

IN RE: PETITION FOR ADMIN. VARIANCE
NE side of Green Oak Court; 1056 feet SE.
of the c/l of Grove Road
11th Election District
6th Councilmanic District
(3724 Green Oak Court)

Jovy Vallamattam and Anu M. Joseph
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2010-0114-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, Jovy Vallamattam and Anu M. Joseph for property located at 3724 Green Oak Court. The variance request is from Sections 1B02.3.B and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an open projection (deck) with a 15 feet rear setback in lieu of the minimum required 22.5 feet, and to amend the latest Final Development for Oak Grove, Lot 13 only. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners wish to construct a deck measuring 12 feet wide x 26 feet long. A deck smaller than proposed would not be of sufficient size to allow the Petitioners to have a table, chairs and a grill on the deck. Petitioners would be unable to enjoy reasonable use of the property, suffering further practical difficulty. Photographs submitted by the Petitioners demonstrate that their neighbors enjoy similar decks. Said photographs also show that the rear of the property is heavily wooded.

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

RECORDED FOR PLANS
11-2-09
pm

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on October 11, 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.

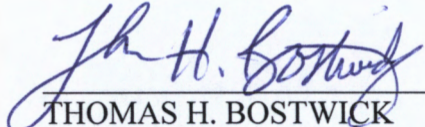
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 2nd day of November, 2009 that a variance from Sections 1B02.3.B and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an open projection (deck) with a 15 feet rear setback in lieu of the minimum required 22.5 feet, and to amend the latest Final Development for Oak Grove, Lot 13 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.

11-2-09

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

~~RECEIVED FOR FILE~~
11-2-09




BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

November 2, 2009

JOVY VALLAMATTAM AND ANU M. JOSEPH
3724 GREEN OAK COURT
PARKVILLE MD 21234

Re: Petition for Administrative Variance
Case No. 2010-0114-A
Property: 3724 Green Oak Court

Dear Jovy Vallamattam and Anu M. Joseph:

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



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 3724 GREEN OAK CT PARKVILLE MD
which is presently zoned D.R. 5.5

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) 1802.3B., 301.1A. (BCZR)

TO PERMIT AN OPEN PROJECTION (DECK) WITH A 15-FOOT REAR SETBACK
IN LIEU OF THE MINIMUM REQUIRED 22.5-FEET AND TO AMEND THE
LATEST F.D.P. FOR "OAK GROVE", LOT 13 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):

JUVY VALLAMATTAM
Name - Type or Print _____
Signature [Signature] _____
ANU M. JOSEPH
Name - Type or Print _____
Signature [Signature] _____
3724 GREEN OAK CT. 410-497-5123
Address _____ Telephone No. _____
PARKVILLE MD 21234
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. 2010-0114-FA

REV 10/25/01 11-2-09

Reviewed By DT. Date 9/30/09

Estimated Posting Date 10/11/09

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

Address 3724 GREEN OAK CT
City PARKVILLE State MD Zip Code 21234

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 TOTAL MEASUREMENT FROM THE HOUSE TO THE
END OF THE PROPERTY IS ONLY 27 FT. THIS WILL
NOT ALLOW US TO BUILD A NORMAL DECK
(24 FT wide x 12 ft Dep x 9 FT Ht)

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

Name - Type or Print

JOVY VALLAMATTAM

Signature

Name - Type or Print

ANU . M . JOSEPH

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 29th day of September, 2009 before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Jovy Vallamattam & Ann M. Joseph
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and



Notary Public

My Commission Expires

8/1/10

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 3724 Green Oak Ct, Parkville MD 21234

Beginning at a point on the S 35° 04' 55" ^{NE/SIDE} E 51.95 ft side of Green Oak Ct which is 50 ft wide at the distance of 1056 ft of the centerline of the nearest improved intersecting street Grove Rd which is _____ wide. *Being Lot # 13 Block —, Section # — in the subdivision of Oak Grove as recorded in Baltimore County Plat Book # 72, Folio # 141 containing 0.1451 ac Also known as 3724 Green Oak Ct and located in the 11th Election district. 6
Council manic District

2010-0114-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010- 0114 -A Address 3724 GREEN OAK CT.

