

IN RE: PETITION FOR ADMIN. VARIANCE
NE side of Sue Creek Drive; 598 feet SE of
Sue Aveune
15th Election District
6th Councilmanic District
(1928 Sue Creek Drive)

Frederick L. Riedel, Jr. and Louise E. Riedel
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2010-0198-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, Frederick L. Riedel, Jr. and Louise E. Riedel for property located at 1928 Sue Creek Drive. The variance request is from Section 1B02.3.B of the Baltimore County Zoning Regulations (Sections 1B01.2.C.2, 504 and 301 of the 1970 Zoning Regulations and Sections V.B.5.A and V.B.6.b of the 1970 Comprehensive Manual of Development Policies to permit a proposed addition and open projection (steps) with a window to tract boundary setback of 20 feet in lieu of the minimum required 35 feet; window to property line setbacks of 11 feet (both sides) in lieu of the minimum required 15 feet, open projection (steps) side setback of 7.5 feet in lieu of the minimum required 11¼ feet, and to amend the latest Final Development Plan for Sue Creek Landing, Plat 2, Lot 62 only. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners are in failing health and need the addition to accommodate family members who are moving to the residence to care for the Petitioners. The addition extends 16 feet from the rear of the dwelling and will be flush with the exterior sides of the dwelling. A new set of stairs will be constructed on the left side of the addition for easy access to the driveway. None of the neighbors expressed any concern over the proposed addition.

ORDER RECEIVED FOR FILING

Date 2-18-10

By PM

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Department of Environmental Protection and Resource Management dated February 2, 2010, which indicates that development of the property must comply with the Chesapeake Bay Critical Area Regulations. The property is located in an Intensely Developed Area within the Chesapeake Bay Critical Area and must comply with the 10% pollutant reduction requirements. Environmental Impact Review does not oppose this variance request provided the 10% reduction requirements are met. These requirements can be met by planting of native vegetation on-site or by payment of a fee-in-lieu. The Petitioners shall contact Environmental Impact Review at 410-887-3980 to discuss the options.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on January 24, 2010 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.

ORDER RECEIVED FOR FILING

Date 2-18-10

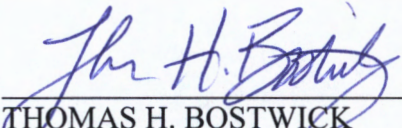
2

By [Signature]

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 18th day of February, 2010 that a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (Sections 1B01.2.C.2, 504 and 301 of the 1970 Zoning Regulations and Sections V.B.5.A and V.B.6.b of the 1970 Comprehensive Manual of Development Policies to permit a proposed addition and open projection (steps) with a window to tract boundary setback of 20 feet in lieu of the minimum required 35 feet; window to property line setbacks of 11 feet (both sides) in lieu of the minimum required 15 feet, open projection (steps) side setback of 7.5 feet in lieu of the minimum required 11¼ feet, and to amend the latest Final Development Plan for Sue Creek Landing, Plat 2, Lot 62 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. Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004 and other Sections of the Baltimore County Code).
3. The property is located in an Intensely Developed Area within the Chesapeake Bay Critical Area and must comply with the 10% pollutant reduction requirements. These requirements can be met by planting of native vegetation on-site or by payment of a fee-in-lieu. The Petitioners shall contact Environmental Impact Review at 410-887-3980 to discuss the options.

