

IN RE: PETITION FOR ADMIN. VARIANCE

W side Millstone Road, 700 feet NE
of c/l Sheraton Road
2nd Election District
4th Councilmanic District
(22 Millstone Road)

Daniel D. and Holly F. Kosten
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 08-355-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, Daniel D. and Holly F. Kosten for property located at 22 Millstone Road. The variance request is from Sections 1B02.3.A.1 and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) and R-20 (1958 Section 205.3) of the B.C.Z.R. to permit an addition and open projection with a 10 foot side setback in lieu of the required 15 feet and 11.25 feet, respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners desire to construct an addition measuring 25.5 feet x 26 feet in size on the right side of the home. This is a two story addition containing a two-car garage and a new bedroom and bathroom on the second floor. The proposed deck will be in the rear of the home. Currently the home does not have a garage. The subject property contains 20,000 square feet zoned RC 5.

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.

COPIES RESERVED FOR FILE

3-5-08

PM

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 5th day of March, 2008 that a variance from Sections 1B02.3.A.1 and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) and R-20 (1958 Section 205.3) of the B.C.Z.R. to permit an addition and open projection with a 10 foot side setback in lieu of the required 15 feet and 11.25 feet, respectively 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

ORDER RECEIVED FOR FILING

3-5-08

pb



BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

March 5, 2008

DANIEL D. AND HOLLY F. KOSTEN
22 MILLSTONE ROAD
RANDALLSTOWN MD 21133

Re: Petition for Administrative Variance
Case No. 08-355-A
Property: 22 Millstone Road

Dear Mr. and Mrs. Kosten:

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,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Beverly True, 3920 London Bridge Road, Sykesville MD 21784

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. 09789

Date: 9/7/08

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

Total: 65.00

Rec

From: DANIEL D. KOSTEN

For: ITEM # 355 08-955-A
82 MILLSTONE RD.

D.T.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S
VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 08-355-A

Petitioner/Developer: KOSTEN

Date of Hearing/Closing: 3-3-08

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:

22 MILLSTONE RD

The sign(s) were posted on

2-17-08

(Month, Day, Year)

Sincerely,

Robert Black
(Signature of Sign Poster)

2-18-08
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



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 22 Millstone Road
Address
Randallstown, MD 21133
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 hereby are requesting a variance for the addition of a garage, with a room above it, on to our existing family residence. This request is being made for the following reasons: 1. Currently, without a garage, entering the house requires one to walk through the rain, sleet, ice, and snow. This is a particular hardship for my family especially in terms of unloading groceries or other items from the car. 2. Without the garage the vehicles are subject to the detrimental affects of the weather impacting their value, longevity, and maintenance. 3. Without a garage storage of items such as bicycles, yard furniture, paint, oils, and the like have to be kept in the house, or outside shed. This takes up a lot of space inside and presents potential health and safety risks.

This addition has also been designed to fit in with the existing houses in the community, to appear as part of the original house, and so as not to draw attention to it self (modest and orderly).

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.

Daniel D. Kosten
Signature

Daniel D. Kosten

Name - Type or Print

Holly F. Kosten
Signature

Holly F. Kosten

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 2nd day of February, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Daniel D. and Holly F. Kosten
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Michelle Carr
Notary Public

My Commission Expires 12-30-08



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County for the property

located at 22 Millstone Road, Randallstown MD 21133

which is presently zoned R.C.5

Deed Reference: 164881682 Tax Account # 0223751230

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) 1802.3A.1. + 301.1A. (BCZR)

R. 20 (1958 - 205.3 BCZR)

TO PERMIT AN ADDITION AND OPEN PROTECTION WITH A 10-FOOT
SIDE SETBACK IN LIEU OF THE REQUIRED 15-FEET AND 11.25-FEET,
RESPECTIVELY.

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

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

I, or we, agree to pay expenses of above Administrative Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Daniel D. Kosten

Name - Type or Print

Signature

Holly F. Kosten

Name - Type or Print

Signature

22 Millstone Road 410-655-4215

Address Telephone No.

