

IN RE: PETITION FOR ADMIN. VARIANCE

NE side of Constantine Drive, 1121 feet
N of Jarrettsville Pike
10th Election District
3rd Councilmanic District
(19 Constantine Drive)

Bruce F. and Norma J. Stumpp
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 08-351-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, Bruce F. and Norma J. Stumpp for property located at 19 Constantine Drive. The variance request is from Section 1A07.8.5 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition to existing dwelling with a setback of 25 feet in lieu of the required 50 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners' desire to construct an attached two-story two-car garage that requires extension of 25 feet into the 50 foot property line restriction. The addition will have the overall dimensions of 22 feet wide x 28 feet deep and will be built with the same exterior appearance, materials and height as the existing residence. The neighboring property at 21 Constantine Drive is owned by Mr. and Mrs. Harry Berry and they have no objection to the requested variance. The Petitioners' dwelling is located at the end of a panhandle and the distance between the two homes will remain separated greater than 100 feet after the variance request is granted. The existing steep treed lot will remain between the proposed addition and the neighboring home and will act as a barrier between the two homes. The existing dwelling was built at a corner of the lot close to the 50 foot property line restriction because of the steep terrain, right-of-way and access requirements. The location of the

SPIDER RECEIVED FOR FILING

3-4-08

P3

septic system, septic reserve area, piping and tank do not allow placement of the addition behind the existing residence. Other locations on the property were explored and are not feasible and would create practical difficulty because of the steep terrain of the lot and poor access to the existing driveway and panhandle. The subject property contains 2.69 acres zoned RC 6.

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 February 17, 2008 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 4th day of March, 2008 that a variance from Section 1A07.8.5 of the Baltimore County

JUDICIAL RESERVE FOR FILING

3-4-08

13

Zoning Regulations (B.C.Z.R.) to permit an addition to existing dwelling with a setback of 25 feet in lieu of the required 50 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.

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

~~STAMP REMOVED FOR FILE~~
3-4-08
PB



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 19 CONSTANTINE DR, PHOENIX
which is presently zoned RC 6 (Formerly RSC) MD

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) 1 A07.8.5 TO PERMIT AN

ADDITION TO EXISTING DWELLING WITH A SET BACK OF 75 FEET
IN LIEU OF THE REQUIRED 50 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):

BRUCE F. STUMPP
Name - Type or Print

Signature

NORMA J. STUMPP
Name - Type or Print

Signature

19 CONSTANTINE DR 410-683-1514
Address Telephone No.

PHOENIX MD 21131
City State Zip Code

Representative to be Contacted:

NORMA J. STUMPP
Name

19 CONSTANTINE DR 410-683-1514
Address Telephone No.

PHOENIX MD 21131
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. 08-351-A Reviewed By CM Date 2-5-08

REV 10/25/01 NOT RECEIVED FOR FILING Estimated Posting Date 2-17-08

2.4.08

3.4.08 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 19 CONSTANTINE DR
Address
PHOENIX MD 21131
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 ATTACHMENT B

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.

Bruce F. Stumpp
Signature

BRUCE F. STUMPP
Name - Type or Print

Norma J. Stumpp
Signature

NORMA J. STUMPP
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4th day of January, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

REV 10/25/01



Patricia Campbell
NOTARY PUBLIC
Baltimore City
State of Maryland
My Commission Expires
June 1, 2010

Patricia Campbell
Notary Public

My Commission Expires 6-1-10

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PHOENIX MD 21131
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Bruce F. Stump
Signature
BRUCE F. STUMPP
Name - Type or Print

Norma J. Stump
Signature
NORMA J. STUMPP
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6th day of January, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal



Patricia Campbell
NOTARY PUBLIC
Baltimore City
State of Maryland
My Commission Expires
June 1, 2010

Patricia Campbell
Notary Public
My Commission Expires 6-1-10



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 19 CONSTANTINE DR, PHOENIX
which is presently zoned RC 6 (Formerly RSC) MD

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) 1807 B.5 TO PERMIT AN ADDITION TO EXISTING DWELLING WITH A SETBACK OF 25 FEET IN LIEU OF THE REQUIRED 50 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.

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Name - Type or Print

Signature

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Telephone No.

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Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

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State

Zip Code

Legal Owner(s):

BRUCE F. STUMPP

Name - Type or Print

Signature

NORMA J. STUMPP

Name - Type or Print

Signature

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Address

Telephone No.

