

IN RE: PETITION FOR ADMIN. VARIANCE

E side of Westchester Avenue, 290 feet N of
the c/l of Oella Avenue

(2311 Westchester Avenue)

1st Election District

1st Council District

Richard and Colleen Bullen

Petitioners

* BEFORE THE

* ZONING COMMISSIONER

* OF BALTIMORE COUNTY

*

* Case No. 2009-0235-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Richard and Colleen Bullen. Variance relief is requested from Section 1B02.2.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed addition to have a side yard setback as close as 15 feet in lieu of the required 20 feet. The subject property and requested relief are more particularly described on the site plan which was accepted into evidence and marked as Petitioners' Exhibit 1.

The Petition was filed through the administrative variance process, pursuant to Section 32-3-303 of the Baltimore County Code. That Section allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. Under the Code, the property in question is posted for a period of 15 days during which time any property owner residing within 1,000 feet of the property may demand a public hearing for a determination as to the merits of the request. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner can schedule the matter for a public hearing if deemed appropriate.

In this case, the Petitioners have filed the supporting affidavits as required by Section 32-3-303 (a)(2)(i) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file.

RECEIVED FOR FILE
4-9-09
[Signature]

Based upon the evidence contained therein, I am persuaded to grant the requested variance. Relief is necessitated given the unique configuration of the property and the layout and location of the existing dwelling thereon. As shown on the site plan, the Petitioners propose to construct an addition containing a first floor bedroom and a garage. An existing porch will be removed to accommodate the garage and bedroom. There is an existing macadam driveway in front of the proposed addition. The property contains 0.4769 acre zoned DR 1. According to the site plan, there will be 16 feet from the addition to the property line and another 16 feet from the property line to the residence at 2309 Westchester Avenue. The most impacted adjacent property owner at 2309 Westchester Avenue did not object to the proposed addition. Petitioners' dwelling contains 1,344 square feet and was constructed in 1950 prior to the imposition of zoning on the property. 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.

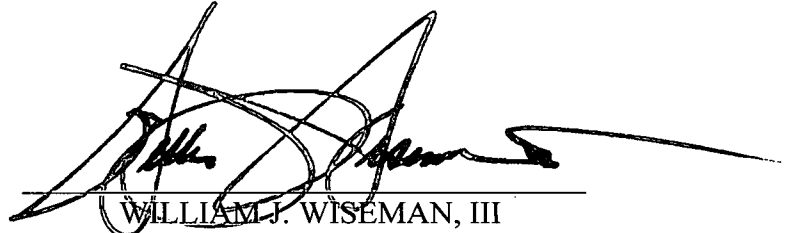
There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency and none of the neighbors voiced any objection. Thus, it appears that the relief requested can be granted without detrimental impact to adjacent properties or the surrounding locale.

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 8th day of April, 2009 that the Petition for Variance seeking relief from Section 1B02.2.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed addition to have a side yard setback as close as 15 feet in lieu of the required 20 feet be and is hereby GRANTED, subject to the following restriction:

4.9.09
pm

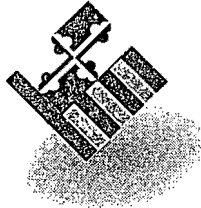
- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this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



WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:pz

COPIES PRESERVED FOR FILING
4.9.09
m



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

April 8, 2009

RICHARD AND COLLEEN BULLEN
2311 WESTCHESTER AVENUE
CATONSVILLE MD 21228

Re: Petition for Administrative Variance
Case No. 2009-0235-A
Property: 2311 Westchester Avenue

Dear Mr. and Mrs. Bullen:

Enclosed please find the decision rendered in the above-captioned case.

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 "William J. Wiseman, III", written over a horizontal line.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:pz

Enclosure



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County for the property
located at 2311 Westchester Avenue
which is presently zoned DR-1

Deed Reference: 07850 / 173 Tax Account # 2100003969

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)

Section 1B02.2.3.C.1 - to permit a proposed addition to have a side-yard setback as close as 15 feet in lieu of the required 20 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):

Richard P Bullen

Name - Type or Print

Signature

Colleen R Bullen

Name - Type or Print

Signature

2311 Westchester Ave (410) 750-3529

Address Telephone No.

Catonsville MD 21228

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. 2009-0235-A

Reviewed By RDO Date 3/11/09

REV 7/20/07

Estimated Posting Date

4.9.09
M

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

2311 Westchester Avenue

Address

Catonsville

MD

21228-5432

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):

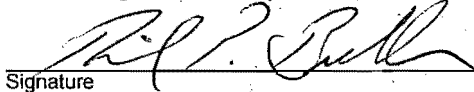
Original designation of plat for 2311 Westchester Ave/Jerome B Johnson property occurred in 1987, with three frame structures occupying what are now Lot-1 and Lot-2; with adjoining properties in close proximity of similar size as resultant plots, and whose frame structures pre-date the subdivision of the JB Johnson property into two lots of similar size and configuration.

All of which pre-dates Baltimore County establishment and blanket application of current zoning; and associated parameters of front, side, and rear yard setbacks. At time of subdivision (1987) Lot-2, which is now know as 2311 Westchester Ave, a 10' utility easement existed at perimeter side-yard and rear-yard of the JB Johnson property, which is in place today.

Current proposed configuration with north-side frame addition maintains this utility easement; and provides for 32' separation between nearest adjoining structures at north side, while maintaining greater than 45' separation between structures at south-side of lot. Combined side-yard setbacks total 59' (min) with the north side-yard achieving 16' from property edge, which houses an existing driveway.