Randallstown, MD 21133

City State Zip Code

Representative to be Contacted:

Beverly True

Name

3920 London Bridge Road 443-398-0988

Address Telephone No.

Sykesville MD 21784

City State Zip Code

Zoning Commissioner of Baltimore County

Case No. 08-355-A

Reviewed By D.T. Date 2/7/08

REV 7/20/07

Estimated Posting Date 2/17/08

3508
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 22 Millstone Road
Address
Randallstown, MD 21133
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 hereby are requesting a variance for the addition of a garage, with a room above it, on to our existing family residence. This request is being made for the following reasons: 1. Currently, without a garage, entering the house requires one to walk through the rain, sleet, ice, and snow. This is a particular hardship for my family especially in terms of unloading groceries or other items from the car. 2. Without the garage the vehicles are subject to the detrimental affects of the weather impacting their value, longevity, and maintenance. 3. Without a garage storage of items such as bicycles, yard furniture, paint, oils, and the like have to be kept in the house, or outside shed. This takes up a lot of space inside and presents potential health and safety risks.

This addition has also been designed to fit in with the existing houses in the community, to appear as part of the original house, and so as not to draw attention to it self (modest and orderly).

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.

Daniel D. Kosten
Signature

Daniel D. Kosten

Name - Type or Print

Holly F. Kosten
Signature

Holly F. Kosten

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 2nd day of February, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Daniel D. and Holly F. Kosten
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Michelle Carr
Notary Public

My Commission Expires 12-30-08



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County for the property

located at 22 Millstone Road, Randallstown MD 21133

which is presently zoned R.C.S

Deed Reference: 16488/682 Tax Account # 0223751230

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) 1802.3A.1. + 301.1A. (BCZR)

R.20 (1958 - 205.3 BCZR)

To PERMIT AN ADDITION AND OPEN PROJECTION WITH A 10-FOOT
SIDE SETBACK IN LIEU OF THE REQUIRED 15-FEET AND 11.25-FEET,
RESPECTIVELY,

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

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

I, or we, agree to pay expenses of above Administrative Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Daniel D. Kosten

Name - Type or Print

Signature

Holly F. Kosten

Name - Type or Print

Signature

22 Millstone Road

410-655-4215

Address

Telephone No.

Randallstown,

MD

21133

City

State

Zip Code

Representative to be Contacted:

Beverly True

Name

3920 London Bridge Road

443-398-0988

Address

Telephone No.

Sykesville

MD

21784

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 3 day of March, 2008, 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. 08-355-A

Reviewed By DT.

Date 2/17/08

REV 7/20/07

Estimated Posting Date 2/17/08

3-5-08

DT

ZONING DESCRIPTION FOR 22 MILLSTONE ROAD

Beginning at a point on the West side of Millstone Road which is 50' wide at the distance of 700' North East of the centerline of the nearest improved intersecting street Sheraton Road which is 50' wide. Being Lot # 10 Section E in the subdivision of Hernwood Heights as recorded in Baltimore County Plat Book # 24, Folio # 148, containing 20,000 Square Feet. Also known as 22 Millstone Road and located in the 2nd Election District, 4th Councilmanic District.

08-355-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 08- 355 -A Address 22 MILLSTONE RD.

Contact Person: DONNA THOMPSON Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 2/7/08 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- 355 -A Address 22 MILLSTONE RD.

Petitioner's Name KOSTEN Telephone 410-655-4215

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

Wording for Sign: To Permit AN ADDITION AND OPEN PROTECTION WITH A 10-FOOT
SIDE SETBACK IN LIEU OF THE REQUIRED 15-FEET AND 11.25-FEET,
RESPECTIVELY.

