IN RE: PETITION FOR ADMIN. VARIANCE E side of Sparks Farm Road; 2140 feet SE of Sparks Station Road 10th Election District 3rd Councilmanic District **(18 Sparks Farm Road)** John and Carolyn Hotz *Petitioners*	* * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER FOR BALTIMORE COUNTY **Case No. 2009-0343-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, John and Carolyn Hotz for property located at 18 Sparks Farm Road. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed accessory building (garage/pool house) with a height of 20 feet in lieu of the maximum allowed 15 feet, and to permit an amendent to the Final Development Plan for Mission Ridge, Section 1, Lot 19 only. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The proposed detached garage/pool house will have a roof pitch to architecturally match the existing dwelling. This subject property contains 5.981 acres and is served by private water and sewer systems.

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 23, 2009, which recommends that the accessory structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area or kitchen facilities, and not be used for commercial purposes.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 12, 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 10th day of August, 2009 that a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed accessory building (garage/pool house) with a height of 20 feet in lieu of the maximum allowed 15 feet, and to permit an amendent to the Final Development Plan for Mission Ridge, Section 1, Lot 19 only 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 or kitchen facilities.

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

8·10·09

BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

August 10, 2009

JOHN AND CAROLYN HOTZ
18 SPARKS FARM ROAD
SPARKS MD 21152

Re: Petition for Administrative Variance
Case No. 2009-0343-A
Property: 18 Sparks Farm Road

Dear Mr. and Mrs. Hotz:

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,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

TAX. ACCOUNT # 2000013203

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 18 Sparks Farm Road

which is presently zoned RC6

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 a proposed accessory building (garage/pool house) with a height of 20 feet in lieu of the maximum allowed 15 feet, and to permit an amendment to the Final Development Plan for Mission Ridge, Section 1, Lot 19 only.

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):

John Hotz
Name - Type or Print

Signature

Carolyn Hotz
Name - Type or Print

Carolyn Hotz
Signature

18 Sparks Farm Road (410) 628-0434
Address Telephone No.

Sparks Md. 21152
City State Zip Code

Representative to be Contacted:

John Hotz
Name

18 Sparks Farm Rd. (410) 628-043
Address Telephone No.

Sparks Md. 21152
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. 2009-0343-A

Reviewed By JNP **Date** 6/30/09

REV 10/25/01

8.10.09

Estimated Posting Date 7/12/09

MJ

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 18 Sparks Farm Rd.
Address

Sparks Md. 21152
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):

1) To raise the roof pitch from 15'-0" (at front elevation ground level to roof peak) to not greater than 20'-0" to match the existing dwelling in style and apperance
2) To be consistent with the neighboring homes in the subdivision
3) To maintain resale value at future point in time

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

John Hotz
Name - Type or Print

Carolyn Hotz
Signature

Carolyn Hotz
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 24 day of June 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

John + Carolyn Hotz

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

AS WITNESS my hand and Notarial Seal

Anne Marie Hall
Notary Public

My Commission Expires 3-26-2013

REV 10/25/01

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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Sparks Md. 21152
City State Zip Code

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2) To be consistent with the neighboring homes in the subdivision.
3) To maintain resalve value at future point in time.

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: [signature]
Name - Type or Print: John Hotz

Signature: Carolyn Hotz
Name - Type or Print: Carolyn Hotz

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 24 day of June, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared John & Carolyn Hotz

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

AS WITNESS my hand and Notarial Seal

Anne Marie Hotz
Notary Public

My Commission Expires 3-26-2013

REV 10/25/01

TAX. ACCOUNT # 2000013203

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 18 Sparks Farm Road
which is presently zoned RC6

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 a proposed accessory building (garage/pool house) with a height of 20 feet in lieu of the maximum allowed 15 feet, and to permit an amendment to the Final Development Plan for Mission Ridge, Section 1, Lot 19 only.

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.

