

IN RE: PETITION FOR ADMIN. VARIANCE

S side of Church Lane, 440 feet W of c/l
intersection of Church Lane and Glenbeck Road
3rd Election District
2nd Councilmanic District
(215 Church Lane)

Michael and Vanessa R. Ross
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 08-457-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 Vanessa R. Ross for property located at 215 Church Lane in the Pikesville area of the County. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) in the front yard of a dwelling in lieu of the rear yard. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners wish to construct a detached garage in the front yard of Parcel 2. They own Parcel 1, on which the existing two-story house is constructed, and Parcel 2, the location of the proposed structure. The proposed garage on Parcel 2 would be reached via a driveway extension past the existing home and continue past approximately 83 feet of property on Parcel 1 to the proposed location of the garage on Parcel 2. Petitioners indicated in their Affidavit that a variance is necessary due to the present location of the house. The site plan shows that Petitioners' dwelling is placed on Parcel 1 such that the front of the dwelling is perpendicular to Church Lane. They also indicated there is not enough room in the rear of the property.

In response to Petitioners' variance request, the Zoning Advisory Committee (ZAC) comments were received and are made a part of the record of this case. The comments received

~~FROM RECORDED FOR FILE~~
JF- 5-7-08
M

from the Office of Planning dated April 29, 2008 indicate that the existing dwelling is on the panhandle lot shown as Parcel 1 on the site plan and faces the side lot line instead of Church Lane. The proposed accessory building is shown on Parcel 2. The property in question received a limited exemption for a lot line adjustment, 030104D, on March 1, 2004. Parcel 2 is shown as a forest buffer easement in its entirety. The existing dwelling has a 51 foot rear yard setback which that agency believes is ample area in which to locate a 30 foot by 32 foot accessory structure. Hence, the Planning Office is of the opinion that the Petitioners do not have a significant hardship or practical difficulty and the requested variance should be denied.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 13, 2008 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

In considering a request for variance, I must do so in accordance with the mandate of *Cromwell v. Ward*, 102 Md.App. 691 (1995) and Section 307 of the B.C.Z.R. The Court of Special Appeals of Maryland interpreted the regulation to require that a two-prong test be met in order for variance relief to be granted. First, it must be shown that the property is unique in some manner and that this uniqueness drives the need for variance relief. Secondly, upon the determination that the property is unique, then it must be considered whether compliance with the regulation would cause a practical difficulty upon the property owner and be unnecessarily burdensome. In my judgment, there was no evidence of unusual conditions or characteristics that are unique to this lot. In short, there is no evidence to suggest that this property meets the uniqueness requirement and in my view, the Petitioners can erect the accessory structure in compliance with the applicable zoning regulations. As such, having determined that no uniqueness exists as to the Petitioners' property, I must therefore deny the variance requested by

RECEIVED FOR PLANNING
5-7-08
[Signature]

the Petitioners. I am in agreement with the Office of Planning comments that the Petitioners can construct a garage of sufficient size in the rear yard of Parcel 1. The configuration of the subject property and the orientation of the dwelling does not lend itself to the construction of a garage as proposed on the site plan and, therefore, the request is not within the spirit and intent of the zoning regulations. Thus, I am persuaded in this case to deny the variance.

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 denied.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County, this 7th day of May, 2008 that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) in the front yard of a dwelling in lieu of the rear yard is hereby DENIED.

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

SPRING REVENUE FOR FLEET
5.7.08
pz



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 215 Church Lane
which is presently zoned IC-4

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) 400.1

To permit an accessory structure/garage in the front yard of a dwelling in lieu of the rear yard.

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 Michael J. Ross

Signature [Signature]

Name - Type or Print VANESSA R. ROSS

Signature [Signature]

Address 215 Church Lane Telephone No. 410-984-0438

City Pikesville, Md. State _____ Zip Code 21208

Representative to be Contacted:

Name _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 2008-0457-A

Reviewed By [Signature] Date 3/31/08

REV 10/25/01

Estimated Posting Date 4/13/08

5-7-08

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

Address 315 Church Ave
City Bethesda, Md. State MD Zip Code 21208

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):

~~Based on location of~~ ~~Present location of house.~~
Based on Present location of house. NOT
Enough room in rear.

