

IN RE: PETITION FOR ADMIN. VARIANCE

W side of Greyhound Road, 45 feet S
of Anthony Avenue
15th Election District
6th Councilmanic District
(316 Greyhound Road)

Howard V. and Nicole French Jr.
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2008-0564-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, Howard V. and Nicole French Jr. for property located at 316 Greyhound Road. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an accessory structure with a height of 26.5 feet in lieu of the allowed 15 feet. The subject waterfront property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners wish to construct a detached garage measuring 32 feet x 26 feet in size with a height of 26.5 feet. The additional garage height is necessary to accommodate the storage of personal belongings and recreational equipment. The new garage will have a 12/2 roof pitch to blend with the existing dwelling. The property contains .43 acre and is located on Greyhound Creek in the Turkey Point Farm subdivision.

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: ZAC comments were received from the Office of Planning dated June 20, 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. Comments were received from the Bureau of

FILED FOR FILING

7-9-08

83

Development Plans Review dated June 23, 2008 which indicates that the first floor or basement must be at least one foot above the flood plain elevation in all construction, the building should be designed and adequately anchored to prevent flotation or collapse and constructed of materials resistant to flood damage. Flood-resistant construction should be in accordance with the Baltimore County Building Code which adopts the International Building Code. Comments were received from the Department of Environmental Protection and Resource Management dated July 2, 2008 which indicates that the property must comply with the Chesapeake Bay Critical Area Regulations. The comments also indicate that the property is in a Limited Development Area (LDA) of the CBCA. Lot coverage is limited to 25% of the lot area above mean high water, but can be increased to a maximum of 31.25% if approved and with mitigation. A minimum 15% forest cover is required at all times. In addition, regulated forest and a 100 foot tidal buffer exist on the waterfront side of the property. There are restrictions to any clearing of trees/forest. Depending on the historic clearing of forest for the development of this site, additional clearing of trees and/or forest may not be allowed or may require a CBCA Administrative Variance. Also, there can be no disturbance within the 100 foot tidal buffer measured off mean high water without a CBCA variance. There are no guarantees of any CBCA variance approvals. The location of the proposed garage must comply with all CBCA requirements.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on June 14, 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

NOTED RECEIVED FOR FILING

7.5.08

PM

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 9th day of July, 2008 that a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an accessory structure with a height of 26.5 feet in lieu of the allowed 15 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.
2. The Petitioners 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.
4. The base flood elevation for this site is 9.4 feet Baltimore County Datum.
5. The flood protection elevation for this site is 10.4 feet.
6. In conformance with *Federal Flood Insurance* Requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

ORDER RECEIVED FOR FILING
JUL 19 2008
pm

7. The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.
8. The building engineer shall require a permit for this project.
9. The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.
10. Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the International Building Code.
11. 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).
12. The property is in a Limited Development Area (LDA) of the CBCA. Lot coverage is limited to 25% of the lot area above mean high water, but can be increased to a maximum of 31.25% if approved and with mitigation. A minimum 15% forest cover is required at all times. In addition, regulated forest and a 100 foot tidal buffer exist on the waterfront side of the property. There are restrictions to any clearing of trees/forest. Depending on the historic clearing of forest for the development of this site, additional clearing of trees and/or forest may not be allowed or may require a CBCA Administrative Variance. Also, there can be no disturbance within the 100 foot tidal buffer measured off mean high water without a CBCA variance. There are no guarantees of any CBCA variance approvals. The location of the proposed garage must comply with all CBCA requirements.

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

NOTED FOR FILE
7.9.08 pz

Petition for Administrative Variance



to the Zoning Commissioner of Baltimore County for the property
located at 316 Greyhound Road Essex, MD 21221
which is presently zoned DR 3.5

Deed Reference: WPC4 / 171 Tax Account # 2200025988

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 ALLOW AN ACCESSORY STRUCTURE WITH A HEIGHT OF 26.5 FEET IN LIEU OF THE REQUIRED 15 FEET

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

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

Howard V. French Jr.

