

IN RE: PETITION FOR ADMIN. VARIANCE
E side of Woodland Drive; 260 feet N of the
c/l of Wise Avenue
12th Election District
7th Councilmanic District
(1709 Woodland Drive)

Jerry Lee Allen Jr. and Deborah L. Allen
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2010-0229-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, Jerry Lee Allen Jr. and Deborah L. Allen for property located at 1709 Woodland Drive. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an open front porch addition on the front of the existing dwelling with a 9 feet front setback in lieu of the required 30 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners wish to construct a covered porch measuring 6 feet x 21 feet to protect the front door from excessive weather deterioration. The property is lower than the street and during times of rain, water accumulates at the bottom of the steps, over the walkway and lawn. This water then takes several days to drain.

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 March 19, 2010 which indicates that all the houses on the block have different front yard setbacks, styles and ages. Because the house is below the edge of the road, it receives and collects storm water in the front yard. The proposed porch and walk will permit access to the house over the wet area. The proposed porch shall match the design and materials of the existing structure. The Planning

ORDER RECEIVED FOR FILING

Date 4-6-10

By pm

Office recommends the Petitioners' request be approved. Comments were received from the Bureau of Development Plans Review dated March 10, 2010 which indicates that the site plan needs to show the right-of-way for Woodland Road (ultimate 40 feet centered on existing 30 feet) and the setback shall be adjusted accordingly.

The case file contains a memorandum dated March 2, 2010 from Aaron Tsui, Planner II, with the Zoning Review Office which states the record plat of the subject property was recorded in 1935 and the existing house was built in 1938 before the zoning regulations. Per W. Carl Richards, Jr., Chief of the Zoning Review section of Permits and Development Management the required front setback for an open porch addition should use the maximum required front setback of 40 feet in the DR 5.5 zone with 25% open projection allowed, i.e., 30 feet.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 14, 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

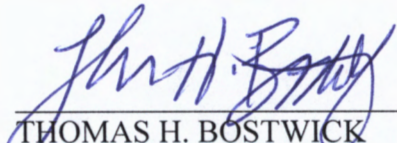
Date 4-6-10 ²

By [Signature]

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 6th day of April, 2010 that a Variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an open front porch addition on the front of the existing dwelling with a 9 feet front setback in lieu of the required 30 feet is hereby GRANTED, subject to the following:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The proposed porch shall match the design and materials of the existing dwelling.

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 4.6.10

By pr



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

April 6, 2010

JERRY LEE ALLEN JR. AND DEBORAH L. ALLEN
1709 WOODLAND DRIVE
BALTIMORE MD 21222

Re: Petition for Administrative Variance
Case No. 2010-0229-A
Property: 1709 Woodland Drive

Dear Mr. and Mrs. Allen:

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 cursive script, reading "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

TAX. ACC. # 1204001470

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1709 Woodland Dr. Balto. MD 21222
which is presently zoned DR 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) BCZR 1B02-3C.1

TO PERMIT AN OPEN FRONT PORCH ADDITION OF FRONT OF THE EXISTING DWELLING WITH A 9. FOOT SETBACK IN LIEU OF THE REQUIRED 30 FEET. FRONT

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:

N/A
Name - Type or Print
Signature
Address Telephone No.
City State Zip Code

Attorney For Petitioner:

N/A
Name - Type or Print
Signature
Company
Address Telephone No.
City State Zip Code

Legal Owner(s):

Jerry L. Allen Jr.
Name - Type or Print
Signature
Deborah L. Allen
Name - Type or Print
Signature
1709 Woodland Dr. 410-282-7887
Address Telephone No.
Baltimore MD 21222
City State Zip Code

Representative to be Contacted:

N/A
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.

CASE NO. 2010-0229-A
ORDER RECEIVED FOR FILING

REV 10/25/01

Date 4.6.10

By [Signature]

Zoning Commissioner of Baltimore County
Reviewed By A. TSU Date 03/02/2010

Estimated Posting Date 3/4/2010 - 3/29/2010

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/do presently reside at

1709 Woodland Dr.

Address

Baltimore,

MD

21222

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):

We are requesting this variance to build the covered porch in order to protect our front door from the excessive weather deterioration we have been experiencing. Our front entrance receives direct sunlight so strong it has melted the seals on two doors over 10 yrs. making it necessary to replace them (latest in July 2009). The heat also causes a danger when entering the house as the door and handles are too hot to be touched during the day.

Our property also slopes down from street level and is approximately one foot lower in elevation at the bottom of our steps. During heavy rains, water runs from the street onto our property and pools at the base of our steps, sidewalk and lawn. The water sometimes takes days to drain or requires sweeping to remove. The new porch steps will be situated to eliminate the need to walk through the puddles to enter.

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.