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

Signature [Signature]
Name - Type or Print Michael A. Ross

Signature [Signature]
Name - Type or Print Vanessa R. Ross

STATE OF MARYLAND, ^{CITY} COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28th day of March, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Michael Ross and Vanessa Ross
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Signature [Signature]
Notary Public
My Commission Expires Oct. 23, 2011

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

Address 315 Church Lane
City Pikesville, MD State MD Zip Code 21208

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):

Based on Present Location of House. NOT ENOUGH
Room IN Rear.

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

Signature [Signature]
Name - Type or Print Michael Ross

Signature [Signature]
Name - Type or Print Vanessa R. Ross

STATE OF MARYLAND, CITY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28th day of March, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Michael Ross and Vanessa Ross
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

Signature [Signature]
Notary Public
My Commission Expires Oct. 23, 2011



TAX. ACCOUNT # 0006090902

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 215 Church Lane
which is presently zoned R-4

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)

400.i

To permit an accessory structure/garage in the front yard of a dwelling in lieu of the rear yard.

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 ___ 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. 2008-0457-A

Reviewed By [Signature] Date 3/31/08

REV 10/25/01

Estimated Posting Date 4/13/08

5.1.08

ps

PARCEL #1

BEGINNING FOR THE SAME at a point on the south side of Church Lane (33 feet wide) said point being at the beginning of the second line of the second parcel described in a Deed dated November 2, 1961 and recorded among the Land Records of Baltimore County in Liber 3918, folio 599 which was conveyed by the Murray Hill Company to George W. Zimmer and Beulah E. Zimmer his wife thence leaving the south side of said Church Lane and binding along said second line as now surveyed (1) S 06 degrees 39' 00" E 250.00 feet, thence leaving said second line and binding along the third line of said second parcel and reversely along the second line of the first parcel of said conveyance in all (2) S 83 degrees 14' 45" W 120.00 feet to a point at the end of the first line of said first parcel and binding reversely thereon for a part of it's distance (3) N 06 degrees 39' 00" W 130.00 feet, thence leaving said first line and running for new lines of division through said first and second parcels, the two following courses and distances viz: (4) N 83 degrees 14' 45" E 100 feet and (5) N 06 degrees 39' 00" W 120.00 feet to a point on the south side of Church Lane, thence binding thereon (6) N 83 degrees 14' 45" E 20.00 feet to the place of beginning. Containing 0.413 acres of land, more or less.

PARCEL #2

BEGINNING FOR THE SAME at a point at the beginning of the first line of the third parcel described in the above-mentioned conveyance, thence binding along said first line and along the second, third and four lines of said third parcel, the four following courses and distances as now surveyed (1) N 83 degrees 14' 45" E 146.00 feet (2) S 06 degrees 39' 00" E 99.50 feet (3) S 83 degrees 14' 45" W 146.00 feet (4) N 06 degrees 39' 00" W 99.50 feet to the place of beginning. Containing 0.333 acres of land, more or less.

0457-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. 12125

Date: 3/31/08

PAID RECEIPT

BUSINESS ACTUAL TIME BEN

4/01/2008 3/31/2008 15:44:43 2

RES 002 PAID JESS JEE

>>RECEIPT # 571379 3/31/2008 DELJ

Dept 5 520 ZONING VERIFICATION

012125

Recpt tot 165.00

165.00 CL 1.00 CA

Baltimore County, Maryland

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

Total: 65.00

Rec

From: Michael Ross

For:

215 Church Ave
21250

Phone 2002-0457-11

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

Certificate of Posting

RE: Case NO. 08-0457-A

Petitioner/Developer _____

Michael Ross

Date of Hearing/Closing 4/28/08

*REVISED POSTING
DATE*

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

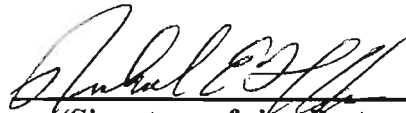
Attention:

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 _____

215 Church Lane

The sign(s) were posted on 4/13/08
(Month, Day, Year)

Sincerely,

 4/13/08
(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: 08-0457-A

Petitioner/Developer: _____

Michael Ross

Date of Hearing/Closing: 4/20/08

*ORIGINAL
POSTING DATE*



215 Church La.

Posting Date: 4/13/08

Certificate of Posting
Photograph Attachment

Re: 2008-0457-A

Petitioner/Developer: _____

Michael Ross

Date of Hearing/Closing: 4/28/08



215 Church Lane

Posting Date: 4/13/08

Closing Date Corrected: 4/24/08

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 08- 0457 -A Address 215 Church Lane
Contact Person: LEONARD WASILEWSKI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3/31/08 Posting Date: 4/13/08 Closing Date: 4/28/08

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.

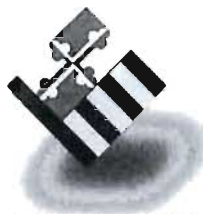
(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 08- 0457 -A Address 215 Church Lane
Petitioner's Name Michael Ross Telephone _____
Posting Date: 4/13/08 Closing Date: 4/28/08
Wording for Sign: To Permit AN ACCESSORY structure/GARAGE
in the front yard of a dwelling
of the Rear yard

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

April 28, 2008

Michael Ross
Vanessa Ross
215 Church Lane
Pikesville, MD 21208

Dear Mr. and Mrs. Ross:

RE: Case Number: 2008-0457-A, 215 Church Lane

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 31, 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 14, 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. 8-457-A
215 CHURCH LANE
ROSS 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. 8-457-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,

Fos 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: April 16, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For April 21, 2008
Item Nos. 08-450, 451, 452, 453, 454,
456, 457, 458, 459, 460, 462, 463, 464,
465, 466, 468, 469.

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

DAK:CEN:lrk

cc: File

ZAC- 04162008-NO COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 29, 2008

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

SUBJECT: 217 Church Lane

INFORMATION:

Item Number: 8-457

Petitioner: Michael and Vanessa Ross

Zoning: DR 3.5

Requested Action: Administrative Variance

RECEIVED
MAY 05 2008

BY:.....

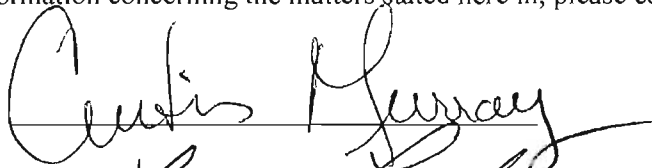
The requested administrative variance is to permit an accessory structure (garage) in the front yard in lieu of the required rear yard. The existing dwelling is on a panhandle lot, shown as Parcel 1 on the site plan, and faces the side lot line instead of Church Lane. The proposed accessory building is shown on Parcel 2. The property in question received a limited exemption for a lot line adjustment, 030104D, on 3/01/04. Parcel 2 is shown as a forest buffer easement in its entirety. See DEPRM comments for more information.

SUMMARY OF RECOMMENDATIONS:

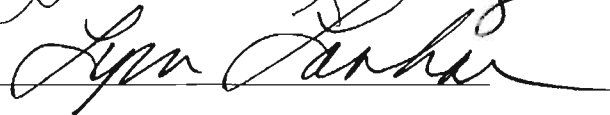
The existing dwelling has a 51-foot rear yard setback, which is an ample area in which to locate a 30' x 32' accessory structure. The Office of Planning is of the opinion that the petitioner does not have a significant hardship or practical difficulty and the requested administrative variance should be denied.

For further information concerning the matters stated here in, please contact Diana Itter at 410-887-3480.

