

IN RE: PETITION FOR VARIANCE

N/W Side Longview Drive, 730' W c/line of
Devere Avenue

(142 Longview Drive)

1st Election District

1st Council District

Ferdinand D. Maisel, et ux
Petitioners

BEFORE THE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

Case No. 2010-0261-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the legal owners of the subject property, Ferdinand D. Maisel and his wife, Tanya Y. Hege-Maisel. The Petitioners request a variance from Sections 1B02.3A.5 and 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing dwelling on a lot with a minimum width of 123 feet at the front building line in lieu of the required 150 feet. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioners' Exhibit 2.

Appearing at the requisite public hearing in support of the requests were Ferdinand Maisel, property owner, Lee Giroux, a land use consultant with Permits Management, LLC, and Victoria Meyer, President of Maryland Building Permits, Inc., who are assisting the Petitioners through the permitting process. Also appearing was Karen A. Tamalavicz, a family friend, and Mitchell Horning, observing the proceedings to further his mission with the Boy Scouts of America. There were no Protestants or other interested persons present, however, it is to be noted that three (3) letters of support were received from adjacent and surrounding property owners namely; Linda K. Lemmerman, (140 Longview Drive), Alisa Lewis (138 Longview Drive), and John Orndorff (107 Taunton Avenue). See Petitioners' Exhibit 6.

Testimony and evidence offered revealed that the subject property is irregularly shaped and contains approximately 46,609 square feet or 1.07 acres of land zoned D.R.1, located in the

ORDER RECEIVED FOR FILING

Date

5-28-10

By

193

Stonewall Park subdivision of Catonsville. The property is on the north side of Longview Drive¹ and while one of the largest lots in Stonewall (Lot 64 – Maryland Tax Map No. 100 – Parcel 648 – Account No. 0104500780) is only 91 feet wide at its frontage on Longview Drive, is 325 feet deep and widens to 200 feet at the rear property line. See the Plat of Stonewall and the aerial photograph for the pattern of development – submitted as Petitioners' Exhibit 1. The property, improved with a one-story, single-family dwelling built in 1925, was purchased by Ferdinand Maisel in 1993. He provided a history of the property, its use, Deed history and zoning changes. Pertinent to the petition before me is the fact that Lot 64 meets the minimum lot area requirements but is deficient in lot width at the building line. This deficiency has existed since 1992. During the Comprehensive Zoning Map Process (CZMP), at that time, the community had requested Baltimore County to downzone the D.R.2 classification on a large tract of land located between the originally established "Stonewall Park Subdivision" and Old Frederick Road. The purpose of the rezoning request was not to prohibit in-fill lot development in this subdivision – but to prohibit a developer from building multi-family townhouses on a large parcel located near Old Frederick Road. The County Council approved the community's request and the zoning map was changed to D.R.1. The zoning map overlay, however, affected a large area of the existing properties in the subdivision – from the north side of Longview Drive to the east side of Old Frederick Road. It is notable that all County-provided utilities, water and sewer, were available and served the subject property. This zoning reclassification in 1992 may have operated to stop the townhouse development but also conferred the unintended consequence of rendering many of, if not all, the subdivision lots of record described in the Baltimore County Land Records in Plat Book 7, Folio 19, north of Longview Drive as undersized for building purposes due to either minimum lot area or lot width deficiencies.

¹ The zoning classification on the south side of Longview Drive is D.R.2. B.C.Z.R. Section 1B02.3C.1 (Chart) requires a lot area of 40,000 square feet and a lot width of 150 feet in the D.R.1 zone. The minimum lot area and width requirements in the D.R.2 zone are significantly decreased requiring a 20,000 square foot area and a 100 foot wide lot.