Jerry L. Allen Jr.
Signature

Jerry L. Allen Jr.
Name - Type or Print

Deborah L. Allen
Signature

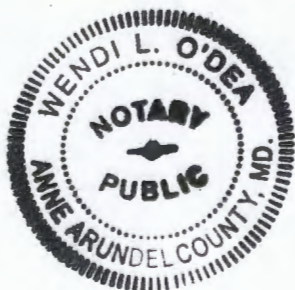
Deborah L. Allen
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3rd day of September, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

of Maryland, Jerry L. Allen Jr. & Deborah L. Allen
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Wendi L. O'Dea
Notary Public

My Commission Expires 10/25/11

Zoning Description

ZONING DESCRIPTION FOR 1709 Woodland Drive, Baltimore, MD 21222

Beginning at a point on the east side of Woodland Drive which is ³⁰~~25~~ ft wide at the ^{CA}
distance of 260 ft ^{NORTH}~~south~~ of the centerline of the nearest improved intersecting street
Wise Avenue which is 48 ft wide. Being Lot #313, 314, 315 in the subdivision of
Rosewald Beach as recorded in Baltimore County Plat Book #10, Folio #88,
containing 12,225 sf. Also known as 1709 Woodland Drive and located in the 12th
Election District, 7th Councilmanic District.

2010-0229-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010- 0229 -A Address 1709 WOODLAND DRIVE

Contact Person: AARON TSUI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 03/02/2010 Posting Date: 03/14/2010 Closing Date: 03/29/2010

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- 0229 -A Address 1709 WOODLAND DRIVE
Petitioner's Name JERRY L. ALLEN JR. Telephone 410-282-7887
Posting Date: _____ Closing Date: _____

Wording for Sign: To Permit AN OPEN FRONT PORCH ADDITION ON FRONT
OF EXISTING DWELLING WITH A 9 FOOT SETBACK IN LIEU
OF THE REQUIRED 30 FEET.

Revised 8/20/09

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

No. 215

Date: 03/02/2010

PAID RECEIPT

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	000		6170				465

Total: 465

Rec From: Terry L. Allen Jr.

For: 1109 WINDLAND RD. #1232

2010-0229-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

+ CERTIFICATE OF POSTING

2010-0229-A

RE: Case No.: _____

Petitioner/Developer: _____
Jerry L. Allen Jr.

March 29 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: _____
1709 Woodland Drive

March 14 2010
The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,

Robert Black 3/15/10
(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 # 2010-0229-A

TO PERMIT AN OPEN FRONT PORCH ADDITION ON FRONT
OF EXISTING DWELLING WITH A 9 FOOT SETBACK IN LIEU OF
THE REQUIRED 30 FEET.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON

3-29-10

ADDITIONAL INFORMATION

ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE. UNDER PENALTY OF \$100. RETURN BOTH TO ZADM, RM. 104

MEETING IS HANDICAP 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

March 30, 2010

Jerry & Deborah Allen
1709 Woodland Dr.
Baltimore, MD 21222

Dear: Jerry & Deborah Allen

RE: Case Number 2010-0229-A, 1709 Woodland Dr.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 02, 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

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

March 9, 2010

ATTENTION: Zoning Review Planners

Distribution Meeting Of: March 8, 2010

Item Numbers: 0226, 0228, 0229, 0230, 0231 and 0232

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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: *MARCH 19, 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. *2010-0229-A*
1709 WOODLAND DRIVE
ALLEN 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. *2010-0229-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,

Michael P. Bailey
For¹ 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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 10, 2010

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

SUBJECT: Zoning Advisory Committee Meeting
For March 22, 2010
Item No.: 2010-229

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

Show the right-of-way for Woodland Road (ultimate 40 feet centered on existing 30 feet). The set back shall be adjusted accordingly.

DAK:CEN:cab

cc: File

G:\DevPlanRev\ZAC - Comments\ZAC-ITEM NO 2010-0229-03222010.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 19, 2010

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

SUBJECT: 1709 Woodland Drive

INFORMATION:

Item Number: 10-229

Petitioner: Jerry L. Allen Jr.

Zoning: DR 5.5

Requested Action: Administrative Variance

RECEIVED

MAR 22 2010

ZONING COMMISSIONER

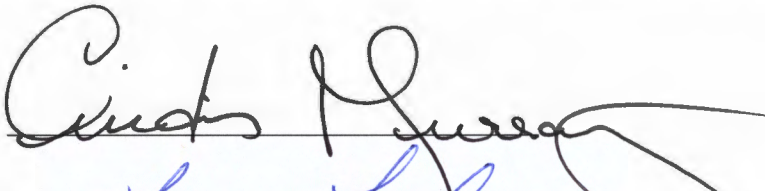
SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the petitioner's request and accompanying site plan. The Office offers the following comments:

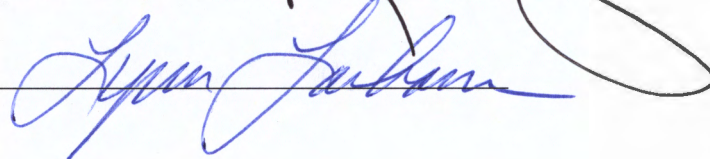
All the houses on the block have different front yard setbacks, styles and ages. Because the house is below the edge of the road, it receives and collects storm water in the front yard. The proposed porch and walk will permit access to the house over the wet area. The proposed porch shall match the design and materials of the existing structure. The Office of Planning recommends the petitioner's request be approved.

