERMIT TWO ADDITIONS (PROPOSED KITCHEN EXTENSION & SUNROOM) IN REAR OF EXISTING DWELLING WITH A REAR SETBACK OF 20 FEET IN LIEU OF THE REQUIRED 30 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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address 3 ORCHARD RD Telephone No. 410-337-7668

City TOWSON State MD Zip Code 21204

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 day of 27 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. 08-271-A

REV 10/25/01

Reviewed By A-Tsui Date 12/18/2007

Estimated Posting Date 12/30/07 - 01/14/2008

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 3 Orchard Rd
Address
Towson MD 21204
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 purchased this house in July 2007 from the original owner. It was built in 1938. The Setbacks were ^{not} determined prior to incorporation of Baltimore County, resulting in Odd property shape. We need to expand the kitchen/porch of our house to make it livable. Right now we have no stove or full-sized refrigerator. The current kitchen is very small. There is no room for modern appliances. The nearest neighbor's house bordering the planned expansion site is 40 yards away (see photo). They are aware of and support the planned addition.

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.

Farrell Sullivan Jr
Signature
FARRELL SULLIVAN JR
Name - Type or Print

Carla Sullivan
Signature
CARLA SULLIVAN
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26th day of November, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Farrell Sullivan Jr & Carla Sullivan
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Steph J. Ridge
Notary Public
My Commission Expires 8/15/08

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.

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resulting in Odd property shape. We need to expand the Kitchen/porch of our house to make it livable. Right now we have no stove or full-sized refrigerator.

The current Kitchen is very small. There is no room for modern appliances.

The nearest neighbor's house bordering the planned expansion site is 40 yards away (see photo). They are aware of and support the planned addition.

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.

Farrell Sullivan Jr
Signature

FARRELL SULLIVAN JR
Name - Type or Print

Carla Sullivan
Signature

CARLA SULLIVAN
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26th day of November, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Farrell Sullivan Jr & Carla Sullivan
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Steph J. [Signature]
Notary Public
My Commission Expires 8/5/08



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 3 ORCHARD RD. TOWSON MD 21204
which is presently zoned DR 3.5

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 1B02.3C.1

TO PERMIT TWO ADDITIONS (PROPOSED KITCHEN EXTENSION & SUNROOM) IN REAR OF EXISTING DWELLING WITH A REAR SETBACK OF 20 FEET IN LIEU OF THE REQUIRED 30 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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

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 day of 27 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. 08-271-A

REV 10/25/01

Reviewed By A-Tsui Date 12/18/2007
Estimated Posting Date 12/30/07 - 01/14/2008

3 Orchard Rd
Zoning Property Description

Beginning for the same at the northernmost corner of Lot No. 19 said corner being also on the center of Woodbine Avenue as shown on Burnbrae plat and running thence and binding on the northeast line of said Lot No. 19 south fifty-two degrees nine minutes east three hundred twenty and no hundredths (320.00) feet thence south thirty-three degrees forty-two minutes fourteen seconds west eighty and no hundredths (80.00) feet thence north fifty-nine degrees thirty-nine minutes fifty-one seconds west one hundred sixty-three and eighty-two one hundredths (163.82) feet to the center of a twenty four (24) foot road there situate with the right of user thereof in common with others thence binding on the centre line of said twenty four (24) foot road on a curve to the left with a radius of twenty-five (25) feet for a distance of twelve and no hundredths (12.00) feet said curve being subtended by a chord bearing north seventeen degrees fifty minutes twenty-five seconds west eleven and eighty-eight one hundredths (11.88) feet thence north forty degrees fifty-five minutes forty-three seconds east eighty-nine and sixty-three one hundredths (89.63) feet thence north fifty-two degrees nine minutes west one hundred fifty-eight and no hundredths (158.00) feet to intersect the northwest line of said Lot No. 19 said northwest line of Lot No. 19 being also the center of Woodbine Avenue as shown on said plat thence binding on the said northwest line of Lot No. 19 north thirty-three degrees thirty-seven minutes east five and one one-hundredths (5.01) feet to the place of beginning. The improvements thereon being known as 3 Orchard Road.