Name - Type or Print _____
Signature _____
Name - Type or Print _____
Signature _____
316 Greyhound Rd. 410-574-9243
Address Telephone No.
Essex MD 21221
City State Zip Code

Representative to be Contacted:

Howard V. French Jr.
Name _____
316 Greyhound Rd. 410-574-9243
Address Telephone No.
Essex MD 21221
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. 2008-0564-A

Reviewed By CM Date 6-4-08

REV 7/20/07

Estimated Posting Date 6-15-08

RECEIVED FOR FILING
79.08

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

316 Greyhound Rd.

Address

Essex

City

MD

State

21221

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):

The proposed height will be less than the existing dwelling and less than the adjacent neighbors.

The new structure will have a 12/2 pitched roof. It will be used for extra storage of holiday decorations, recreational & sporting goods, and toys.

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

Howard V. French Jr.

Name - Type or Print

Signature

Nicole French

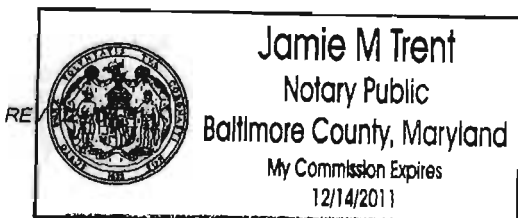
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

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

AS WITNESS my hand and Notarial Seal



Notary Public

My Commission Expires 12/14/2011

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That the Affiant(s) does/do presently reside at 316 Greyhound Rd.
Address Essex MD 21221
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):

The proposed height will be less than the existing dwelling and less than the adjacent neighbors.

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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.

Howard V. French Jr.
Signature

Howard V. French Jr.

Name - Type or Print

Nicole French
Signature

Nicole French

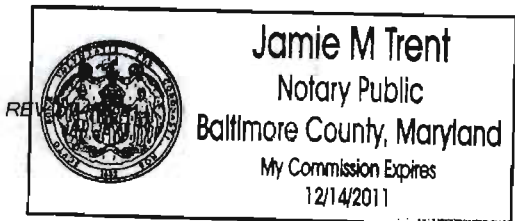
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

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

AS WITNESS my hand and Notarial Seal



Jamie M Trent
Notary Public
My Commission Expires 12/14/2011

Affidavit in Support of Administrative Variance

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That the Affiant(s) does/do presently reside at 316 Greyhound Rd.
Address Essex MD 21221
City State Zip Code

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Howard V. French Jr.
Signature
Name - Type or Print

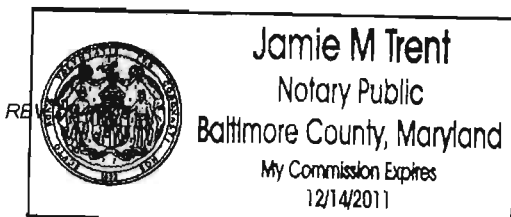
Nicole French
Signature
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

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

AS WITNESS my hand and Notarial Seal



Jamie M Trent
Notary Public
My Commission Expires 12/14/2011

ZONING DESCRIPTION FOR **316 GREYHOUND ROAD**

Beginning at a point on the west side of Greyhound Road which is 40 feet wide at he distance of 45 feet south of the centerline of the nearest improved intersecting street Anthony Avenue which is 40 feet wide Being Lot 121 and 122 in the subdivision of Turkey Point Farm as recorded in Baltimore County Plat Book W.P.C. #4, Folio #171 Containing 18,525 square feet or .43 acres. Also known as 316 Greyhound Road and located in the 15th Election District, 6th Councilmanic District.