I find special circumstances or conditions exist that are peculiar to the land which is the subject of the variance request. These lots in this subdivision were created in 1921, many years before the D.R.2 and subsequent D.R.1 Zoning Regulations were imposed. The improvements placed on these lots are impacted differently from lots in the area created after the 1992 CZMP rezoning. As such, I find strict compliance with the County's Zoning Regulations would result in practical difficulty or unreasonable hardship. I find this variance can be granted in strict harmony with the spirit and intent of the regulations, and in such a manner as to grant relief without injury to the public health, safety and general welfare. This will not adversely affect the pattern of development in this neighborhood. The variance relief is necessary to approve and legitimize the 27 foot deficient lot width and the existing dwelling known as 142 Longview Drive in which the Petitioners have resided since 1993.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 28th day of May 2010 that the Petition for Variance seeking relief from Sections 1B02.3A.5 and 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing dwelling on a lot with a minimum width of 123 feet at the front building line in lieu of the required 150 feet, in accordance with Petitioners' Exhibit 2, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

ORDER RECEIVED FOR FILING

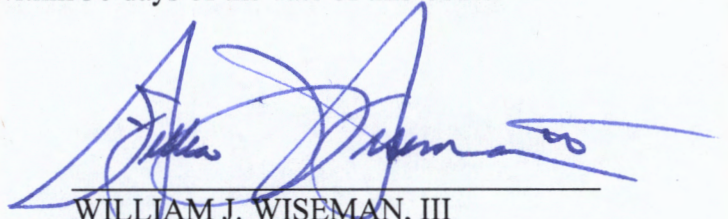
Date

5-28-10

By

23

Any appeal of this decision must be made within 30 days of the date of this Order.



WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

ORDER RECEIVED FOR FILING

Date 5-28-10

By DLW



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

May 28, 2010

Ferdinand D. Maisel
Tanya Y. Hege-Maisel
142 Longview Drive
Catonsville, Maryland 21228

RE: **PETITION FOR VARIANCE**
N/W Side Longview Drive, 730' W c/line of Devere Avenue
(142 Longview Drive)
1st Election District - 1st Council District
Ferdinand D. Maisel, et ux – Petitioners
Case No. 2010-0261-A

Dear Mr. and Mrs. Maisel:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "William J. Wiseman, III", with a long horizontal flourish extending to the right.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

c: Lee Giroux, Permits Management, LLC, 733 Camberley Court, #3, Towson, MD 21204
Victoria Meyer, President, Maryland Building Permits, Inc., 1602 Pinnacle Road,
Towson, MD 21286
Karen A. Tamalavicz, 5191 Talbots Landing, Ellicott City, MD 21043
Mitchell Horning, 13005 Shaneybrook Circle, Reisterstown, MD 21136
People's Counsel; Office of Planning; File



TAX. ACCOUNT # 0104500780

Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 142 LONGVIEW DRIVE
which is presently zoned DR-1

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) 1802.3A.5., 1802.3B. (BCZR)

TO PERMIT AN EXISTING DWELLING WITH A MINIMUM LOT WIDTH OF
123-FEET IN LIEU OF THE REQUIRED 150-FEET,

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

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 _____
Date 5-28-10

ORDER RECEIVED FOR FILING

By [Signature]

Case No. 2010-0261-A

REV 9/15/98

Legal Owner(s):

Ferdinand Dean Maisel
Name - Type or Print _____
Signature [Signature] _____
Name - Type or Print Tanya Hege-Maisel
Signature [Signature] _____
Address 142 Longview Drive Telephone No. 410-455-0923
City Catonsville State MD Zip Code 21228

Representative to be Contacted:

Lee Gironx
Name _____
Address 733 Camberley Cr. #3 Telephone No. _____
City Towson State MD Zip Code 21204
8875

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By D.T. Date 4/1/10

Zoning Description for
142 LONGVIEW DRIVE

Beginning at a point on the northwest side of Longview Drive being 40-feet wide at a distance of ~~130~~ 730 feet west of the centerline of Devere Avenue also having a 40-foot right-of-way.