Adjoining structure at north-side is clearly situated to achieve a 15' side-yard setback, as is typical throughout the properties in close proximity to 2311 Westchester Ave. Given the repetitive precedent and application of 15' side-yard setbacks, it is herein requested that the same minimum be applied to 2311 Westchester Ave, for the purpose of residential improvement of the 1st floor bedroom space and garage. Back-to-back (house-to-house) 55'-9" Front-to-front (house-to-house, not including porch) 56'-1"

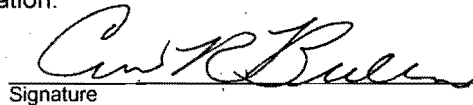
That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.



Signature

Richard P Bullen

Name - Type or Print



Signature

Colleen R Bullen

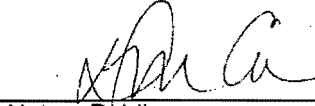
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10 day of March, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Richard P. Bullen Colleen R. Bullen
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

July 12, 2012

PROPERTY DESCRIPTION

2311 Westchester Avenue

BEGINNING for the same at a rebar now set in the eastern boundary of Westchester Avenue said rebar being at the end of the third or North 68 degree 46 minute West 158.34 foot line as described in a deed dated December 28, 1951 and recorded among the Land Records of Baltimore County in Liber 2059, folio 496, thence leaving said eastern boundary of Westchester Avenue and running reversely with said third line South 74 degrees 02 minutes 10 seconds East 158.34 feet to rebar now set in the northwestern boundary of the right-of-way of the United Railways Company, thence binding on the northwestern boundary of said right-of-way by a curve to the left having a radius of 20548.16 and an arc length of 175.51 being subtended by a chord of South 20 degrees 45 minutes 58 seconds West 175.51 feet to rebar now set, thence running for two new lines of Division North 45 degrees 28 minutes 14 seconds West 112.67 to a rebar now set, thence North 53 degrees 16 minutes West 50.00 feet to rebar now set and to intersect the eastern boundary of Westchester Avenue and to intersect the fourth, or South 37-1/2 degrees West 17-1/2 perch line of the second parcel of the land described in a deed dated April 9, 1947 and recorded among the Land Records of Baltimore County in Liber 1559, folio 89, thence binding reversely on said fourth line North 36 degrees 55 minutes 30 seconds East 15.39 feet to the beginning of the third or North 19 degrees 39 seconds East 163.98 foot line of parcel 1 described in aforementioned deed thence running with part of said third line and binding on the eastern boundary of Westchester Avenue North 13 degrees 44 minutes 43 seconds East 88.99 feet to the point of beginning.

0.4769 acres, 20,774 square feet

1st election district, 1st councilmanic district

Item #0235

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

No. **35077**

Date: **3/1/07**

PAID RECEIPT

BUSINESS ACTUAL TIME IN
 11/2006 11/2007 01/2008
 GENERAL MALLIN DEPT FOR
 BALTIMORE COUNTY 3 11/2006
 11/2007 01/2008 01/2009

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept Obj	BS Acct	Amount
001	000	000		000				

Total: _____

Rec

From: _____

For: _____

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

Certificate of Posting

RE: Case NO. 2009-0235-A

Petitioner/Developer _____

Richard & Colleen Bullen

Date of Hearing/Closing 4/6/09

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

Attention:

This letter is to certify, under penalties of perjury, that the necessary sign(s) as required by law, were posted conspicuously on the property located at _____

2311 Westchester Ave.

The sign(s) were posted on 3/22/09
(Month, Day, Year)

Sincerely,

 3/22/09
(Signature of sign Poster and date)

Richard E. Hoffman
(Printed Name)

904 Dellwood Drive
(Address)

Fallston, Md. 21047
(City, State, Zip Code)

410-879-3122
(Telephone Number)

See Attached
Photograph

Certificate of Posting
Photograph Attachment

Re: 2009-0235-A

Petitioner/Developer: _____

Richard & Colleen Bullen

Date of Hearing/Closing: 4/6/09



2311 Westchester Ave.

Posting Date: 3/22/09


Richard E. Hoffman

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2009- 0235 -A Address 2311 Westchester Ave
Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 3/11/09 Posting Date: 3/22/09 Closing Date: 4/06/09

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- 0235 -A Address 2311 Westchester Ave
Petitioner's Name Richard & Colleen Bullen Telephone 410 750 3529
Posting Date: 3/22/09 Closing Date: 4/06/09
Wording for Sign: To Permit a proposed addition to have a side yard
setback as close as 15 feet in lieu of the required 20

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.

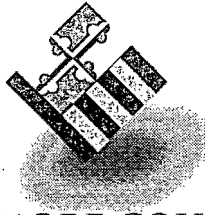
For Newspaper Advertising:

Item Number or Case Number: 2009-0235-A
Petitioner: Rick and Colleen Bullen
Address or Location: 2311 Westchester Ave., Baltimore, MD 21228

PLEASE FORWARD ADVERTISING BILL TO:

Name: Rick Bullen
Address: 2311 Westchester Ave.
Baltimore, MD 21228

Telephone Number: 410-750-3529



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

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

April 7, 2009

Richard & Colleen Bullen
2311 Westchester Ave.
Catonsville, MD 21228

Dear: Richard & Colleen Bullen

RE: Case Number 2009-0235-A, 2311 Westchester Ave.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 11, 2009. 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, reading "W. Carl Richards, Jr." with a stylized flourish at the end.