Reviewed by:



Division Chief:
AFK/LL: CM



January 21, 2008

From: Gregory A. Frick

212 Oak Ave.
Pikesville, Md. 21208
(410) 486- 4481 (H)
(443) 255- 6859 (cell)

Ref: Variance for property usage at 215 Church La.
Pikesville, Md. 21208
Owner Michael Ross

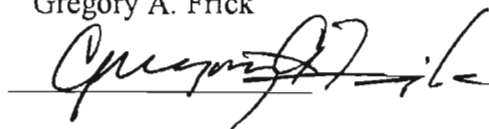
To whom it may concern,

I have reviewed the plat for the proposed garage structure on the rear
Property of 215 Church Lane.

I see no current or future interference with my property at 212 Oak. Ave.
For further inquiry. I have provided contact information above.

Thank you,

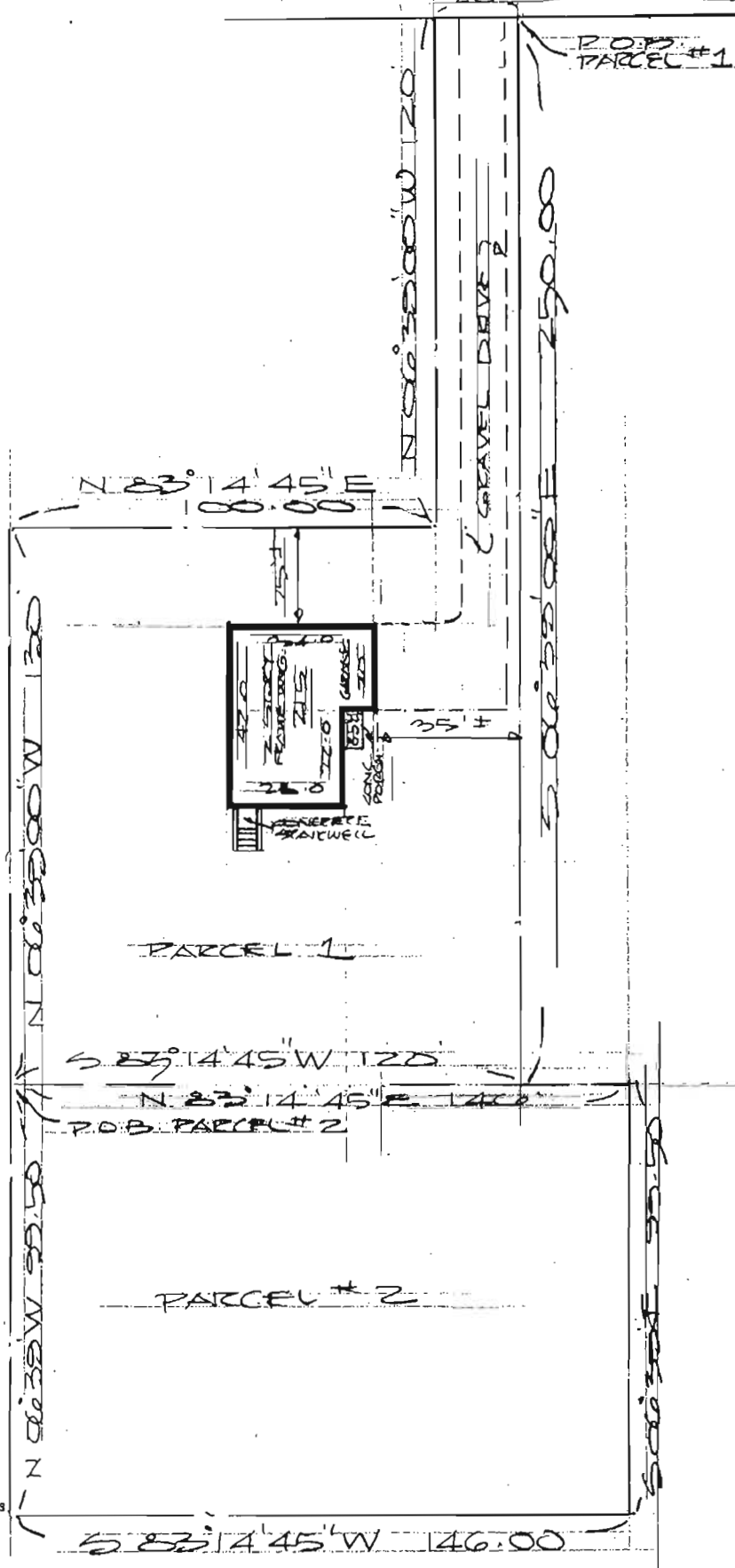
Gregory A. Frick

A handwritten signature in dark ink, appearing to read 'Gregory A. Frick', written over a horizontal line.

0457-A

CHURCH LANE (33 FT. WIDE)
 TO REGISTERED
 ROAD

This property is not located in a H.U.D.
 Identified Special Flood Hazard Area.
 Flood Hazard Map Interpretation though
 believed accurate is not guaranteed.



- 1) This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
- 2) This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
- 3) This plat does not provide accurate identification of property boundary lines but such identification may not be required for the transfer of title or securing financing or re-financing.

This is to certify that this drawing meets the Minimum Standards of Practice of the State of Maryland.