Being part of the same property and recorded among land records of Baltimore County in Plat Book 7, Folio 18 and known as Lot 64 in the subdivision known as "Stonewall Park" totaling 1.07 acres or 46,609 square feet. Also being known as 142 Longview Drive and located in the 1st Election District and 1st Councilmanic District.

2010-0261-A

**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: 2010-0261-A

Petitioner: MAISEL

Address or Location: 142 LONGVIEW DRIVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. FERDINAND MAISEL

Address: 142 LONGVIEW DRIVE

CATONSVILLE, MD 21228

Telephone Number: 410-455-0923

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

No. **53206**
 Date: **4/1/10**

PAID RECEIPT

BUSINESS ACTUAL TIME DOW
 4/06/2010 4/02/2010 14:00:01 2
 PER 4502 WALKIN JEAN JEE
 RECEIPT 1 579058 4/02/2010 OFLN
 5-528 ZIRING VERIFICATION
 053206
 Recpt Tot 165.00
 165.00 CH 1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				65. ⁰⁰

Total: **65.⁰⁰**

Rec
 From: **FERDINAND MAISEL**

For: **2010-0261-A**
142 LONGVIEW DR

D. THOMPSON

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 2010-0261-A

142 Longview Drive

N/West side of Longview Drive, 630 feet west of centerline of Devere Avenue

1st Election District — 1st Councilmanic District

Legal Owner(s): Ferdinand & Tanya Maisei

Variance: to permit a an existing dwelling with a minimum lot width of 123 feet in lieu of the required 150 feet.

Hearing: Tuesday, May 25, 2010 at 9:00 a.m. in Room 104, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For Information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 5/7/26 May 11

239625

CERTIFICATE OF PUBLICATION

5/14/, 2010

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/11/, 2010.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No 2010-0261-A

Petitioner/Developer LEE
GIRoux

Date Of Hearing/Closing: 5/25/10

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

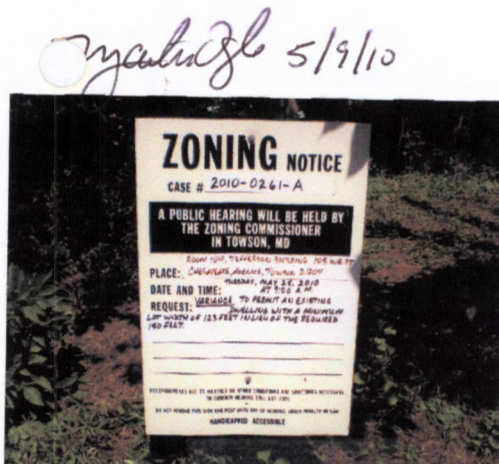
Attention:

Ladies and Gentlemen

This letter is to certify under penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 142 LONGVIEW DRIVE

This sign(s) were posted on May 4, 2010
Month, Day, Year
Sincerely,

Martin Ogle 5/9/10
Signature of Sign Poster and Date
Martin Ogle
60 Chelmsford Court
Baltimore, Md, 21220
443-629-3411



05/08/2010



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

April 20, 2010

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2010-0261-A

142 Longview Drive

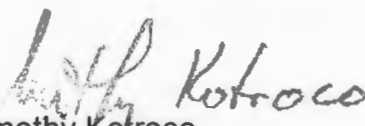
N/west side of Longview Drive, 630 feet west of the centerline of Devere Avenue

1st Election District – 1st Councilmanic District

Legal Owners: Ferdinand & Tanya Maisel

Variance to permit an existing dwelling with a minimum lot width of 123 feet in lieu of the required 150 feet.