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

ORDER RECEIVED FOR FILING

Date 2-18-10

By pm



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

February 18, 2010

FREDERICK L. RIEDEL, JR. AND LOUISE E. RIEDEL
FREDERICK L. RIEDEL III
1928 SUE CREEK DRIVE
BALTIMORE MD 21221

Re: Petition for Administrative Variance
Case No. 2010-0198-A
Property: 1928 Sue Creek Drive

Dear Mr. and Mrs. Riedel and Mr. Riedel:

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 # 191010139136

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1928 SUE CREEK DR
which is presently zoned DR 3.5

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) 1B02.3.B, BC2R (Section 1B01.2.C.2, 504 & 301,

Of the 1970 Zoning Regulations and Sections V.B.5.a & V.B.6.b of the 1970 CNDP) to permit a proposed addition and open projection (steps) with a window to tract boundary setback of 20 feet in lieu of the minimum required 35 feet, window to property line setback of 11 feet (both sides) in lieu of the minimum required 15 feet, open projection (steps) side setback of 7 1/2 feet in lieu of the minimum required 11 1/4 feet, and to amend the latest Final Development Plan for Sue Creek Landing (Plat 2), Lot 62 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):

FREDERICK L. RIEDEL, JR.

Name - Type or Print

Signature

LOUISE E. RIEDEL

Name - Type or Print

Louise E. Riedel

Signature

1928 SUE CREEK DRIVE #10

Address

Telephone No.

BALTIMORE MARYLAND 21221

City

State

Zip Code

Representative to be Contacted:

FREDERICK L. RIEDEL, III

Name

1928 SUE CREEK DRIVE #10

Address

Telephone No.

BALTIMORE MD 21221

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. 2010-0198-A
ORDER RECEIVED FOR FILING

REV 10/25/01

Date 2-18-10

By pm

Reviewed By JNP Date 1/13/2010

Estimated Posting Date 1/24/2010

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.

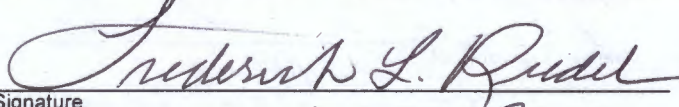
That the Affiant(s) does ☒ presently reside at

Address 1928 SUE CREEK DRIVE
City BALTIMORE State MD. Zip Code 21221

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. Need to build addition on residence, so we can sell house in Towson and move in with son and his family. Unable to move currently due to lack of space. Need to move with son and his family due to failing health. Unable to build addition under current FDP. No 2nd kitchen will be added as part of this addition.

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
FREDERICK L. RIEDEL
Name - Type or Print


Signature
LOUISE E. RIEDEL
Name - Type or Print

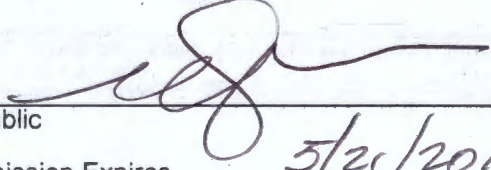
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17 day of DECEMBER, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

FREDERICK L. RIEDEL & LOUISE E. RIEDEL

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

AS WITNESS my hand and Notarial Seal


Notary Public

My Commission Expires

5/21/2011

ZONING DESCRIPTION FOR 1928 Sue Creek Drive

Beginning at a point on the ^{Northeast}~~South~~ side of

Sue Creek Drive which is 50'

Wide at the distance of ⁵⁹⁸~~25~~ feet south ^{east} of the

Centerline of the nearest improved intersecting street Sue ^{Avenue,}~~Creek Drive~~

Which is 50' wide. Being Lot #62^{Plat 2} in the subdivision of Sue Creek Landing

As recorded in Baltimore County Plat Book #48, Folio #7

Containing .1196 Acres. Also known As 1928 Sue Creek Drive

And located in the 15th Election District, 6th Councilmatic District.

