

IN RE: PETITION FOR ADMIN. VARIANCE

NW side of Bentley Road; 1,650 feet SW
of the c/l of Edelweiss Way
7th Election District
3rd Councilmanic District
(208 Bentley Road)

Robert and Gail Vogel
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* Case No. 2009-0331-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 waterfront property, Robert and Gail Vogel for property located at 208 Bentley Road. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (pole barn) with a height of 22 feet in lieu of the required 15 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners wish to construct a pole barn in order to store tools, large recreational vehicle, bobcat with trailer, and boat with trailer. The proposed pole barn measures 32 feet x 50 feet in size and will be located in the rear of the property. The property contains 3.202 acres zoned RC 8.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated July 6, 2009, 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.

RECEIVED FOR FILE
7.22.09
m

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 5, 2009 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 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 22nd day of July, 2009 that a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (pole barn) with a height of 22 feet in lieu of the required 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.

7-22-09 2
MB

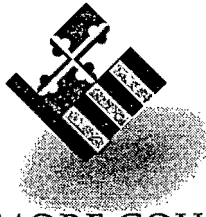
3. The accessory structure shall not be used for commercial purposes.

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

~~REMOVED FOR FILING~~
7.22.09

BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

July 22, 2009

ROBERT AND GAIL VOGEL
208 BENTLEY ROAD
PARKTON MD 21220

Re: Petition for Administrative Variance
Case No. 2009-0331-A
Property: 208 Bentley Road

Dear Mr. and Mrs. Vogel:

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 dark ink, appearing to read "Th. H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz
Enclosure



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 208 Bentley Road
which is presently zoned Residential RC-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) H00.3 BCZR

To permit an accessory structure (pole barn) with a height of 22' in lieu of the required 15'.

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):

Robert M Vogel

Name - Type or Print

Signature

GAIL L VOGEL

Name - Type or Print

Gail L Vogel

Signature

208 Bentley Road 410-329-6681

Address

Parkton MD

City

State

21120 Zip Code

Representative to be Contacted:

Bob Vogel

Name

208 Bentley Road 410-419-4625

Address

Parkton MD

City

State

21120 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. 2009-0331-A-

REV 10/25/04

Reviewed By JF

Date 6/20/09

Estimated Posting Date 7-5-09

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 208 Bentley Road
Address
Parkton MD 21120
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):

- Storage Space for tools
- Store:
 - Boat & Trailer
 - Bobcat & Trailer
 - RV - Autos

For the last 5 years I have rented a building for \$1,100⁰⁰ per month (Location: 510A Orem's Rd) due to the economy it is becoming very difficult to pay the rent

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.

Robert M. Vogel
Signature

Robert M Vogel
Name - Type or Print

Gail L Vogel
Signature

Gail L Vogel
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16th day of June, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Robert M. Vogel & Gail L. Vogel
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Renée K. Norman
Notary Public

My Commission Expires

REV 10/25/01

RENEE K. NORMAN
Notary Public Maryland
Baltimore County
My Commission Expires
June 08, 2012

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.

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City State Zip Code

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Store

Boat & Trailer

Bobcat & Trailer

RV & Autos

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Robert M. Vogel
Signature

Robert M. Vogel
Name - Type or Print

Gail L. Vogel
Signature

GAIL L. Vogel
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16th day of June, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Robert M. Vogel & Gail L. Vogel
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Renee K. Norman
Notary Public

My Commission Expires

RENEE K. NORMAN
Notary Public - Maryland
Baltimore County
My Commission Expires
June 08, 2012



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 208 Bentley Road
which is presently zoned Residential RC-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) 400.3 BCZR

To permit an accessory structure (pole barn) with a height of 22' in lieu of the required 15'.

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):

Robert M Vogel
Name - Type or Print _____
Robert M. Vogel
Signature _____
GAIL L. Vogel
Name - Type or Print _____
Gail L Vogel
Signature _____
208 Bentley Road, 410-329-4681
Address _____ Telephone No. _____
Parkton MD 2120
City _____ State _____ Zip Code _____

Representative to be Contacted:

Bob Vogel
Name _____
208 Bentley Rd 410-419-4625
Address _____ Telephone No. _____
Parkton MD 2120
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.

CASE NO. 2009-0331-A

REV 10/25/01

Reviewed By JF

Date 6/23/09

Estimated Posting Date 7-5-09

Zoning Commissioner of Baltimore County

ZONING DESCRIPTION FOR 208 Bentley Road:

Beginning at the point on the North-West side of Bentley Road which is 60ft wide at the distance of 1650 south west of the centerline of the nearest improved intersecting street Edelweiss Way which is 30ft wide. Being Lot #4 in the subdivision of Spring Meadow as recorded in Baltimore County Plat Book # 57, Folio # 56 containing 3.2 acres. Also known as 208 Bentley Road and located in the 7th Election District, 3rd Councilmanic District.

