

IN RE: PETITION FOR ADMIN. VARIANCE

E side of Pheasant Cross Drive; 200 feet S
of the c/l of Sugarcane Road
3rd Election District
2nd Councilmanic District
(7019 Pheasant Cross Drive)

David and Marilyn Carp
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2010-0088-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, David and Marilyn Carp for property located at 7019 Pheasant Cross Drive. 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 35 foot setback to the street right-of-way and 60 feet to the centerline of the street in lieu of the required 50 feet and 75 feet, respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners desire to construct a carport onto the front of their dwelling to provide shelter from inclement weather when entering and exiting the home. A neighbor at 7015 Pheasant Cross Drive recently constructed an attractive brick carport. Petitioners provided letters of support from their neighbors residing at 7018 Pheasant Cross Drive, 7016 Pheasant Cross Drive, 7015 Pheasant Cross Drive, 7017 Pheasant Cross Drive, and 7021 Pheasant Cross Drive. Petitioners are aging and the carport will provide protection from the elements.

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 September 23, 2009 which indicates that the site plan shows a 4.5 foot side yard from the proposed carport to the

10-21-09

pm

property line. The adjacent 10 foot walkway is owned by HMH Construction, the original developer of Greengate, according to the Maryland State Assessments and the record plat of Greengate Plat 2 Section One. The Office of Planning does not oppose the variance request.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on September 20, 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.

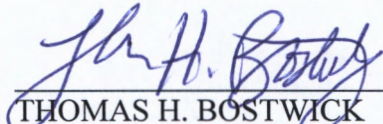
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 21st day of October, 2009 that a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with a 35 foot setback to the street right-of-way and 60 feet to the centerline of the street in lieu of the required 50 feet and 75 feet, respectively is hereby GRANTED, subject to the following:

10-21-09
m

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

10-21-09
pm



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

October 21, 2009

DAVID AND MARILYN CARP
7019 PHEASANT CROSS DRIVE
BALTIMORE MD 21209

Re: Petition for Administrative Variance
Case No. 2010-0088-A
Property: 7019 Pheasant Cross Drive

Dear Mr. and Mrs. Carp:

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", written over the printed name.

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Welsh Construction Remodeling Company, 3901 East Monument Street, Baltimore MD 21205

TAX. ACCOUNT # 0303005666

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

7019 Pheasant Cross Drive
for the property located at Baltimore, MD 21209which is presently zoned DR-2

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)

1B02.3.B to permit a side yard setback of 4.5 ft. in lieu of the required 11.25 ft, for an open projection (carport).

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):

David Carp

Name - Type or Print

Signature

Marilyn Carp

Name - Type or Print

Signature

7019 Pheasant Cross Drive 410-484-0381

Address

Telephone No.

Baltimore, MD 21209

City

State

Zip Code

Representative to be Contacted:

Welsh Construction Remodeling Co.

Name

3901 E. Monument Street 410-732-1360

Address

Telephone No.

Baltimore, MD 21205

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 10-21-09 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. 2010-0088-AReviewed By BNDate 9/10/09

REV 10/25/01

Estimated Posting Date 9/20/09

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 7019 Pheasant Cross Drive
Address
Baltimore, MD 21209
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

The purpose of this request is to add an open projected carport to the front of our house. We feel it is necessary to have cover when entering our house due to Maryland's climate. We are getting older and would hate to leave our home due to our issue. Seeing our neighbor at 7015 Pheasant Cross Drive place a carport on front of their house gave us comfort knowing it is possible for us.

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.

David Carp
Signature
DAVID CARP
Name - Type or Print

Marilyn Carp
Signature
MARILYN CARP
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8 day of September, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared David & Marilyn Carp
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Belinda Robinson
Notary Public
My Commission Expires 10/9/11

Zoning Description

Zoning Description for 7019 Pheasant Cross Drive, Baltimore, MD 21209

Beginning at a point on the east side of Pheasant Cross Drive which is 50 feet wide at the distance of 200 feet south of the centerline of the nearest improved intersecting street Sugarcone Road which is 60 feet wide. Being Lot #4, Block 1, Section 1 in the subdivision of Greengate as recorded in Baltimore County Plat Book #33, Folio #48, containing 13090 square feet. Also known as 7019 Pheasant Cross Drive and located in the 03 Election District, 02 Councilman District.