2010-0198-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010- 0198 -A Address 1928 Sue Creek Drive
Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 1/13/2010 Posting Date: 1/24/2010 Closing Date: 2/8/2010

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- 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.
- 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.
- 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.
- 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- 0198 -A Address 1928 Sue Creek Drive
Petitioner's Name Reidel Telephone 410-823-4724
Posting Date: 1/24/2010 Closing Date: 2/8/2010
Wording for Sign: To Permit a proposed addition with a window to tract boundary setback of 20 feet in lieu of the minimum required 35 feet, window to property line setbacks of 11 feet (both sides) in lieu of the minimum required 15 feet, and open projection (steps) side setback of 7 1/2 feet in lieu of the minimum required 11 1/4 feet, and to amend the latest Final Development Plan for Sue Creek Landing (Plat 2), Lot 62 only,

Revised 8/20/09

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

No. **49381**
 Date: **1/7/2010**

DATA RECEIPT
 1/10/2010
 1/13/2010 11:15:12
 RECEIPT # 445015 1/13/2010
 5-526 ZONING VERIFICATION
 049381
 Receipt for \$115.00
 \$115.00 1/7 11:00 AM
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount	Dept
001	206	0000		6150				115.00	

Total: **115.00**

Rec From: **Rindel**
 For: **Adm. Variance - 1928 Sun Creek Drive.**
200-0198-A (Rindel)

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

2010-0198-A

RE: Case No.: _____

Petitioner/Developer: _____
Fredrick Riedel

February 8, 2010
Date of Hearing/Closing: _____

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristin Matthews

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____
1928 Sue Creek Drive

January 24 2010,
The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,

Robert Black Jan 28, 2010
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE #2010-0198-A

TO PERMIT A PROPOSED ADDITION AND OPEN PROJECTION (STEPS) WITH A WINDOW TO TRACT BOUNDARY SETBACK OF 20 FEET IN LIEU OF THE MINIMUM REQUIRED 35 FEET, WINDOW TO PROPERTY LINE SETBACKS OF 11 FEET (BOTH SIDES) IN LIEU OF THE MINIMUM REQUIRED 15 FEET, OPEN PROJECTION (STEPS) SIDE SETBACK OF 7 1/2 FEET IN LIEU OF THE MINIMUM REQUIRED 11 1/4 FEET, AND TO AMEND THE LATEST FINAL DEVELOPMENT PLAN FOR SUE CREEK LANDING (PLAT 2), LOT 62 ONLY

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
5:00 P.M. ON FEB 8, 2010

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE



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

February 16, 2010

Mr. & Mrs. Riedel
1928 Sue Creek Dr.
Baltimore, MD 21221

Dear: Mr. & Mrs. Riedel

RE: Case Number 2010-0198-A, 1928 Sue Creek Dr.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 13, 2010. 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
INTEROFFICE CORRESPONDENCE

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

DATE: January 22, 2010

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

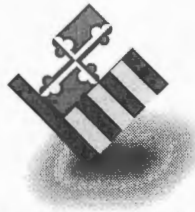
SUBJECT: Zoning Advisory Committee Meeting
For February 1, 2010
Item Nos. 2010-0189, 190, 191, 192,
193, 195, 196, 197, 198 and 199

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

DAK:CEN:cab

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-02012010 -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

January 27, 2010

ATTENTION: Zoning Review Planners

Distribution Meeting Of: January 18, 2010

Item Numbers: 0189, 0190, 0191, 0192, 0194, 0195, 0196, 0198, 0199

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: JAN. 21, 2010

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

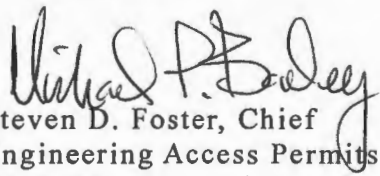
RE: Baltimore County
Item No. 2010-0198-A
1928 SHE CREEK DRIVE
RIEDEL PROPERTY
ADMIN. VARIANCE -

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. 2010-0198-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

AV
2-8-10

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

FEB 02 2010

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: February 2, 2010

SUBJECT: Zoning Item # 10-198-A
Address 1928 Sue Creek Drive
(Reidel Property)

ZONING COMMISSIONER

Zoning Advisory Committee Meeting of January 18, 2010.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

X Development of this property must comply with the Chesapeake Bay Critical Area (CBCA) Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments: This property is located in an Intensely Developed Area within the CBCA and must comply with the 10% pollutant reduction requirements. Environmental Impact Review does not oppose this request provided the 10% reduction requirements are met. These requirements can be met by planting of native vegetation on-site or by payment of a fee-in-lieu. The applicants need to contact EIR at 410-887-3980 to discuss the options.

