

# USE PERMIT



IT IS ORDERED by the Director of the Baltimore County Department

of Permits and Development Management, this 16<sup>th</sup> of March, 20 11, that

148 German Hill Road should be and the same is hereby granted  
(street address)

permission to operate a Hair and Nail Salon per case #

2008-0563-X

65860  
Permit No.

Carl J. Johnson  
Director

Planner's Initials AK per J.T.

REV 06/00

2008-0563-X

IN RE: **PETITION FOR SPECIAL EXCEPTION** \*  
N/S German Hill Road, 145' E of Branch Road  
**(198 German Hill Road)** \*

12<sup>th</sup> Election District \*  
7<sup>th</sup> Council District \*

Douglas G. Karmasek, et ux  
Petitioners \*

BEFORE THE  
ZONING COMMISSIONER  
FOR  
BALTIMORE COUNTY  
**Case No. 2008-0563-X**

\* \* \* \* \*

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Exception filed by the legal owners of the subject property, Douglas G. Karmasek, and his wife, Charlotte M. Karmasek. The Petitioners request a special exception to permit living quarters in a commercial building, pursuant to Section 230.13 of the Baltimore County Zoning Regulations (B.C.Z.R.). The subject property and requested relief are more particularly described on the site plan and floor plan drawings which were accepted into evidence and marked as Petitioners' Exhibits 1 and 2 respectively.

Appearing at the requisite public hearing in support of the request was Douglas Karmasek. There were no other interested persons present.

The subject property under consideration is an irregular shaped parcel located on the north side of German Hill Road, directly across from the intersecting street of McComas Avenue in Dundalk. The property contains a gross area of 1.64 acres, more or less, split-zoned B.L. and D.R.5.5. The B.L. portion of the property (0.33 acres) is 75 feet wide with frontage on German Hill Road and 195 feet deep improved with an existing two-story brick residential home (62' x 30' wide) positioned on the front of the lot and a one-story building (30' deep x 22.5' wide) to the rear of this home. Six (6) paved parking spaces are proposed and will be located on the north

By                       
Date 8-18-08  
RECEIVED FOR FILING

east side behind the home and adjacent to the one-story building. The larger D.R.5.5 portion of the lot (1.31 acres) is north and behind the Business, Local piece and measures 160' wide x 375' deep. This Density Residential zoned area is improved with a 30' x 40' garage with a macadam parking lot for four (4) vehicles and an in-ground pool and bathhouse. As noted by the Office of Planning in its Zoning Advisory Committee (ZAC) comments, dated June 25, 2008, the property is meticulously maintained. The Petitioners acquired the property two (2) years ago with the intention that Mrs. Karmasek would be able to work out of the house and operate a beauty salon, a permitted use (B.C.Z.R. Section 230.9) in the B.L. zone. In view of the proposed use in the family's residence, the requested special exception relief is necessary.

Mr. Karmasek described the proposed operation. Initially, his wife plans to operate the salon three (3) days a week and hopefully increase the business. The floor plan (Petitioners' Exhibit 2) shows an "L" shaped salon, 30' x 26' – 800 square feet, that is immediately adjacent to the residence. It is clear that the proposal is well thought out and that the Petitioners have given great care to the proposed design and operation of the salon. There were no Protestants present and testimony indicated that the Petitioners contacted their surrounding neighbors to advise them of the proposal and obtain feedback. Moreover, the reviewing agencies' ZAC comments contained within the file do not oppose the addition of a beauty salon use in this residence. It is noted that an existing retail - liquor store operates on the east side of the Petitioners property and on the adjacent west side are the residential properties of the Poswiatowsky, Gomez and Gladys families.

Based upon the testimony and evidence presented, I am easily persuaded to grant the relief requested. I am impressed with the Petitioners attention to detail and the very clean and well-kept condition of the property. The proposed special exception use appears appropriate

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Date 8-18-08  
By [signature]

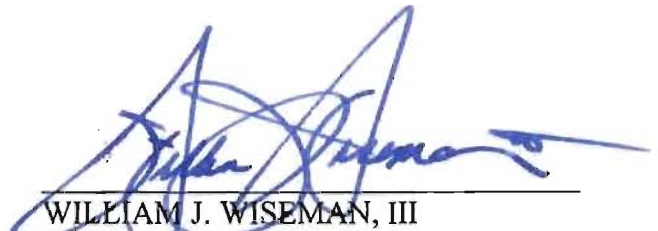
here and will not cause detrimental impacts to the health, safety and general welfare of the locale. Section 230.13 of the B.C.Z.R. requires approval to permit living quarters in a commercial building. The proposal before me is persuasive to a finding that it meets the requirements of Section 502.1 of the B.C.Z.R. and should be approved. Living quarters have existed on this property for many years. The beauty salon will generate little impact to the surrounding uses and will not be detrimental.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 18<sup>th</sup> day of August 2008 that the Petition for Special Exception to permit living quarters in a commercial building, pursuant to Section 230.13 of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioners' Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- The Petitioners may apply for its use permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

Any appeal of this decision must be taken in accordance with Section 32-3-401 of the Baltimore County Code (B.C.C.).