Contact Person: DONNA THOMPSON Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9/30/09 Posting Date: 10/11/09 Closing Date: 10/26/09

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 2010- 0114 -A Address 3724 GREEN OAK CT.

Petitioner's Name VALLAMATTAM JOSEPH Telephone 410-497-5123

Posting Date: 10/11/09 Closing Date: 10/26/09

Wording for Sign: To Permit AN OPEN PROJECTION (DECK) WITH A 15-FOOT
REAR SETBACK IN LIEU OF THE MINIMUM REQUIRED 22.5- FEET
AND TO AMEND THE LATEST F.D.P. FOR "OAK GROVE", LOT 13 ONLY.

Revised 8/20/09

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: 2010-0114-A

Petitioner: VALLAMATTAM / JOSEPH

Address or Location: 3724 GREEN OAK CT.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. JON VALLAMATTAM

Address: 3724 GREEN OAK CT.

PARKVILLE, MD. 21234

Telephone Number: 410-497-5123

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

No. **45759**

Date: **9/30/09**

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

Total: **115.00**

Rec From: **JOY VALLAMATTAM**

For: **2010-0114-A
3724 GREEN OAK CT.**

D. THOMPSON

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS ACTION TIME INH
9/30/2009 9/30/2009 14:29:58 1
NO. 0001 WALKIN INTL JHR
> RECEIPT # 434269 9/30/2009 INFL
Dept 5 528 ZOWING VERIFICATION
R NO. 045759

Recpt Tot \$115.00
\$115.00 CR \$115.00 CA
Baltimore County, Maryland

**CASHIER'S
VALIDATION**

William D. Gulick, Jr.
Baltimore County Approved Sign Poster
Notary Public
2944 Edgewood Avenue
Baltimore, MD 21234
410-530-6293

LETTER OF TRANSMITTAL

TO: Baltimore County, PDM
Zoning Office

DATE: October 12, 2009
JOB NO.: 2009-037
RE: Case NO. 2010-0114-A
3724 Green Oak Court

ATTENTION: Ms. Kristen Matthews

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover the following items:

☐ Copy of letter ☒ Prints ☒ Documents ☐ Other ☐

No. of Copies	Date	Description
1	October 11, 2009	Certificate of Posting
2	October 11, 2009	Site Photos

TRANSMITTALS are as checked below:

☐ For approval ☒ For your use ☐ As requested ☐ For review & comment

☐ Other ☐

REMARKS:

SIGNED

WILLIAM D. GULICK, JR.

cc:



CERTIFICATE OF POSTING

Department of Permits & Development Management
Baltimore County
111 W. Chesapeake Avenue
Room 111-Zoning Office
Towson, MD 21204

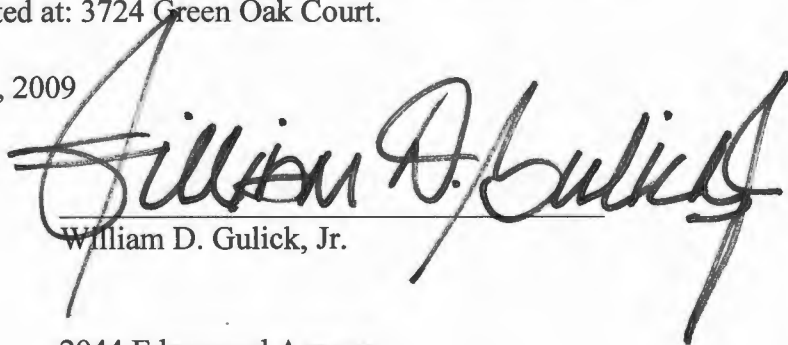
Date: October 12, 2009

Attention: Ms. Kristen Matthews
Zoning Office

Re: Case Number: 2010-0114-A
Petitioner/Developer: Joseph Vallamattam
Date of Hearing/Closing: October 26, 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: 3724 Green Oak Court.

The sign (s) were posted on: October 11, 2009



William D. Gulick, Jr.