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: March 30, 2009

RECEIVED

MAR 31 2009

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

ZONING COMMISSIONER

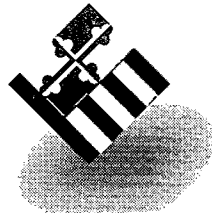
SUBJECT: Zoning Advisory Petition(s): **Case(s) 09-235- Administrative Variance**

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 Dennis Wertz in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL





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

March 18, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: March 16, 2009

Item Numbers 0223, 0224, 0230, 0235 and 0236

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.

1. The Fire Marshal's Office has no comments at this time.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File



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: 3/23/2009

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

RE: Baltimore County
Item No. 2009-0235-A
2311 WESTCHESTER AVE
BULLEN 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. 2009-0235-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,

Fol Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

My telephone number/toll-free number is _____

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

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



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 20, 2009

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

SIGNED: Dennis A. Kennedy

SUBJECT: Zoning Advisory Committee Meeting
For March 23, 2009
Item Nos. 2009-0153, 0223, 0224, 0230,
0235 and 0236

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

DAK:CEN:lrk
cc: File
ZAC-03232009 -NO COMMENTS

Patricia Zook - Re: 2 Administrative Variance cases - comments needed

From: Dennis Kennedy
To: Zook, Patricia
Date: 4/8/2009 10:19 AM
Subject: Re: 2 Administrative Variance cases - comments needed

Patti:
We had no comment on either of them. Carol will bring copies over to you.
Dennis

>>> Patricia Zook 4/8/2009 9:58 AM >>>
Good morning Dennis -

The two below described administrative variance case files were delivered yesterday. Both of the files are missing comments from your office.

CASE NUMBER: 2009-0235-A
2311 Westchester Avenue
Location: E side of Westchester Avenue, 290 feet N of the c/l of Oella Ave.
1st Election District, 1st Councilmanic District
Legal Owner: Richard and Colleen Bullen
Closing Date: 4/6/2009

ADMINISTRATIVE VARIANCE to permit a proposed addition to have a side yard setback as close as 15 feet in lieu of the required 20 feet.

CASE NUMBER: 2009-0236-A
3430 Sollers Point Road
Location: W side of Sollers Point Road, 920 feet N of the c/l of York Way Drive.
12th Election District, 7th Councilmanic District
Legal Owner: Earl and Constance Gibson
Closing Date: 4/6/2009

ADMINISTRATIVE VARIANCE to permit a landing and steps to be 6.5 feet from the side property line in lieu of the required 7.5 feet.

Thanks for your help, Dennis.

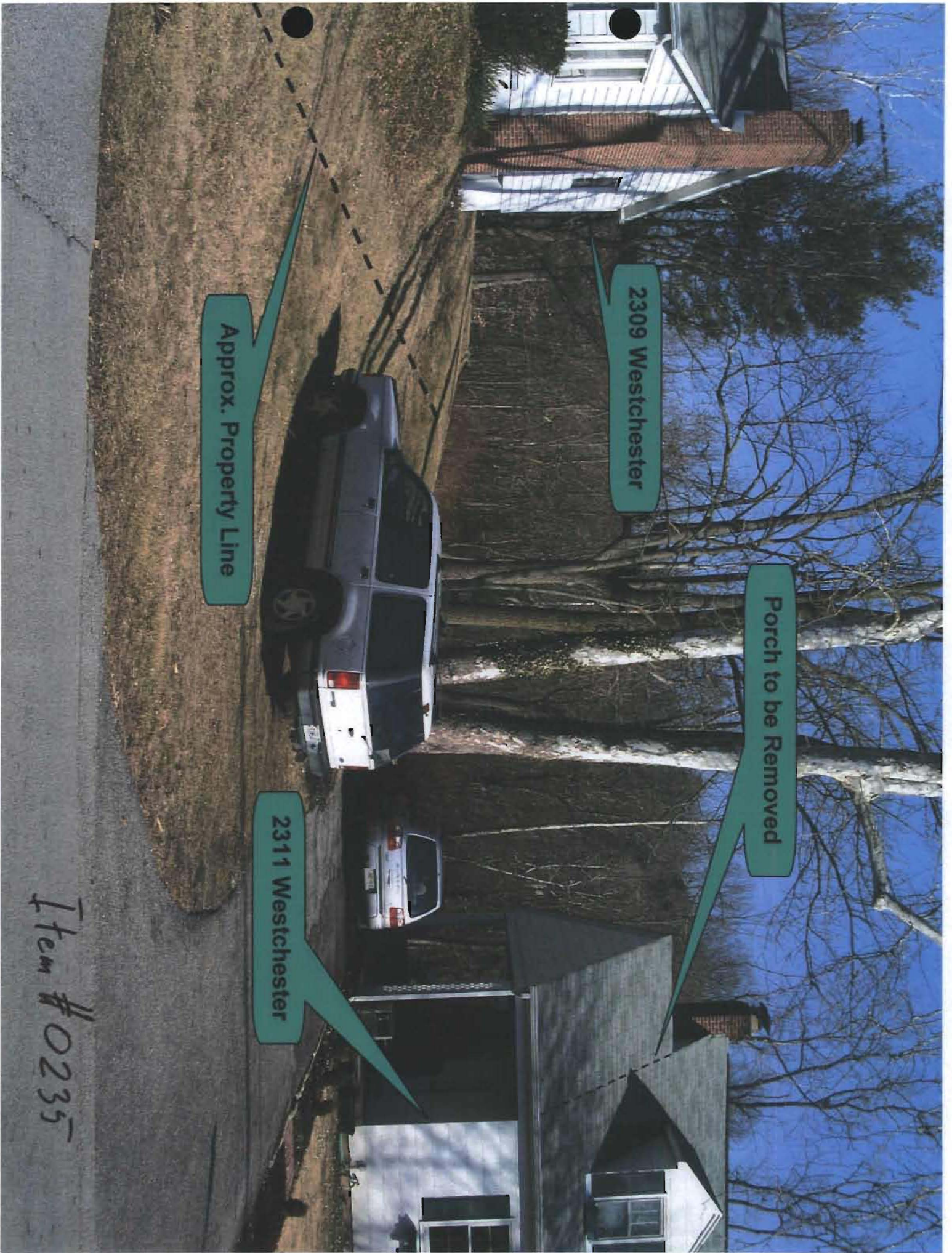
Patti Zook
Baltimore County
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson MD 21204
410-887-3868
pzook@baltimorecountymd.gov