Hearing: Tuesday, May 25, 2010 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204


Timothy Kotroco
Director

TK:kll

C: Mr. & Mrs. Maisel, 142 Longview Drive, Catonsville 21228
Lee Giroux, 733 Camberley Ct., A-3, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, MAY 10, 2010.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, May 11, 2010 Issue - Jeffersonian

Please forward billing to:
Ferdinand Maisel
142 Longview Drive
Catonsville, MD 21228

410-455-0923

NOTICE OF ZONING HEARING

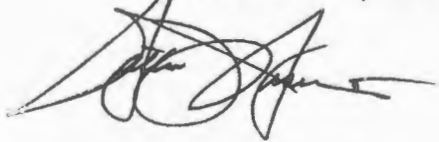
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2010-0261-A

142 Longview Drive
N/west side of Longview Drive, 630 feet west of the centerline of Devere Avenue
1st Election District – 1st Councilmanic District
Legal Owners: Ferdinand & Tanya Maisel

Variance to permit an existing dwelling with a minimum lot width of 123 feet in lieu of the required 150 feet.

Hearing: Tuesday, May 25, 2010 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

May 20, 2010

Mr. & Mrs. Maisel
142 Longview Dr.
Catonsville, MD 21228

Dear: Mr. & Mrs. Maisel

RE: Case Number 2010-0261-A, 142 Longview Dr.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 01, 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
Lee Giroux; 1550 Cottage Ln.; Towson, MD 21286

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: April 14, 2010

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

SUBJECT: Zoning Advisory Committee Meeting
For April 26, 2010
Item Nos. 2010-254, 259, 261, 262,
263, 264, 265, 266, 267, 268 and 272

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

DAK:CEN:elm

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-04262010 -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

April 19, 2010

ATTENTION: Zoning Review Planners

Distribution Meeting Of: April 12, 2010

Item Numbers: 0254, 0259, 0261, 0262, 0263, 0264, 0265, 0266, 0267, 0268 and 0272

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

BW 5/25 9am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 14, 2010

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

SUBJECT: 142 and 144 Longview Drive
INFORMATION:

RECEIVED

Item Number: 10-261 and 10-262

APR 16 2010

Petitioner: Ferdinand D. Maisel

ZONING COMMISSIONER

Zoning: DR 1

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

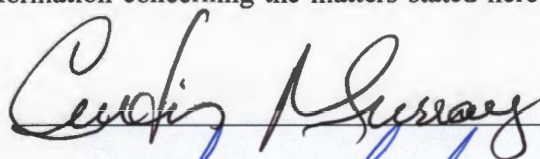
The Office of Planning has reviewed the petitioner's request and accompanying site plan. This office offers the following comments:

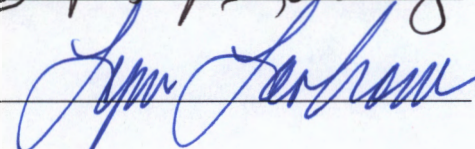
According to the Maryland Department of Assessments and Taxation, the two parcels have the same deed reference but different tax account numbers.

On the petitioner's plat that accompanies the variance petition, house #142 is depicted as being located much closer to Longview Drive than house #146 while the attached 2008 orthophoto shows the opposite. The petitioner's plat shall be corrected to accurately show the location and front setbacks of both dwellings.

The actual front setbacks of house numbers 142 and 146 are greater than the 50' minimum front setback shown on the petitioner's plat for the proposed dwelling. The Office of Planning does not oppose the construction of a single-family detached dwelling on the vacant lot located at 144 Longview Drive provided that, the front setback equals or exceeds the front setback of the dwelling located at 146 Longview Drive. As measured on the orthophoto, the front of house #146 is located approximately 85 feet from the centerline of Longview Drive.

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

Prepared by: 

Division Chief: 
AFK/LL: CM



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: APRIL 22, 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. 2010-0261-A
142 LONGVIEW DRIVE
MAISEL PROPERTY
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. 2010-0261-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 black ink that reads "Michael P. Bailey".

for Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

My telephone number/toll-free number is _____

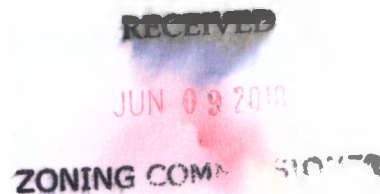
Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

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

BW
5-25-10

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: June 8, 2010

SUBJECT: Zoning Item # 10-261-A
Address 142 Longview Drive
(Maisel Property)

Zoning Advisory Committee Meeting of April 12, 2010.