2944 Edgewood Avenue
Baltimore, MD 21234
(410) 530-6293

SEE ATTACHED SITE PHOTOS







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 27, 2009

Jovy Vallamattam and Anu Joseph
3724 Green Oak G
Parkville, MD 21234

Dear: Jovy Vallamattam and Anu Joseph

RE: Case Number 2010-0114-A, 3724 Green Oak G

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 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: October 21, 2009

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 10-114- 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 Laurie Hay in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL .

A handwritten signature in cursive script, appearing to read "Curtis R. Gurney", written over a horizontal line.

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For October 26, 2009
Item Nos. 10-112, 114, 117, 118,
119, 120 and 121

DATE: October 13, 2009

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-10262009 -NO COMMENTS.doc



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

State Highway
Administration

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: Oct. 12, 2009

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

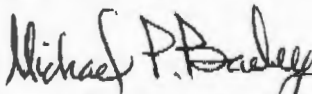
RE: Baltimore County
Item No. 2010-0114-A
3724 GREEN OAK CT.
VALLAMATTAN/JOSEPH PROPERTY
ADMIN. VARIANCE

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. 2010-0114-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

2010-0114-A



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

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 11 Account Number - 2300009280

Owner Information

Owner Name: VALLAMATTAM JOVY
 JOSEPH ANU M
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 3724 GREEN OAK CT
 BALTIMORE MD 21234-4259
Deed Reference: 1) /25927/ 199
 2)

Location & Structure Information

Premises Address
 3724 GREEN OAK CT
 BALTIMORE 21234-4259
Legal Description
 .1451 AC
 3724 GREEN OAK CT NES
 OAK GROVE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
71	22	471					13	3	Plat Ref: 72/ 141

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2001	2,294 SF	6,321.00 SF	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2009	Phase-in Assessments As Of 07/01/2009	As Of 07/01/2010
Land	126,320	126,320		
Improvements:	249,370	261,050		
Total:	375,690	387,370	379,583	383,476
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
DONHAUSER LINDA	07/18/2007	\$430,000
Type: IMPROVED ARMS-LENGTH	Deed1: /25927/ 199	Deed2:
STONESIFER RUBY MARIE	02/13/2004	\$208,000
Type: IMPROVED ARMS-LENGTH	Deed1: /19608/ 9	Deed2:
FREITAG CHARLES P JR	06/25/2001	\$259,900
Type: IMPROVED ARMS-LENGTH	Deed1: /15331/ 13	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

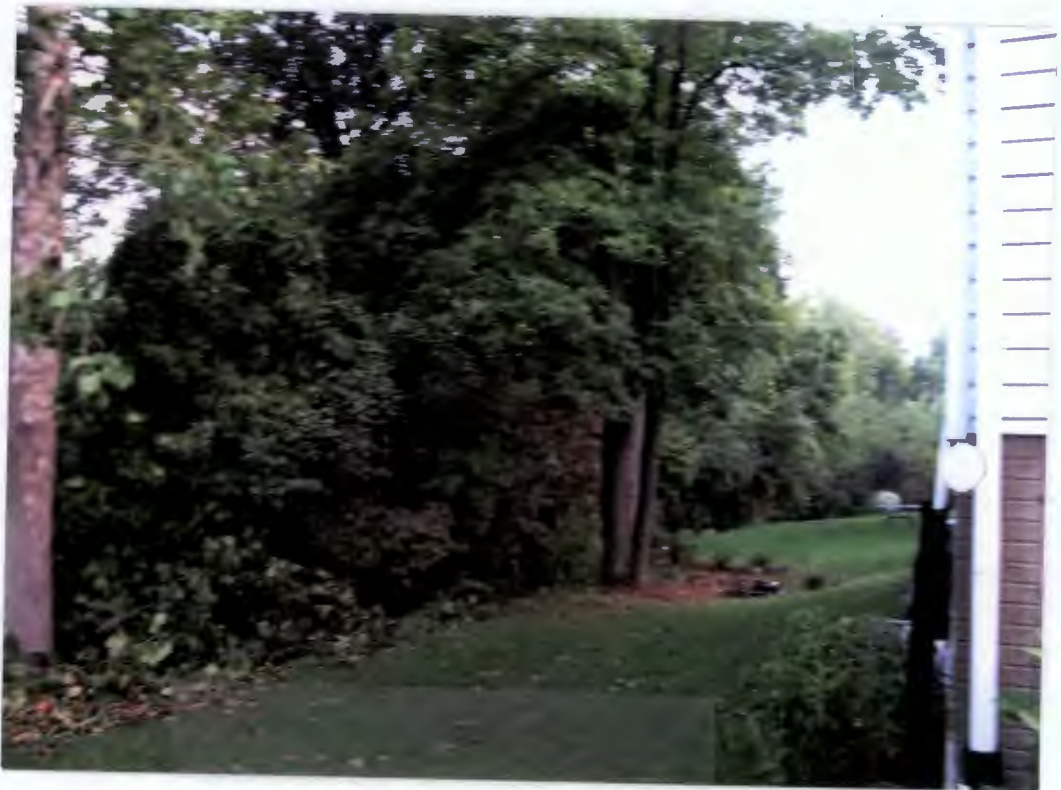
Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *







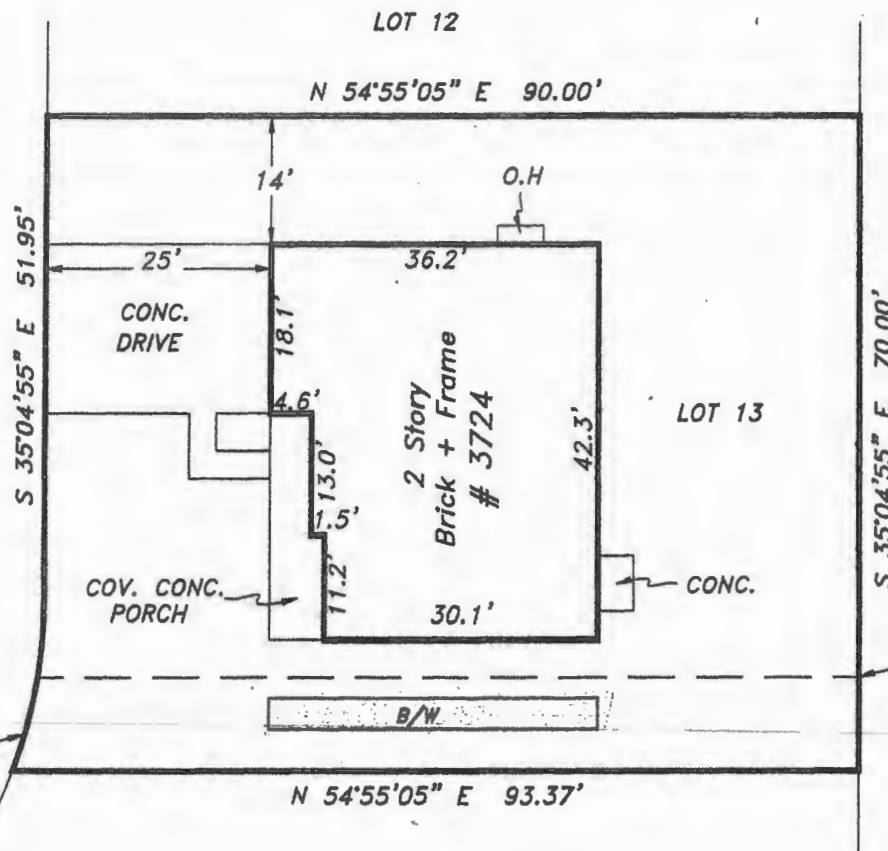


NOTES:

- 1) B.R.L. information, if shown, was obtained from existing record plat or local agencies and is not guaranteed by NTT, Inc.
- 2) Building line and/or Flood Zone information is subject to the interpretation of the originator.
- 3) NTT, Inc. does not certify to unshown or unrecorded encroachments or overlaps.
- 4) Property markers NOT found, or guaranteed by this location.
- 5) Setback distance accuracy: 2' ±

GREEN OAK COURT
50' R/W

L=18.47'
R=50.00'



Subject property is shown in Zone C
on the FIRM Map of Baltimore County,
Maryland on Community Panel
240010 0270 B.Effective MARCH 2, 1981

This is to certify that I have surveyed the property shown hereon,
being known as LOT 13, 1ST AMENDED PLAT OF
OAK GROVE
and recorded among the land records of Baltimore County,
Maryland in Plat 72, folio 141
for the purpose of locating the improvements thereon.