PHOENIX MD 21131

City

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Representative to be Contacted:

NORMA J. STUMPP

Name

19 CONSTANTINE DR 410-683-1514

Address

Telephone No.

PHOENIX MD 21131

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. 08-351-A

Reviewed By CM Date 2-5-08

REV 10/25/01

Estimated Posting Date 2-17-08

Zoning Description

ZONING DESCRIPTION FOR 19 Constantine Drive, Phoenix, MD 21131

Beginning at a point on the Northeast side of Constantine Drive which is 30 feet wide at the distance of 1,121.1 feet North of the centerline of the nearest improved intersecting street Jarrettsville Pike which is 36 feet wide. Being Lot #24, Section #3 in the subdivision of Merrymans Mill as recorded in Baltimore County Plat Book #E.H.K.Jr. No.39, Folio #124, containing 2.69 acres. Also known as 19 Constantine Drive and located in the 10 Election District, 3 Councilmanic District.

**CASHIER'S
VALIDATION**

2/17/05
Meadell

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 05-351-A
TO PRESENT AN APPLICATION WITH A VARIANCE TO BE
APPROVED BY THE BOARD OF ZONING
LAW & ORDER

PUBLIC HEARING ?

PURSUANT TO SECTION 17-111(1)1, THE BOARD OF ZONING
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, FEBRUARY 14, 2005.
ADDITIONAL INFORMATION IS AVAILABLE AT
THE ZONING ADMINISTRATION AND ZONING BOARD
OFFICES.
FOR MORE INFORMATION, CALL 732-581-1181
OR VISIT THE ZONING WEBSITE AT
WWW.ZONINGBOARD.ORG

CERTIFICATE OF POSTING

RE: Case No: 08-351-A

Petitioner/Developer: BRUCE STUMPF

Date Of Hearing/Closing: 3/3/08

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 19 CONSTANTINE DRIVE

This sign(s) were posted on February 17, 2008
(Month, Day, Year)

Sincerely,

Martin Ogle 2/17/08
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

16 Salix Court

Address

Balto. Md 21220

(443-629 3411)

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 08- 351 -A Address 19 CONSTANTINE DR

Contact Person: CRAIG MCGRAW Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 2-5-08 Posting Date: 2-17-08 Closing Date: 3-3-08

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- 351 -A Address 19 CONSTANTINE DR

Petitioner's Name BRUCE STUMPP Telephone 410-683-1514

Posting Date: 2-17-08 Closing Date: 3-3-08

Wording for Sign: To Permit A ^{AN ADDITION w/} SETBACK OF 25 FEET IN LIEU OF
THE REQUIRED 50 FEET SECTION 1907.8.5 BC2R

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

March 3, 2008

Bruce F. Stumpp
Norma J. Stumpp
19 Constantine Drive
Phoenix, MD 21131

Dear Mr. and Mrs. Stumpp:

RE: Case Number: 08-351-A, 19 Constantine Drive

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 5, 2008. 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

INTEROFFICE CORRESPONDENCE

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

DATE: February 14, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For February 18, 2008
Item Nos. 08-343, 344, 345, 346, 347,
350, 351, 352, 353, and 354

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-02142008.doc



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

State Highway
Administration

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

Maryland Department of Transportation

Date: FEB. 11, 2008

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

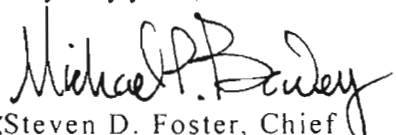
RE: Baltimore County
Item No. 8-351-A
19 CONSTATIVE DRIVE
STHMPP PROPERTY
ADMINISTRATIVE VARIANCE

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. 8-351-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
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

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

February 11, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: February 11, 2008

Item Number: 342, 343, 344, 345, 346, 347, 350, 351, 353, 354

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.

3. The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

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

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 20, 2008

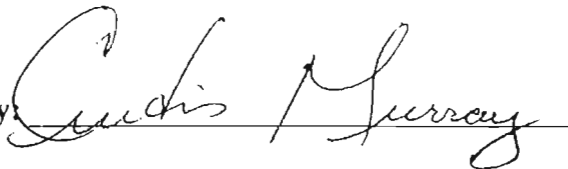
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-351- 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 Jessie Bialek in the Office of Planning at 410-887-3480.