  
WILLIAM J. WISEMAN, III  
Zoning Commissioner  
for Baltimore County

RECEIVED FOR FILING  
Date 8-18-08  
By [signature]



**BALTIMORE COUNTY**  
M A R Y L A N D

JAMES T. SMITH, JR.  
*County Executive*

August 18, 2008

WILLIAM J. WISEMAN III  
*Zoning Commissioner*

Douglas G. Karmasek  
Charlotte M. Karmasek  
198 German Hill Road  
Dundalk, Maryland 21222

**RE: PETITION FOR SPECIAL EXCEPTION**  
N/S German Hill Road, 145' E of Branch Road  
**(198 German Hill Road)**  
12<sup>th</sup> Election District - 7<sup>th</sup> Council District  
Douglas G. Karmasek, et ux – Petitioners  
**Case No. 2008-0563-X**

Dear Mr. and Mrs. Karmasek:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been granted with a restriction, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "William J. Wiseman, III", written over a large, stylized circular flourish.

WILLIAM J. WISEMAN, III  
Zoning Commissioner  
for Baltimore County

WJW:dlw  
Enclosure

c: People's Counsel; Office of Planning; File



# Petition for Special Exception

## to the Zoning Commissioner of Baltimore County

for the property located at 198 GERMAN Hill ROAD  
which is presently zoned BL/DR 5.5

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 Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

• SECTION 230.13

• To permit living quarters in a commercial building

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

I, or we, agree to pay expenses of above Special Exception, 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

Case No. 2008-0563-X

REC'D 09/15/98

RECEIVED FOR FILING

Date

8-18-08

By

[Signature]

### Legal Owner(s):

Douglas G. Karmasek

Name - Type or Print

[Signature]

Signature

Charlotte M. Karmasek

Name - Type or Print

[Signature]

Signature

198 GERMAN Hill RD 410-288-9610

Address

Telephone No.

DUNDALK

MD

21222

City

State

Zip Code

### Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

### OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

[Signature]

Date

6/4/08

## ZONING DESCRIPTION

Location: 198 German Hill Road

Zoning Type: B/L / DR5.5

Beginning at a point at the centerline of German Hill Road which is 40 feet wide at the distance of 64 feet west of the centerline of the nearest improved intersecting street, McComas Avenue which is 40 feet wide. Thence the following courses and distances:

Typical metes and bounds: N 10° 48'00" W 543.00', N 70° 00'00" E 159.81', S 10° 48'00" E 373.55'; S 79° 12'00" W 83.00', S 10° 48'00" E 195.00', S 79° 12'00" W 74.76' to the place of beginning as recorded in Deed Liber 23225, Folio 197.



# 2008-0563-X

#### NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 2008-0563-X

198 German Hill Road

W/side of German Hill Road, 64 feet south of the centerline of McComas Avenue

12th Election District

7th Councilmanic District

Legal Owner(s): Douglas & Charlotte Karmasek

Special Exception: to permit living quarters in a commercial building.

Hearing: Thursday, August 7, 2008 at 9:00 a.m. in Jefferson Building, 1st Floor, 105 West Chesapeake Avenue, Towson 21204.

WILLIAM J. WISEMAN, III  
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 7/651 July 22 178856

## CERTIFICATE OF PUBLICATION

7/23/2008

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 7/22/2008.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING

**BALTIMORE COUNTY, MARYLAND**  
**OFFICE OF BUDGET AND FINANCE**  
**MISCELLANEOUS RECEIPT**

No. **15368**

Date: **6/4/08**

**PAID RECEIPT**

| Fund | Agcy | Orgn | Sub<br>Orgn | Rev<br>Source | Sub<br>Rev | Rept<br>Catg | BS<br>Acct | Amount |
|------|------|------|-------------|---------------|------------|--------------|------------|--------|
| 001  | 006  |      |             | 6150          |            |              |            | 380.00 |
|      |      |      |             |               |            |              |            |        |
|      |      |      |             |               |            |              |            |        |
|      |      |      |             |               |            |              |            |        |
|      |      |      |             |               |            |              |            |        |