Being the same lot of ground described in a Deed dated June 3, 1938 and recorded among the Land Records of Baltimore County in Liber 1034 Folio 217 from Alfred S. Loizeaux and Edith M. Loizeaux unto Joseph Clarkson, Jr. and Virginia Clarkson. The said Virginia Clarkson has since departed this life on or about vesting fee simple title to Joseph Clarkson, Jr.
The said Joseph Clarkson, Jr. has since departed this life on or about March 20, 2007 appointing Sally C. Kauffman Personal Representative of the Estate of Joseph Clarkson, Jr., Estate No. 143568.

08-271-A

CERTIFICATE OF POSTING

RE: Case No.: 08-271-A

Petitioner/Developer: _____

SULLIVAN

Date of Hearing/Closing: 1/14/2008

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

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 located at _____

3 ORCHARD ROAD

The sign(s) were posted on _____

12/30/07

(Month, Day, Year)

CASE # 08-271-A

Sincerely,

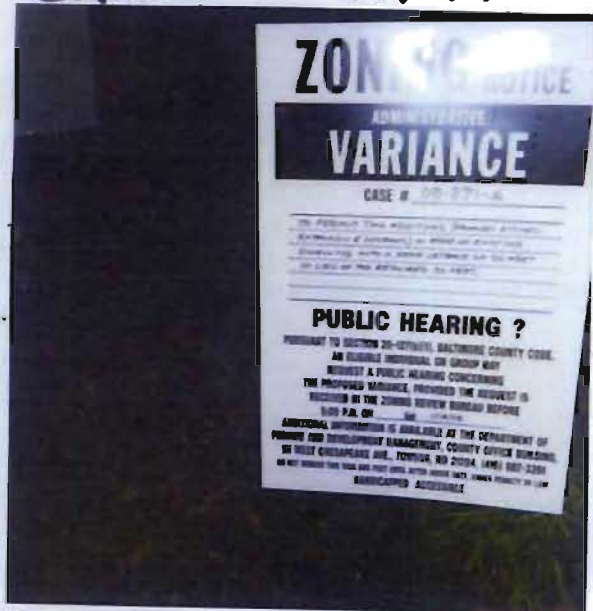
Richard E. Hoffman 12/30/07
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)



3 ORCHARD ROAD

POSTED 12/30/07

Richard E. Hoffman 12/30/07

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. 04292

Date: 12/18/07

PAID RECEIPT

BUSINESS ACTUAL TIME HRM
 12/19/2007 12/18/2007 15:16:43 4
 006 WALTON KNOX KKH
 RECEIPT # 611467 12/18/2007 OFLN
 Dept 5 520 ZONING VERIFICATION
 004292
 Recpt Tot \$65.00
 \$65.00 CK \$4.00 CA
 Baltimore County, Maryland

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			6157				65.00
Total:								65.00

Rec

From:

FARRELL SULLIVAN

For:

3 ORCHARD RD.

08-271-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 08- 271 -A Address 3 ORCHARD ROAD

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

Filing Date: 12/18/2007 Posting Date: 12/30/07 Closing Date: 01/14/2008

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- 271 -A Address 3 ORCHARD ROAD
Petitioner's Name SULLIVAN Telephone 410-337-7668

Posting Date: _____ Closing Date: 1-14-08

Wording for Sign: To Permit TWO ADDITIONS (PROPOSED KITCHEN
EXTENSION & SUNROOM) IN REAR OF EXISTING DWELLING
WITH A REAR SETBACK OF 20 FEET IN LIEU OF THE
REQUIRED 30 FEET

WCR - Revised 6/25/04



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

January 14, 2007

Farrell Sullivan, Jr.
Carla Sullivan
3 Orchard Road
Towson, MD 21204

Dear Mr. and Mrs. Sullivan:

RE: Case Number: 08-271-A, 3 Orchard Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 18, 2007. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." with a stylized flourish at the end.