0331

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

No. 39815

Date: 6-23-07

PAID RECEIPT

RECEIVED BY: [Signature]
DATE: 6/23/07
AMOUNT: \$65.00
FOR: [Signature]

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept Obj	BS Acct	Amount
111	100	1000		6151				65.00

Total: 65.00

Rec From: Robert. [Signature]
For: [Signature]
2007-0001-00
[Signature]

DISTRIBUTION

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

CASHIER'S
VALIDATION

CERTIFICATE OF POSTING

Date: 7-5-09

RE: Case Number: 2009-0331-A

Petitioner/Developer: Robert Vogel

Date of Hearing/Closing: 7-20-09

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 208 Bentley Rd

The signs(s) were posted on 7-5-09
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

ADMINISTRATIVE
VARIANCE

CASE # 2009-0331-A

TO PERMIT AN ACCESSORY
STRUCTURE (POLE BARN) WITH A
HEIGHT OF 22 FEET IN LIEU OF
THE REQUIRED 15 FEET

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 THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE

ON 1-22-09
AVAILABLE AT THE DEPARTMENT OF
COUNTY OFFICE BUILDING
202-3391

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2009- 0331 -A Address 208 BENTLEY RD

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

Filing Date: 6-23-09 Posting Date: 7-5-09 Closing Date: 7-20-09

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- 0331 -A Address 208 BENTLEY RD

Petitioner's Name Robert & Gail Vogel Telephone 410-329-6681

Posting Date: 7-5-09 Closing Date: 7-20-09

Wording for Sign: To Permit an accessory structure (pole barn)
with a height of 22' in lieu of the required 15'.

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 - 0331 - A

Petitioner: Robert + Gail Vogel

Address or Location: 208 Bentley Rd

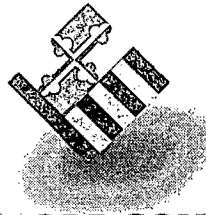
PLEASE FORWARD ADVERTISING BILL TO:

Name: Robert M. Vogel

Address: 208 Bentley Rd.

Baltimore MD.
21120

Telephone Number: 410-329-6681



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 21, 2009

Robert & Gail. Vogel
208 Bentley Rd.
Parkton, MD 21120

Dear: Robert & Gail. Vogel

RE: Case Number 2009-0331-A, 208 Bentley 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 23, 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.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Bob Vogel; 208 Bentley Rd.; Parkton, MD 21120

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 6, 2009

RECEIVED

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

JUL 07 2009

ZONING COMMISSIONER

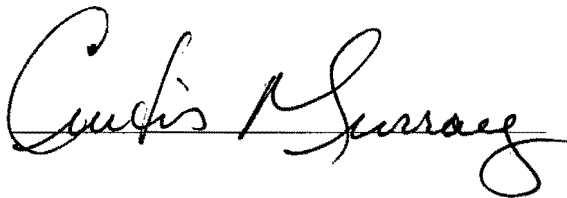
SUBJECT: 9-331 – Administrative Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (pole barn) with a height of 22 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

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

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

Prepared by:
AFK/LL: CM



AV

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

JUL 14 2009

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: July 13, 2009
SUBJECT: Zoning Item # 09-331-A
Address 208 Bentley Road
(Vogel Property)

Zoning Advisory Committee Meeting of June 29, 2009

 X The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

Reviewer: JWL

Date: 7/13/09

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For July 6, 2009
Item Nos. 2009-329, 330, ~~331~~ 333
and 334

DATE: July 14, 2009

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

DAK:CEN:cab
cc: File
ZAC-07062009-NO COMMENTS



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

State Highway
Administration

Beverley K. Swain-Staley, Acting Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: JULY 6, 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. 2009-0331-A
208 BENTLEY RD
VOGEL PROPERTY
ADMINISTRATIVE VARIANCE

Dear Ms. Matthews:

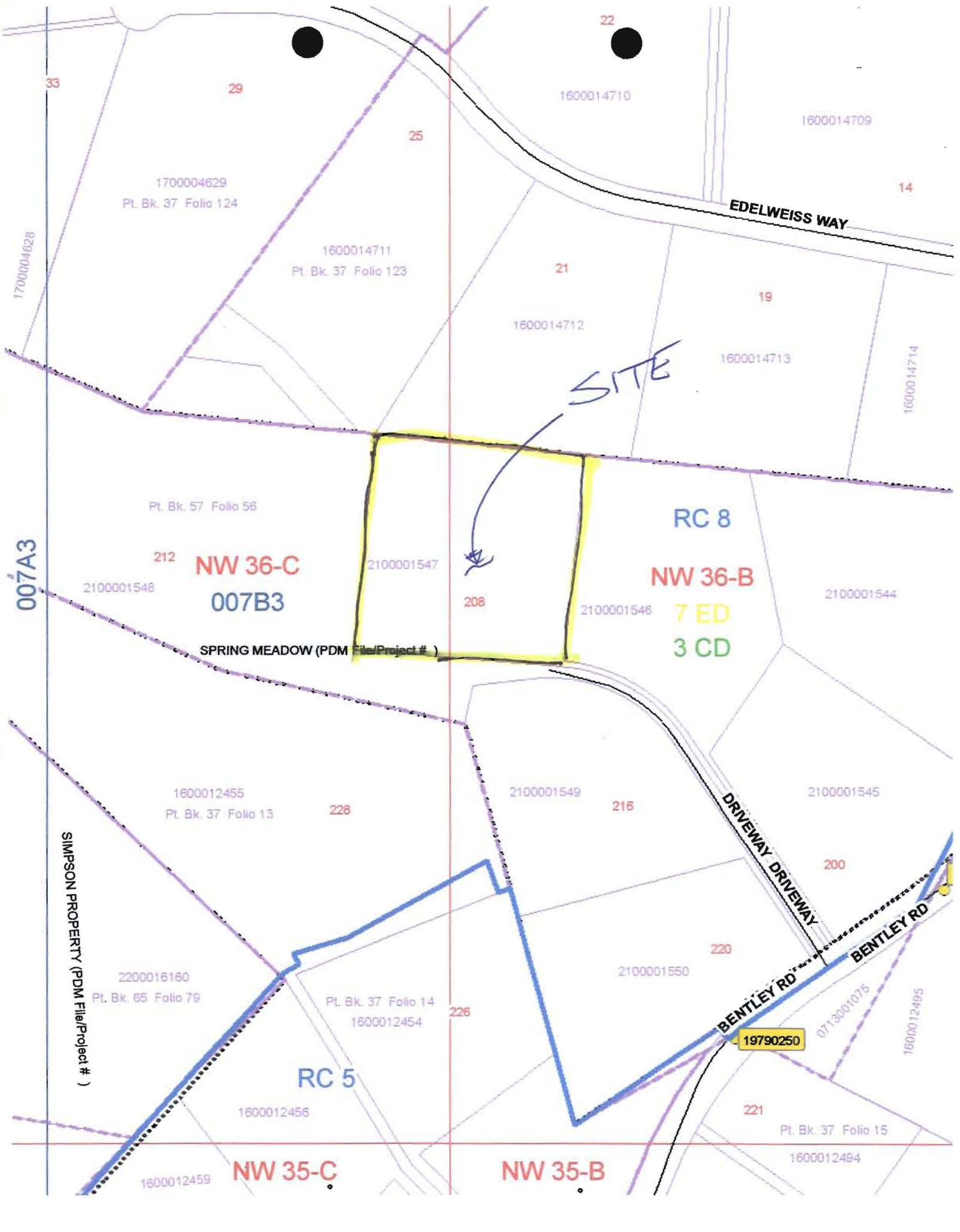
Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2009-0331-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



007A3

SIMPSON PROPERTY (PDM File/Project #)