Reviewer: Paul Dennis

Date: January 29, 2010

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 20, 2010

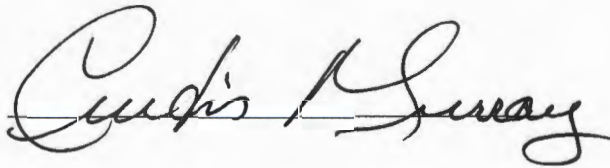
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 10-198- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

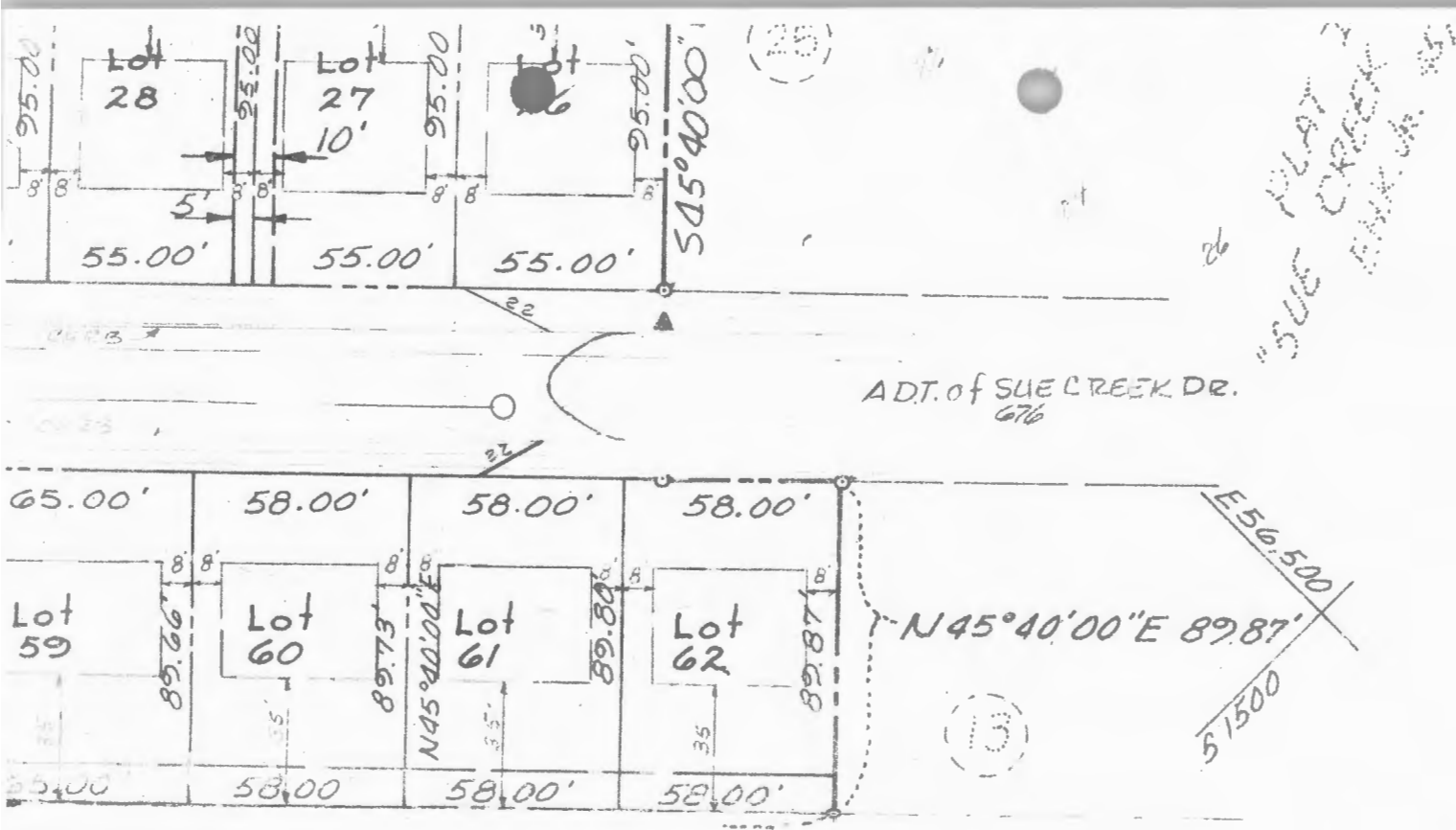
For further questions or additional information concerning the matters stated herein, please contact Laurie Hay in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL









Red Road (Established
N.B.M. 232/305)

WEITZER
1985
DR 55

AL DEVELOPMENT PLAT

PLAT 2 "SUE CREEK LANDING"

DIST. BALTIMORE COUNTY, MD.
JUNE 27, 1981

OWNER & DEVELOPER
ONIAL DEVELOPMENT CORP
' WEST. PENNSYLVANIA AVE.
TOWSON MD. 21204

SHEET 1 OF 3

SHAWES



PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 1928 Sue Creek Drive SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Sue Creek Landing

PLAT BOOK # 48 FOLIO # 7 LOT # 62 SECTION # PLAT 2

OWNER Frederick L. Riedel Jr. & Louise F. Riedel

☐ OF SUE AVE.

Donald R. Leach
Karen M. Leach

Existing House
#1926
36'

Front Lot 13

← 598' TO ☐ OF SUE AVENUE

58'

Proposed Addition
Existing House
#1928
36'

Front Lot 62

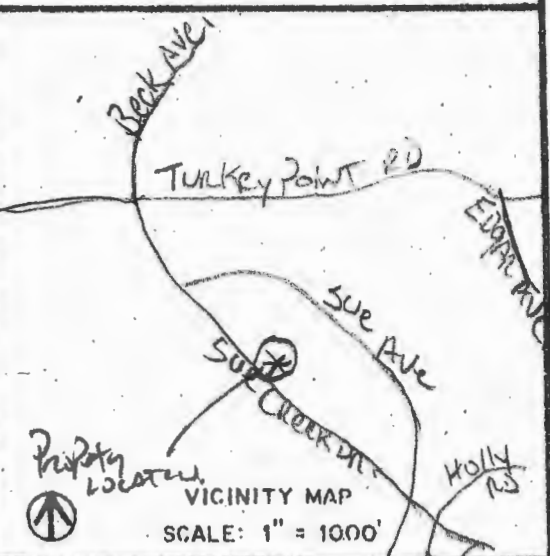
58'

Craig T. Chipendale
Margaret Chipendale

Existing House
#1930
32'

Front Lot 61

29'



LOCATION INFORMATION

ELECTION DISTRICT 15th
COUNCILMANIC DISTRICT 6th
1" = 200' SCALE MAP # 09843
ZONING DP 3.5
LOT SIZE .1196 5,210
ACREAGE SQUARE FEET
SEWER ☒ PUBLIC ☐ PRIVATE
WATER ☒ PUBLIC ☐ PRIVATE
CHESAPEAKE BAY CRITICAL AREA ☒ YES ☐ NO
100 YEAR FLOOD PLAIN ☐ YES ☒ NO
HISTORIC PROPERTY/BUILDING ☐ YES ☒ NO
PRIOR ZONING HEARING None



☐ OF SUE CREEK DR.

PREPARED BY Frederick L. Riedel, III

SCALE OF DRAWING: 1" = 30'

ZONING OFFICE USE ONLY
REVIEWED BY JNP ITEM # 0198 CASE # 2010-10198-A