**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: 08-355-A
Petitioner: KOSTEN
Address or Location: 22 MILLSTONE RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR + MRS. DANIEL KOSTEN
Address: 22 MILLSTONE RD.
RANDALLSTOWN, MD 21133

Telephone Number: 410-655-4215



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

Daniel D. Kosten
Holly F. Kosten
22 Millstone Road
Randallstown, MD 21133

Dear Mr. and Mrs. Kosten:

RE: Case Number: 08-355-A, 22 Millstone Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 7, 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
Beverly True 3920 London Bridge Road Sykesville 21784

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 3, 2008

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

RECEIVED
MAR 04 2008

BY:

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-355- Administrative Variance**

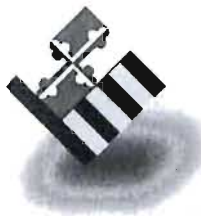
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

Prepared By:

Curtis Murray

CM/LL



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 25, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: February 18, 2008

Item Number: 337,348,355,356,357,359,360,361,362,363,364,365,366,367,368,369
373

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



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

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

Maryland Department of Transportation

Date: 2/21/2008

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

RE: Baltimore County
Item No. 8-355-A
22 MILLSTONE ROAD
KOSTEN 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. 8-355-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, appearing to read "Michael Bailey", is written over the typed name "Steven D. Foster".

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, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: February 21, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For February 25, 2008
Item Nos. 08-337, 341, 348, 355, 356, 358,
359, 360, 361, 362, 363, 365, and 373

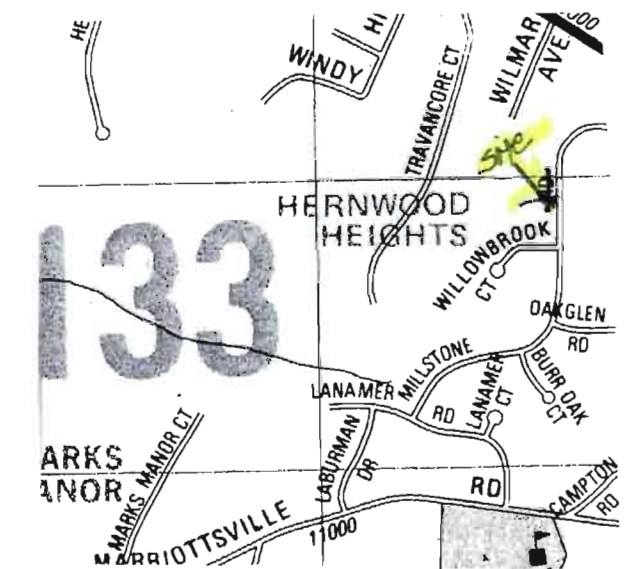
The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

DAK:CEN:clw
cc: File
ZAC-NO COMMENTS-02212008.doc

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 22 Millstone Road
 SUBDIVISION NAME Hernwood Heights
 PLAT BOOK # 34 FOLIO # 148 LOT # 10 SECTION # E
 OWNER Daniel D. & Holly F. Kosten