Prepared By:



CM/LL

RC 5

Loch Raven Hydrology 100 Foot Stream Buffer

2100000094

SANDLER PROPERTY (PDM File/Project #)

Pl. Bk. 58 Folio 148

2100000090

3317

3315

2100000091

2100000092

1700009580

29

1700009581

27

3 CD

1700009585

Pl. Bk. 39 Folio 124

19

Flood Zone X

1700009583

23

1700009584

21

1700009586

17

STANTINE

1700009567

24

1700009587

15

1023035240

13954

1700009566

14

1700009588

13

1700009565

12

1700009589

11

1700009564

DRIVE

1007029130

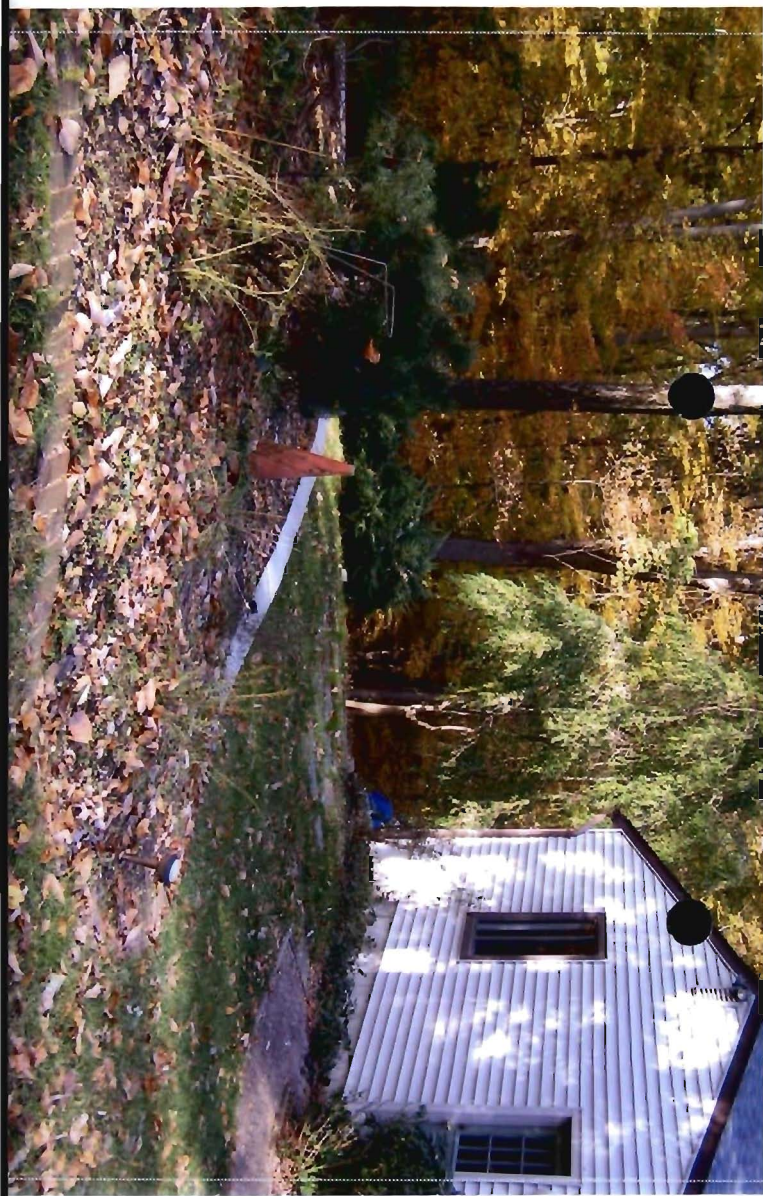
Pl. Bk. 171 Folio 51

1023015300

1011035380

13944







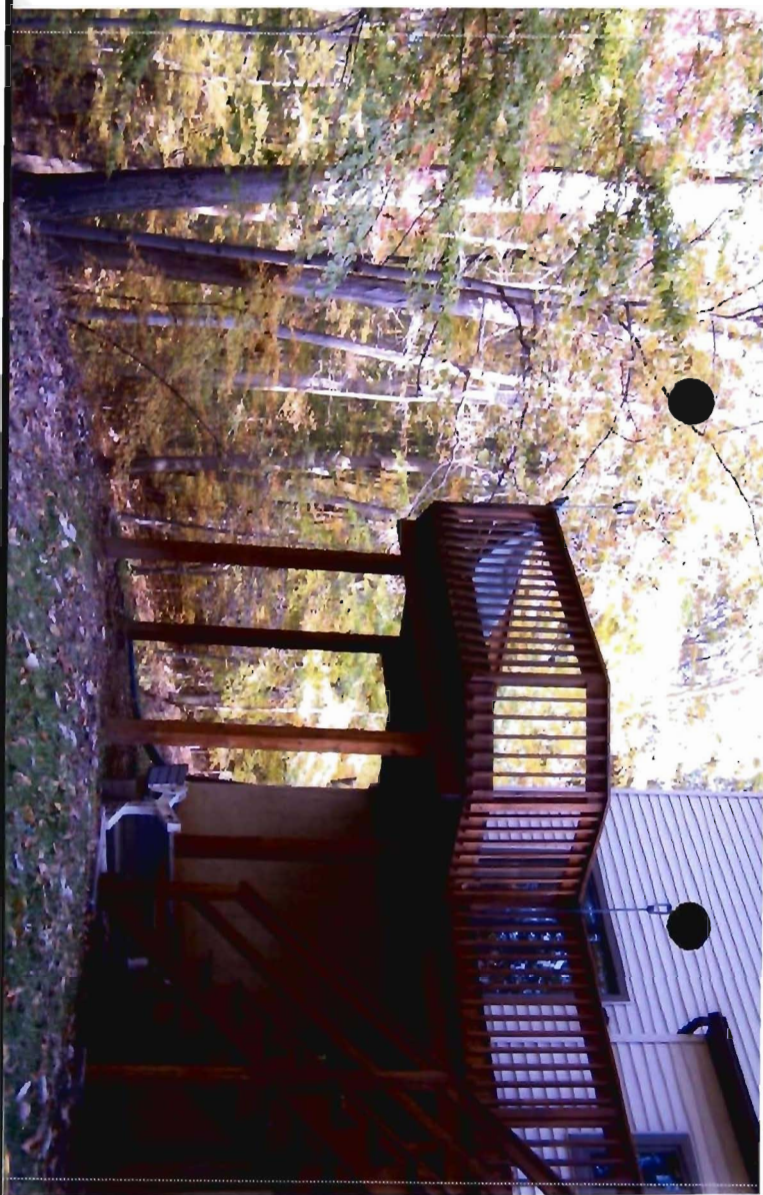














Attachment C - Facts upon which I/we base the request for an Administrative Variance for reasons of practical difficulty (Photos)

Photo 1

Taken at the front of the residence, facing northwest. The left corner of the addition will be located at the orange cone in the center of the photo.

Photo 2

Another view of the location of the addition facing north, note the orange cone. The rear of the addition will align with the rear of the current residence shown on the right.

Photo 3

Taken from the rear of residence, facing southwest. The addition will be attached to the residence on the left and the rear addition foundation will replace the retaining wall.

Photo 4

Taken in front of the residence, facing northeast. Note the steep terrain in the lower center of the photo.

Photo 5

Taken from the top of the driveway looking down at the residence, facing northeast. The addition will be attached to the left of the existing structure. Note the orange cone in the lower center of the photo.

Photo 6

Taken in front of the residence looking up the driveway and towards the panhandle, facing west. Note the orange cone on the right. The Berry residence located at 21 Constantine Drive (lot #23) is behind the trees in the center of the photo.

Photo 7

Taken at the rear and looking up at the residence, facing southwest. The addition will be attached and built on the right side of the residence. Note the steep terrain and difficulty of building here. In addition, the driveway and property access are on the opposite end of the residence.

Photo 8

Taken from the rear of the residence at the opposite end from the proposed location of the addition, facing southwest. Note the steep terrain and difficulty of building here. In addition, the driveway and property access is on the opposite end of the residence.

Photo 9

Again taken from the rear of the residence at the opposite end from the proposed location of the addition, facing southeast. Note the steep terrain and difficulty of building here. In addition, the driveway and property access is on the opposite end of the residence.

Photo 10

Taken from the rear of the residence looking up at the location of the proposed addition, facing south. The addition will be attached to the right of the residence. The septic tank piping runs underground from near the corner of the deck to the septic tank and field located to the right of the larger tree in the photo, negating the possibility of building in the rear of the residence. Reference attached Plat for septic location.

