

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
S side Misty Hollow Court, 700 feet SE		
c/l Cooper Road	*	DEPUTY ZONING
10 th Election District		
3 rd Councilmanic District	*	COMMISSIONER
(11 Misty Hollow Court)		
	*	FOR BALTIMORE COUNTY
Michael S. Cerasoli		
<i>Petitioner</i>	*	Case No. 08-472-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 owner of the subject property, Michael S. Cerasoli for property located at 11 Misty Hollow Court. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) with a height of 32 feet in lieu of the required 15 feet. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. The Petitioner desires to construct a 28 foot x 28 foot two-car detached garage with storage space. Preliminary elevation drawings submitted with the Petition depict a very attractive garage with dentil molding, cultured stone watertable, stucco quoins and stucco finish to match the house, with a 36 inch wide cupola on top of the roof. The proposed garage will reflect the neo-classical style of the home. No neighbors voiced any objection to the proposed garage height. The subject property contains 3.25 acres zoned RC 6.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated April 28, 2008 which recommends that the accessory structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

ORDER RESERVED FOR FILING
 5-8-08
 [Signature]

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on April 20, 2008 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has 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 Petitioner.

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 8th day of May, 2008 that a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) with a height of 32 feet in lieu of the required 15 feet is hereby GRANTED, subject to the following:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The accessory structure shall not be used for commercial purposes.

~~SPONSOR RESERVATION FOR FILING~~

5-8-08

13

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
5.8.08
pz



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

May 8, 2008

MICHAEL S. CERASOLI
11 MISTY HOLLOW COURT
PHOENIX MD 21131

Re: Petition for Administrative Variance
Case No. 08-472-A
Property: 11 Misty Hollow Court

Dear Mr. Cerasoli:

Enclosed please find the decision rendered in the above-captioned case. The petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Th. H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 11 Misty Hollow Ctwhich is presently zoned RC 6

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)

400.3 to permit an accessory structure (garage) with a height of 33 ft. in lieu of the required 15 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

11 Misty Hollow Ct

410-916-0216

Address

Telephone No.

Phoenix

MD

21131

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 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. 2008-0472-AReviewed By AM Date 4/9/08

REV 10/25/01

FROM RECEIVED FOR FILE

Estimated Posting Date 4/20/08

5.808

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 11 Misty Hollow Ct
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):

Due to the limited space in our existing garage, we are seeking to construct a needed Detached garage with storage space. We would have the garage constructed in a manner in which it would benefit the community with visual style and increase the property values of the neighborhood. This garage would be used to keep our vehicles out of the elements and allow us needed storage space. This would not be detrimental to the neighborhood. The design of this garage would flow with the existing residence.

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 Scott Cerasoli
Signature

Michael Scott Cerasoli
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8 day of April, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Dea a Smith
Notary Public

My Commission Expires My Commission Expires 5-1-08

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 11 Misty Hollow Ct
Address
Phoenix MD 21131-1306
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):

Due to the limited space in our existing garage, we are seeking to construct a needed Detached garage with storage space. We would have the garage constructed in a manner in which it would benefit the community with visual style and increase the property values of the neighborhood. This garage would be used to keep our vehicles out of the elements and allow us needed storage space. This would not be detrimental to the neighborhood. The design of this garage would flow with the existing residence.

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 S. Cerasoli
Signature

Michael S. Cerasoli
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8 day of April, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

David J. Hall
Notary Public

My Commission Expires _____



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 11 Misty Hollow Ct
which is presently zoned RC 6

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)

400.3 to permit an accessory structure (garage) with a height of 32 ft. in lieu of the required 15 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):

Michael S. Cerasoli

Name - Type or Print

Signature

Name - Type or Print

Signature

11 Misty Hollow Ct 410-916-0216
Address Telephone No.

Phoenix MD 21131
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 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. 2008-0472-A

Reviewed By BH Date 4/9/08

REV 10/25/01

Estimated Posting Date 4/20/08

5-8-08

ZONING DESCRIPTION FOR 11 MISTY HOLLOW CT

Beginning at a point on the South Side of Misty Hollow Ct which is 30' wide at the distance of 700' SouthEast of the centerline of the nearest improved intersecting street Cooper Road which is 40' wide. Being Lot# 3 Block 21 Section # 1 in the Subdivision Misty Hollow as recorded in the Baltimore County Plat Book 68, Folio 16 containing 3.25 acres. Also known as 11 Misty Hollow Ct Phoenix, MD 21131 and located in the 10th Election District 3rd Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **12070**

Date: **4/9/08**

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount

Total: **865.00**

Rec

From:

For:

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

DATE: 4/9/2008 10:42:05
 RECEIPT # 40087 - 4/9/2008
 \$ 528 JUDICIAL VERIFICATION
 012070
 Recpt Tot 865.00
 865.00 OK 8.00 CL
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

Item # 472

CERTIFICATE OF POSTING

RE: Case No.: 08-472-A

Petitioner/Developer: MICHAEL

CERASO

Date of Hearing/Closing: 5-5-08

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:

11 MISTY Hollow CT

The sign(s) were posted on 4-20-08
(Month, Day, Year)

Sincerely,

Robert Black 4-21-08
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 08- 472 -A Address 11 Misty Hollow Ct.

Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4/9/08 Posting Date: 4/20/08 Closing Date: 5/5/08

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- 472 -A Address 11 Misty Hollow Ct.

Petitioner's Name Michael Cerasoli Telephone 410-916-0216

Posting Date: 4/20/08 Closing Date: 5/5/08

Wording for Sign: To Permit an accessory structure (garage) with a height of 32 ft.
in lieu of the required 15 ft.