Porch to be Removed



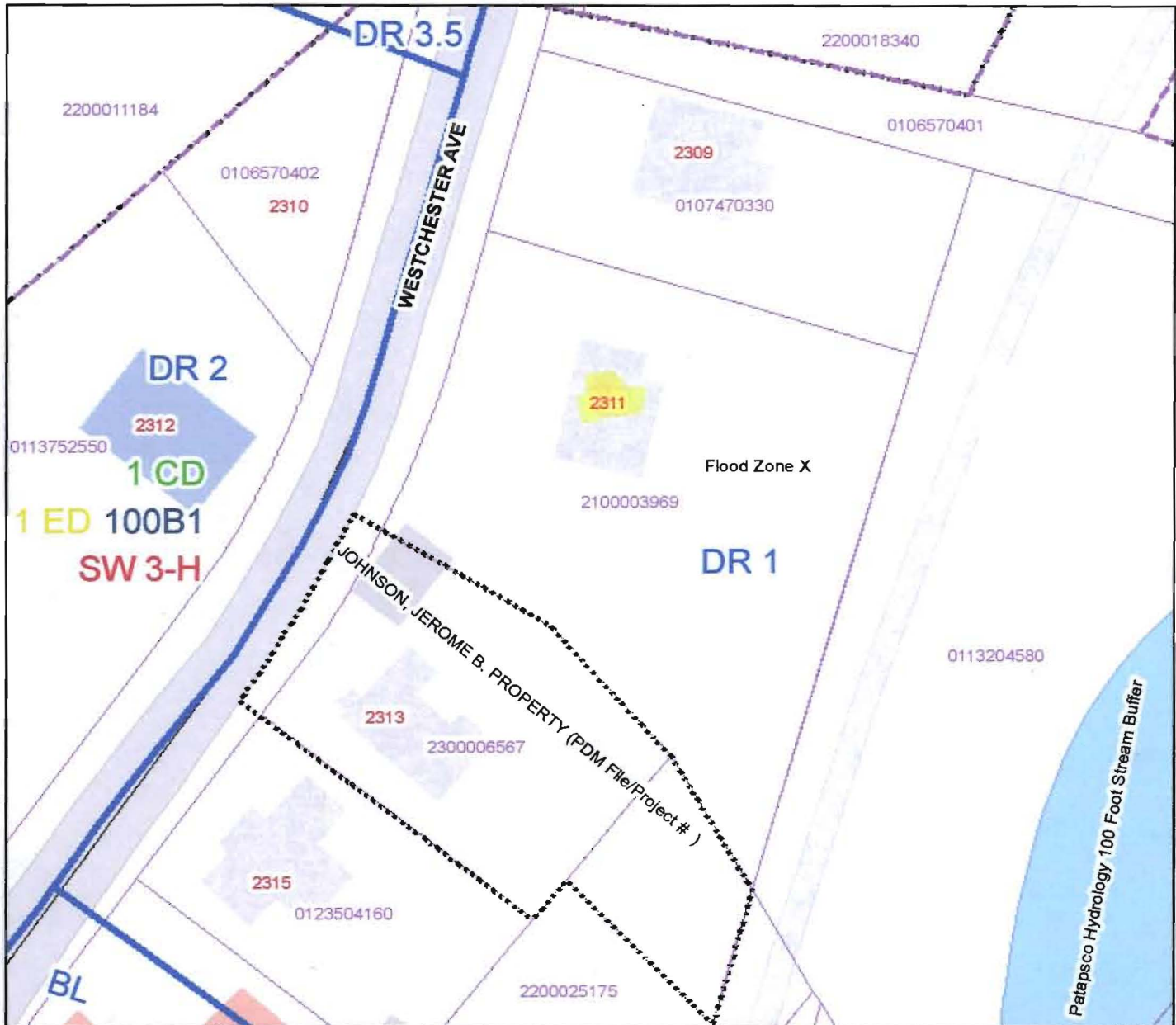
West Side 2311 Westchester Avenue

Item # 0235



Item #0235

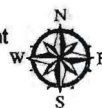
2311 Westchester Aveune



DQ Map Notes



Publication Date: February 24, 2009
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