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 31, 2007

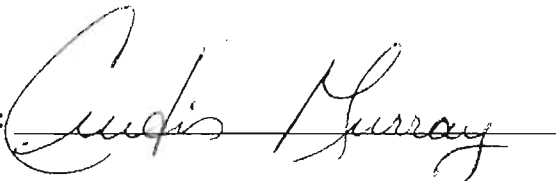
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-271- 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.

Prepared By:

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

Division Chief:

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

CM/LL



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 28, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: December 17, 2007

Item Number: 257,259,260,265,266,267,268,269,270,271,272,273,274

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



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: JANUARY 3, 2008

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

RE: Baltimore County
Item No. 8-271-A
3 ORCHARD ROAD
SULLIVAN 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. 8-271-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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: January 3, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For December 24, 2007
Item Nos. 08-257, 259, 260, 261, 262, 263,
265, 266, 267, 268, 269, 270, 271, 272, and 274

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- 01032008.doc























Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw5.1)

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

Account Identifier: District - 09 Account Number - 0903370140

Owner Information

Owner Name:	SULLIVAN ED FARRELL,JR SULLIVAN CARLA	Use:	RESIDENTIAL
Mailing Address:	3 ORCHARD RD TOWSON MD 21204-4244	Principal Residence:	YES
		Deed Reference:	1) /25864/ 675 2)

Location & Structure Information

Premises Address
3 ORCHARD RD

Legal Description

3 ORCHARD RD
BURNBRAE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
69	18	918					23A	2	

Special Tax Areas

	Town
	Ad Valorem
	Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1938	1,702 SF	14,025.00 SF	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2008	07/01/2007	07/01/2008
Land	152,500	202,500		
Improvements:	150,220	167,300		
Total:	302,720	369,800	302,720	325,080
Preferential Land:	0	0	0	0

Transfer Information

Seller: CLARKSON JOSEPH,JR	Date: 06/27/2007	Price: \$475,000
Type: NOT ARMS-LENGTH	Deed1: /25864/ 675	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

08-271-A

3 Orchard Rd

N 52° 09' W 392.00'

80.00'

8' EASEMENT

75.00'

151.40'

N 55° 23' W 150.00'

N 56° 23' W

N 56° 23' W

50'

WOODBINE

N 33° 37' E 460.0

60.00'

70.00'

70.00'

35' MINIMUM HOUSE SETBACK

4

3

2

5' EASEMENT

71.10'

70.00'

70.00'

N 33° 37' E

281.10'

5' EASEMENT

507 Groom Dr

5

N 30° 27' 56" E

238.00'