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: 2008-0472-A

Petitioner: Michael Scott Cerasoli

Address or Location: 11 misty Hollow Ct. Phoenix MD 21131

PLEASE FORWARD ADVERTISING BILL TO:

Name: M. Scott Cerasoli

Address: 11 misty Hollow Ct.
Phoenix, MD 21131
(Phoenix)

Telephone Number: 410-916-0316



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

May 5, 2008

Michael Scott Cerasoli
11 Misty Hollow Court
Phoenix, MD 21131

Dear Mr. Cerasoli:

RE: Case Number: 2008-0472, 11 Misty Hollow Court

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 9, 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

INTER-OFFICE CORRESPONDENCE

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

DATE: April 28, 2008

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

RECEIVED
APR 30 2008

SUBJECT: 8-472 – Administrative Variance

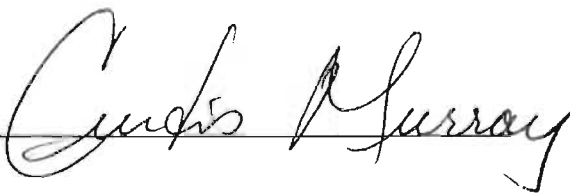
BY: _____

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 32 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

For further information concerning the matters stated herein, please contact Jessie Bialek at 410-887-3480.

Prepared by:



AFK/LL: CM

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 28, 2008

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

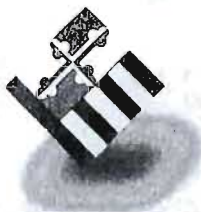
SUBJECT: Zoning Advisory Committee Meeting
For April 28, 2008
Item No.: 08-470, 471, 472, 474, 475, 476,
477, 478, 479, 480, 481, 482, 483, 484,
485, 486, 487, and 488.

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

DAK:CEN:lrk

cc: File

ZAC-04282008-NO COMMENTS



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
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

April 24, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: April 21, 2008

Item Number: 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481,
482, 483, 484, 485, 486 and 488

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: April 20, 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. 8-472-A
11 MISTY HOLLOW COURT
CERASOLI 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. 8-472-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 that reads "Michael P. Bailey".

^{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

1700009438

COOPER RD

Pt. Bk. 64 Folio 39
2200011224

Pt. Bk. 68 Folio 82 2200026274

14335

2100004849

035A3

035B3

99999

2200026273

Flood Zone X

NE 20-A
3 CD

RC 6
10 ED

11

Pt. Bk. 68 Folio 16 2200025035

2200026272

2100004850

2200025036

043B1

15

043A1

COOPER RD

Loch Raven Hydrology 100 Foot Stream Buffer

Looking left from proposed area of change

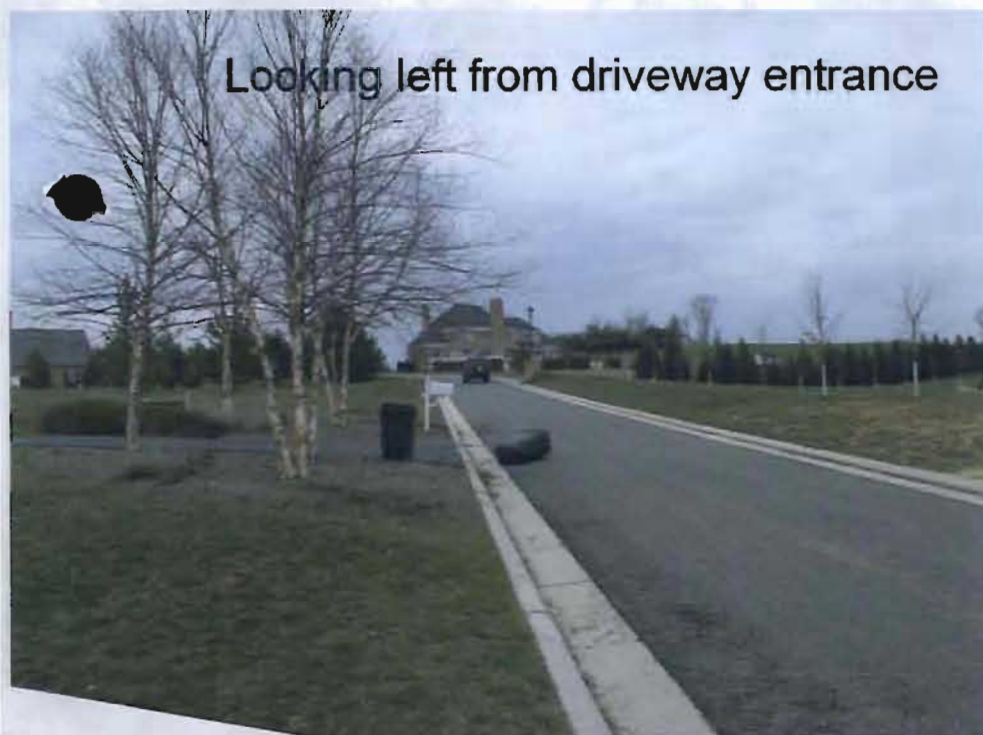


11 Misty Hollow Ct

Area of Change



Looking left from driveway entrance



Looking right from driveway



11 Misty Hollow Ct



Area of change beyond garage



Rear View



Right View from proposed garage

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

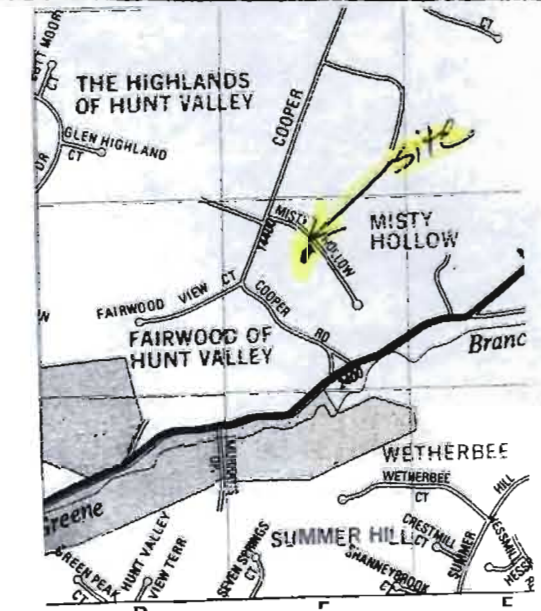
PROPERTY ADDRESS 11 Misty Hollow Ct.