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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):

John Hotz
Name - Type or Print

Signature

Carolyn Hotz
Name - Type or Print

Carolyn Hotz
Signature

18 Sparks Farm Rd. (410) 628-0434
Address Telephone No.

Sparks Md. 21152
City State Zip Code

Representative to be Contacted:

John Hotz
Name

18 Sparks Farm Rd.
Address Telephone No.

Sparks Md. 21152
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. 2009-0343-A

REV 10/25/01 8.10.09

PO

Reviewed By JNP **Date** 6/30/09

Estimated Posting Date 7/12/09

2009-0343-A

Zoning Description for: 18 Sparks Farm Road
Sparks, Md. 21152

Beginning at a point on the East side of Sparks Farm Rd. which is 22 feet wide at the distance of 2140 feet southeast of the centerline of the nearest improved intersecting Street - Sparks Station Rd. which is 22' wide. Being Lot # 19 section #1 in the subdivision of mission Ridge as recorded in Baltimore Co. Plat Book #55, Folio # 139 containing 5.981 acres known as 18 Sparks Farm Rd. located in the 10th election district, 3rd Councilmatic district.

Begining at a point on the east side of Sparks Farm Road — N 14°56'59"E 10 ft., S 75°03'00"E 405.82 ft., N 63°09'31"E 53.67 ft., N 15°57'00"E 205.05 ft., S 86°21'00"E 554.68 ft., S 71°59'33"E 209.04 ft., S 18°00'27"W 142.71 ft., S 23°58'36"E 264.56 ft., N 75°03'00"W 1360.70 ft., to the place of begining. Being lot # 19 of the Mission ridge subdivision. Book # 55 page # 139 containing 5.98 Acres Also known as 18 Sparks Farm Road, located in the 10th election district precinct 1.

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

No. 39284

Date 6/30/09

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				115.00

Total: 115.00

Rec From: HOTZ

For: Adm dev - 18 Sports Farm Road
2009-0343-A (HOTZ)

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

PAID RECEIPT
BUSINESS ACTUAL TIME MOD
7/01/2009 6/30/2009 14:48:51 1
5 0001 WALKIN DATE TYPE
RECEIPT # 422321 6/30/2009 CHK
PY 5 524 ZONING VERIFICATION
NO: 039284
Receipt Total $115.00
$115.00 CK 1 $.00 1A
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS
DATE: 07/17/09
Case Number: 2009-0343-A
Petitioner / Developer: JOHN & CAROLYN HOTZ~TOM JACOBS
Date of Hearing (Closing): JULY 27, 2009

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:
18 SPARKS FARM ROAD

The sign(s) were posted on: JULY 12, 2009

Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 – 666 – 5366
(Telephone Number of Sign Poster)

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2009- 0343 -A Address 18 Sparks Farm Road

Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6/30/09 **Posting Date:** 7/12/09 **Closing Date:** 7/27/09

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- 0343 -A Address 18 Sparks Farm Road

Petitioner's Name John & Carolyn Hotz Telephone 410-628-0434

Posting Date: 7/12/09 **Closing Date:** 7/27/09

Wording for Sign: To Permit a proposed accessory building (garage/pool house) with a height of 20 feet in lieu of the maximum allowed 15 feet, and to permit an amendment to the Final Development Plan for Mission Ridge, Section 1, Lot 19 only.

WCR - Revised 7/7/08

BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
County Executive

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

July 27, 2009

John & Carolyn Hotz
18 Sparks Farm Rd.
Sparks, MD 21152

Dear: John & Carolyn Hotz

RE: Case Number 2009-0343-A, 18 Sparks Farm 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 30, 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,

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: July 23, 2009

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

SUBJECT: **9-343 – Administrative Variance**

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage/pool house) with a height of 20 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 or kitchen 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: Cindy Murray

AFK/LL: CM

RECEIVED

JUL 24 2009

ZONING COMMISSIONER

W:\DEVREV\ZAC\9-343.doc

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

State Highway Administration
Maryland Department of Transportation

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

Date: JULY 10, 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. 2009-0343-A
18 SPARKS FARM ROAD
HOTZ 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. 2009-0343-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,

Michael P. Bailey

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw4.3)