05104

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **15365**

Date: **6-4-08**

PAID RECEIPT

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001		001		6172				65.00

Total: **65.00**

Rec From: **H. Frazier**

For: **316 Calverton Rd Ad Val.**

2108-0564-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

BUSINESS ACTUAL TIME
 6/05/2008 6/04/2008 15:25:54
 REG USD1 WALKIN JRIC JHR
 >>RECEIPT # 376757 6/04/2008 0FLH
 Dept 5 528 ZONING VERIFICATION
 CR # 015365

Recpt Tot 165.00
 1.00 CR 160.00 CA
 115.00- CG
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No: 2008-0564-A

Petitioner/Developer: H.
FRENCH

Date Of Hearing/Closing: 6/30/08

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue

Attention:

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
at 316 GREYHOUND RD

This sign(s) were posted on June 14, 2008
(Month, Day, Year)

Sincerely,

Martin Ogle 6/14/08
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

16 Salix Court

Address

Balto. Md 21220

(443-629 3411)

ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE # 2007-0564-A

TO PERMIT AN ACCESSORY STRUCTURE
WITH A HEIGHT OF 14.5 FEET IN LIEU OF
THE REQUIRED 15 FEET

PUBLIC HEARING ?

PURSUANT TO SECTION 21-127(1), ANY PERSON OR
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 PM, ON MONDAY, MARCH 16, 2009
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND PLANNING DEPARTMENT
100 N. CENTRAL AVE. TEL. 847-3191

FOR MORE INFORMATION, VISIT THE CITY OF CHICAGO WEBSITE
WWW.CITYOFCHICAGO.IL GOVERNMENT

Walter D. J.
6/14/08

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 08- 0564 -A Address 316 GREYHOUND RD
Contact Person: CRAIG McGRATH Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6-4-08 Posting Date: 6-15-08 Closing Date: 6-30-08

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.

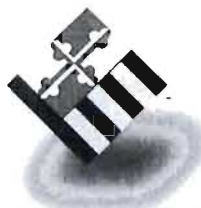
(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 08- 0564 -A Address 316 GREYHOUND RD
Petitioner's Name H. FRENCH Telephone 410-574-9293
Posting Date: 6-15-08 Closing Date: 6-30-08
Wording for Sign: To Permit AN ACCESSORY STRUCTURE WITH A
HEIGHT OF 26.5 FEET IN LIEU OF THE REQUIRED
15 FEET

WCR - Revised 6/25/04



BALTIMORE COUNTY

M A R Y L A N D

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

June 30, 2008

Howard V. & Nicole French Jr.
316 Greyhound Rd.
Essex, MD 21221

Dear: Howard V. & Nicole French Jr.

RE: Case Number 2008-0564-A, Address: 316 Greyhound 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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 20, 2008

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

RECEIVED
JUN 27 2008

SUBJECT: 8-564 – Administrative Variance

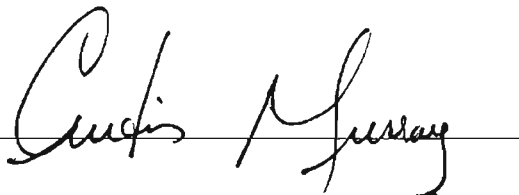
BY:.....

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 26.5 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 Laurie Hay at 410-887-3480.

Prepared by:



Section Chief:



AFK/LL: CM

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED
JUL 03 2008

BY:.....

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination JML
DATE: July 2, 2008
SUBJECT: Zoning Item # 08-564-A
Address 316 Greyhound Road
(French Property)

Zoning Advisory Committee Meeting of June 17, 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:

X 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: The property is located within the Limited Development Area of the CBCA. Lot coverage is limited to 25% of the lot area above mean high water, but can be increased to a maximum of 31.25% if approved and with mitigation. A minimum 15% forest cover is required at all times. In addition, regulated forest and a 100-foot tidal buffer exist on the waterfront side of the property. There are restrictions to any clearing of trees/forest. Depending on the historic clearing of forest for the development of this site, additional clearing of trees and/or forest may not be allowed or may require a CBCA Administrative Variance. Also, there can be no disturbance within the 100-foot tidal buffer measured off mean high water without a CBCA variance. There are no guarantees of any CBCA variance approvals. The location of the proposed garage must comply with all CBCA requirements.