Attachment C - Facts upon which I/we base the request for an Administrative Variance for reasons of practical difficulty (Photos)

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451

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Photo 1

Taken at the front of the residence, facing northwest. The left corner of the addition will be located at the orange cone in the center of the photo.

Photo 2

Another view of the location of the addition facing north, note the orange cone. The rear of the addition will align with the rear of the current residence shown on the right.

Photo 3

Taken from the rear of residence, facing southwest. The addition will be attached to the residence on the left and the rear addition foundation will replace the retaining wall.

Photo 4

Taken in front of the residence, facing northeast. Note the steep terrain in the lower center of the photo.

Photo 5

Taken from the top of the driveway looking down at the residence, facing northeast. The addition will be attached to the left of the exiting structure. Note the orange cone in the lower center of the photo.

Photo 6

Taken in front of the residence looking up the driveway and towards the panhandle, facing west. Note the orange cone on the right. The Berry residence located at 21 Constantine Drive (lot #23) is behind the trees in the center of the photo.

Photo 7

Taken at the rear and looking up at the residence, facing southwest. The addition will be **attached** and built on the right side of the residence. Note the steep terrain and difficulty of building here. In addition, the driveway and property access are on the opposite end of the residence.

Photo 8

Taken from the rear of the residence at the opposite end from the proposed location of the addition, facing southwest. Note the steep terrain and difficulty of building here. In addition, the driveway and property access is on the opposite end of the residence.

Photo 9

Again taken from the rear of the residence at the opposite end from the proposed location of the addition, facing southeast. Note the steep terrain and difficulty of building here. In addition, the driveway and property access is on the opposite end of the residence.

Photo 10

Taken from the rear of the residence looking up at the location of the proposed addition, facing south. The addition will be attached to the right of the residence. The septic tank piping runs underground from near the corner of the deck to the septic tank and field located to the right of the larger tree in the photo, negating the possibility of building in the rear of the residence. Reference attached Plat for septic location.

3/1

Attachment A – Description

An administrative variance is requested to permit construction of an attached two-story, two-car garage that requires extension of 25 feet into the 50 foot property line restriction. The addition will have the overall dimensions of 22 feet wide x 28 feet deep and will be built with the same exterior appearance, materials and height as the existing residence.

The neighboring home, located at 21 Constantine Drive is owned by Mr. and Mrs. Harry Berry and they have no objection to the requested variance. Our home is located at the end of a panhandle and the distance between the two homes will remain separated greater than 100 feet after the variance is granted. Also, the existing steep, treed lot will remain between the proposed addition and the neighboring home and will act as a barrier between the two homes.