50 0 50
Feet
1 inch equals 50 feet

Item #0235

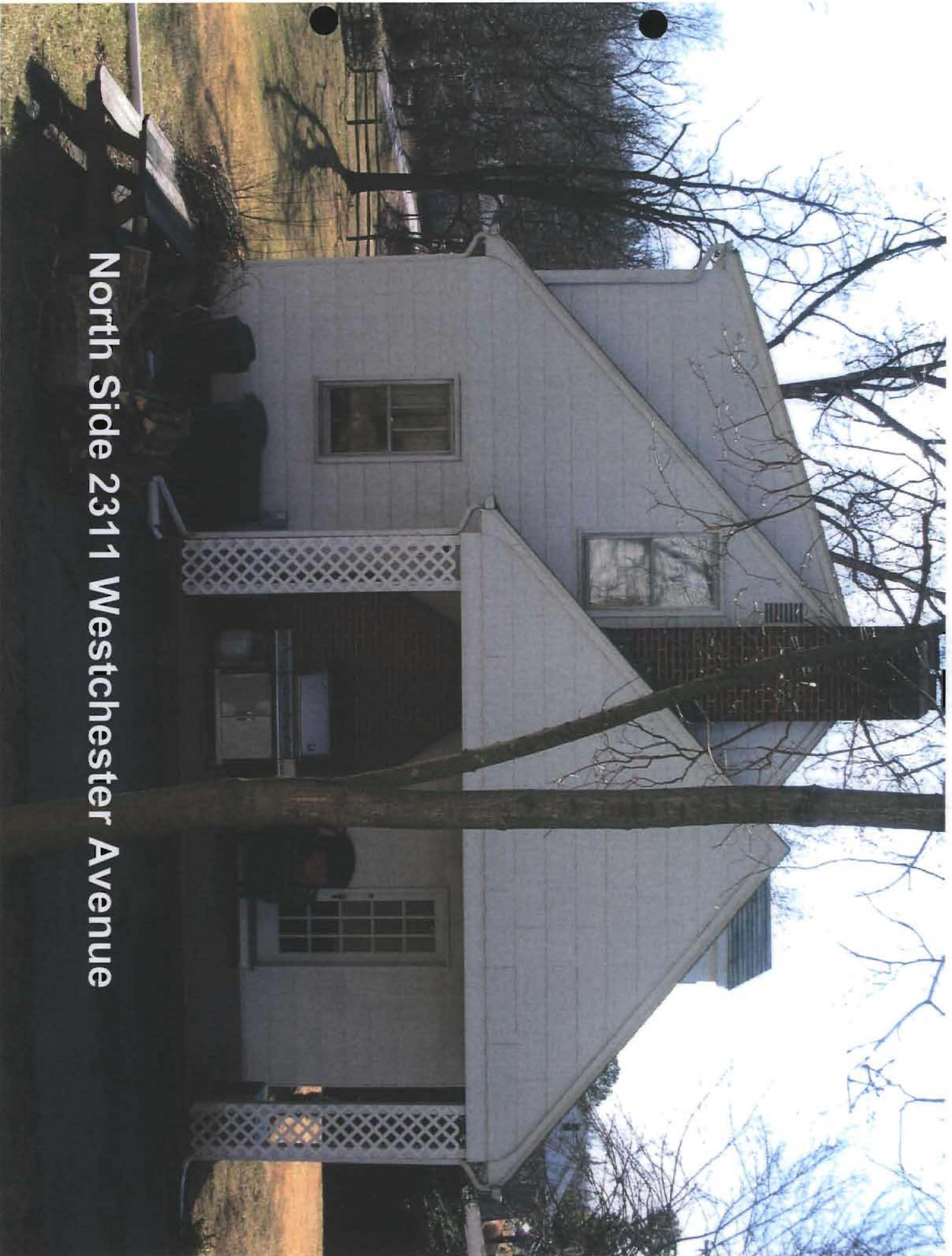
2309 Westchester

Porch to be Removed

Approx. Property Line

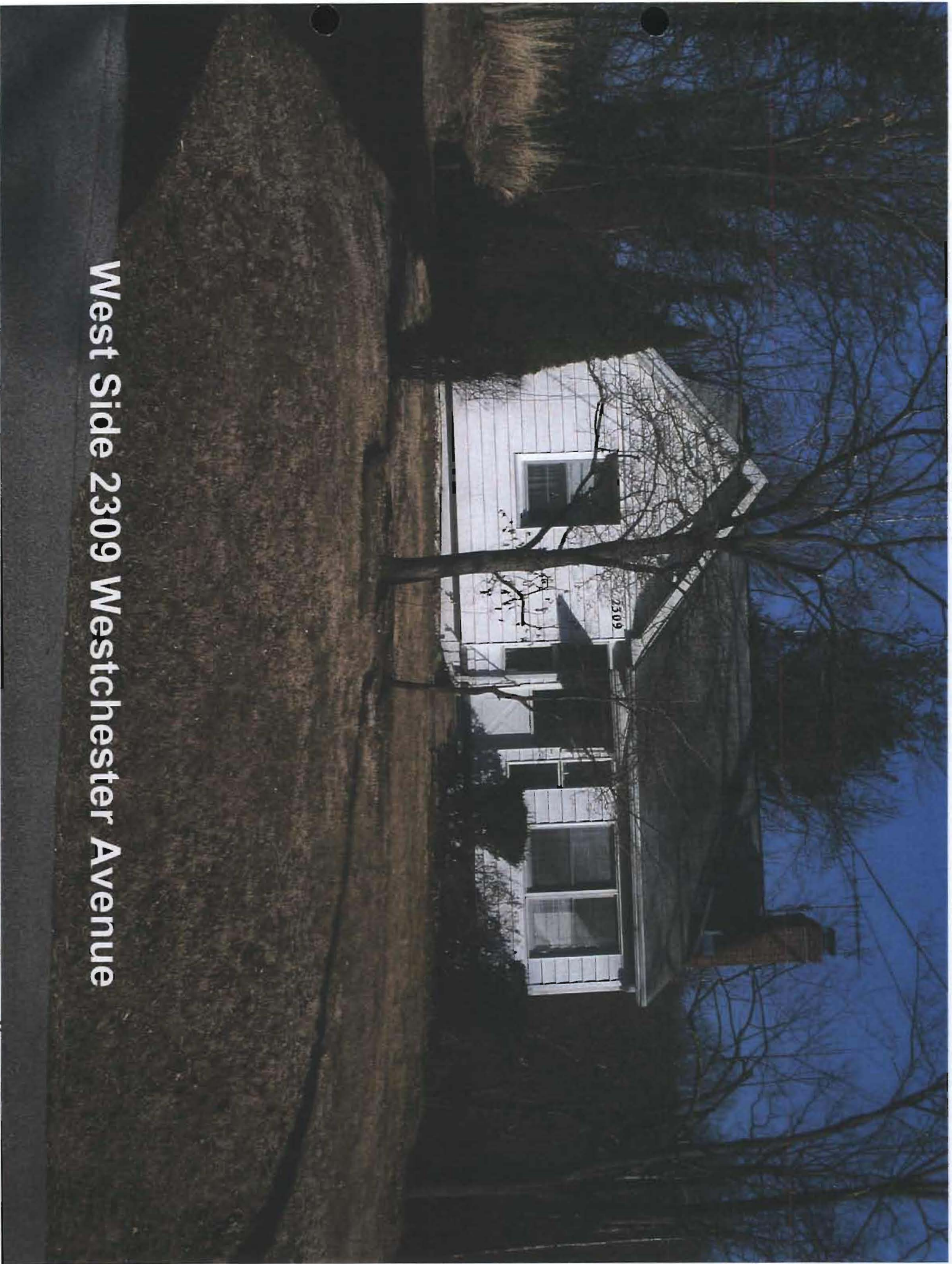
2311 Westchester

Item #0235



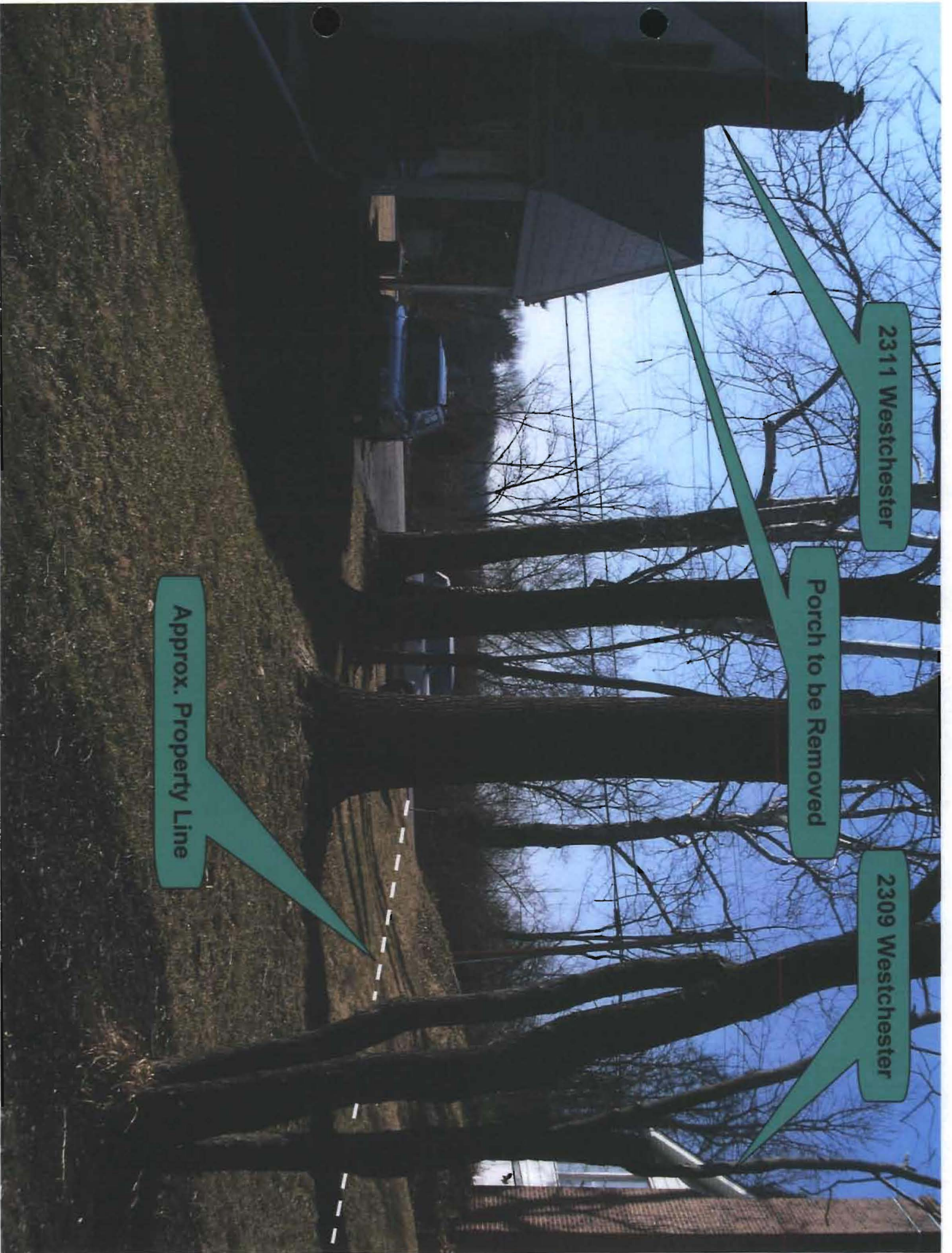
North Side 2311 Westchester Avenue

Item # 0236



West Side 2309 Westchester Avenue