Total: **380.00**

Rec From: **Douglas Karmus K**

**2008-0563-x**

For: **198 Green Hill Rd**  
**21222**

**BL**

BUSINESS ACTUAL TIME PERM  
 05/2008 6/04/2008 10:41:42  
 MED TEAM WALKIN SHIL SSB  
 RECEIPT # 443300 6/04/2008 0718  
 3 528 TONING VERIFICATION  
 015368  
 Recpt tot \$380.00  
 \$380.00 CI \$1.00 CA  
 Baltimore County, Maryland

**CASHIER'S  
 VALIDATION**

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

# CERTIFICATE OF POSTING

RE: Case No.: 2008-0563-X

Petitioner/Developer: DOUGLAS

+ CHARLOTTE KARMASEK

Date of Hearing/Closing: AUG 7, 2008

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: \_\_\_\_\_

198 GERMAN HILL RD

The sign(s) were posted on \_\_\_\_\_

7-23-08

(Month, Day, Year)

Sincerely,

Robert Black  
(Signature of Sign Poster)

7-23-08  
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

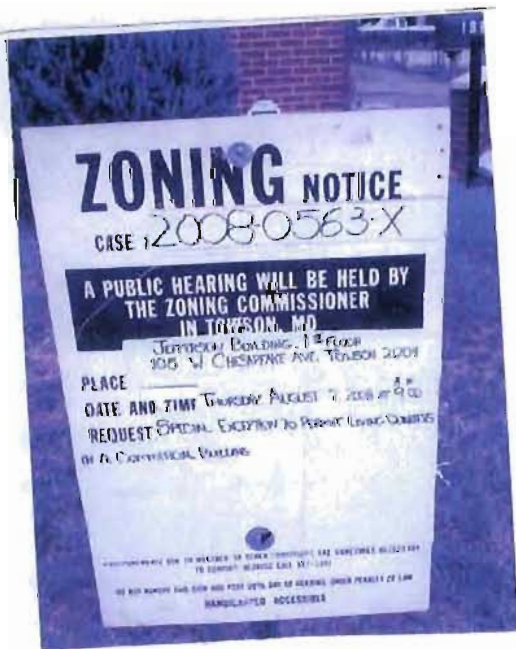
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



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/neighbor 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.**

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**For Newspaper Advertising:**

Item Number or Case Number: 2008-0563-X  
Petitioner: Douglas KARMASEK Charlotte KARMASEK  
Address or Location: 198 GERMAN Hill

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: Douglas KARMASEK  
Address: 198 GERMAN Hill Rd.  
Baltimore, Md 21222  
  
Telephone Number: 410-298-4610

Revised 2/20/98 - SCJ



**BALTIMORE COUNTY**

M A R Y L A N D

JAMES T. SMITH, JR.  
*County Executive*

June 23, 2008  
TIMOTHY M. KOTROCO, *Director*  
*Department of Permits and  
Development Management*

**NOTICE OF ZONING HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

**CASE NUMBER: 2008-0563-X**

198 German Hill Road

W/side of German Hill Road, 64 feet south of the centerline of McComas Avenue

12<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District

Legal Owners: Douglas & Charlotte Karmasek

Special Exception to permit living quarters in a commercial building.

Hearing: Thursday, August 7, 2008 at 9:00 a.m. in Jefferson Building, 1<sup>st</sup> Floor,  
105 W. Chesapeake Avenue, Towson 21204

Timothy Kotroco  
Director

TK:klm

C: Douglas & Charlotte Karmasek, 198 German Hill Road, Dundalk 21222

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JULY 23, 2008.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY  
Tuesday, July 22, 2008 Issue - Jeffersonian

Please forward billing to:  
Douglas Karmasek  
198 German Hill Road  
Baltimore, MD 21222

410-288-4610

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## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

**CASE NUMBER: 2008-0563-X**

198 German Hill Road

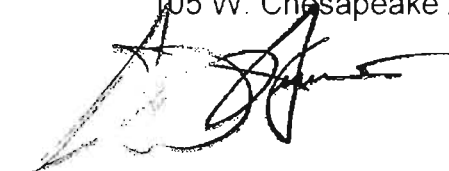
W/side of German Hill Road, 64 feet south of the centerline of McComas Avenue

12<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District

Legal Owners: Douglas & Charlotte Karmasek

Special Exception to permit living quarters in a commercial building.