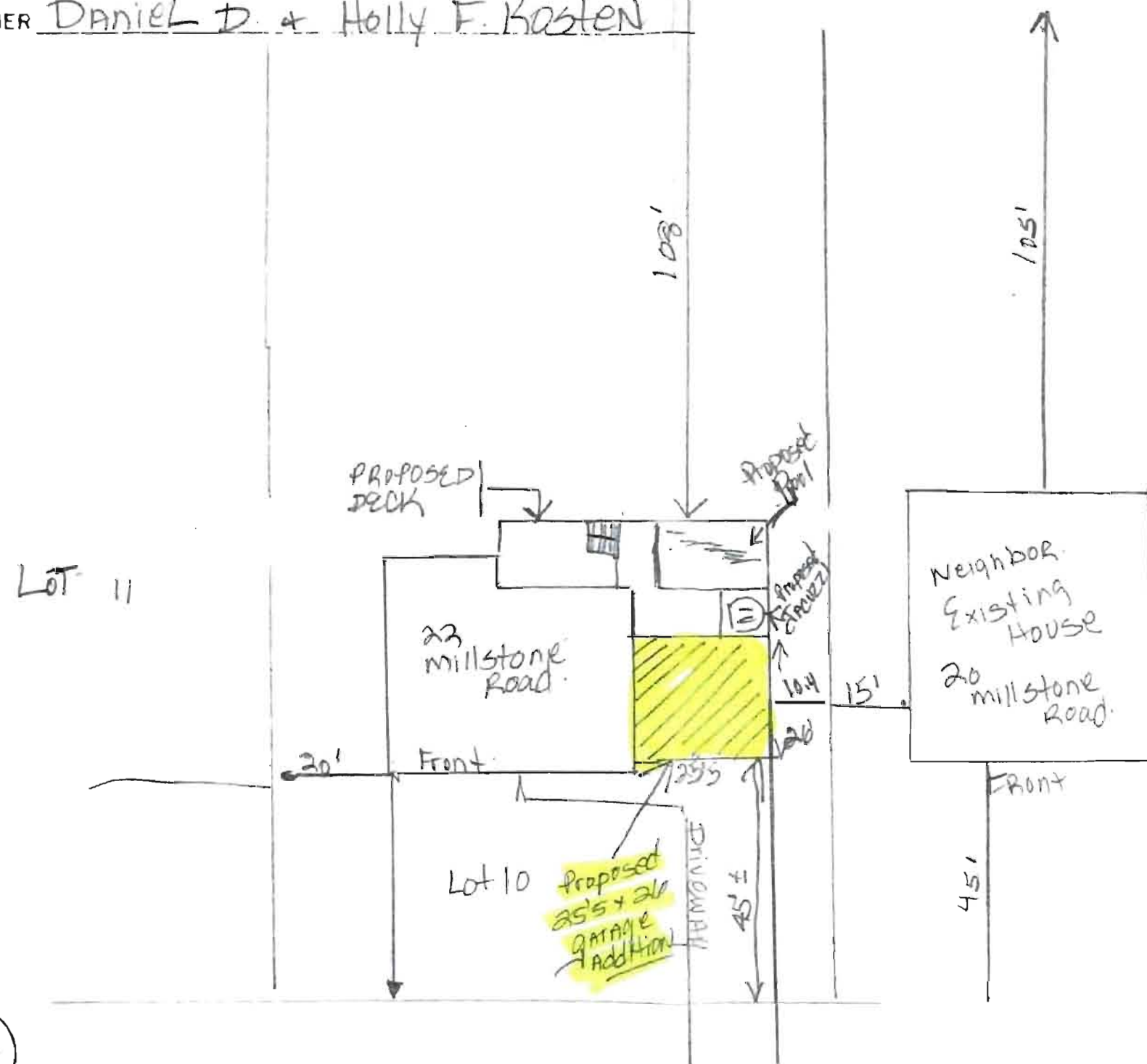
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION



VICINITY MAP
 SCALE 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 2
 COUNCILMANIC DISTRICT 4
 1" = 200' SCALE MAP # 076B1
 ZONING RC-5
 LOT SIZE 29,000 SF
 ACREAGE 0.66 SQUARE FEET
 PUBLIC PRIVATE
 SEWER ☒ ☐
 WATER ☒ ☐
 CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO
 100 YEAR FLOOD PLAIN ☐ ☒
 HISTORIC PROPERTY / BUILDING ☐ ☒
 PRIOR ZONING HEARING none



