

IN RE: PETITION FOR ADMIN. VARIANCE

NW side of Falls Park Road, 395 feet SW
of the c/l of Piney Park Road
11th Election District
5th Councilmanic District
(4311 Falls Park Road)

Lisa A. Zepp and Michael J. Cassizzi Sr.
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2009-0054-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, Lisa A. Zepp and Michael J. Cassizzi Sr. for property located at 4311 Falls Park Road. The variance request is from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with a side yard setback of 10 feet in lieu of the required 15 feet, and sum of both sides of 20 feet in lieu of the required 25 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners wish to construct a garage measuring 22 feet x 33 feet and a lower storage room measuring 22 feet x 16 feet in size. Petitioners meet the minimum setback requirement of 10 feet on the proposed garage side of the property with an actual setback of 10 feet 3 inches. They meet the side cumulative total setback requirement of 25 feet at the rear of the proposed garage with an actual cumulative setback of 27 feet. Due to the angle of the property lines they do not meet the cumulative side total setback requirement of 25 feet at the front of the proposed garage addition. No adjacent property owners voiced any objection to the proposed garage/storage room addition.

SPECIAL REVIEWED FOR FILING

10-208
B3

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on September 7, 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 2nd day of October, 2008 that a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with a side yard setback of 10 feet in lieu of the required 15 feet, and sum of both sides of 20 feet in lieu of the required 25 feet is hereby GRANTED, subject to the following:

COPIES RECEIVED FOR FILING

10-2-08



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.

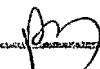
Any appeal of this decision must be made within thirty (30) days of the date of this Order.

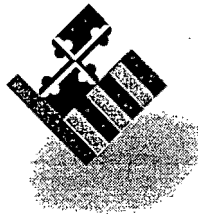

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORIGINAL RESERVED FOR FILING

10-2-08





BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

October 2, 2008

LISA A. ZEPP AND MICHAEL J. CASSIZZI SR.
4311 FALLS PARK ROAD
PERRY HALL MD 21128

Re: Petition for Administrative Variance
Case No. 2009-0054-A
Property: 4311 Falls Park Road

Dear Ms. Zepp and Mr. Cassizzi:

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 dark ink, appearing to read "Th. H. Bostwick", written over the printed name.

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 4311 FALLS PARK ROAD
which is presently zoned DR 3.5

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 Variance from Section(s) 1302.3.B BCZR

To permit an addition with a side yard setback of 10' in lieu of the required 15' and sum of both sides of 20' in lieu of the required 25'.

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):

LISA A. ZEPP

Name - Type or Print

Signature

MICHAEL J. CASSIZZI SR.

Name - Type or Print

Signature

4311 FALLS PARK ROAD 410-931-3435

Address

Telephone No.

PERRY HALL, MARYLAND

City

State

21128
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 10 day of October 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. 2009-0054-A

Reviewed By JF

Date 8/26/08

REV 10/25/01

Estimated Posting Date 9-7-08

10-2-08

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

4311 FALLS PARK ROAD

Address

PERRY HALL, MARYLAND

City

State

21128

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):

- WE MEET THE MINIMUM SET BACK REQUIREMENT OF 10' ON THE PROPOSED GARAGE SIDE OF PROPERTY. (ACTUAL SET BACK 10'3")
 - WE MEET THE SIDE CUMULATIVE TOTAL SET BACK REQUIREMENT OF 25' AT THE REAR OF THE PROPOSED GARAGE/HOUSE. (ACTUAL CUMULATIVE SET BACK IS 27')
 - HOWEVER, DUE TO THE ANGLE OF THE PROPERTY LINES, WE DO NOT MEET THE CUMULATIVE SIDE TOTAL SET BACK REQUIREMENT OF 25' AT THE FRONT OF THE PROPOSED GARAGE/HOUSE.
- * RESPECTFULLY REQUEST THAT RELIEF BE GRANTED AS OUR PROPOSED GARAGE DOES NOT ADVERSELY IMPACT PUBLIC SAFETY AND WELFARE. THANK YOU!

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.

Lisa A. Zepp

Signature

LISA A. ZEPP

Name - Type or Print

Michael J. Cassizzi SR

Signature

MICHAEL J. CASSIZZI SR.