Hearing: Thursday, August 7, 2008 at 9:00 a.m. in Jefferson Building, 1<sup>st</sup> Floor,  
105 W. Chesapeake Avenue, Towson 21204



WILLIAM J. WISEMAN III  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



**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*

July 30, 2008

Douglas & Charlotte Karmasek  
198 German Hill Rd.  
Dundalk, MD 21222

Dear: Douglas & Charlotte Karmasek

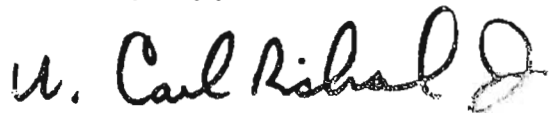
RE: Case Number 2008-0563-X, Address: 198 German Hill Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 4, 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:lnw

Enclosures

c: People's Counsel

BW 8/7  
TAM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

**DATE:** June 25, 2008

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

**SUBJECT:** 198 German Hill Road

**INFORMATION:**

**Item Number:** 8-563

**Petitioner:** Douglas and Charlotte Karmasek

**Zoning:** BL & DR 5.5

**Requested Action:** Special Exception

RECEIVED  
JUN 27 2008  
BY: \_\_\_\_\_

The petitioner seeks to add a beauty salon in the front residence, which is located in a BL zone.

**SUMMARY OF RECOMMENDATIONS:**

The property is very clean and well kept. There will be no sign and no external alteration to any structures on the site. The Office of Planning does not oppose the petitioner's request.

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

**Reviewed by:** Curtis Murray

**Division Chief:** Hyun Lee  
AFK/LL: CM

BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

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

**DATE:** June 19, 2008

**FROM:** <sup>DAK</sup>Dennis A. Kennedy, Supervisor  
Bureau of Development Plans  
Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For June 23, 2008  
Item Nos. 08-456, 0531, 0543, 0558, 0559, 0560,  
0561, 0562, 0563, 0566, 0567, 0568, and 0571

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

DAK:CEN:lrk  
cc: File  
ZAC-06192008-NO COMMENTS



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

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

Maryland Department of Transportation

Date: 6-20-2008

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

RE: Baltimore County  
Item No 2008-0563-X  
198 GERMAN HILL RD  
KARMASEK PROPERTY  
SPECIAL EXCEPTION

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. 2008-0563-X.

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 <sup>1</sup> Steven D. Foster, Chief  
Engineering Access Permits  
Division

SDF/MB



RE: PETITION FOR SPECIAL EXCEPTION \* BEFORE THE  
198 German Hill Road; W/S German Hill  
Road, 64' S c/line of McComas Avenue \* ZONING COMMISSIONER  
12<sup>th</sup> Election & 7<sup>th</sup> Councilmanic Districts  
Legal Owners: Douglas & Charlotte Karmasek\* FOR  
Petitioner(s) \* BALTIMORE COUNTY  
\* 08-563-X

\* \* \* \* \*

### ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and documentation filed in the case.

RECEIVED

JUN 27 2008

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Carole S. Demilio*

CAROLE S. DEMILIO  
Deputy People's Counsel  
Jefferson Building, Room 204  
105 West Chesapeake Avenue  
Towson, MD 21204  
(410) 887-2188

### CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27<sup>th</sup> day of June, 2008, a copy of the foregoing Entry of Appearance was mailed to Douglas & Charlotte Karmasek, 198 German Hill Road, Dundalk, MD 21222, Petitioner(s).

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

CASE NAME Karmasek  
CASE NUMBER 2008-0563-X  
DATE 8-7-08

## NAME \_\_\_\_\_

CITY, STATE, ZIP

[illegible]

Case No.: 2008-0563-X 198 GERMAN HILL ROAD

Exhibit Sheet

Petitioner/Developer

Protestant

|        |           |  |
|--------|-----------|--|
| No. 1  | SITE PLAN |  |
| No. 2  | BIG ELEV. |  |
| No. 3  |           |  |
| No. 4  |           |  |
| No. 5  |           |  |
| No. 6  |           |  |
| No. 7  |           |  |
| No. 8  |           |  |
| No. 9  |           |  |
| No. 10 |           |  |
| No. 11 |           |  |
| No. 12 |           |  |