For further information concerning the matters stated here in, please contact John Alexander at 410-887-3480.

Prepared by:



Division Chief:
AFK/LL: CM



AV
3-29-10

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

APR 16 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: April 15, 2010
SUBJECT: Zoning Item # 10-229-A
Address 1709 Woodland Drive
(Allen Property)

Zoning Advisory Committee Meeting of March 8, 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 Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

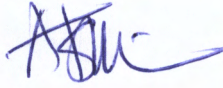
This lot is located within an Intensely Developed Area (IDA) of the Chesapeake Bay Critical Area (CBCA). Development on this lot must comply with the requirements of Section 33-2-602 of the Baltimore County Code.

Reviewer: Adriene Metzbowser

Date: April 6, 2010

MEMO

From: Aaron Tsui, Planner II



March 2, 2010

To: Zoning Commissioner/File

Re: Variance Case no. 2010-0229-A

Proposed Open Front Porch Addition on front of dwelling
1709 Woodland Dr. 12th Election District

The record plat (Book 10/ Folio 88) of the subject property was recorded in 1935. The house was built in 1938 before the zoning regulations.

Per Carl Richards, the required front setback for an open porch addition should use the maximum required front setback of 40 feet in DR 5.5 zone with 25% open projection allowed i.e. 30 feet.

2010-0229-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 - 12 Account Number - 1204001470

Owner Information

Owner Name:	ALLEN JERRY LEE, JR ALLEN DEBORAH L	Use:	RESIDENTIAL
Mailing Address:	1709 WOODLAND DR BALTIMORE MD 21222-4834	Principal Residence:	YES
		Deed Reference:	1) /14124/ 170 2)

Location & Structure Information

Premises Address	Legal Description
1709 WOODLAND DR	LT 313,314,315 1709 WOODLAND DR ES ROSEWALD BEACH

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
104	13	196					313	3	Plat Ref: 10/ 88

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1938	2,040 SF	12,225.00 SF	04
Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2009	07/01/2009	07/01/2010
Land	48,300	48,300		
Improvements:	127,160	167,280		
Total:	175,460	215,580	188,833	202,206
Preferential Land:	0	0	0	0

Transfer Information

Seller: JORDAN DEBORAH L	Date: 11/01/1999	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /14124/ 170	Deed2:
Seller: SHOPE DEBORAH L	Date: 07/14/1993	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 9892/ 21	Deed2:
Seller: SHOPE JAMES EDWARD, JR	Date: 06/08/1988	Price: \$800
Type: IMPROVED ARMS-LENGTH	Deed1: / 7881/ 425	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 *

1709 Woodland Dr.



View from front lawn

2010-0229-A



1709 Woodland Dr.

2010-0229-A



Front door damage -
panel warped after Aug - Sept
heat

2010-0229-A



1711 Woodland Dr.



1707 Woodland Dr.

2010-0229-A



View across from 1709 Woodland Dr.