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22 day of August, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Lisa A. Zepp and Michael J. Cassizzi Sr.

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

AS WITNESS my hand and Notarial Seal

Desiree L. Stephens

Notary Public

My Commission Expires

Desiree L. Stephens

Notary Public of Maryland

My Commission Expires 4/27/2011

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 4311 FALLS PARK ROAD
Address
PERRY HALL, MARYLAND 21128
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):

- WE MEET THE MINIMUM SET BACK REQUIREMENT OF 10' ON THE PROPOSED GARAGE SIDE OF PROPERTY. (ACTUAL SET BACK 10'3")
- WE MEET THE SIDE CUMULATIVE TOTAL SET BACK REQUIREMENT OF 25' AT THE REAR OF THE PROPOSED GARAGE/HOUSE. (ACTUAL CUMULATIVE SET BACK IS 27')
- HOWEVER, DUE TO THE ANGLE OF THE PROPERTY LINES, WE DO NOT MEET THE CUMULATIVE SIDE TOTAL SET BACK REQUIREMENT OF 25' AT THE FRONT OF THE PROPOSED GARAGE/HOUSE.
- * RESPECTFULLY REQUEST THAT RELIEF BE GRANTED AS OUR PROPOSED GARAGE DOES NOT ADVERSELY IMPACT PUBLIC SAFETY AND WELFARE. THANK YOU!

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.

Lisa A. Zepp
Signature
LISA A. ZEPP
Name - Type or Print

Michael J. Cassizzi SR
Signature
MICHAEL J. CASSIZZI SR.
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22 day of August, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Lisa A. Zepp and Michael J. Cassizzi Sr.
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Desiree L. Stephens
Notary Public

My Commission Expires Desiree L. Stephens
Notary Public of Maryland
My Commission Expires 4/27/2011

**HOME OWNERS: LISA A. ZEPP
MICHAEL J. CASSIZZI SR.**

ZONING DESCRIPTION FOR: 4311 FALLS PARK ROAD

Beginning at a point on the NW side of Falls Park Road which is 50' wide at the distance of 395' SW of the centerline of the nearest improved intersecting street, Piney Park Road which is 50' wide. Being Lot #11, Block A, Section , in the subdivision of "Gunpowder Estates Addition" as recorded in Baltimore County Plat Book #31, Folio #14, containing 0.27 acres. Also known as 4311 Falls Park Road and located in the 11th Election District, 5th Councilmatic District.

0054

CERTIFICATE OF POSTING

RE: Case No.: 2009-0054-A

Petitioner/Developer: _____

Michael Cassizzi & Lisa Zepp

Date of Hearing/Closing: Sept 22, 08

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTN: Kristen Matthews

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: _____

4311 Falls Park Rd.

The sign(s) were posted on Sept 7, 2008
(Month, Day, Year)

Sincerely,

Robert Black Sept 9, 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)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2009-0054-A

TO PERMIT AN ADDITION WITH A SIDE YARD SETBACK OF
10' IN LIEU OF THE REQUIRED 15' AND A SUM OF BOTH SIDES OF
20' IN LIEU OF THE REQUIRED 25'.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
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 p.m. ON 9-22-08

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204 TEL. 887-3391

DO NOT REMOVE THIS SIGN AND POST AFTER HEARING. VIOLATION SUBJECT TO FINE. RETURN BOTH TO ZADM, RM. 204
MEETING IS HANDICAP ACCESSIBLE

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **18584**

Date: **8-26-08**

PAID RECEIPT

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
00-1	506	0000		6150				65.04

Total: **65.04**

Rec
From: **MICHAEL CASSIZZU SR.**

For: **Petition For Admin. Hearing**
4311 FALLS PARK RD.
CASE # 2009-0054-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

BUSINESS ACTIVITY TIME DAY
 8/26/2008 8/26/2008 09:47:24 2
 105 WALKIN INCL INCL
 RECEIPT # 409502 8/26/2008 0118
 5.50 ZONING VERIFICATION
 0118794
 Receipt Tot 445.00
 445.00 OK 1.00 CA
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2009- 0054 -A Address 4311 FALLS PARK RD

Contact Person: JUN FERNANDO Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 8-26-08 Posting Date: 9-7-08 Closing Date: 9-22-08

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, usually within 10 days of the closing date if all County agencies' comments are received, 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 2009- 0054 -A Address 4311 FALLS PARK RD.