# Petition for Special Exception 198 German Hill Road

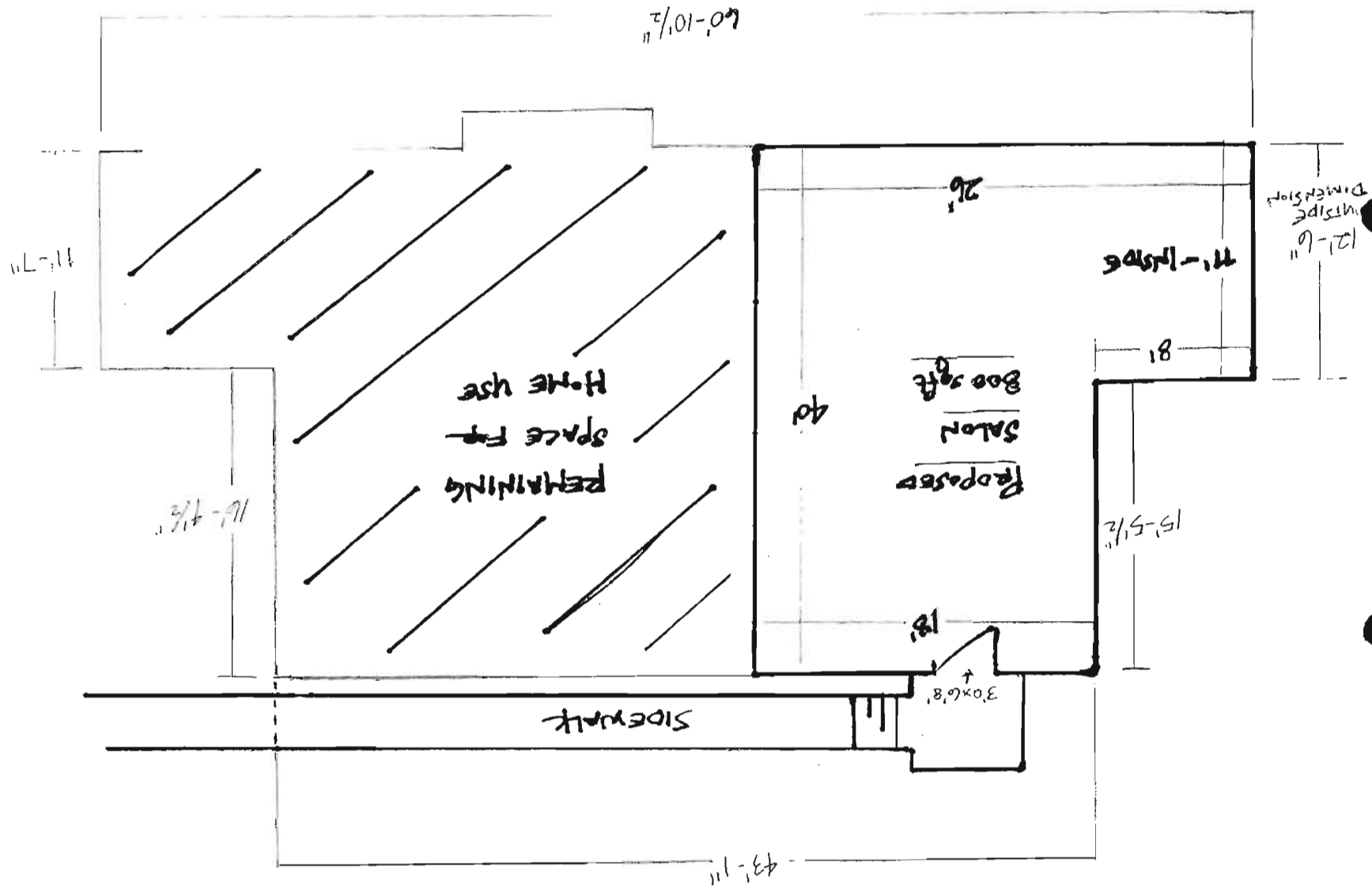


EXHIBIT NO. 2

PETITIONER'S

# 2008-0563-X

1/8" scale

Drawn By: Douglas S. Karmarkar

6/08



2008-0563-X

096C3

BL

1401

19.2

19.2

1207000841

17.5

Flood Zone A

1205043190

7 CD

1204023881

1219074381

SE 2-F

202

200

2400

2402

1223015550

2404

200

1218049150

202

32.5

BL

198

1700001337

196

1170000013338

118

116

114

112

Flood Zone X

GERMAN HILL RD

N BRANCH RD

E BRANCH RD

DR 5:5

GERMAN HILL RD

GERMAN HILL RD

MC COMAS AVE

29.5

109

105

103

101

1207047290

1223054091

2500

28.6

1208000220

2502

1206057170

1205088220

1202047580

1219058420

201

203

205

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2008-0563-X