SITE

NW 36-C
007B3

RC 8
NW 36-B
7 ED
3 CD

RC 5

NW 35-C

NW 35-B

EDELWEISS WAY

DRIVEWAY DRIVEWAY

BENTLEY RD

19790250

1700004629
Pt. Bk. 37 Folio 124

1600014711
Pt. Bk. 37 Folio 123

Pt. Bk. 57 Folio 56

1600014709

1600014710

1600014712

1600014713

1600014714

2100001545

2100001549

1600012455
Pt. Bk. 37 Folio 13

Pt. Bk. 37 Folio 14
1600012454

1600012456

2200016160
Pt. Bk. 65 Folio 79

Pt. Bk. 37 Folio 15
1600012494

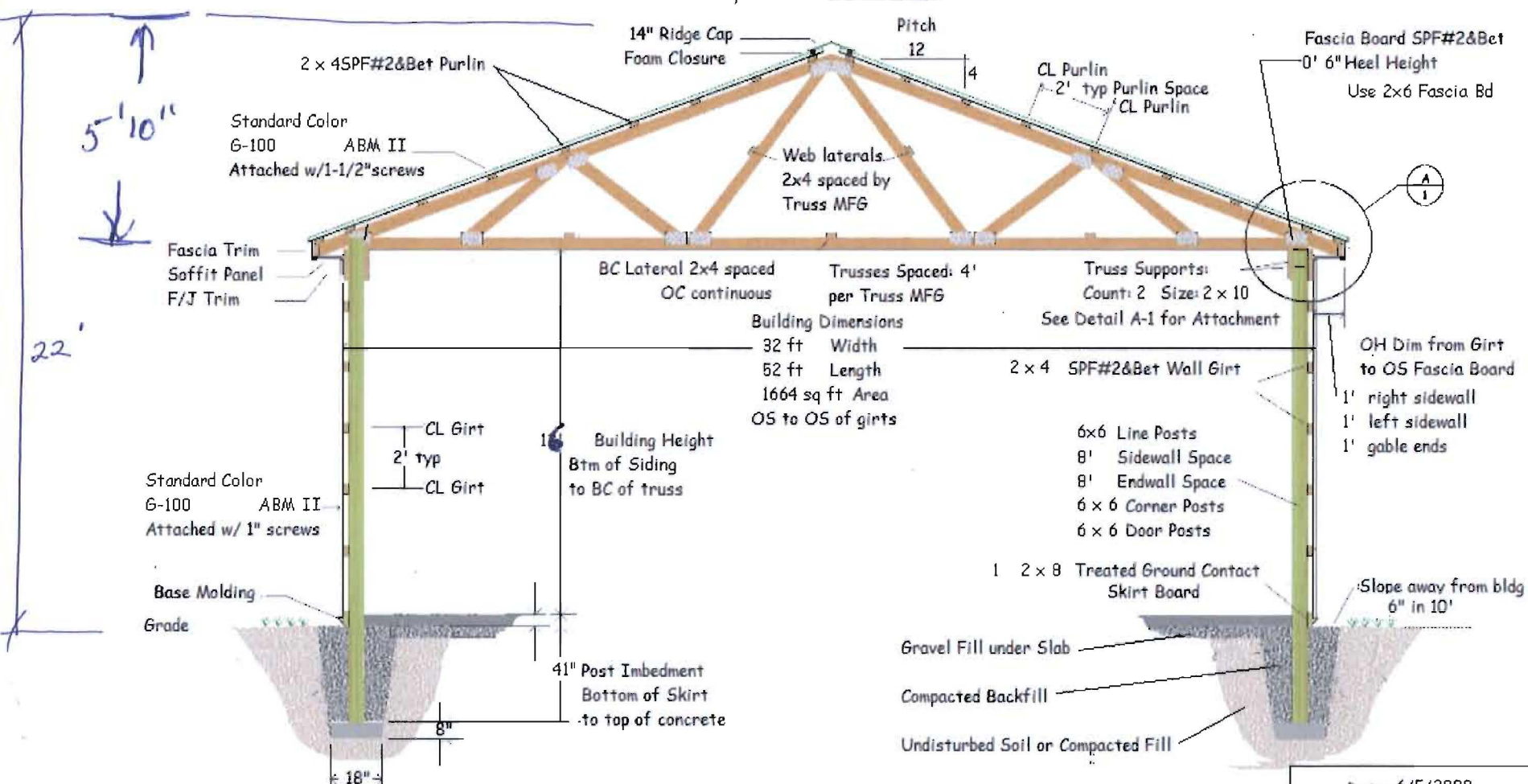
1600012459

0713001075

1600012495

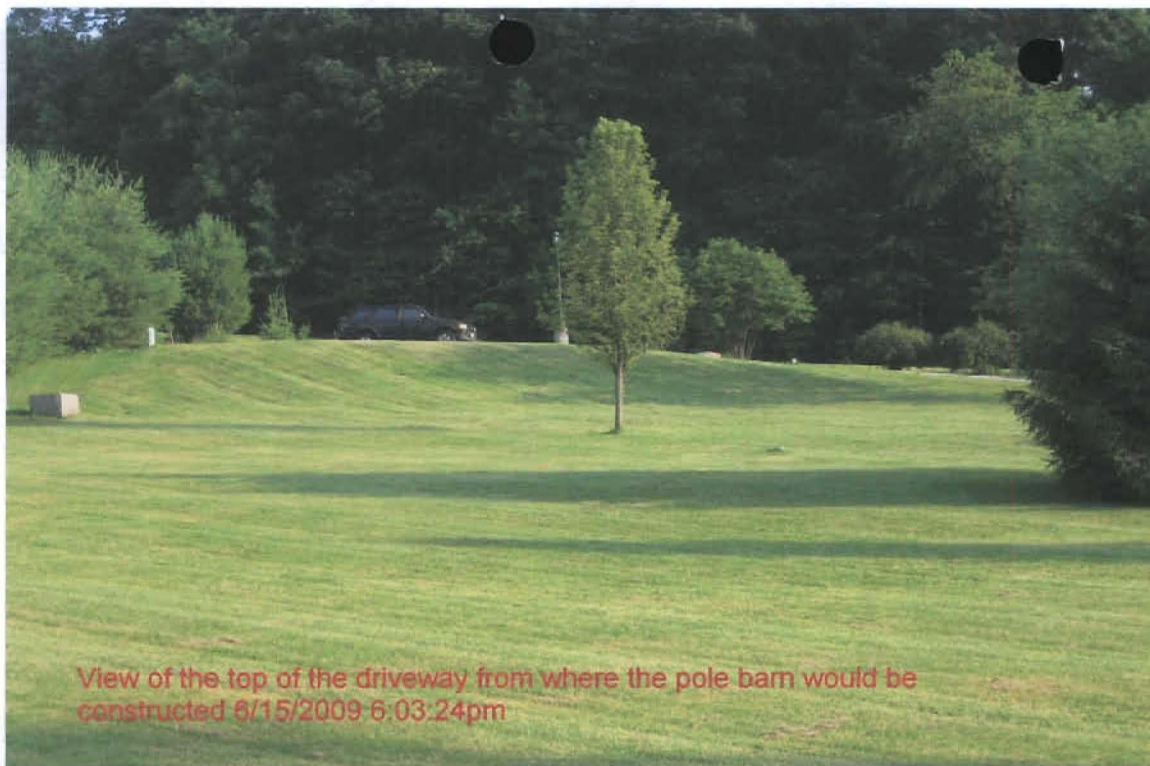
1700004628

BUILDING CROSS SECTION

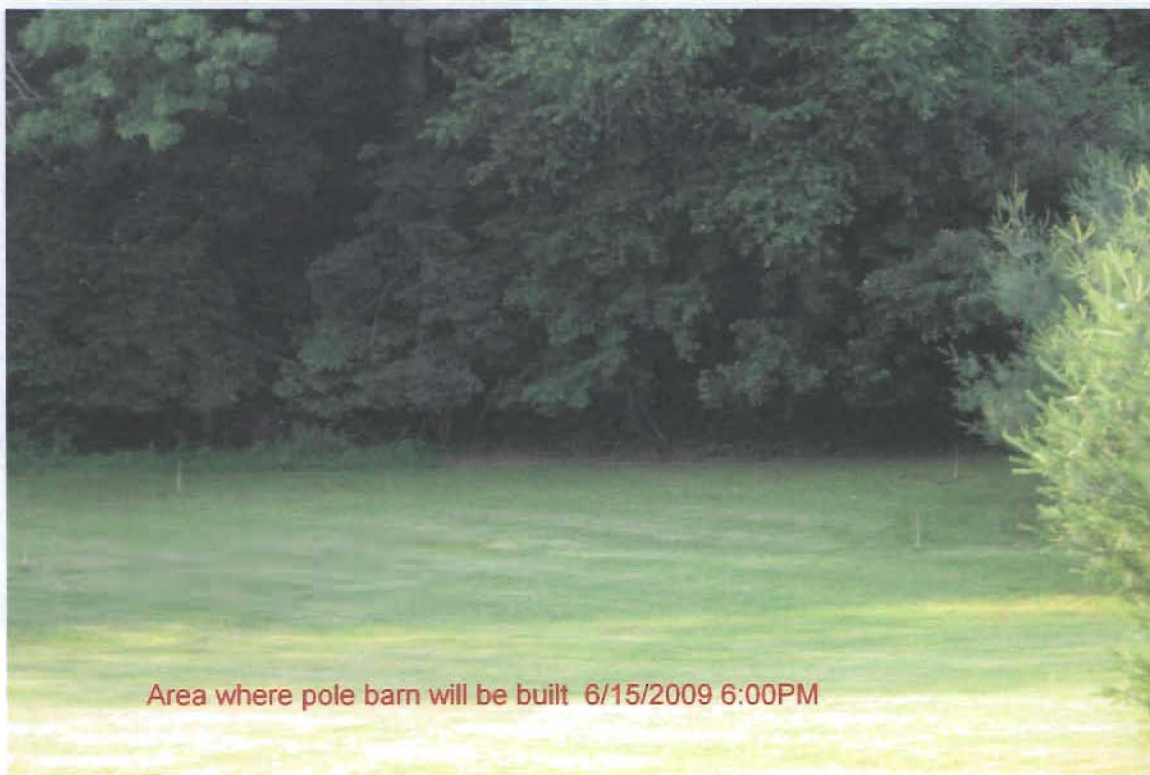


Date: 6/5/2009

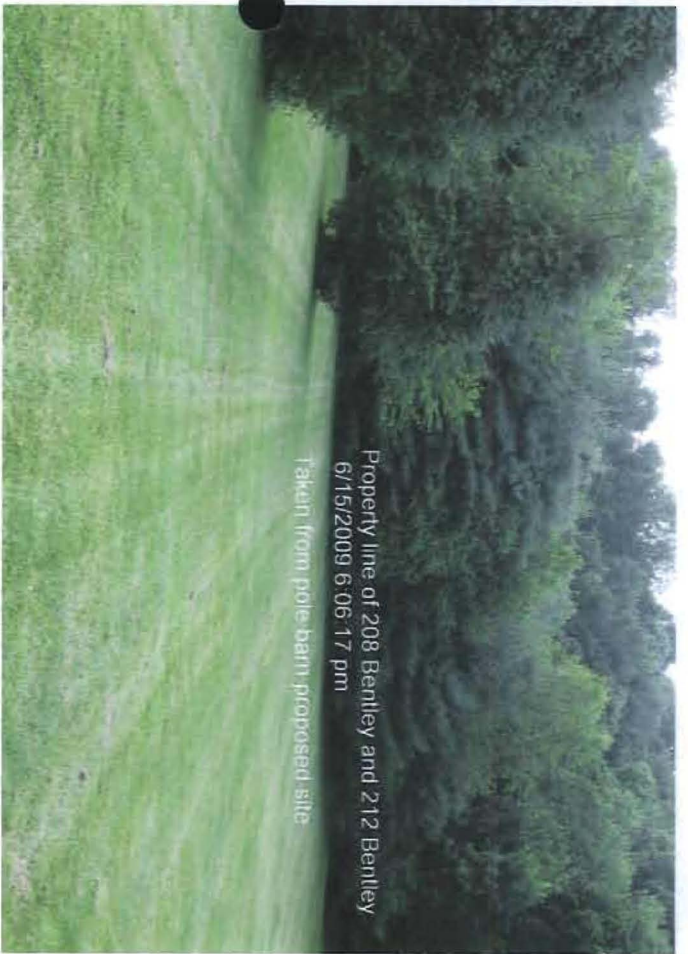
A.B. MARTIN
ROOFING SUPPLY LLC



View of the top of the driveway from where the pole barn would be constructed 6/15/2009 6:03:24pm