Petitioner's Name Michael/Cassizzi & Lisa Zepp Telephone 410-931-3435

Posting Date: 9-7-08 Closing Date: 9-22-08

Wording for Sign: To Permit an addition with a side yard setback of
10' in lieu of the required 15' and sum of both sides of 20'
in lieu of the required 25'.

WCR - Revised 7/7/08

**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: 2009-0054-A

Petitioner: MICHAEL J. CASSIZZI SR.

Address or Location: 4311 FALLS PARK ROAD

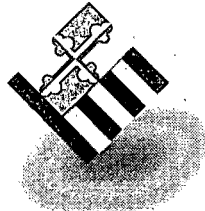
PLEASE FORWARD ADVERTISING BILL TO:

Name: MICHAEL J. CASSIZZI SR.

Address: 4311 FALLS PARK ROAD.

PERRY HALL, MARYLAND 21128

Telephone Number: 410 - 931- 3435



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

September 22, 2008

Lisa A. Zepp & Michael J. Cassizzi Sr.
4311 Falls Park Rd.
Perry Hall, MD 21128

Dear: Lisa A. Zepp & Michael J. Cassizzi Sr.

RE: Case Number 2009-0054-A, 4311 Falls Park Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 26, 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,

A handwritten signature in black ink that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 28, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For September 9, 2008
Item Nos. 09-0051, 0052, 0053, 0054,
0055, 0056, 0057

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

DAK:CEN:lrk
cc: File
ZAC-08282008-NO COMMENTS



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: **SEPT. 8, 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 2009-0054-A
4311 FALLS PARK RD
ZEPP/CASSIZZI PROPERTY
ADMIN. VARIANCE

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. **2009-0054-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,

Foster
Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • www.marylandroads.com



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 24, 2008

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

RECEIVED
OCT 02 2008

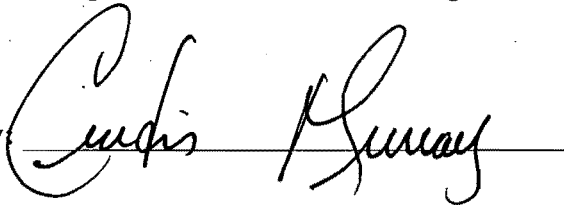
BY:.....

SUBJECT: Zoning Advisory Petition(s): **Case(s) 09-054- Administrative Variance**

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

For further questions or additional information concerning the matters stated herein, please contact Donnell Zeigler in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL



RC 2

1119074977

GUNPOWDER ESTATES (PDM File/Project # 11-617)

Pt. Bk. 63 Folio 116 2200008901

Flood Zone X

5 CD

063B3

DR 3.5

063C3

11 ED

NE 12-H

Richlyn Manor Sewer Deficient or Special Concern Area

2200008901

Pt. Bk. 31 Folio 14

1123003240

2009-0054-A

ZONING MAP # 063 B3

LISA A. ZEPP
MICHAEL J. CASSIZZI SR.

MR. KEN ROBINSON

4311
FALLS PARK
ROAD



4309
FALLS PARK
ROAD

08/18/2008 07:52

MARIO + VICKIE
MELFA

Proposed
addition

LISA A. ZEPP
MICHAEL J. CASSIZZI SR.

4313
FALLS PARK
ROAD



4311
FALLS PARK
ROAD

PROPERTY LINE

08/18/2008 07:49

0054



LISA A. ZEPP
MICHAEL J. CASSIZZI SR.