NORTH

PREPARED BY Beverly Troop

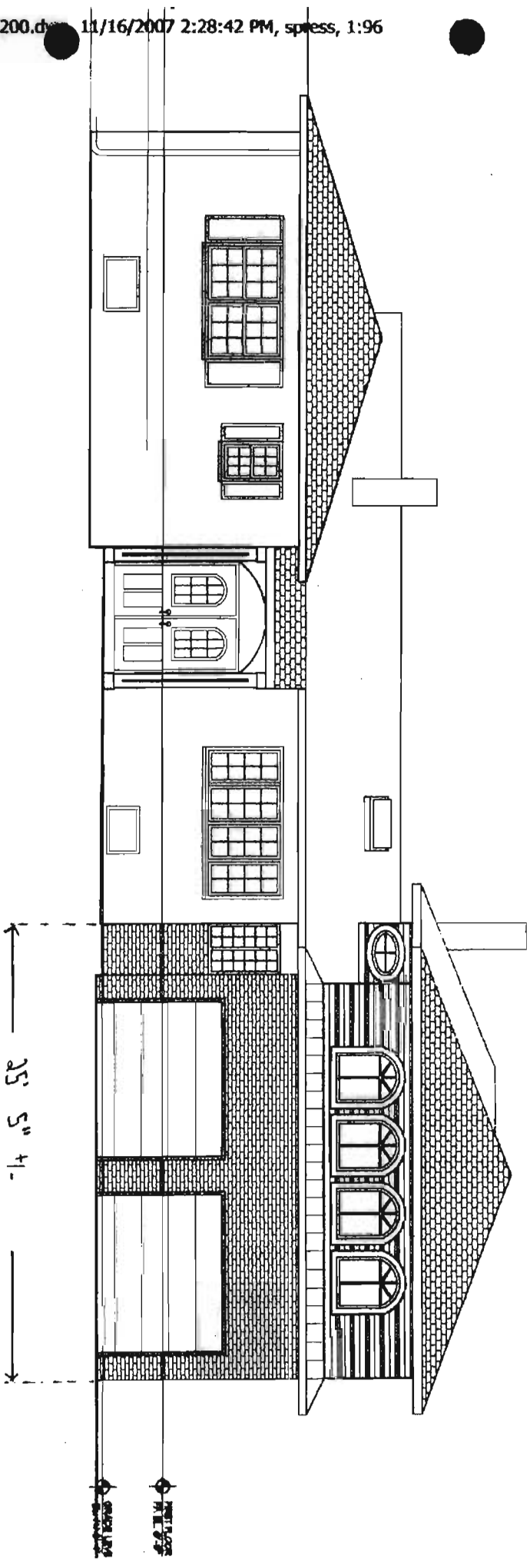
MILLSTONE ROAD
 50' R/W

SCALE OF DRAWING: 1" = 30

ZONING OFFICE USE ONLY
 REVIEWED BY ITEM # CASE #

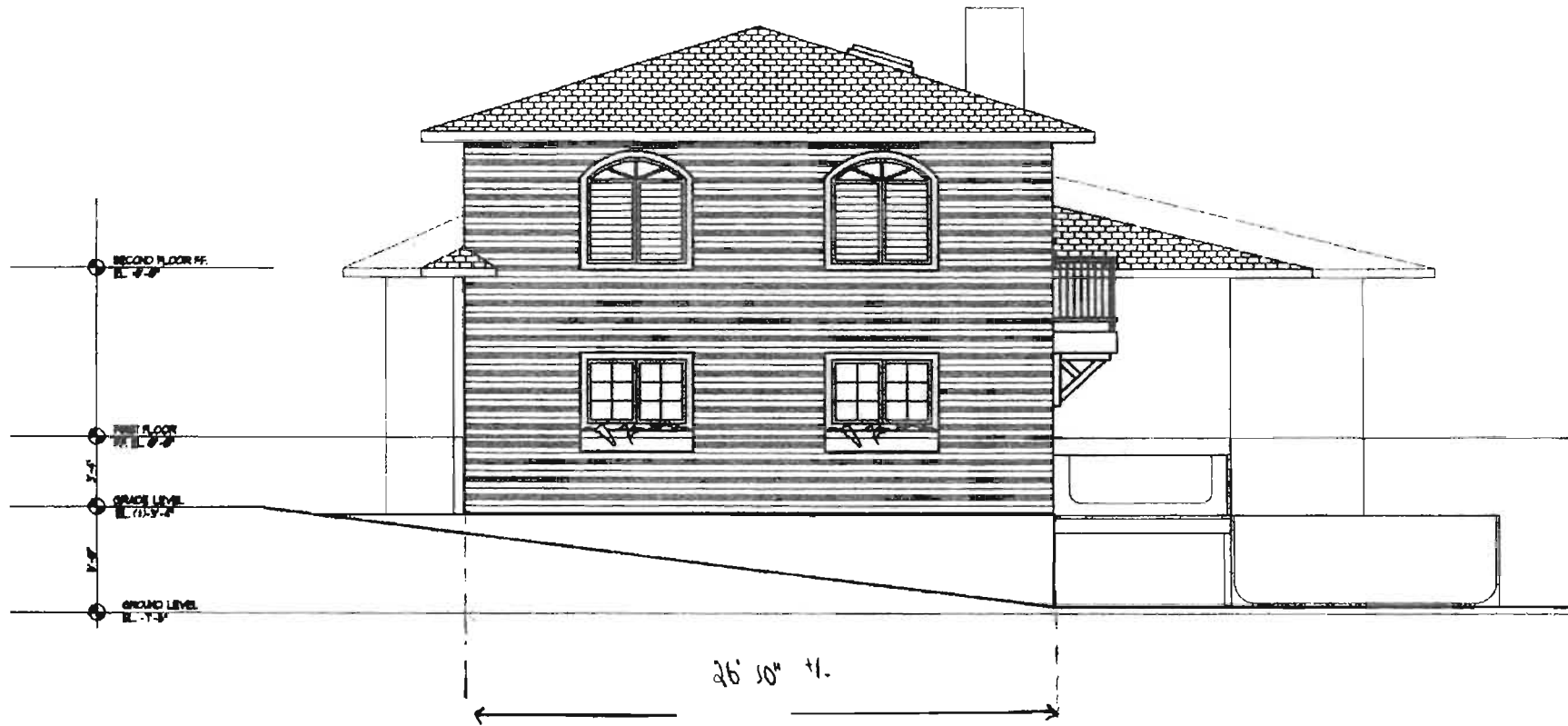
D.T. | 355 | 08-355-A

1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



08-355-A