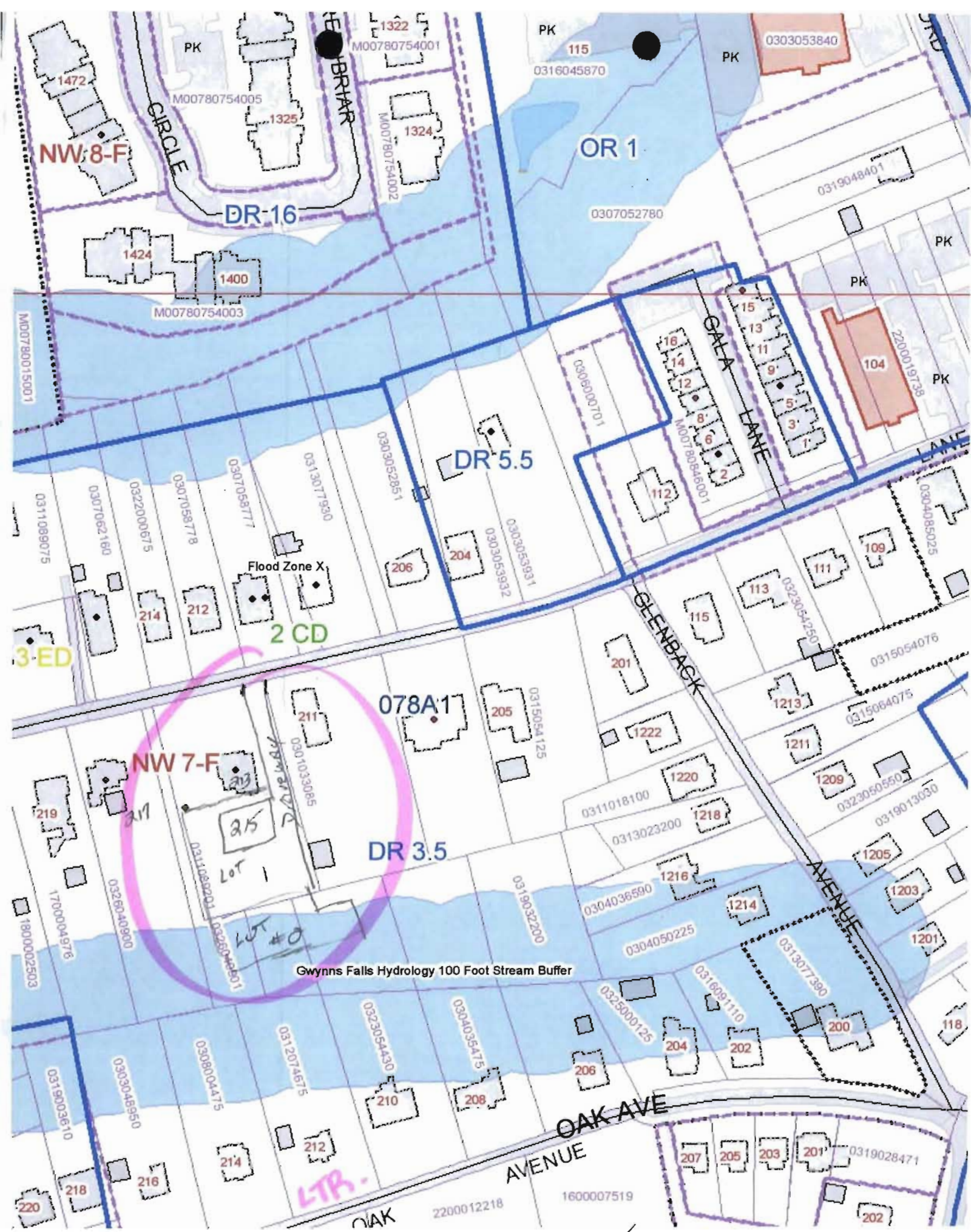
1/10/06 *[Signature]*

All setback dimensions are + or - one, foot unless otherwise noted.

REG. NO. 135

	LOCATION DRAWING		SCALE
	215 CHURCH LANE, BALTIMORE COUNTY, MARYLAND		1" = 40'
	OFFICE OF MANK & KUNST		DATE
	POST OFFICE BOX 5448 TOWSON, MARYLAND 21285		1/10/06
			JOB NO.
			3/06 K