Go Back
View Map
New Search

Account Identifier: **District** - 10 **Account Number** - 2000013203

Owner Information

Owner Name:	HOTZ JOHN HOTZ CAROLYN	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	18 SPARKS FARM RD SPARKS MD 21152-9300	**Deed Reference:**	1) /27532/ 445 2)

Location & Structure Information

Premises Address
18 SPARKS FARM RD

Legal Description
5.981 AC
18 SPARKS FARM RD ESS
MISSION RIDGE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	1
34	12	131					19	2	Plat Ref:	55/ 139

Special Tax Areas **Town** **Ad Valorem** **Tax Class**

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1989	4,449 SF	5.98 AC	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	BRICK

Value Information

	Base Value	Value As Of 01/01/2008	Phase-in Assessments As Of 07/01/2008	As Of 07/01/2009
Land	217,350	318,780		
Improvements:	515,300	713,960		
Total:	732,650	1,032,740	832,680	932,710
Preferential Land:	0	0	0	0

Transfer Information

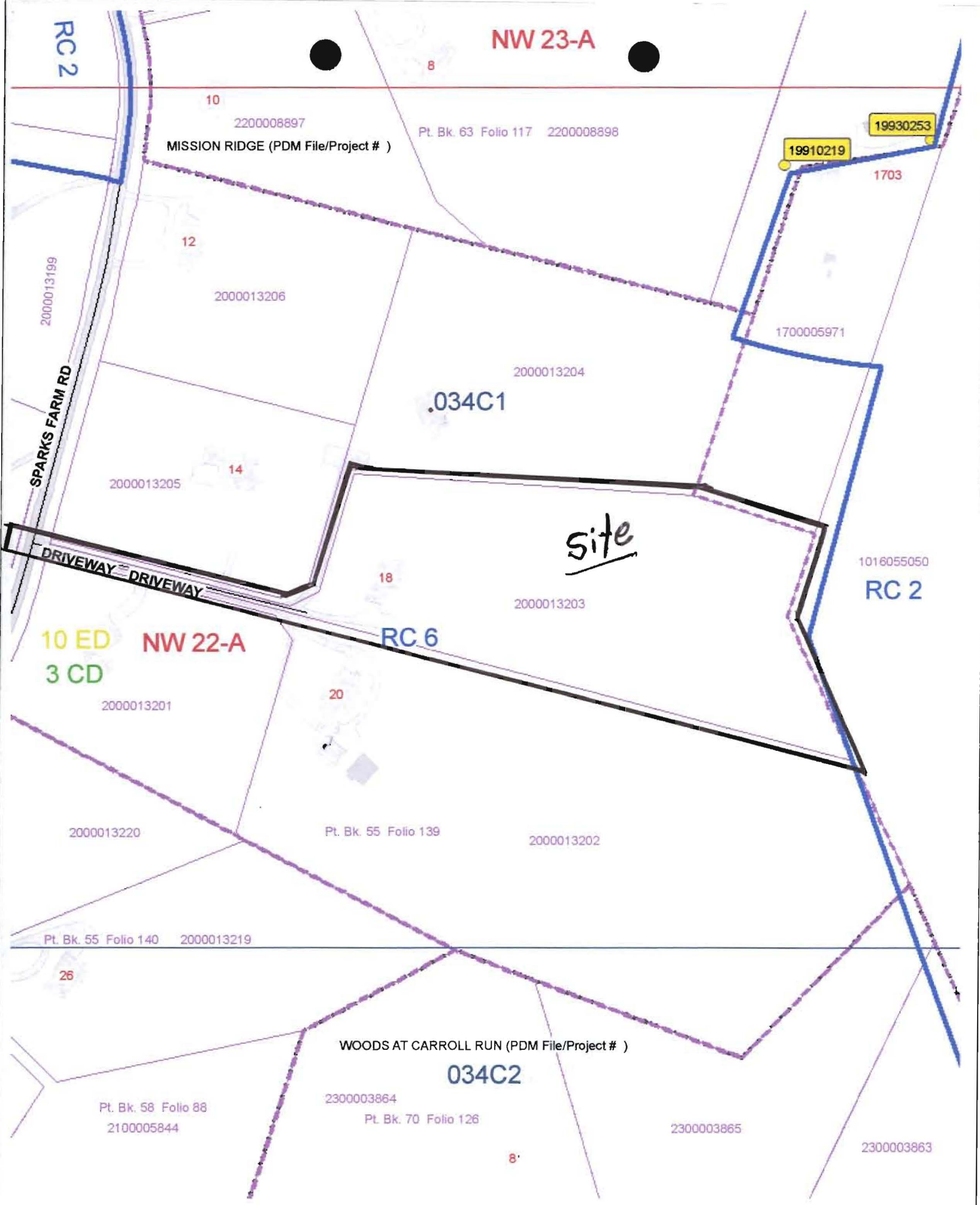
Seller:	GUBA ALEXANDER M	**Date:**	12/31/2008	**Price:**	$875,000
Type:	IMPROVED ARMS-LENGTH	**Deed1:**	/27532/ 445	**Deed2:**	
Seller:	JACOBS RICHARD A	**Date:**	09/19/2001	**Price:**	$648,000
Type:	IMPROVED ARMS-LENGTH	**Deed1:**	/15582/ 133	**Deed2:**	
Seller:	NEARY JAMES J	**Date:**	12/21/1998	**Price:**	$616,000
Type:	IMPROVED ARMS-LENGTH	**Deed1:**	/13389/ 42	**Deed2:**	