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2000- 0088 -A Address 7019 Pheasant Cross Dr.
Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9/10/09 Posting Date: 9/20/09 Closing Date: 10/15/09

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 2000- 0088 -A Address 7019 Pheasant Cross Dr.

Petitioner's Name David & Marilyn Carp Telephone 410-732-1360

Posting Date: 9/20/09 Closing Date: 10/15/09

Wording for Sign: To Permit a side yard setback for an open projection
(carport) of 4.5 ft. in lieu of the required 11.25 ft.

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: 2010-0088-A

Petitioner: David & Marilyn Corp

Address or Location: 7019 Pheasant Cross Dr.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Marilyn and David Corp

Address: 7019 Pheasant Cross Dr.

Baltimore Md. 21209 ~~21208~~

Telephone Number: 410-484-0381

Revised 7/11/05 - SCJ

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

No. **44781**

Date: **9/10/09**

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

Total: **165.00**

Rec
From:

For:

CK # 1475

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 09/22/09

Case Number: 2010-0088-A

Petitioner / Developer: DAVID & MARILYN CARP ~ JOHN DEGRAW
OF WELSH REMODELING CO.

Date of Hearing (Closing): OCTOBER 5, 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:
7019 PHEASANT CROSS DRIVE

The sign(s) were posted on: SEPTEMBER 20, 2009



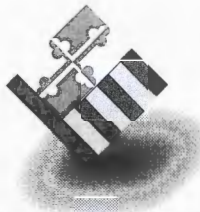
Linda O'Keefe
(Signature of Sign Poster)

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
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

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

October 5, 2009

Mr. & Mrs. Carp
7019 Pheasant Cross Dr.
Baltimore, MD 21209

Dear: Mr. & Mrs. Carp

RE: Case Number 2010-0088-A, 7019 Pheasant Cross Dr.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 10, 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
Welsh Construction Remodeling Co.; 3901 E. Monument St.; Baltimore, MD 21205

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 23, 2009

RECEIVED

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

OCT 21 2009
ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): Case(s) 10-088- Administrative Variance

The petitioner requests a side yard setback of 10 feet in lieu of the required 11.25 feet in order to add a carport to the front of the existing dwelling. This is in line with the existing dwelling.

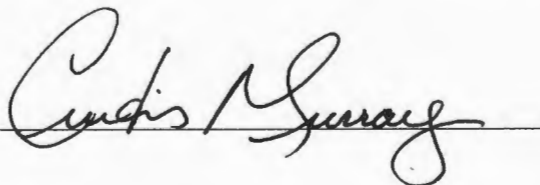
The site plan actually shows a 4.5 foot side yard from the proposed carport to the property line. The adjacent 10' walkway is owned by HMM Construction, the original developer of Greengate, according to GIS, Maryland State Assessments and the record plat of Greengate Plat 2 Section One.

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the 4.5 feet variance and has been informed that an amended petition has been filed.

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

Prepared By:
CM/LL



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 5, 2009
CEN 12/5/09

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

SUBJECT: Zoning Advisory Committee Meeting
For October 19, 2009
Item Nos. 10-088

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

DAK:CEN:kmt
cc: File
G:\DevPlanRev\ZAC -No Comments\ZAC-10192009 -NO COMMENTS.doc

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: September 25, 2009

FROM: Dennis A. Kennedy^{DAK}, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For October 5, 2009
Item Nos. 10-087, 088, 089, 090,
091, 092, 093, 095 and 096

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

DAK:CEN:kmt

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-10052009 -NO COMMENTS.doc



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

October 2, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: September 21. 2009

Item Numbers 0087, 0088, 0090, 0091, 0092, 0093, 0094, 0095 and 0096

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



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

October 8, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: October 5. 2009

ItemNumbers

0006,0034,0088,0096,0097,0098,0099,0100,0102,0103,0104,0106,0107,0108,0109,0111,0113 and 0115

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



MARYLAND DEPARTMENT OF TRANSPORTATION

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

Date: SEPT. 29, 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. 2010-0088-A
7019 PHEASANT CROSS DRIVE
CARP 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. 2010-0088-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-5593 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

A handwritten signature in purple ink, appearing to read "Michael P. Bailey", is written over the typed name of Steven D. Foster.