505 Groom Dr

6

25' MINIMUM HOUSE SETBACK

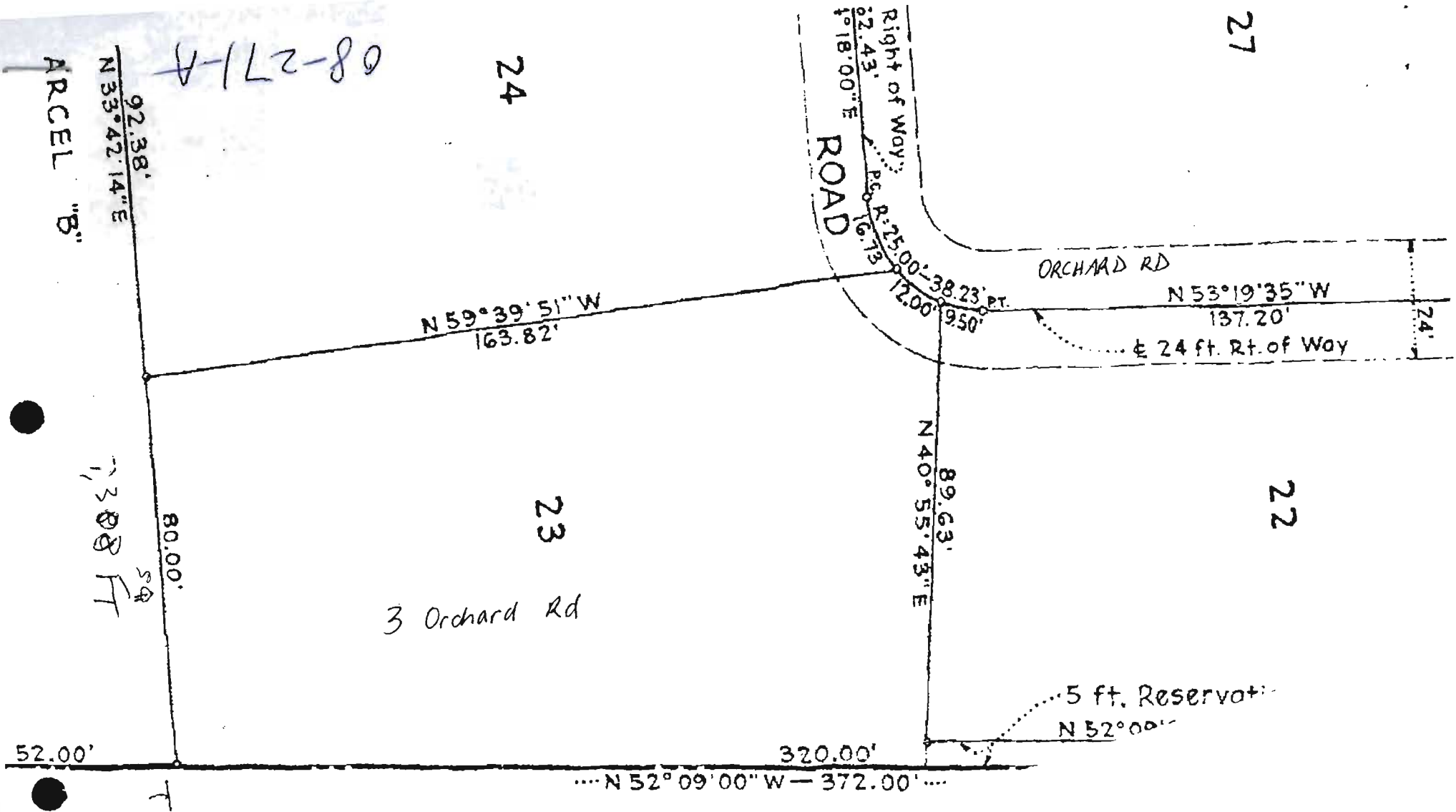
N 23° 04' 07" E

205.23'