- * This plat is of benefit to the consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing, or refinancing purposes.
- * This plat is not to be relied upon for the establishment of location of fences, garages, buildings, or other existing or future structures.
- * This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or for securing financing or refinancing.



J. Carl Hudgins PLS #96

LOCATION DRAWING
3724 GREEN OAK COURT
11TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

NTT Associates, Inc.
16205 Old Frederick Road
Mt. Airy, Maryland 21771
Ph. (410)442-2031
Fax No. (410)442-1315

Scale: 1"= 20'
Date: 6/12/07
Field By: STP
Drawn By: STP
Drawing # CL076407

3716
2300009276
Lot # 9

1800003997

Lot # 10
2300009277
3718

Lot # 11
2300009278
3720

Lot # 12
2300009279
3722

Pt. Bk. 42 Folio 34
1800003999

1800003998

GREEN OAK CT

NE 8-E

2300009285

3719 DR 5.5
11 ED 071B3
6 CD

OAK GROVE (PDM File/Project # 11-806)

3721

2300009284
Lot # 17

2300009280
Lot # 13
3724

2300009281
Lot # 14
3726

2300009282
Lot # 15
3728

Lot # 16
2300009283

3723

Lot # 0
2300009292
Pt. Bk. 72 Folio 141

SITE

2010-0114-A

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

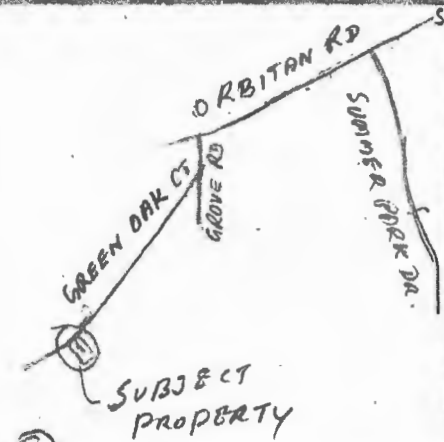
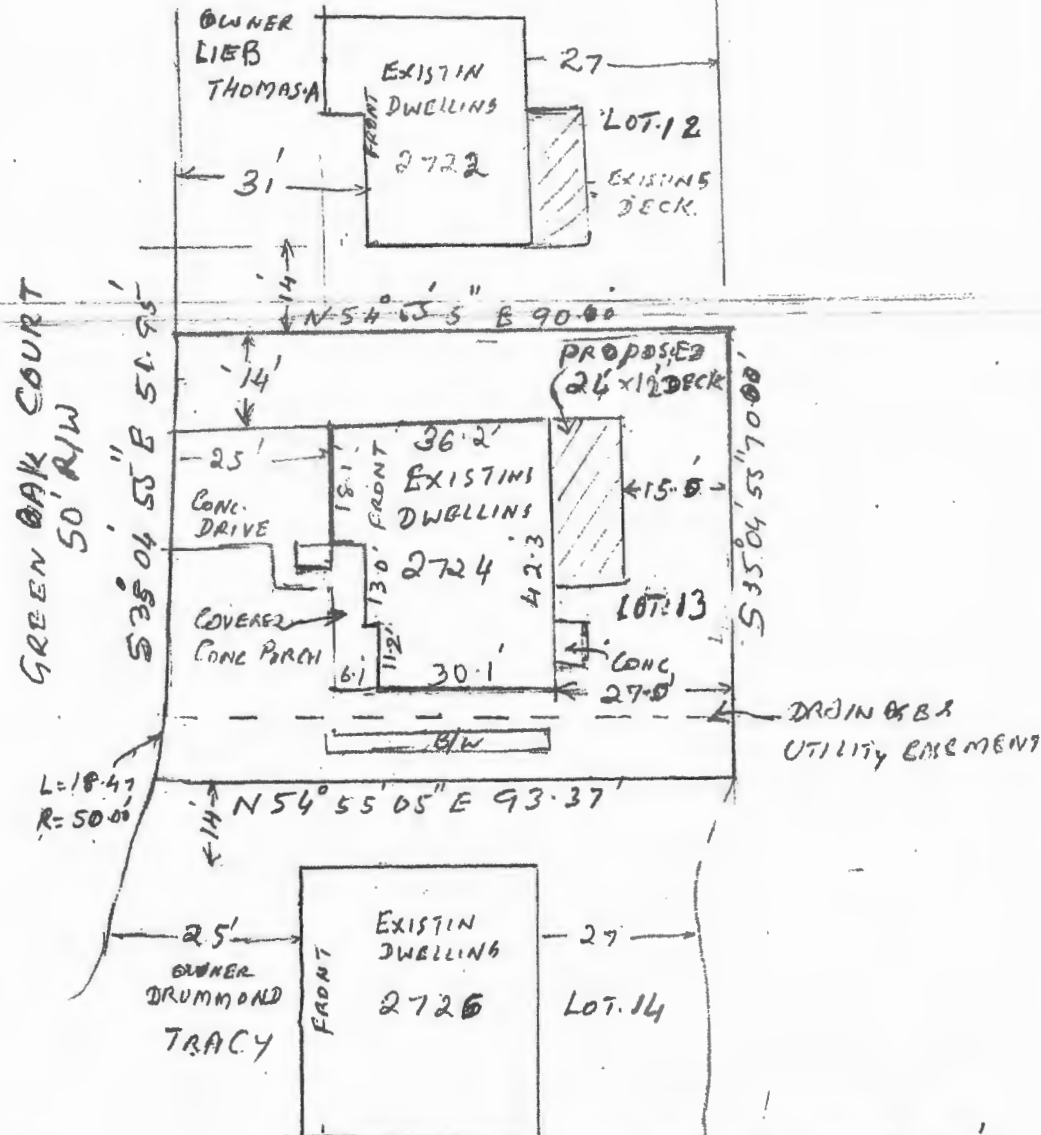
PROPERTY ADDRESS 3724 GREEN OAK CT

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

SUBDIVISION NAME OAK GROVE

PLAT BOOK # 72 FOLIO # 141 LOT # 13 SECTION # 4

OWNER JOVY VALLANATHON & ANNE JOSEPH



LOCATION INFORMATION

ELECTION DISTRICT 11

COUNCILMANIC DISTRICT 6

1" = 200' SCALE MAP # 07183

ZONING D.R.S.S

LOT SIZE 6.321 ACRES 6,321 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 #
D.T.	0114	2010-0114-A

PREPARED BY

SCALE OF DRAWING: 1" = 30'