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

My telephone number/toll-free number is _____

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

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.sha.maryland.gov

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: OCTOBER 7, 2009

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

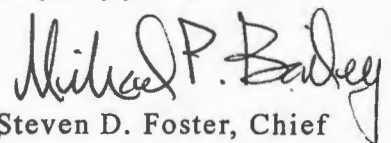
RE: Baltimore County
Item No. 2010-0088-A
7019 PHEASANT CROSS DRIVE
DAVE CARP PROPERTY
ADMIN. VARIANCE

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. 2010-0088-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-5593 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

David and Marilyn Carp
7019 Pheasant Cross Drive
Baltimore, MD. 21209

To the Zoning Commissioner of Baltimore County:

We have lived in Baltimore County in our current house for 38 years since November, 1971. Over these years at this address, we have really enjoyed living in Baltimore County.

We are seeking an administrative variance so that we may construct an open air carport at our home. This carport is needed as follows:

- As we are both in our sixties, it is increasingly more difficult to endure the weather elements.
- We both work and volunteer at various organizations and often come home after dark. A carport will allow for coming and going in a safe environment.

Thank you for addressing this administrative variance.

Sincerely,

David L. Carp 9/2/09

David L. Carp

Marilyn Carp 9/2/09

Marilyn Carp

This letter acknowledges that our neighbor on 7016 Pheasant Cross Drive is fully aware of our intentions to add a carport to the front of our house and has no objections.

9/6/09

Date

Richard Axman DDS

Signature

RICHARD AXMAN DDS

Name

This letter acknowledges that our neighbor on 7015 Pheasant Cross Drive is fully aware of our intentions to add a carport to the front of our house and has no objections.

9/7/09

Date

Ira K. Himmel

Signature

IRA K. HIMMEL

Name

#008

This letter acknowledges that our neighbor on 7017 Pheasant Cross Drive is fully aware of our intentions to add a carport to the front of our house and has no objections.

9/6/09

Date

Bruce Lubich

Signature

Bruce Lubich

Name

This letter acknowledges that our neighbor on 7021 Pheasant Cross Drive is fully aware of our intentions to add a carport to the front of our house and has no objections.

9/6/09
Date

LL
Signature
Lee Fox
Name

This letter acknowledges that our neighbor on 7018 Pheasant Cross Drive is fully aware of our intentions to add a carport to the front of our house and has no objections.

9/8/09

Date

Irwin J Meyer

Signature

Irwin Meyer

Name

This letter acknowledges that our neighbor on 7020 Pheasant Cross Drive is fully aware of our intentions to add a carport to the front of our house and has no objections.

9.5.09

Date

Margaret Bedova

Signature

MARGARET Bedova

Name

NW 9-C

SUGARCO RD

19880050

0303005668

Lot # 37
1700013654

SUGARCONE RD

Lot # 32 0308064254

7021
Lot # 5 1600006282
Pt. Bk. 35 Folio 12

2119

Lot # 6 1700013635

7018

Lot # 33 0308064255

2 CD 3 ED

DR 2

069A3

NW 8-C

Lot # 4 0303005666

7019

GREENSPRING EAST (SEC 1 & SEC 2) (PDM File/Project #)

