

IN RE: PETITION FOR ADMIN. VARIANCE

SW side of Sunshine Avenue, 600 feet +/-
SE of Stoney Batter Road
11th Election District
3rd Councilmanic District
(6833 Sunshine Avenue)

Michael and Melissa Bishoff
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 08-442-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, Michael and Melissa Bishoff for property located at 6833 Sunshine Avenue. The variance request is from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 21 feet for an addition in lieu of the required 35 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners wish to construct an addition measuring 12 feet x 18 feet in size to be built on the west side of the home. The addition cannot be placed in the rear of the home because it would be too close to the septic tank and septic reserve area. The east side of the home contains the existing driveway and garage. The well in the front yard prevents the addition being constructed onto the front of the home. The neighbors residing at 6829 Sunshine Avenue do not object to the proposed addition.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Department of Environmental Protection and Resource Management dated April 16, 2008 which indicates that the property must comply with the Forest Conservation Regulations, an evaluation of the septic system may be required prior

4.18.08
PB

to building permit approval, and a Single Lot Declaration of Intent may be filed with DEPRM to address Forest Conservation Regulations for the proposed addition.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 30, 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 18th day of April, 2008 that a variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 21 feet for an addition in lieu of the required 35 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.

4.18.08

2. Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).
3. A Single Lot Declaration of Intent may be filed with the Department of Environmental Protection and Resource Management to address Forest Conservation Regulations for the proposed addition.
4. Prior to building permit approval, an elevation of the septic system may be required.

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

RECEIVED FOR PLANNING
4-18-08
P3



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6833 Sunshine
which is presently zoned RC-2

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)

1A01.3 B3; BCZR, to
permit a sideyard setback of 21 Feet. for an
addition in lieu of the required 35 Ft.

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

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 4-18-08 day of April 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. 2008-0443-A

Reviewed By [Signature]

Date 3.26.08

REV 10/25/01

Estimated Posting Date 3.30.08

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.

That the Affiant(s) does/do presently reside at 6833 Sunshine Ave
Address
Kingsville MD 21087
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):

1. The addition cannot be placed roadside because it would be too close to the road & well
2. It cannot be put on the backside of the house because it would be too close to the septic
3. It cannot be put on the east side of the house because of the driveway
4. It must be placed on this side to stay away from large tree roots

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.

Michael Bishoff
Signature
Michael Bishoff
Name - Type or Print

Melissa Bishoff
Signature
Melissa Bishoff
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18 day of MARCH, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

MICHAEL BISHOFF
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Santiago Murala
Notary Public
My Commission Expires 6-15-2009



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6833 Sunshine
which is presently zoned RC-2

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)

1A01-3 B-3 ; BC2R, To

permit a sideyard setback of 21ft. For an
Addition in Lien of the required 35ft

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

Telephone No.

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 4.18.08 day of April 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. 2008-0442-A

Reviewed By [Signature]

Date 3.21.08

REV 10/25/01

Estimated Posting Date 3.30.08

4.18.08

123

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

6833 Sunshine Ave
Address
Kingsville MD 21087
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):

1. The addition cannot be placed roadside because the road is too close to the house & well.
2. It cannot be put on the back side because it is too close to ~~the~~ septic.
3. It cannot be put on East side because of driveway.
4. It must be placed on this side to keep away from large tree roots.

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.

M. Bishoff
Signature
Michael Bishoff
Name - Type or Print

Melissa Bishoff
Signature
Melissa Bishoff
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18 day of MARCH, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

MICHAEL BISHOFF
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Santiago Morale
Notary Public
My Commission Expires 6-15-2009