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

SUBDIVISION NAME Misty Hollow

PLAT BOOK # 63 FOLIO # 46 LOT # 3 SECTION # 1

OWNER Michael S. & Natalie P. CERASOLI



VICINITY MAP

SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 10

COUNCILMANIC DISTRICT 3

1" = 200' SCALE MAP # 035AB

ZONING RCU

LOT SIZE 3.25 AC

ACREAGE

SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☐	☒
WATER	☐	☒

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒

100 YEAR FLOOD PLAIN	☐	☒
----------------------	--------------------------	-------------------------------------

HISTORIC PROPERTY/ BUILDING	☐	☒
-----------------------------	--------------------------	-------------------------------------

PRIOR ZONING HEARING

ZONING OFFICE USE ONLY

REVIEWED BY AM ITEM # 472 CASE # 2008-0472-A

Kevin G. Maurer Byrnes
33000 250 36.
176081/0383.

15
Front Existing House

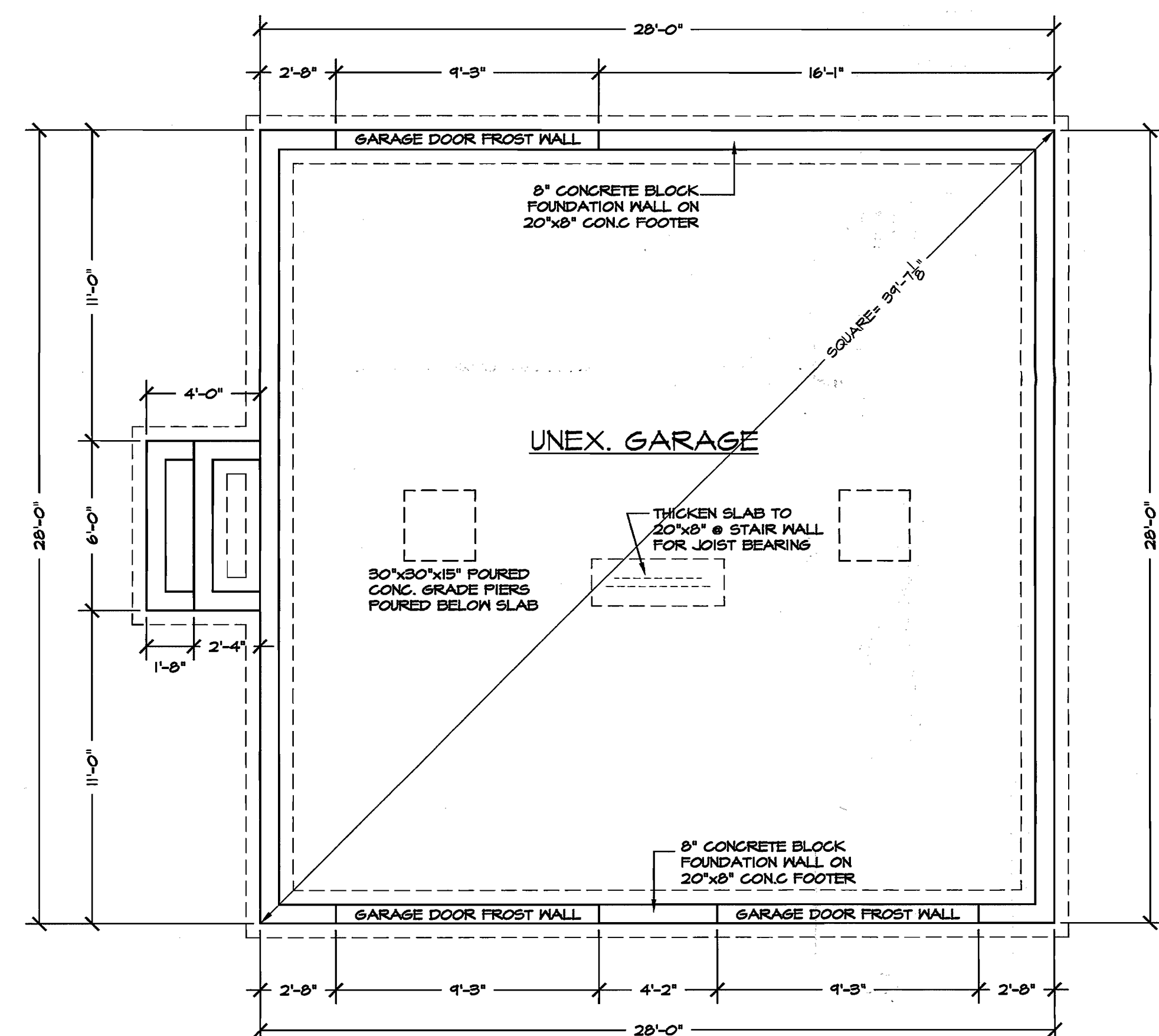
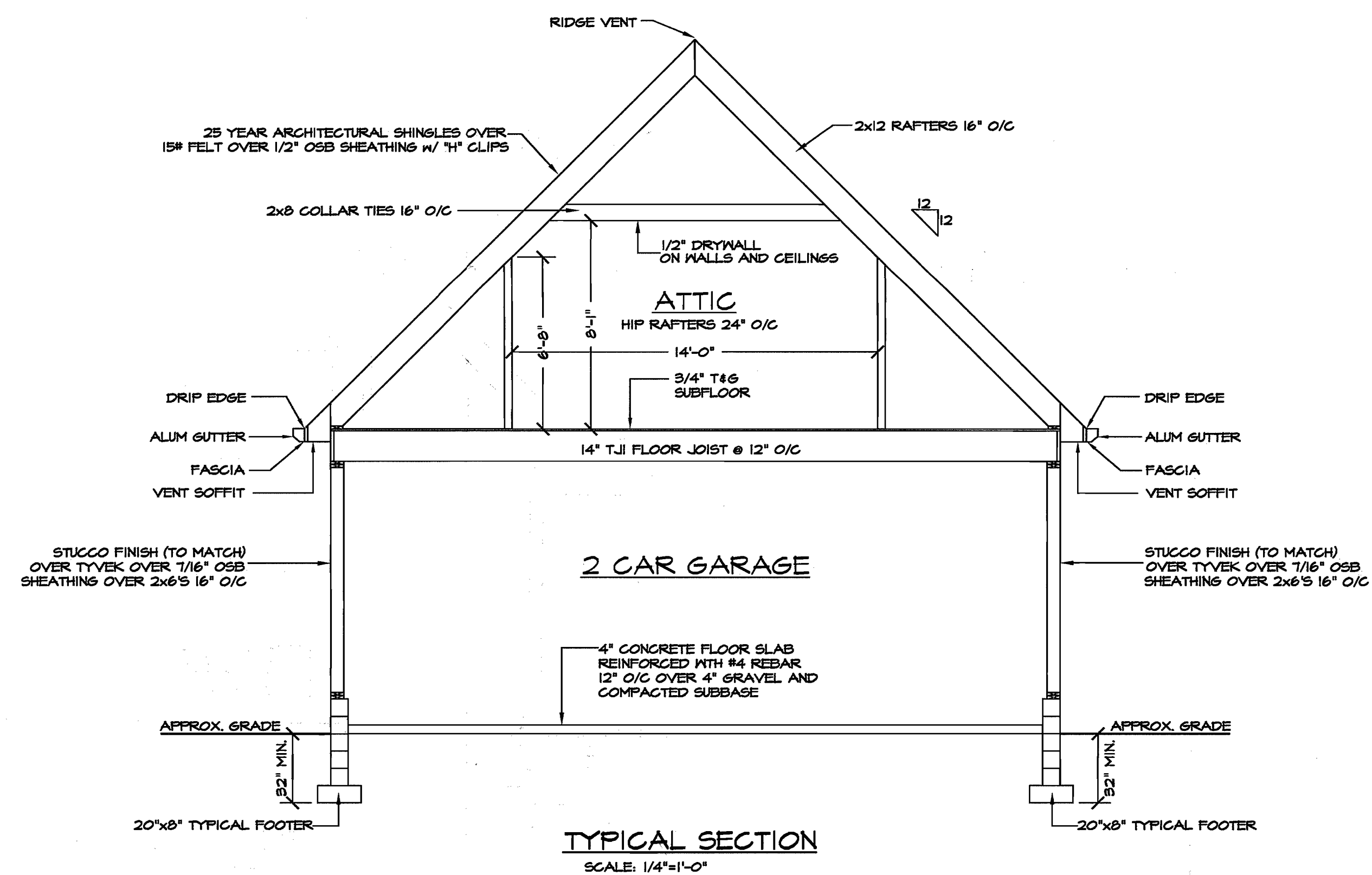
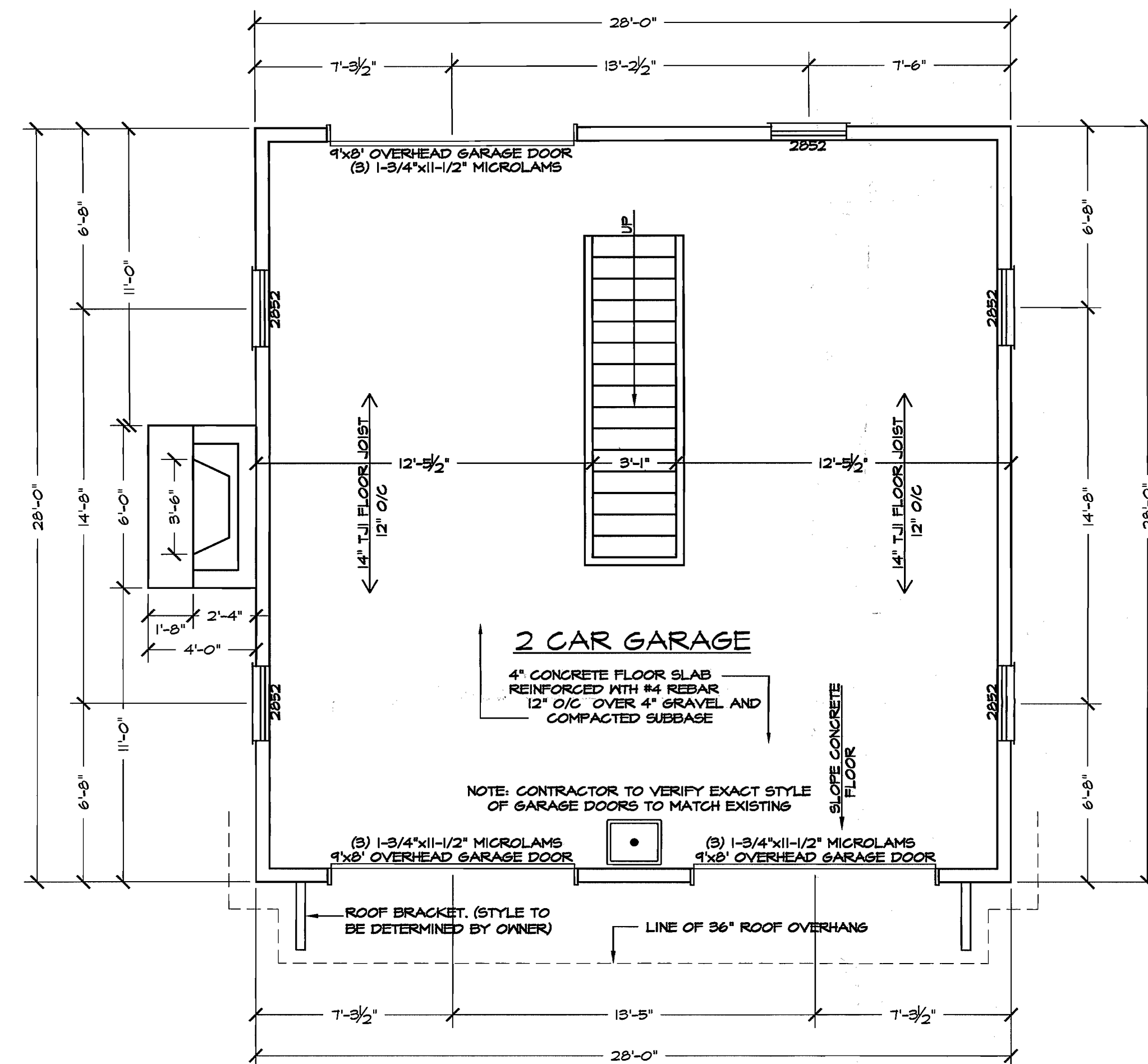
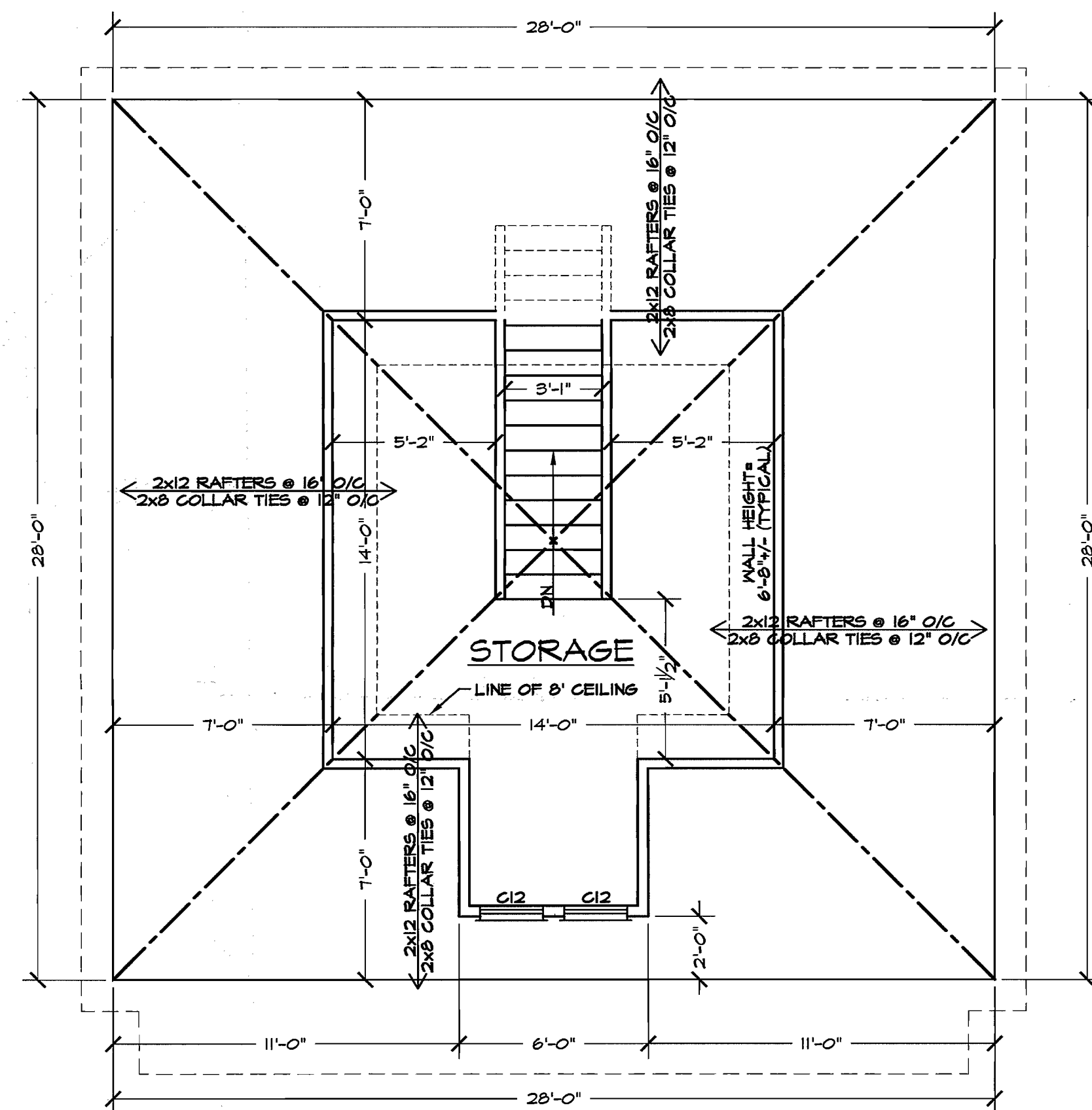
Bruce & Kathleen Chandler
31 000 4349
21314/0459.