2008-0457-A



0457-A



Item - 7008-0457-A

cc. North 12/25

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

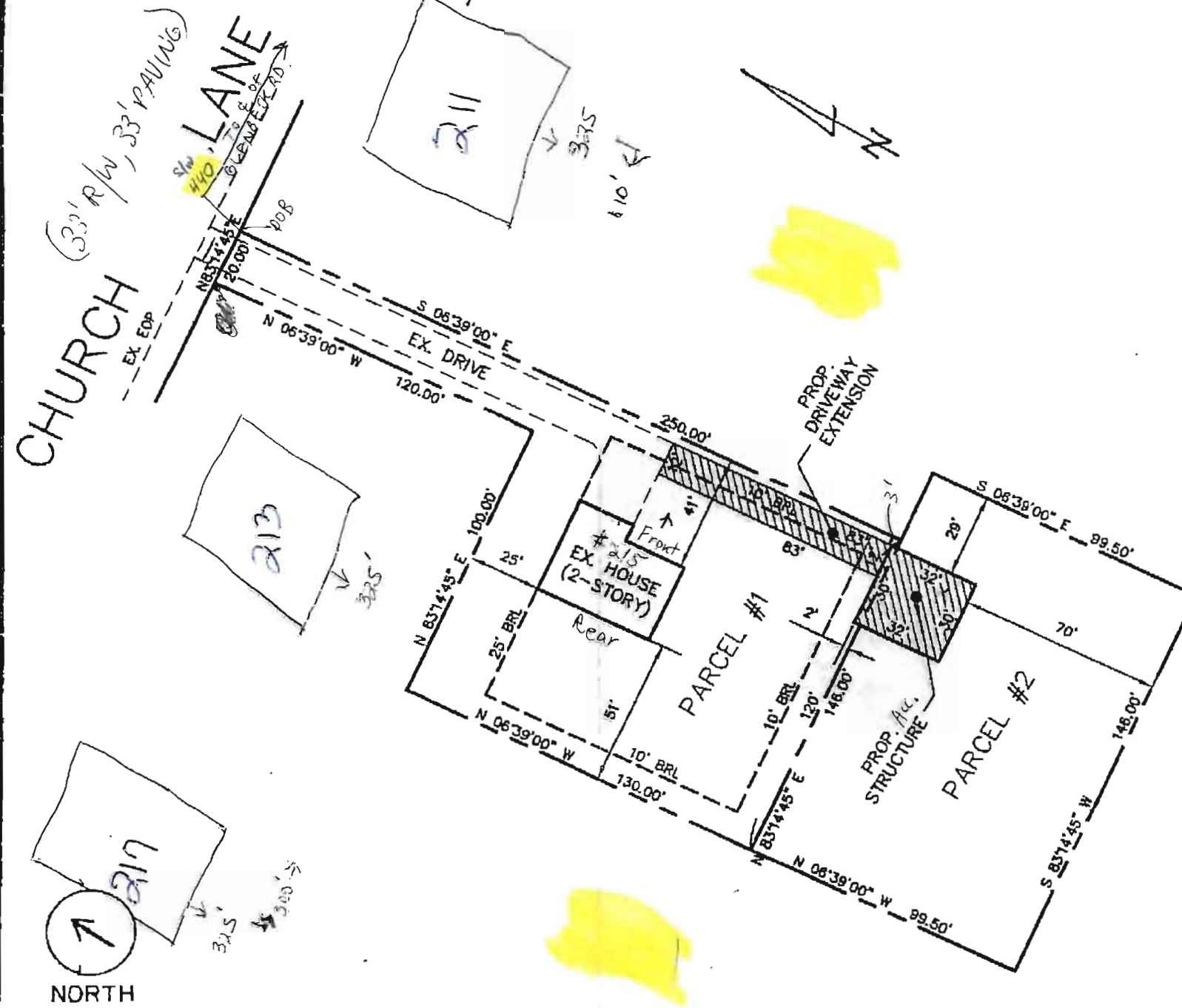
PROPERTY ADDRESS 315 Church Lane

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

SUBDIVISION NAME N/A

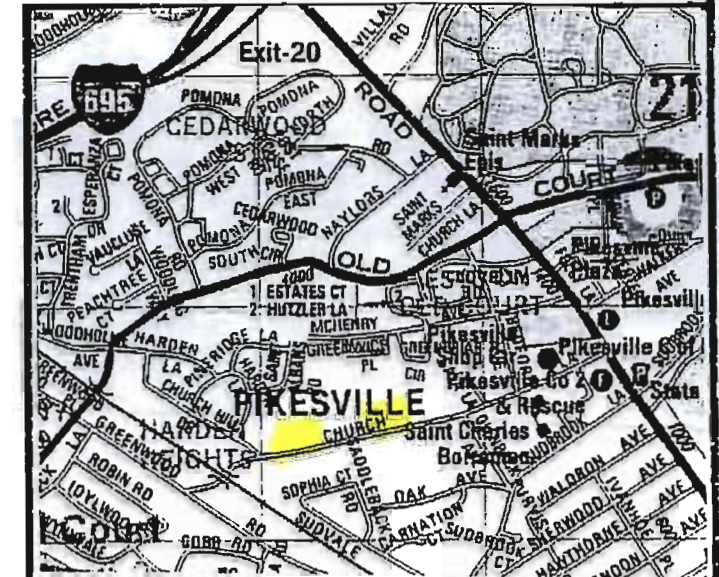
PLAT BOOK # IV/10 FOLIO # N/A LOT # N/A SECTION # IV/10

OWNER Michael A. Ross / Vanessa R. Ross



PREPARED BY LDD

SCALE OF DRAWING: 1" = 50'



SCALE: 1" = 2000'

LOCATION INFORMATION

ELECTION DISTRICT 3rd
 COUNCILMANIC DISTRICT 2nd
 1" = 200' SCALE MAP # 078A1
 ZONING DR3,5
 LOT SIZE 746 ACRES 3349.507 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY / BUILDING	☐	☒

 PRIOR ZONING HEARING None

ZONING OFFICE USE ONLY
 REVIEWED BY la ITEM # 2008 CASE # 0457-A