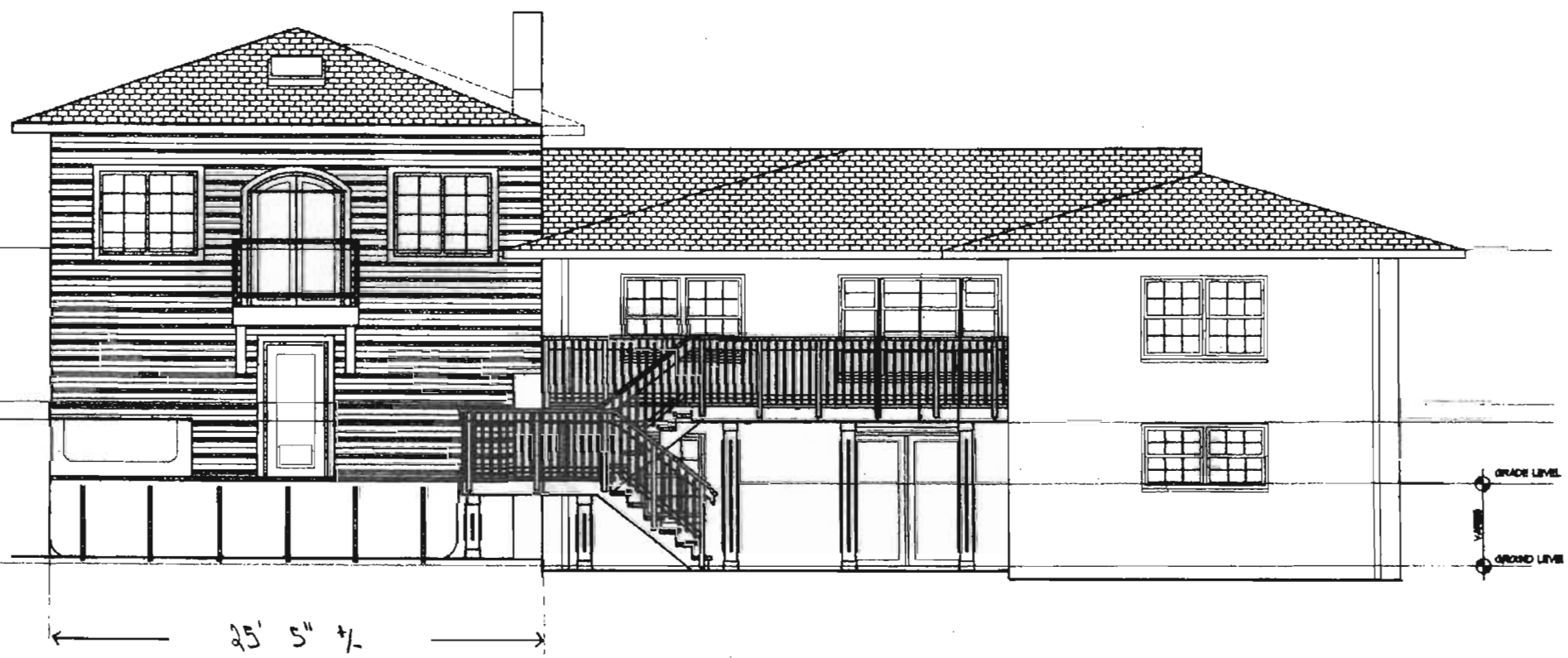
22 Millstone Rd



1 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

08-355-A

S:\01-Projects\2007\0721-Kosten Res\A-200.dwg 11/16/2007 10:32 PM, spress, 12:96



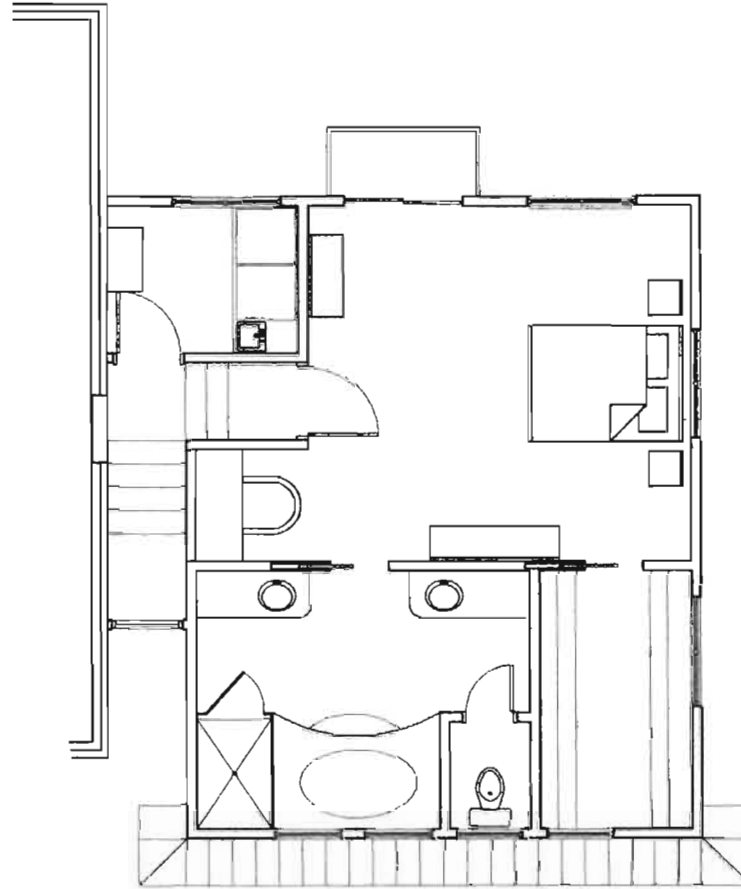
2 BACK ELEVATION
SCALE: 1/8" = 1'-0"

08-355-A



① FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"

08-355-A



1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

08-355-A



Left rear side of house



View from driveway looking left



View looking left (woods)



22 millstone Rd.





Rear Yard



Rear View



Rear View looking to house



Rear view of house

22 millstone Rd