ZONING DESCRIPTION FOR 6833 Sunshine Ave

As recorded in Liber W.P.C. No. 632, folio 190, and thence binding on the southwest side of Sunshine Avenue, south fifty-four degrees and sixteen minutes east one hundred eleven and twenty-five one hundredths feet; thence running for lines of division, the two following courses and distances, to wit; south twenty-nine degrees and four minutes west four hundred ninety-eight one-hundredths feet and north sixty degrees and four minutes west one hundred ten feet to the end of the second line, thence running with and binding on the third line thereof, north twenty-nine degrees and one minute east five hundred ten and eight one hundredths feet to the place of beginning. Containing one and two hundred seventy-six one-thousandths (1.276) acres of land, more or less. The improvements thereon being known as 6833 Sunshine Avenue located in the eleventh Election District, third councilman district.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **12110**

Date: **3/21/08**

PAID RECEIPT

BUSINESS ACTUAL TIME BOM
 3/21/2008 3/21/2008 09:15:30 2
 REC 002 NATL HPW JEE
 >>RECEIPT # 567804 3/21/2008 OFLA
 Dept 5 528 ZOWING VERIFICATION
 012110
 Recpt Tol 645.00
 645.00 TE 1.00 CO
 Baltimore County, Maryland

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

Total: **65.00**

Rec

From: **M. Bishoff**

For: **200P-0442-A**

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

Certificate of Posting

RE: Case NO. 2008-0442-A

Petitioner/Developer _____

M. Bishoff

Date of Hearing/Closing 4/14/08

Baltimore County
Department of Permits and Development Managements
County Office Building – Room 111
111 W. Chesapeake Ave.
Towson, Md. 21204

Attention:

This letter is to certify, under penalties of perjury, that the necessary sign(s) as required by law, were posted conspicuously on the property located at _____

6833 Sunshine Avenue

The sign(s) were posted on 3/30/08
(Month, Day, Year)

Sincerely,


(Signature of sign Poster and date)

Richard E. Hoffman
(Printed Name)

904 Dellwood Drive
(Address)

Fallston, Md. 21047
(City, State, Zip Code)

410-879-3122
(Telephone Number)

See Attached
Photograph

Certificate of Posting
Photograph Attachment

Re: 2008-0442-A

Petitioner/Developer: _____

M.Bishoff

Date of Hearing/Closing: 4/14/08



6833 Sunshine Ave.

Posting Date: 3/30/08

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2008-0442 -A

Address 6833 Sunshine Ave.

Contact Person:

Phone Number: 410-887-3391

Planner, Please Print Your Name

Filing Date: 3/21/08

Posting Date: 3/30/08

Closing Date: 4/14/08

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- 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.
- 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.
- 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.
- 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 2008-0442 -A Address 6833 Sunshine Ave.

Petitioner's Name M. Bishoff

Telephone 410-592-2958

Posting Date: 3/30

Closing Date: 4/14

Wording for Sign: A VARIANCE
To Permit A SIDE YARD SETBACK for AN
ADDITION of 21ft. IN LIEU of The
REQUIRED 35ft.

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:

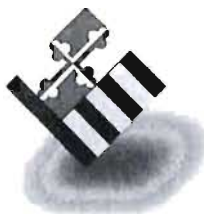
Item Number or Case Number: 0442
Petitioner: Michael Bischoff
Address or Location: 6833 Sunshine Ave., Kingsville Md. 21087

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____
Address: SALE

Telephone Number: 410 - 592 - 2958

Revised 2/20/98 - SCJ



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

April 15, 2008

Michael Bishoff
Melissa J. Bishoff
6833 Sunshine Avenue
Kingsville, MD 21087

Dear Mr. and Mrs. Bishoff:

RE: Case Number: 08-442-A, 6833 Sunshine Avenue

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 21, 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



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: April 4, 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. 8-442-A
6833 SUNSHINE AVENUE
BISHOFF PROPERTY
ADMIN. 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. 8-442-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, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 7, 2008

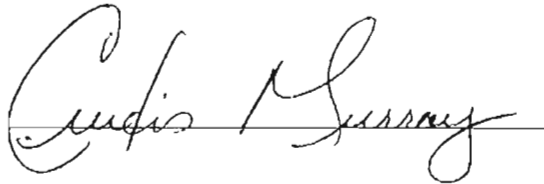
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-442- Administrative Variance**

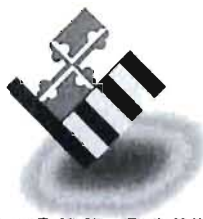
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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:

A handwritten signature in black ink, appearing to read "Curtis R. Surrency", is written over a horizontal line.