NORTH

PREPARED BY Beverly Trol

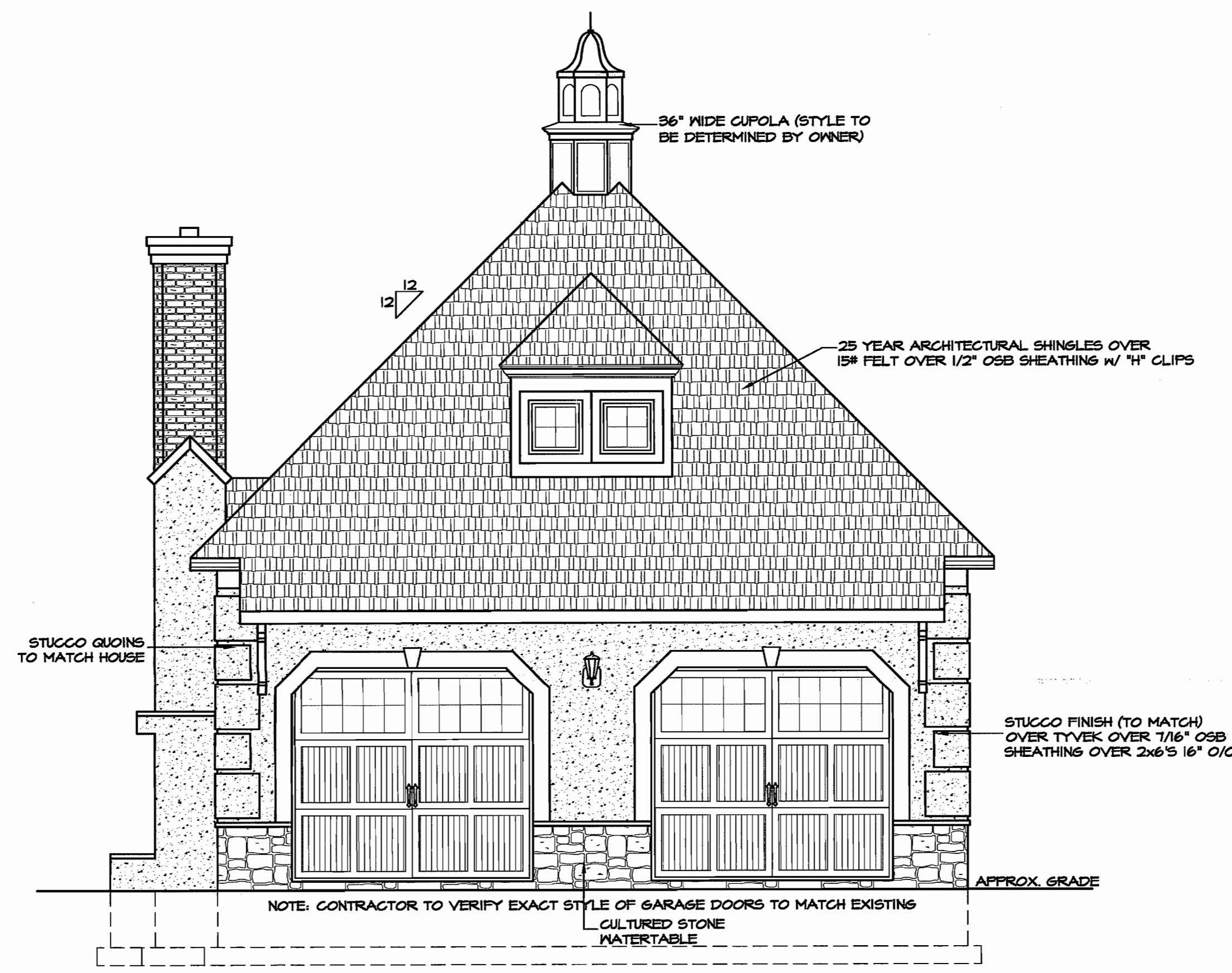
SCALE OF DRAWING: 1" = 100'