Reviewer: Paul Dennis

Date: June 26, 2008

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: June 23, 2008

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For June 23, 2008
Item No. 08-0564

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The base flood elevation for this site is 9.4 feet Baltimore County Datum.

The flood protection elevation for this site is 10.4 feet.

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

The building engineer shall require a permit for this project.

The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the *International Building Code*.

DAK:CEN:lrk

cc: File

ZAC-ITEM NO 08-0564-06192008



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: 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 2008-0564-A
316 GREYHOUND RD
FRENCH PROPERTY
ADMIN. VAR.

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. 2008-0564-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



P.B.006173

P.B.006173

ROSALIE

ROSALIE

AVENUE

GREYHOUND

DR 3.5

P.B.006173

X SITE

ANTHONY

ANTHONY
AVENUE

GREYHOUND

15 ED

319

P.B.037029

6 CD

320

2103

2104

615

098A2

NE 1-J

GREYHOUND

RC 20

P.B.037029

SE 1-J

P.B.066125

0564



Subject house
316 Greyhound Rd.
Front of Proposed site



Subject house.
316 Greyhound Rd.

Proposed site



318 Greyhound Rd.

Adjacent House to left of subject house



314 Greyhound Rd.

Adjacent House to right of subject house.

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

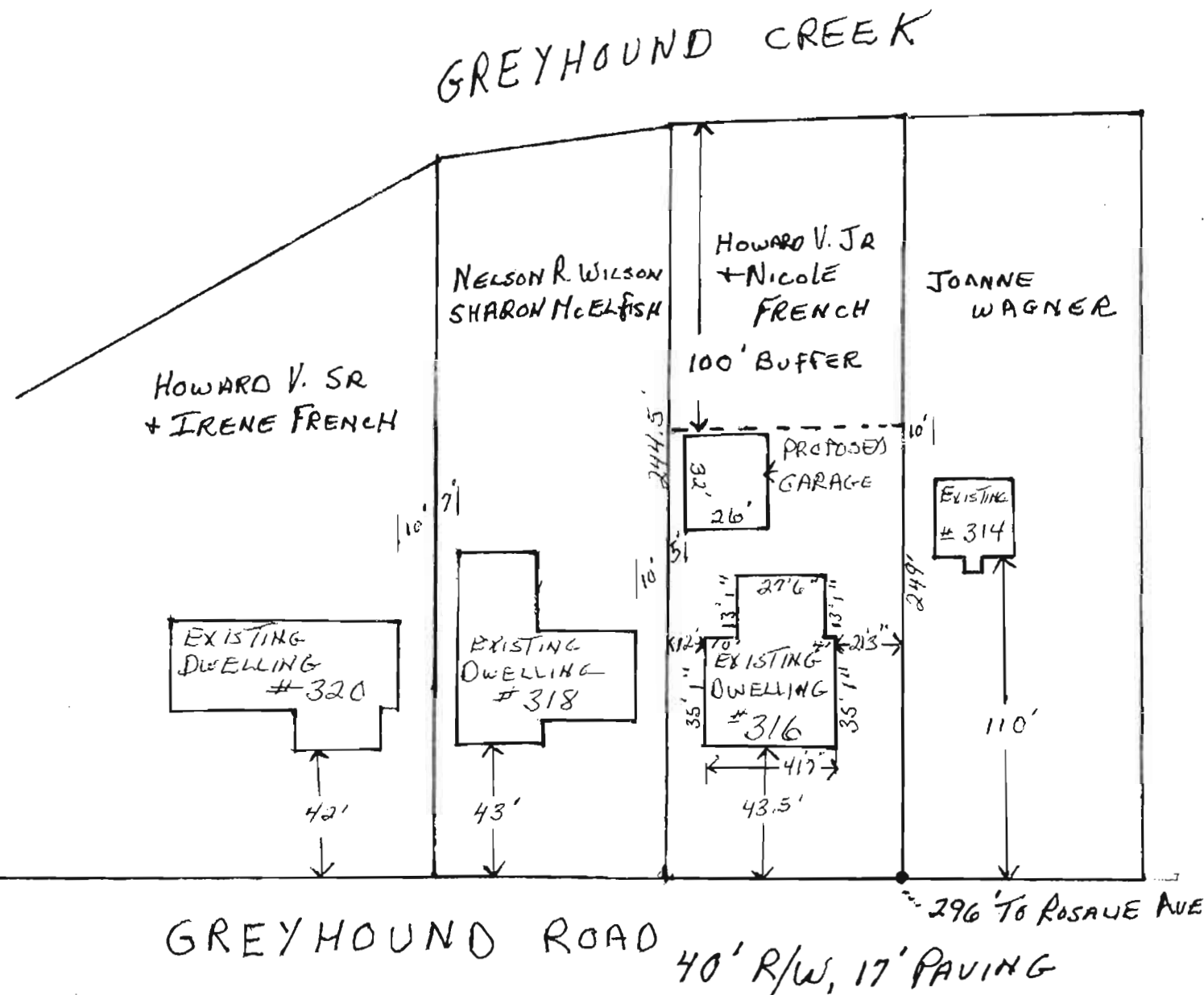
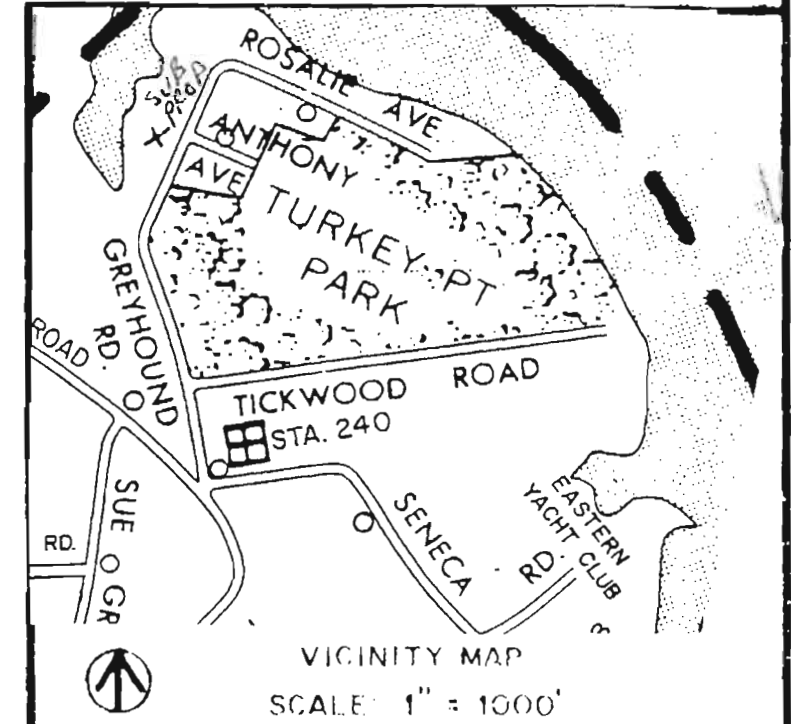
PROPERTY ADDRESS 316 GREYHOUND RD.

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

SUBDIVISION NAME TURKEY POINT FARM

PLAT BOOK # 4 FOLIO # 171 LOT # 121/122 SECTION # 5

OWNER MR & MRS HOWARD V. FRENCH JR.



NORTH

PREPARED BY HVF

SCALE OF DRAWING: 1" = 50'

LOCATION INFORMATION

ELECTION DISTRICT 15TH
COUNCILMANIC DISTRICT 6TH
1" = 200' SCALE MAP # SE 15 098A2
ZONING DR 3.5

LOT SIZE .43 ACREAGE 18,525 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☒	☐
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/BUILDING	☐	☒
PRIOR ZONING HEARING	<u>NONE</u>	

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
<u>CM</u>	<u>0764</u>	<u>2008-0764-A</u>