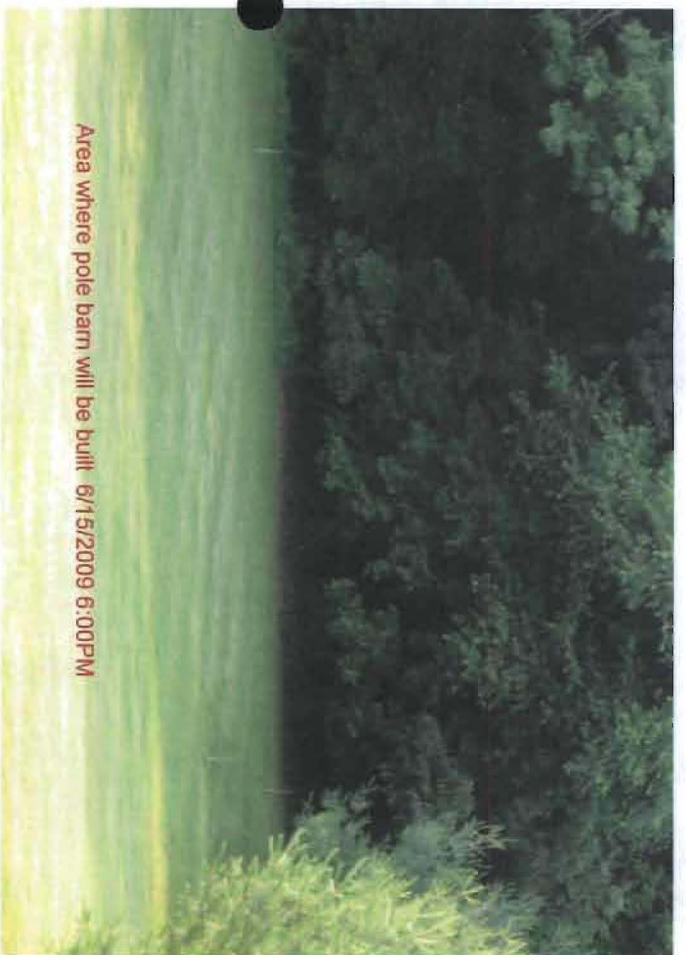
Area where pole barn will be built 6/15/2009 6:00PM



Property line of 208 Bentley and 212 Bentley
6/15/2009 6:06:17 pm
Taken from pole barn proposed site



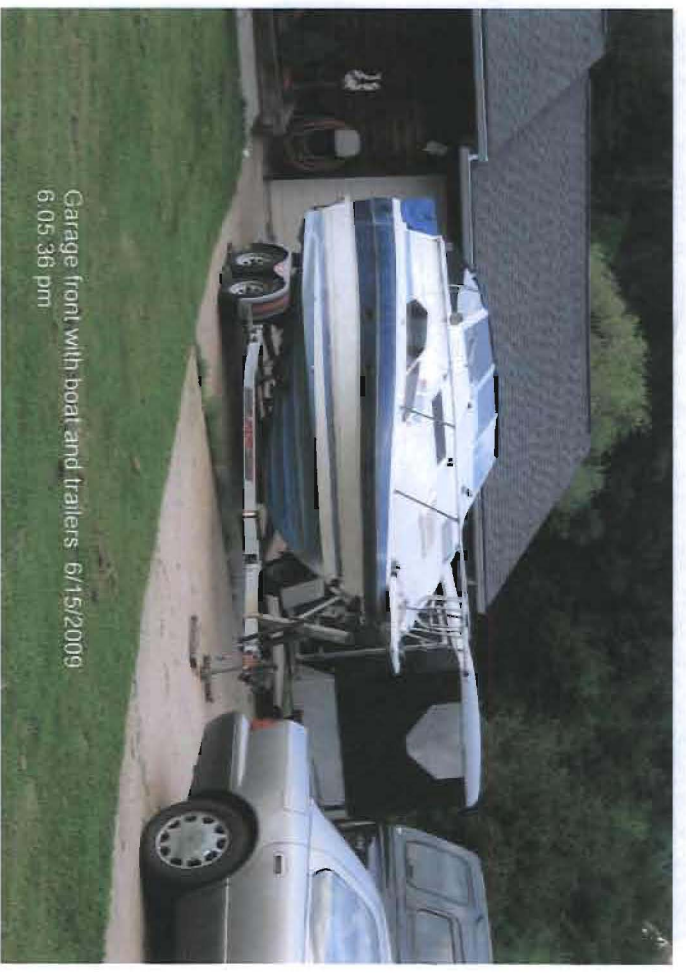
208 Bentley - front of house 6/15/2009 6:06:07 pm