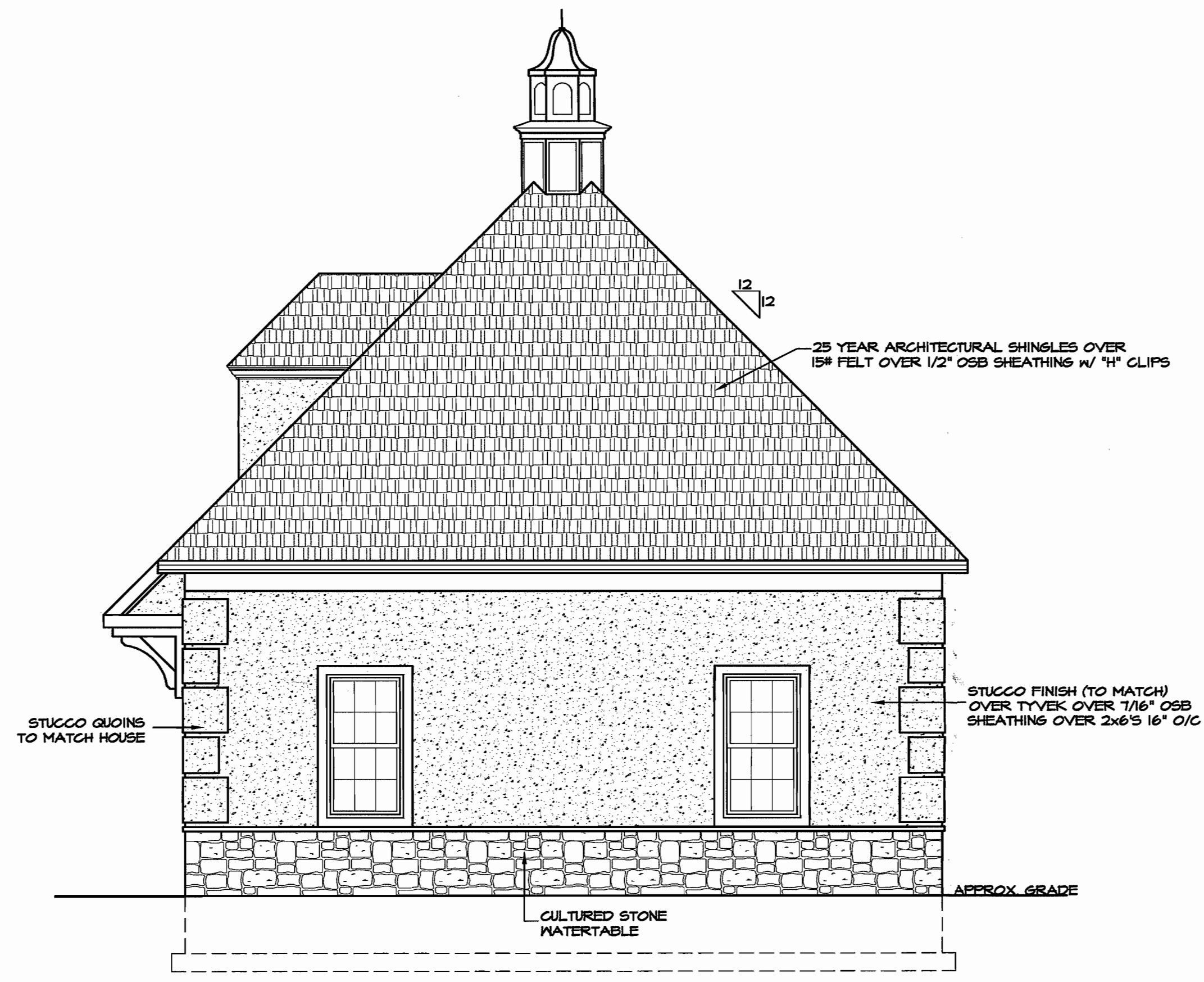
Handwriting practice lines for the letters Z, S, D, N, V, R, Y, A, and L. Each letter is shown in a large, bold font with numbered arrows indicating the stroke order and direction. Below each large letter are several smaller versions of the same letter for tracing and independent practice.

THE CERASOL RESIDENCE

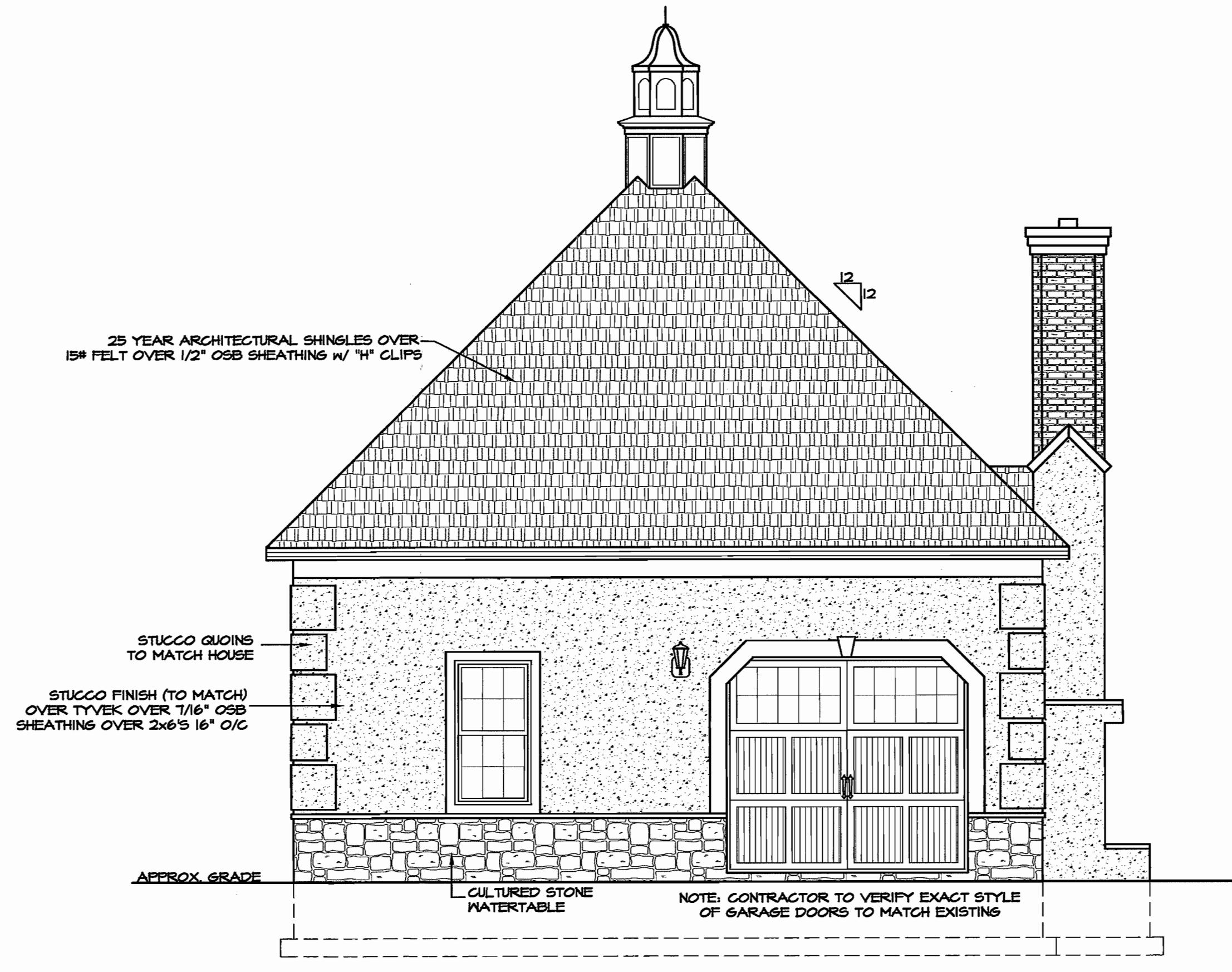
THE CERASOLI RESIDENCE SCALE: 1/4" = 1'-0" DATE: 3/2008 SHEET NO. 1 OF 2	GEL CUSTOM HOME DESIGN INC. PO BOX 287 FINEBURG, MD 21048 PHONE 410-633-8320