0308064232

7016

0308064256
Lot # 34

PHEASANT CROSS DR

Pt. Bk. 33 Folio 48 7017
Lot # 3 0303005664

20020210

SHEFFLIN CT

1700013655
Pt. Bk. 38 Folio 129

7015

Lot # 2 0303005663

Lot # 56
0308064278

PHEASANT CROSS DR

Lot # 1 0303005662

#0088



7015 Pheasant Cross Dr.

#0088



subject site
7019 Pheasant Cross Dr

#2588



#0088

7017 Pheasant Cross Dr.



7021 Pheasant Chase Dr

7/2008

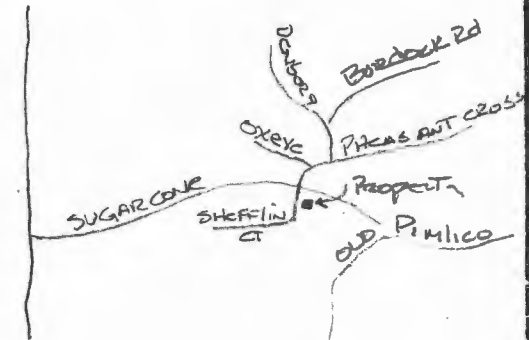
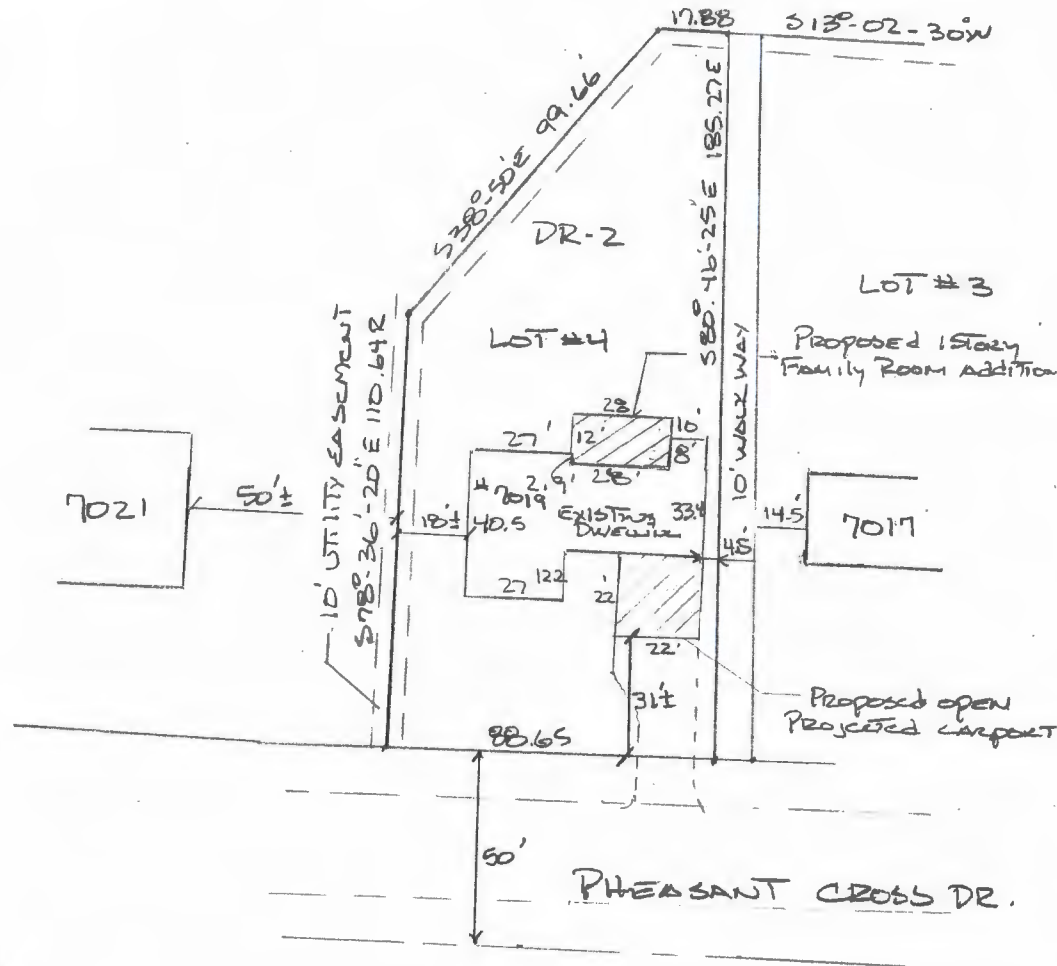
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 7019 PHEASANT CROSS DR SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME GREEN GATE

PLAT BOOK # 33 FOLIO # 48 LOT # 4 SECTION # 1

OWNER DAVID AND MARILYN CARP



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 03

COUNCILMANIC DISTRICT 02

1" = 200' SCALE MAP # 069A3

ZONING DR-2

LOT SIZE 13090
ACREAGE 0.30 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

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

ZONING OFFICE USE ONLY

REVIEWED BY AK ITEM # 0038 CASE # 2010-0088-J



NORTH

PREPARED BY JOHN DELZAIN

SCALE OF DRAWING: 1" = 50'