Area where pole barn will be built 6/15/2009 6:00PM



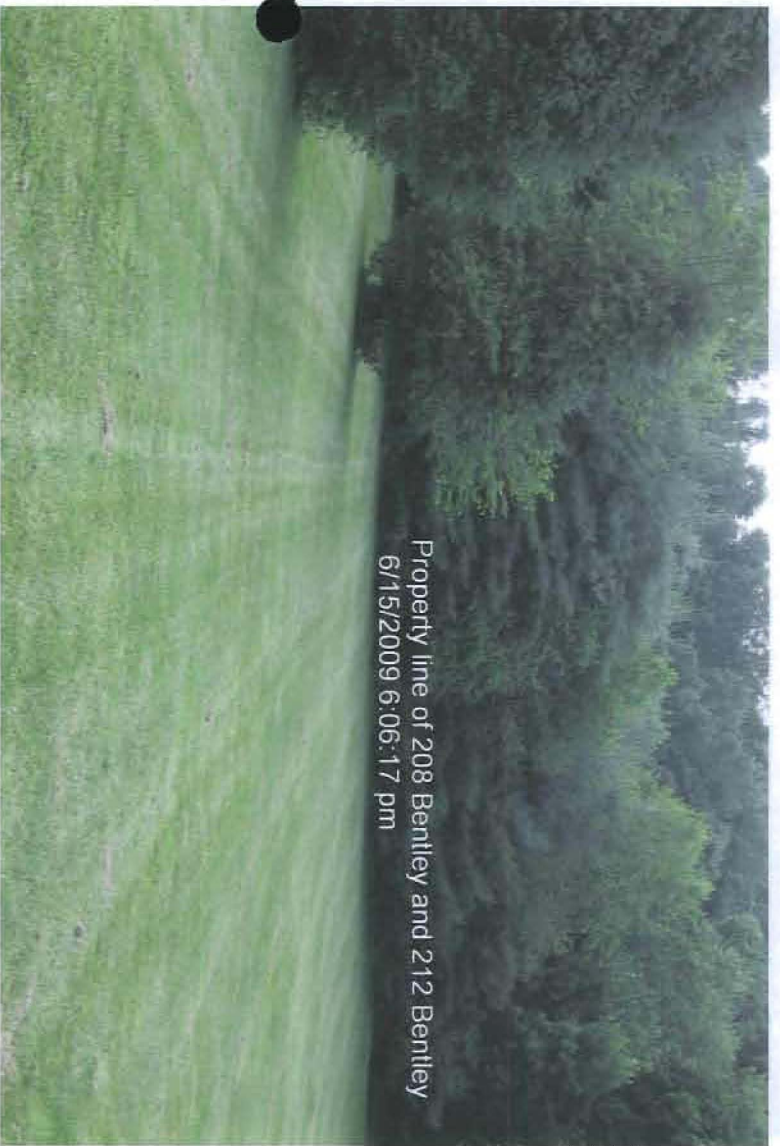
208 Bentley from cul de sac



Garage front with boat and trailers 6/15/2009
6:05:36 pm



Property line James & Bob Bentley and Joe Bentley



Property line of 208 Bentley and 212 Bentley
6/15/2009 6:06:17 pm



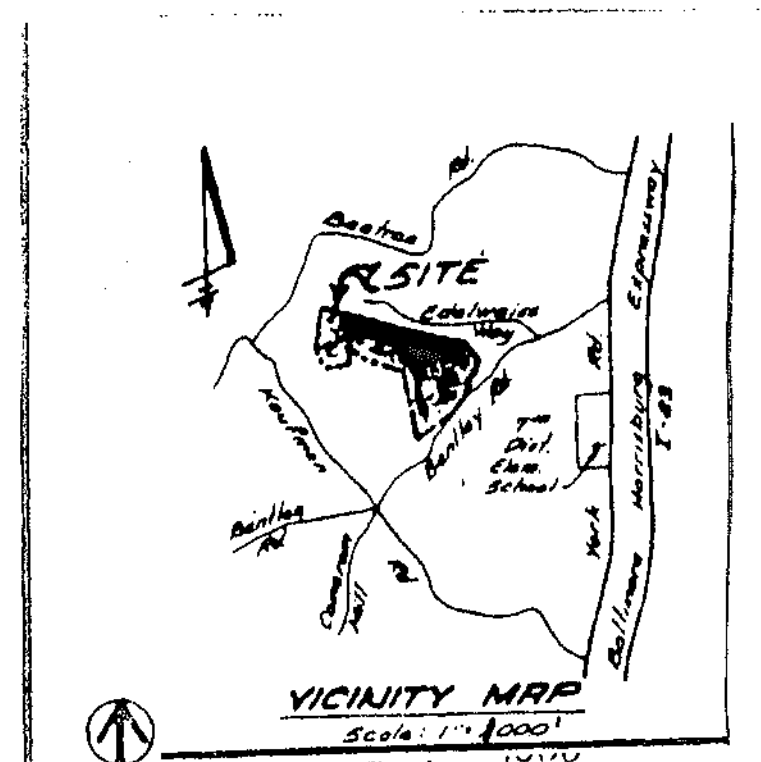
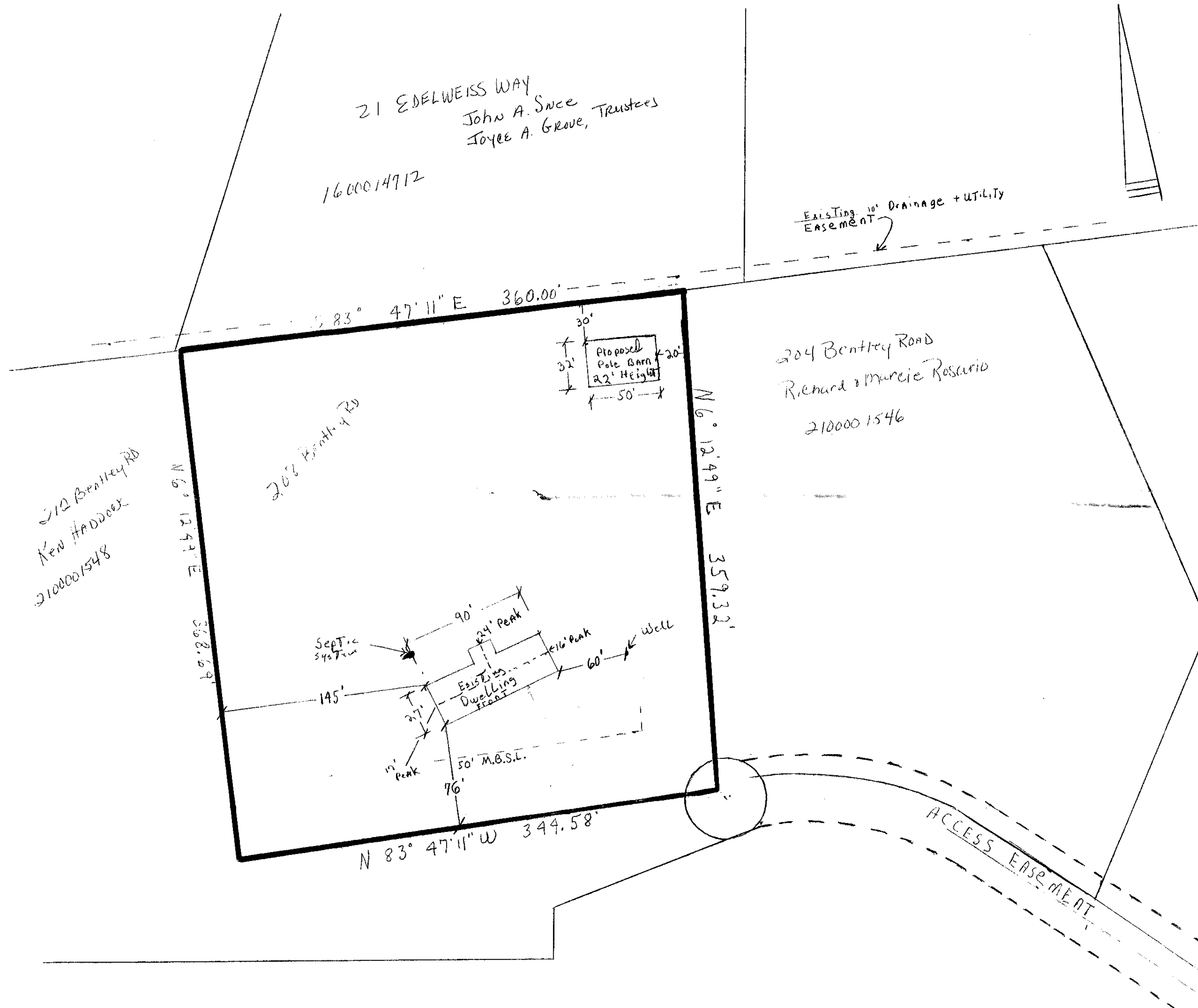


Petition For Administrative Variance

Property Address: 208 Bentley Rd

Subdivision Name: Spring Meadow

Owner: Robert and Gail Vogel



LOCATION INFORMATION			
ELECTION DISTRICT	#7TH		
COUNCILMANIC DISTRICT	3		
1" = 200' SCALE MAP #	00733		
ZONING	RC-8		
LOT SIZE	3,202	139,479.12	
	ACREAGE	SQUARE FEET	
	PUBLIC	PRIVATE	
SEWER	☐	☒	
WATER	☐	☒	
CHESAPEAKE BAY CRITICAL AREA	☐	YES	NO
100 YEAR FLOOD PLAIN	☐	☒	
HISTORIC PROPERTY/BUILDING	☐	☒	
PRIOR ZONING HEARING	NONE		

ZONING OFFICE USE ONLY		
REVIEWED BY	ITEM #	CASE #
JF	0331	

SCALE OF DRAWING: 1" = 50'