CM/LL



BALTIMORE COUNTY
M A R Y L A N D

JAMEST. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

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

April 4, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: March 31, 2008

Item Number: 441, 442, 443, 444, 445, 446, 447, 449

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

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED
APR 16 2008
BY: _____

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination *DL*

DATE: April 16, 2008

SUBJECT: Zoning Item # 08-442-A
Address 6833 Sunshine Avenue
(Bishoff Property)

Zoning Advisory Committee Meeting of March 10, 2008

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

 X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

 X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

_____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments: A Single Lot Declaration of Intent may be filed with DEPRM to address Forest Conservation Regulations for the proposed addition.
– Glenn Shaffer; Environmental Impact Review

Prior to Building Permit approval, an evaluation of the septic system may be required.
– S. Farinetti; Ground Water Management

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For April 7, 2008
Items Nos. 08-441, 442, 443, 445,
446, 447, 448, and 449

DATE: April 1, 2008

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

DAK:CEN:lrk

cc: File

ZAC-04072008-NO COMMENTS

1900003443

SUNSHINE AVE

ROAD

SUNSHINE AVE

1105043050

6817

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1113001125

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RC 2
11 ED

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NE 16-1

054C2
3-CD

Flood Zone X

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1123000402

2200025982

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RAVENHURST



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vvw2.3)

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

Account Identifier: District - 11 Account Number - 1107015150

Owner Information

Owner Name:	BISHOFF MICHAEL BISHOFF MELISSA	Use:	RESIDENTIAL
Mailing Address:	6833 SUNSHINE AVE KINGSVILLE MD 21087-1248	Principal Residence:	YES
		Deed Reference:	1) /21402/ 154 2)

Location & Structure Information

Premises Address	Legal Description
6833 SUNSHINE AVE	1.276 AC 6833 SUNSHINE AVE SWS 1895 E HARFORD RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
54	12	295						3	Plat Ref:

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1936	1,242 SF	1.27 AC	04

Stories	Basement	Type	Exterior
1 1/2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2006	07/01/2007	07/01/2008
Land	61,620	154,050		
Improvements:	68,470	134,620		
Total:	130,090	288,670	235,810	288,670
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
GRIFFITHS DAVID JAMES	02/09/2005	\$289,000
Type: IMPROVED ARMS-LENGTH	Deed1: /21402/ 154	Deed2:
GILLISPIE JOSEPH KEVIN	07/25/2000	\$179,000
Type: NOT ARMS-LENGTH	Deed1: /14595/ 320	Deed2:
HUDSON CLIFFORD F	03/05/1984	\$50,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 6675/ 510	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 *