4311 FALLS PARK ROAD

#0054

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

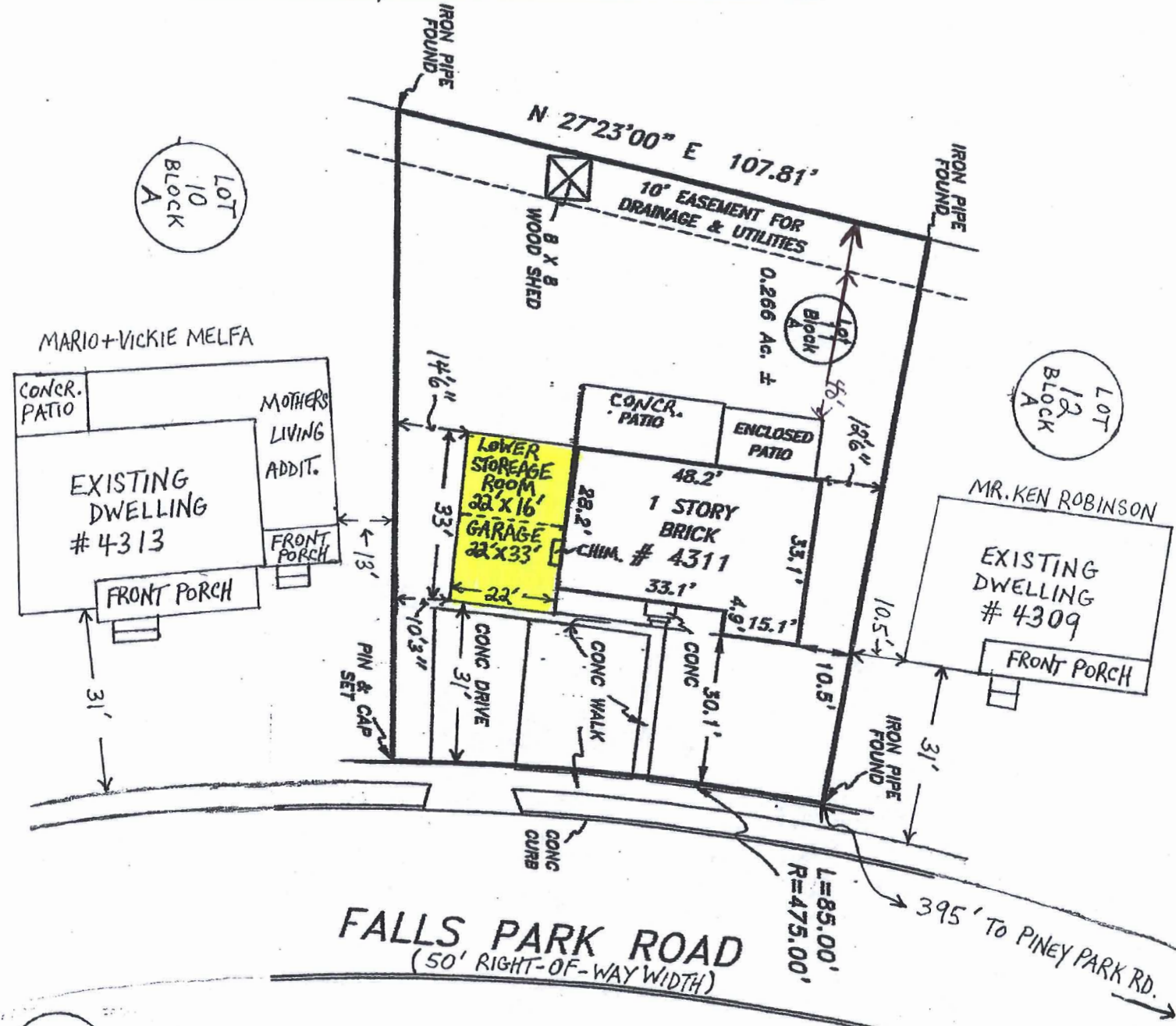
PROPERTY ADDRESS 4311 FALLS PARK ROAD

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

SUBDIVISION NAME "GUNPOWDER ESTATES ADDITION"

PLAT BOOK # 31 FOLIO # 14 LOT # 11 SECTION #

OWNER LISA A. ZEPP, MICHAEL J. CASSIZZI SR.



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 11

COUNCILMANIC DISTRICT 5

1" = 200' SCALE MAP # 063B3

ZONING DR 3.5

LOT SIZE 0.27 11,616
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒

100 YEAR FLOOD PLAIN	☐	☒
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HISTORIC PROPERTY/ BUILDING	☐	☒
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PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY JF ITEM # 0054 CASE #

PREPARED BY MICHAEL J. CASSIZZI SR.

SCALE OF DRAWING: 1" = 30'