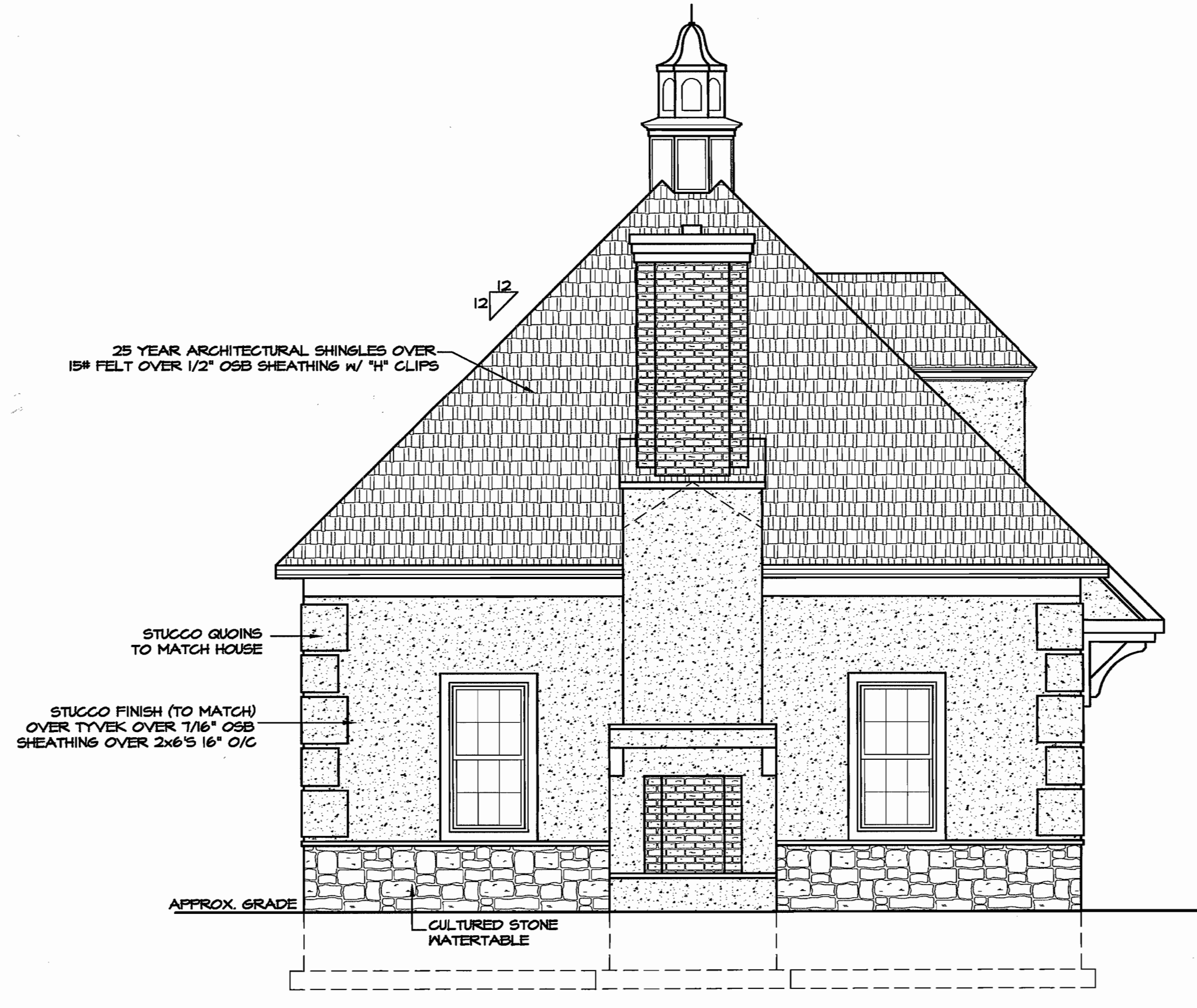
FRONT ELEVATION
SCALE: 1/4"=1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



REAR ELEVATION
SCALE: 1/4"=1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"

PRELIMINARY REVIEW DESIGN

THE CERASOLI RESIDENCE

THE CERASOLI RESIDENCE			
SCALE: 1/4" = 1'-0"			
DATE: 3/2008			
SHEET NO. 2 OF 2		GEL CUSTOM HOME DESIGN INC. PO BOX 231 FINCHBURG, MD 21048 PHONE 410-893-8820	