2010-0229-A

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

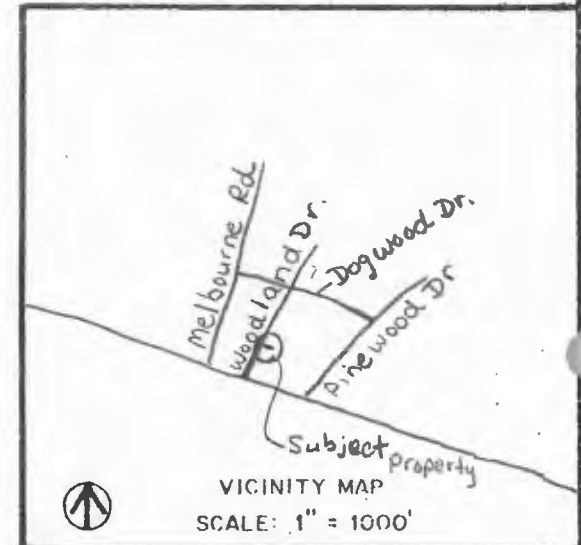
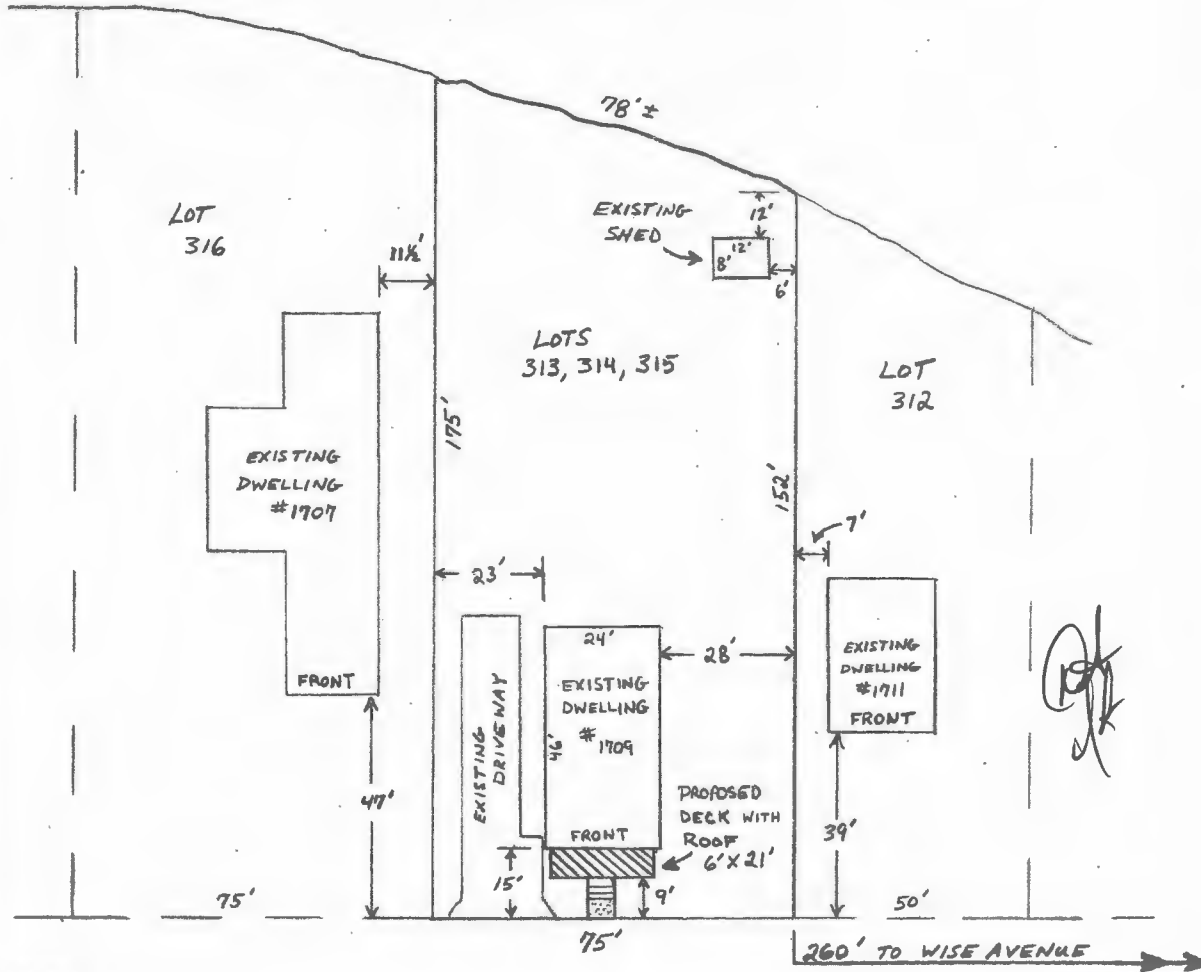
PROPERTY ADDRESS 1709 Woodland Drive

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

SUBDIVISION NAME Rosewald Beach

PLAT BOOK # 10/88 FOLIO # 88 LOT # 313 SECTION # 315

OWNER Jerry L. Allen Jr. & Deborah L. Allen



LOCATION INFORMATION

ELECTION DISTRICT 12th
 COUNCILMANIC DISTRICT 7th
 1" = 200' SCALE MAP # 104A2
 ZONING DR 5.5
 LOT SIZE 12,225 S.F.

	PUBLIC	PRIVATE	YES	NO
SEWER	☒	☐	☐	☒
WATER	☒	☐	☐	☒
CHESAPEAKE BAY CRITICAL AREA			☐	☒
100 YEAR FLOOD PLAIN			☐	☒
HISTORIC PROPERTY/ BUILDING			☐	☒
PRIOR ZONING HEARING	<u>NONE</u>			

ZONING OFFICE USE ONLY
 REVIEWED BY ITEM # CASE #

A-TSUI 0229 2010-0229-A

PREPARED BY Jerry L. Allen Jr.

SCALE OF DRAWING: 1" = 40'