Exemption Information

Partial Exempt Assessments	**Class**	07/01/2008	07/01/2009
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *


RC 2
NW 23-A
8
10
2200008897
MISSION RIDGE (PDM File/Project #)
Pt. Bk. 63 Folio 117 2200008898
19930253
19910219
1703
12
2000013199
2000013206
1700005971
2000013204
.034C1
SPARKS FARM RD
14
2000013205
site
DRIVEWAY
DRIVEWAY
18
2000013203
1016055050
RC 2
10 ED
NW 22-A
RC 6
3 CD
20
2000013201
2000013220
Pt. Bk. 55 Folio 139
2000013202
Pt. Bk. 55 Folio 140 2000013219
26
WOODS AT CARROLL RUN (PDM File/Project #)
034C2
Pt. Bk. 58 Folio 88
2100005844
2300003864
Pt. Bk. 70 Folio 126
2300003865
2300003863
8'

2009-0343-A

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

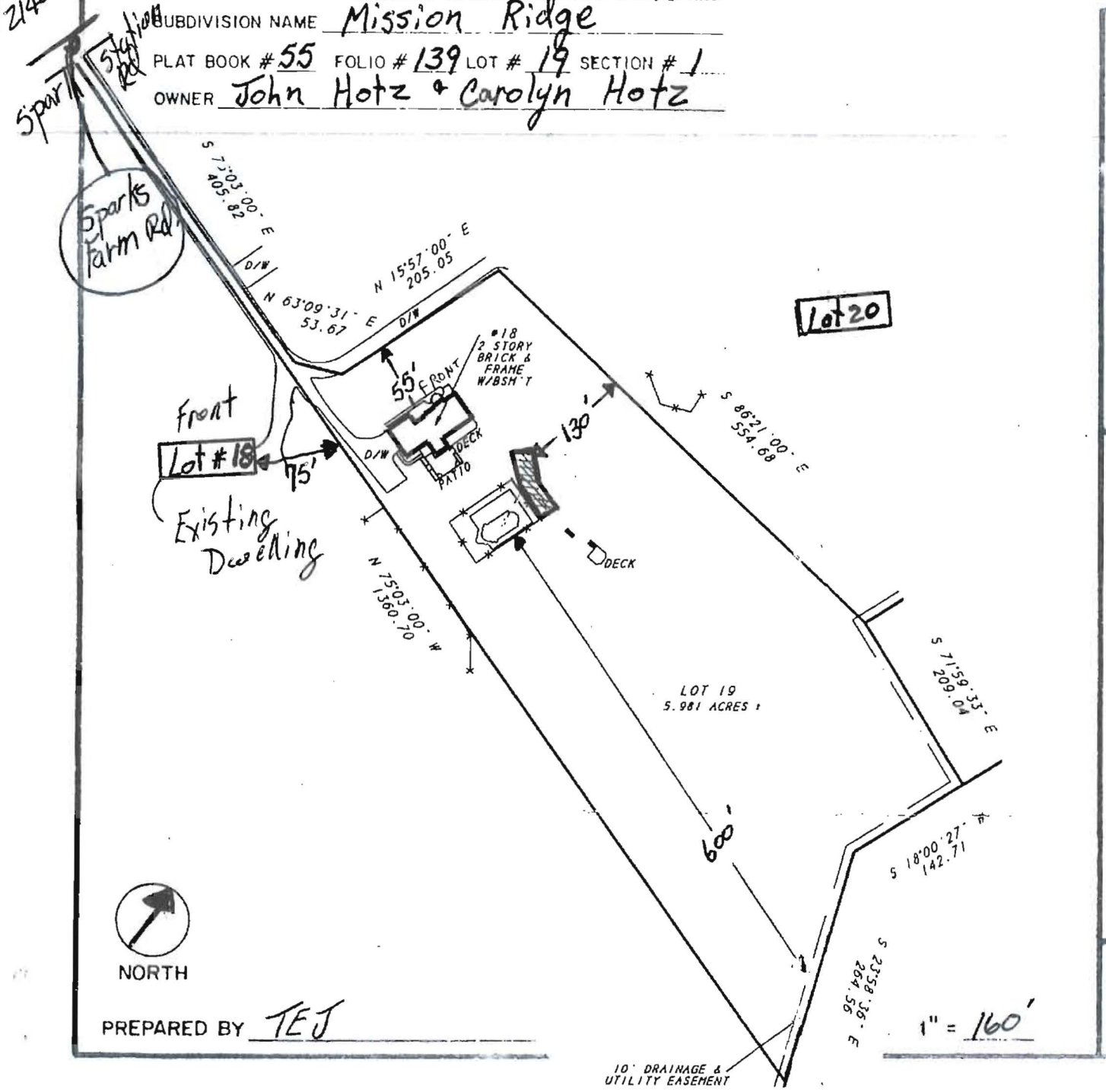
PROPERTY ADDRESS 18 Sparks Farm Rd.

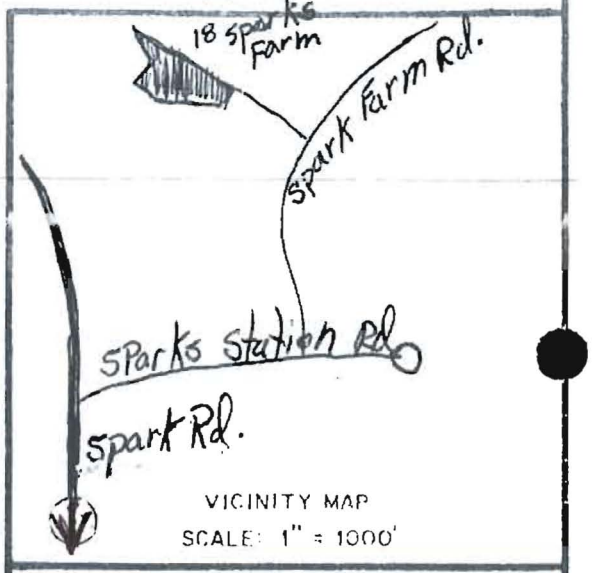
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Mission Ridge

PLAT BOOK # 55 FOLIO # 139 LOT # 19 SECTION # 1

OWNER John Hotz & Carolyn Hotz





LOCATION INFORMATION

ELECTION DISTRICT 10

COUNCILMANIC DISTRICT 3

1" = 200' SCALE MAP # 034C1

ZONING RC6

LOT SIZE 5.981 ACREAGE 260,532.40 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☐	☒
WATER	☐	☒

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☒

PRIOR ZONING HEARING None

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
JNP	0343	2009-0343-A

PREPARED BY TEJ

-15-