Property



Addition



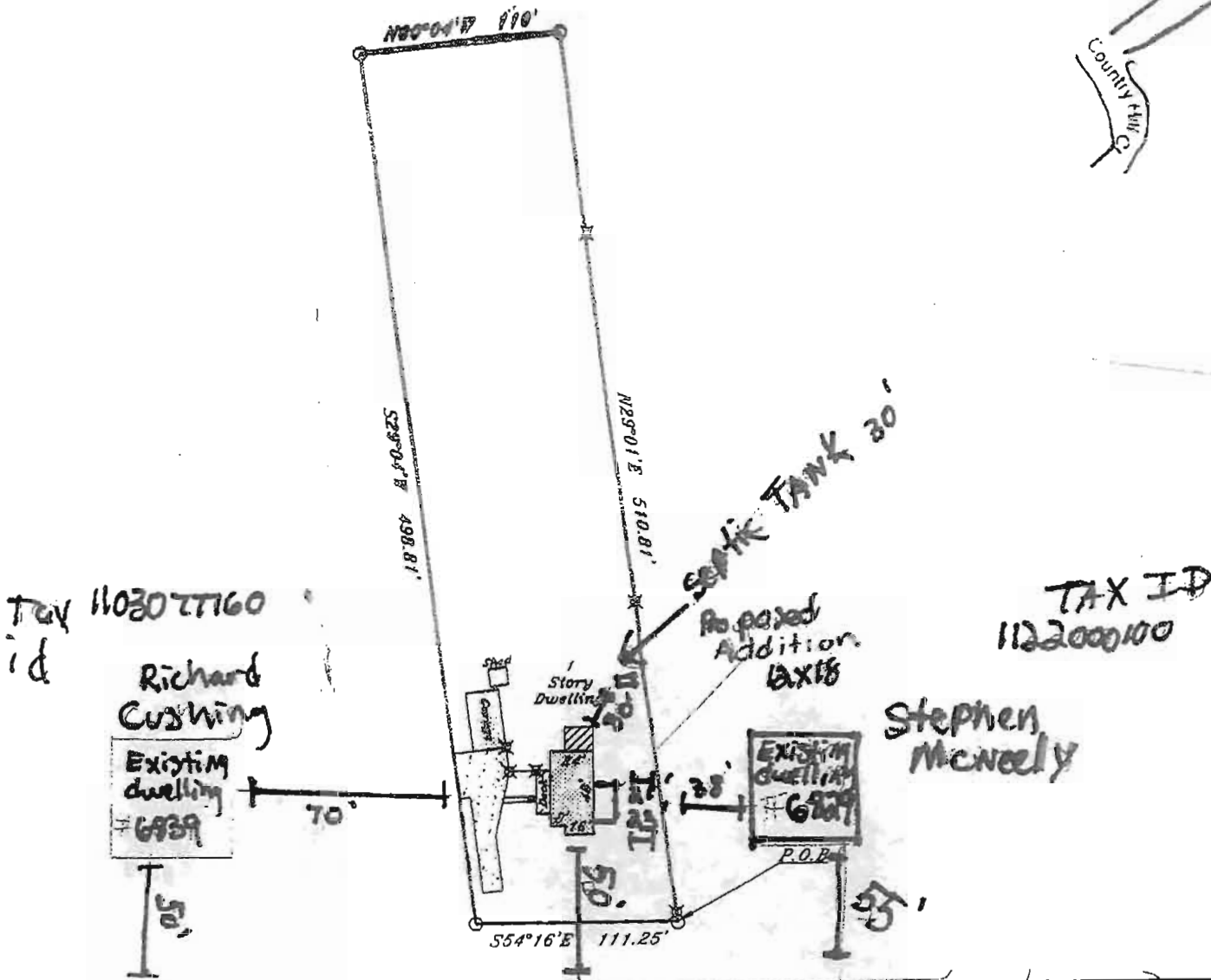
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 6833 Sunshine SEE PAGES 5 & 6 OF THE INFORMATION

SUBDIVISION NAME _____

PLAT BOOK # 632 FOLIO # 190 LOT # _____ SECTION # _____

OWNER Michael BISHOFF



ELECTION DISTRICT 11 COUNCILMANIC DISTRICT 3

1" = 200' SCALE MAP # 05402

ZONING RC-2

LOT SIZE 1.27 55321.2

ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☐	☒
WATER	☐	☒

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒

	YES	NO
100 YEAR FLOOD PLAIN	☐	☒

	YES	NO
HISTORIC PROPERTY/BUILDING	☐	☒

PRIOR ZONING HEARING _____

ZONING OFFICE USE ONLY
REVIEWED BY _____ ITEM # _____ CASE # _____

PREPARED BY M. Bishoff Sunshine Ave 60' R/W 30'
SCALE OF DRAWING: 1" = 90'