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

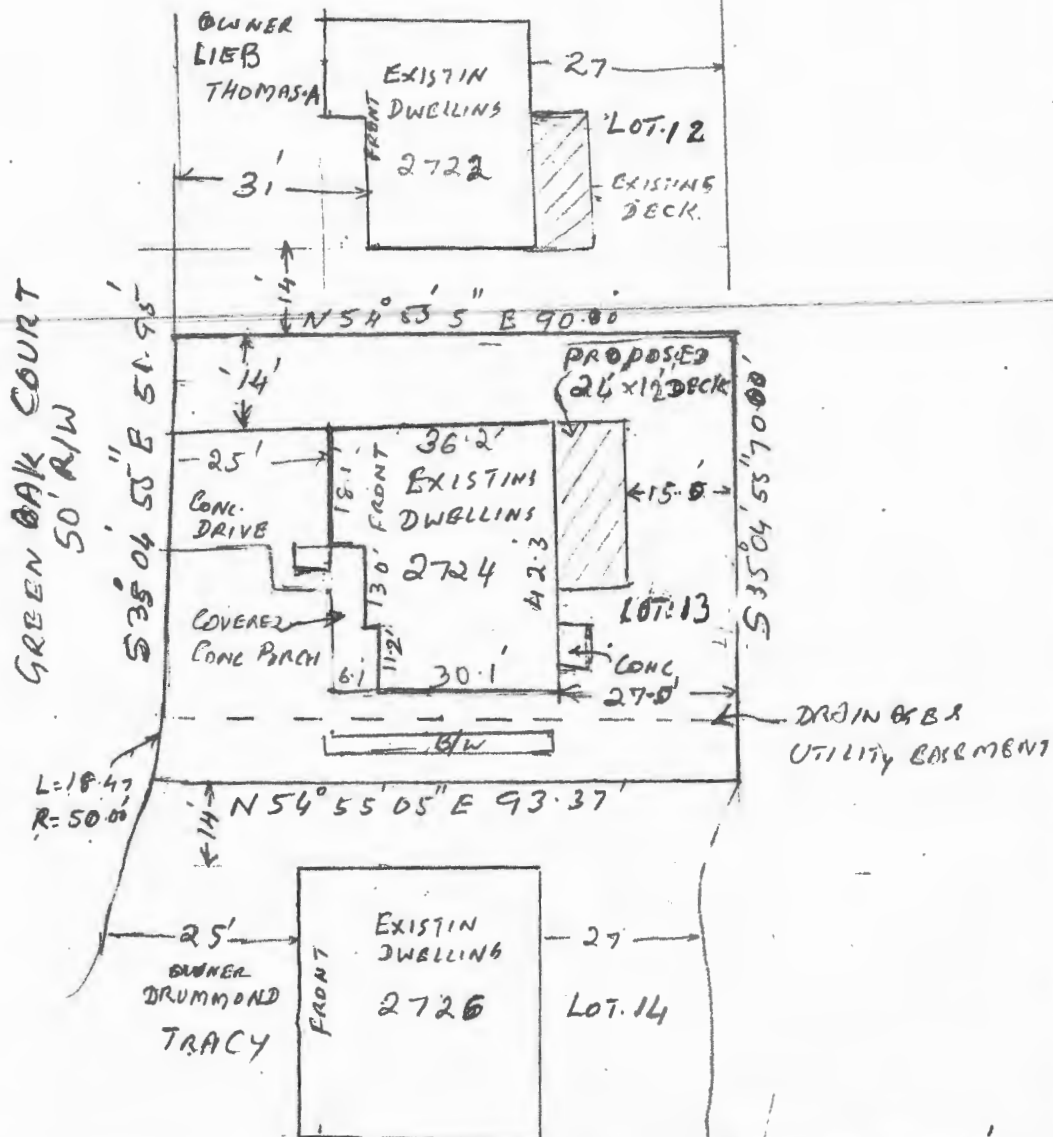
PROPERTY ADDRESS 3724 GREEN OAK CT

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

SUBDIVISION NAME OAK GROVE

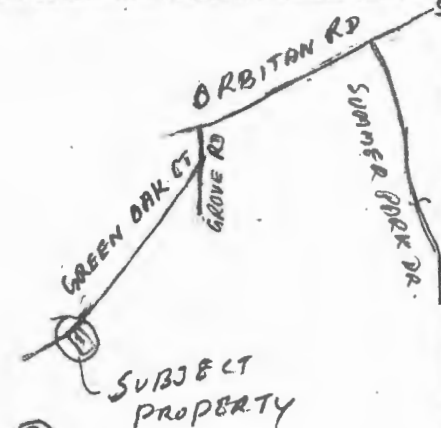
PLAT BOOK # 72 FOLIO # 141 LOT # 13 SECTION #

OWNER JOVY VALLAMATTOM & ANN JOSEPH



PREPARED BY _____

SCALE OF DRAWING: 1" = 30'



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 11

COUNCILMANIC DISTRICT 6

1" = 200' SCALE MAP # 07123

ZONING D.R.55

LOT SIZE 6.321
ACREAGE 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 ITEM # CASE #

D.T.

0114

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