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

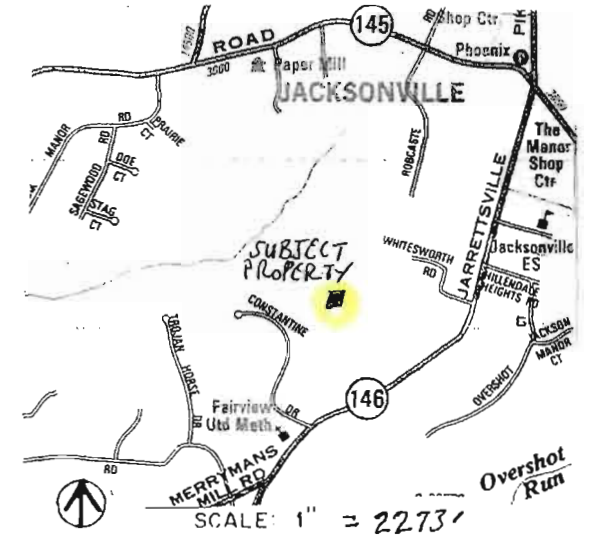
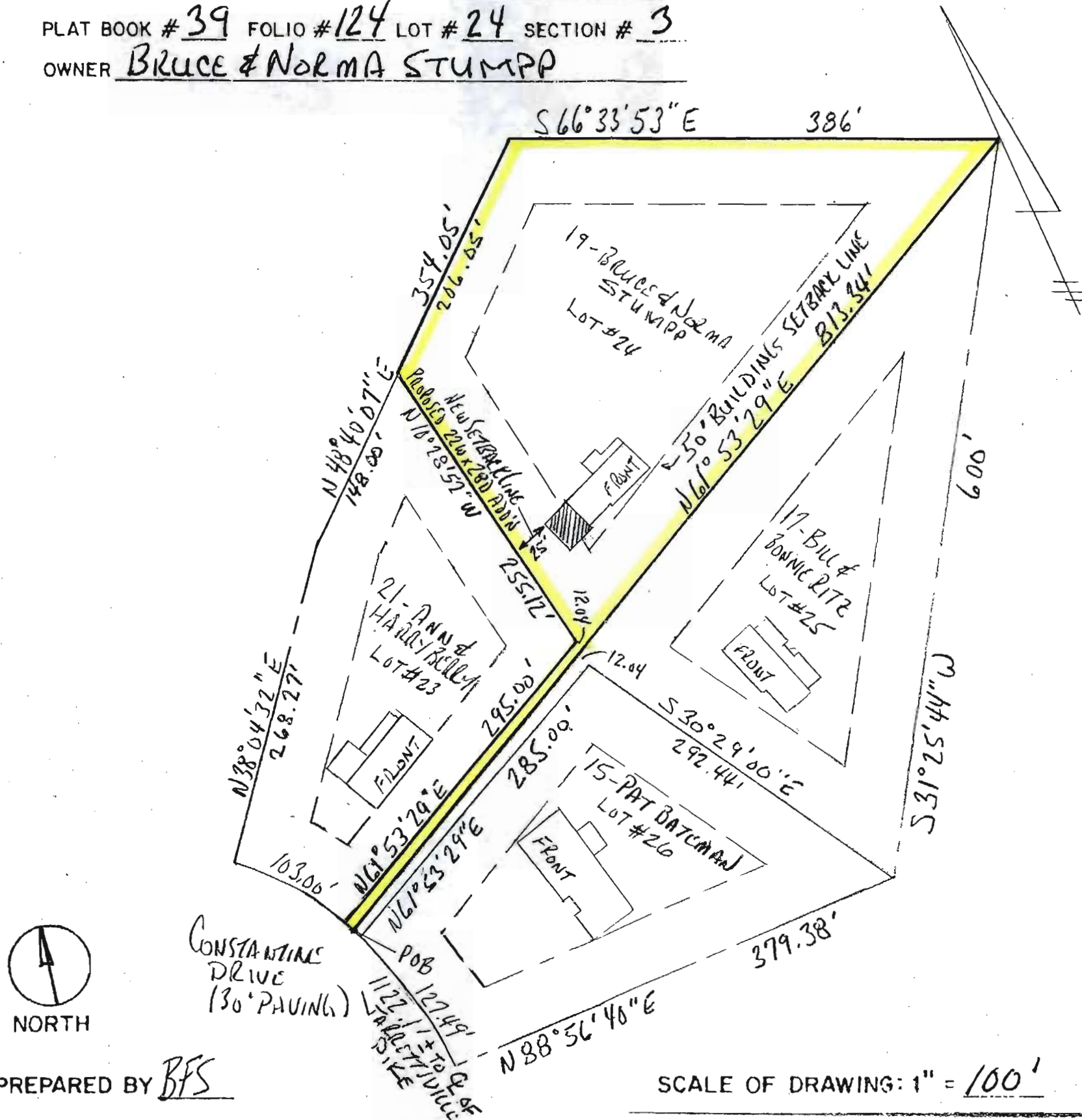
PROPERTY ADDRESS 19 CONSTANTINE DRIVE

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

SUBDIVISION NAME MERRYMAN'S MILL

PLAT BOOK # 39 FOLIO # 124 LOT # 24 SECTION # 3

OWNER Bruce & Norma Stump



LOCATION INFORMATION

ELECTION DISTRICT 10

COUNCILMANIC DISTRICT 3

1"=200' SCALE MAP # 043C1

ZONING RCB (Formerly RSC)

LOT SIZE 2.69 117,176.4
ACREAGE SQUARE FEET

SEWER PUBLIC PRIVATE
☐ ☒

WATER ☐ ☒

CHESAPEAKE BAY YES NO
CRITICAL AREA ☐ ☒

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY/
BUILDING ☐ ☒

PRIOR ZONING HEARING *NONE*

ZONING OFFICE USE ONLY

REVIEWED BY ITEM # CASE #

CM

351

08-351-A

SCALE OF DRAWING: 1" = 100'