Item #0235



2311 Westchester

Porch to be Removed

2309 Westchester

Approx. Property Line

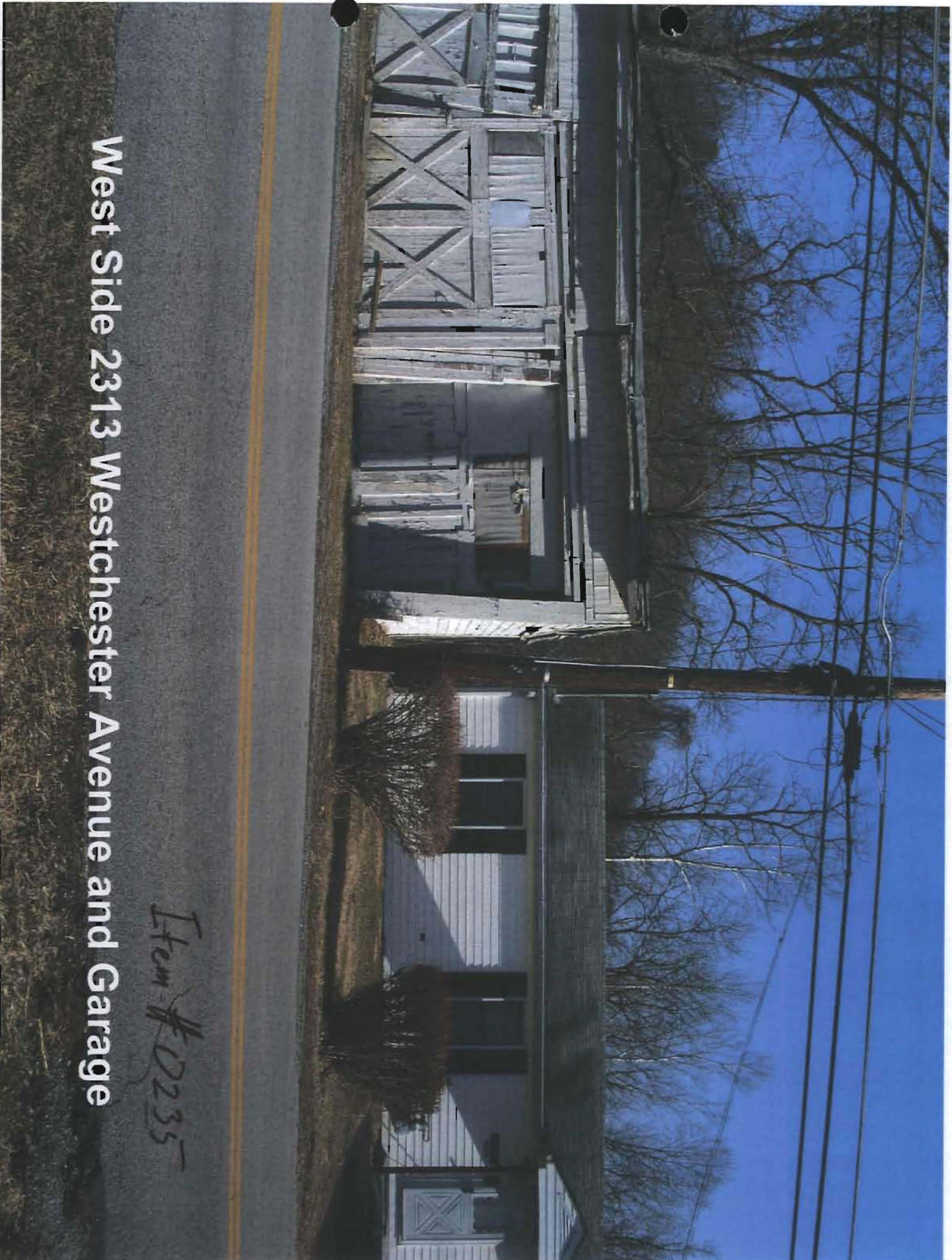


2313 Westchester

2311 Westchester



Item # 0236



West Side 2313 Westchester Avenue and Garage

Item # 02235

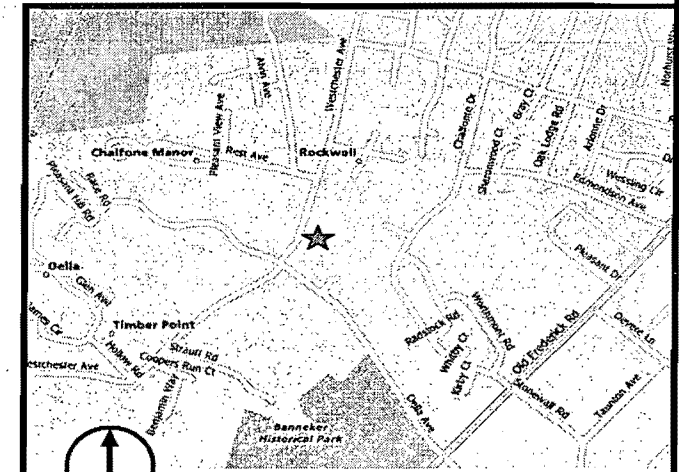
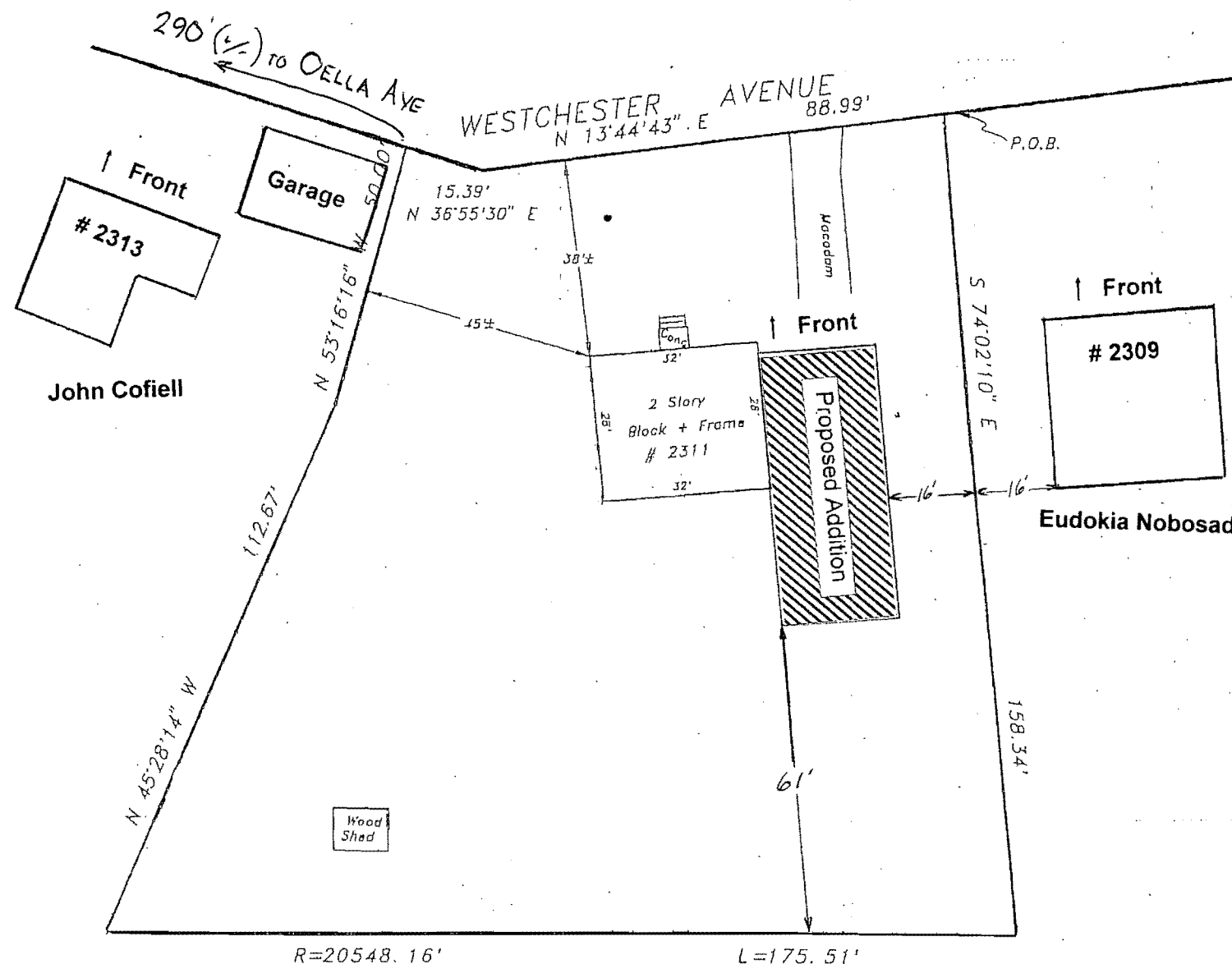
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 2311 Westchester Avenue, Catonsville MD 21228

SUBDIVISION NAME N/A

PLAT BOOK # 7850 FOLIO # 177 LOT # N/A SECTION # N/A

OWNERS Richard P. & Colleen R. Bullen



VICINITY MAP

LOCATION INFORMATION

ELECTION DISTRICT	1ST
COUNCILMANIC DISTRICT	1ST
1" = 200' SCALE MAP #	<u>10081</u> <u>S.W. 3-H</u>
ZONING	DR 1
LOT SIZE	<u>0.4769</u> <u>20,774</u> ACREAGE SQ FEET
SEWER	PUBLIC ☒ PRIVATE ☐
WATER	PUBLIC ☒ PRIVATE ☐
CHESAPEAKE BAY CRITICAL AREA	NO ☒ YES ☐
100 YEAR FLOOD PLAIN	☒ ☐
HISTORIC PROPERTY / BUILDING	☒ ☐
PRIOR ZONING HEARING	

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
<u>[Signature]</u>		<u>2009 - 0235-A</u>

PREPARED BY Richard Bullen

SCALE OF DRAWING: 1" = 30'