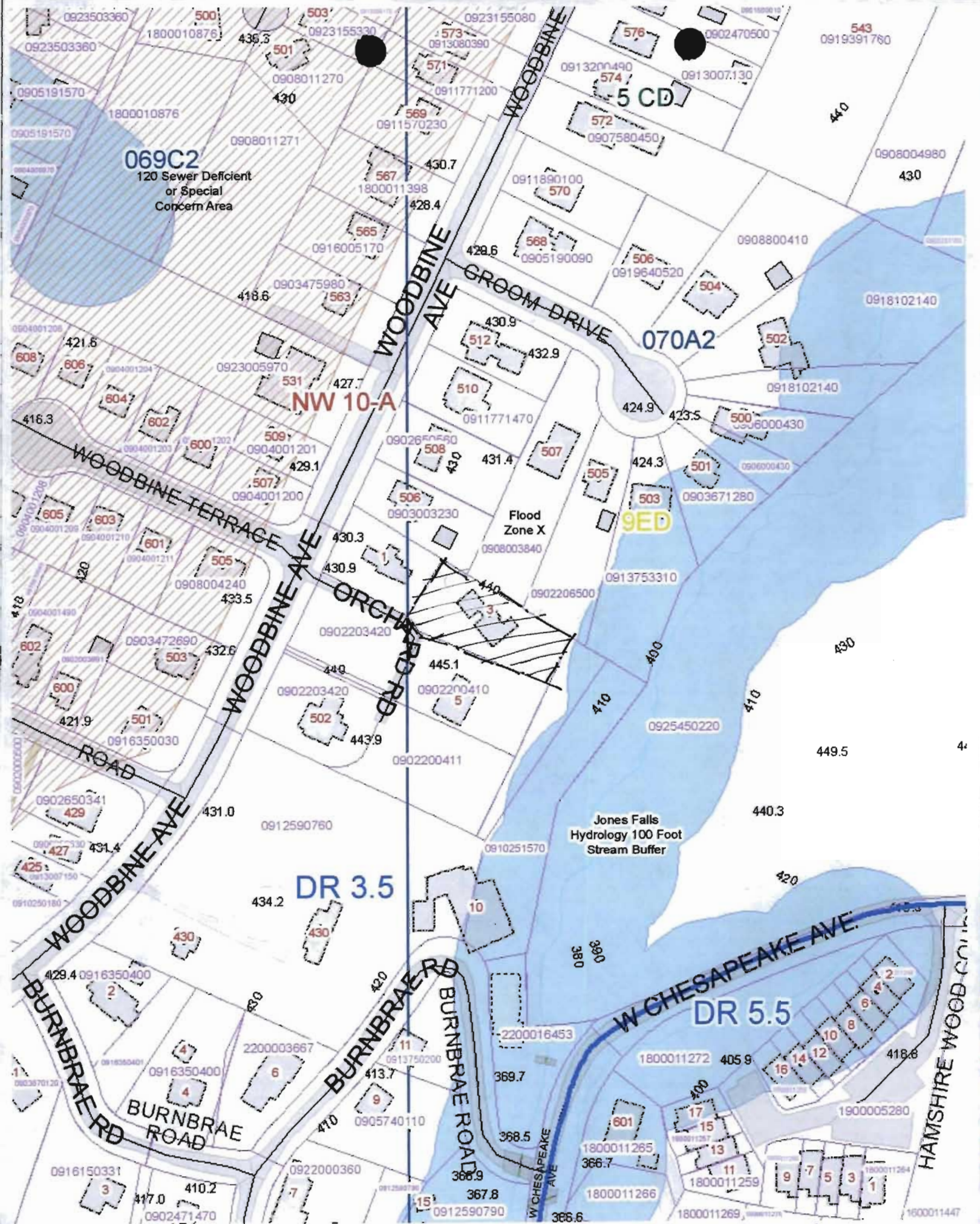
N 17°

7

FOR STORM SET
153.44'
DR



GROSM DRIVE AREA



PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

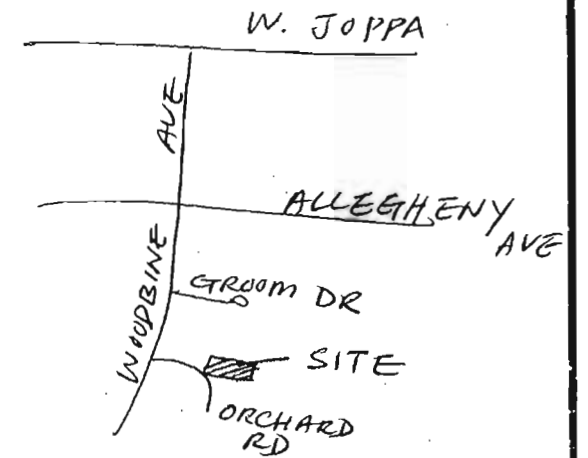
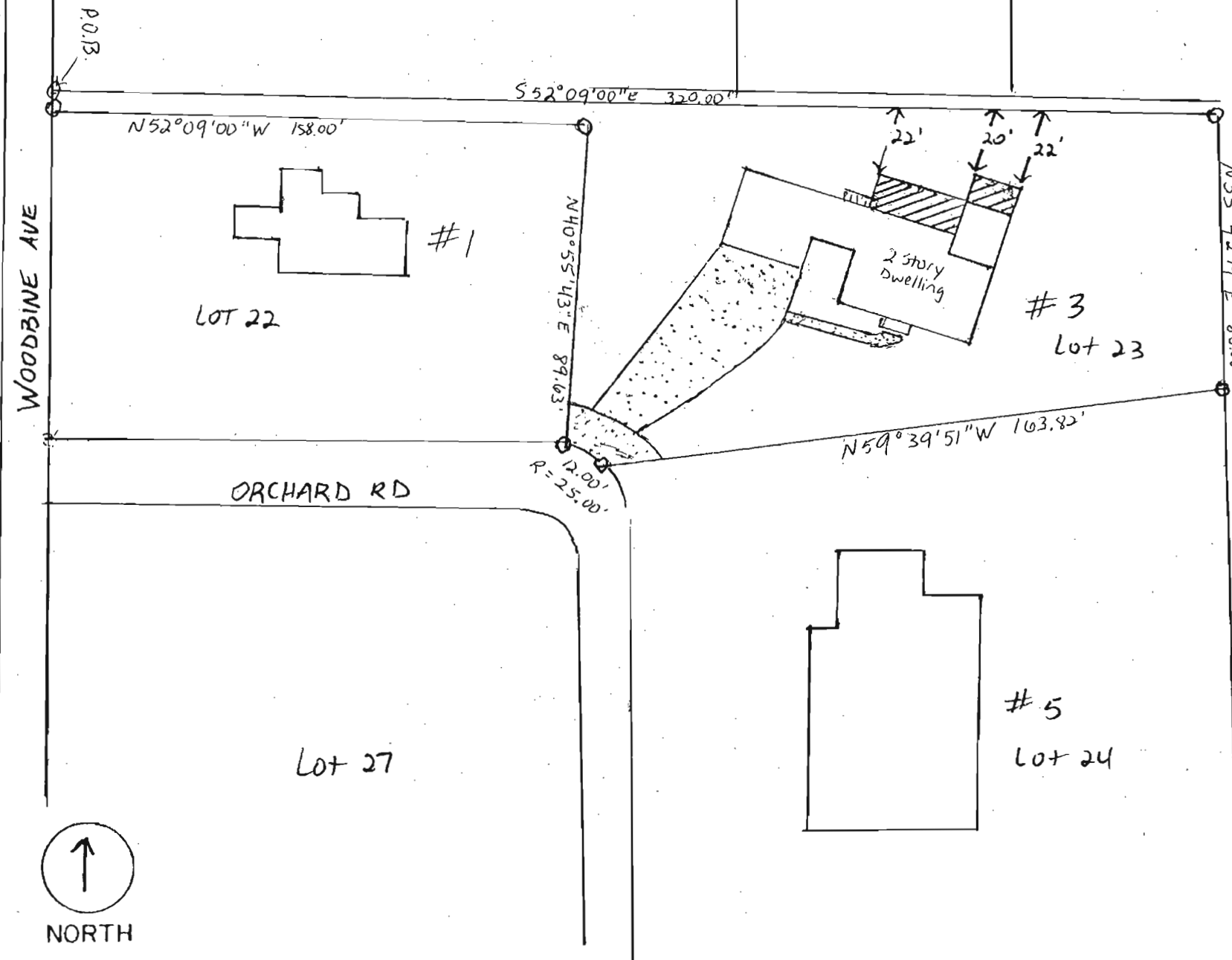
PROPERTY ADDRESS 3 ORCHARD ROAD

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME BURNBRAE

PLAT BOOK # 9 FOLIO # 111 LOT # 23 SECTION #

OWNER FARRELL SULLIVAN and CARLA SULLIVAN



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 9TH
COUNCILMANIC DISTRICT 5
1" = 200' SCALE MAP # 070 A2
ZONING DR 3.5
LOT SIZE 14,025 S.F.
ACREAGE 0.32 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 A. Tsui ITEM # 271 CASE # 08-271-A

PREPARED BY

SCALE OF DRAWING: 1" = 40'