X The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

Reviewer: JWL Date: 6/8/10

RE: PETITION FOR VARIANCE * BEFORE THE
142 Longview Drive; NW/S Longview Drive; *
730' W c/line of Devere Avenue * ZONING COMMISSIONER
1st Election & 1st Councilmanic Districts *
Legal Owner(s): Ferdinand & Tanya Maisel * FOR
Petitioner(s) *
BALTIMORE COUNTY
*
10-261-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

APR 21 2010

.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 21st day of April, 2010, a copy of the foregoing Entry of Appearance was mailed to Lee Giroux, 733 Camberley Court, A-3, Towson, MD 21204, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw6.3d)

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

Account Identifier: District - 01 Account Number - 0104500780

Owner Information

Owner Name: MAISEL FERDINAND DEAN **Use:** RESIDENTIAL
 HEGE-MAISEL TANYA Y **Principal Residence:** YES
Mailing Address: 142 LONGVIEW DR **Deed Reference:** 1) /28808/ 306
 BALTIMORE MD 21228-5411 2)

Location & Structure Information

Premises Address **Legal Description**
 142 LONGVIEW DR 1.072 AC
 142 LONGVIEW DR NW
 STONEWALL PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
100	10	648					64	1	Plat Ref: 7/ 18

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1925	1,780 SF	1.07 AC	04
Stories	Basement	Type	Exterior
1	NO	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2009	07/01/2010
Land	191,330	171,100		
Improvements:	93,460	108,200		
Total:	284,790	279,300	284,790	279,300
Preferential Land:	0	0	0	0

Transfer Information

Seller: MAISEL FERDINAND D	Date: 10/29/2009	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /28808/ 306	Deed2:
Seller: DONNELLY EDWARD B	Date: 06/17/1993	Price: \$119,500
Type: IMPROVED ARMS-LENGTH	Deed1: / 9829/ 631	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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 *

5/25
9am

Case No. 2010- 0261-A

CHECKLIST

**Comment
Received**

Department

**Support/
Oppose**

4-14

DEVELOPMENT PLANS REVIEW

None

DEPRM

4-19

FIRE DEPARTMENT

None

4/14

PLANNING

Comments

4-22

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

ZONING VIOLATION

✓

NEWSPAPER ADVERTISEMENT

✓ 4-21

PEOPLE'S COUNSEL APPEARANCE

PRIOR ZONING

✓ 5-9

SIGN POSTING

Comments, if any:

Deed, 9-15-09 - 142 Longview Dr.

CASE NAME Marsie
CASE NUMBER 2010-0261-A
DATE 5-25-10

CASE NAME Marsie
CASE NUMBER 2010-0261-A
DATE 5-25-10

[illegible]

Case No.: 2010-0261-A (LOT 64-142 LONGVIEW DRIVE)

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	AERIAL PHOTOGRAPH PATTERN OF DEVELOPMENT	
No. 2	SITE PLAN	
No. 3	DRC APPLICATION 12/4/98	
No. 4	Hwy PLATS ROADWAY PROFILE	
No. 5	DEED HISTORY	
No. 6	LETTERS OF SUPPORT	
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

DRC Application Letter of Request

Land Owner(s):

Ferdinand D. Maisel
Tanya Y. Hege-Maisel
142 Longview Drive
Catonsville, MD 21228

To: Baltimore County Development Review Committee

We, the landowners of lot 65, (Plat No. 7, Folio 018), seek from the Baltimore County Department of Permits and Development Management, the required permits, clearances and permissions to build a single-family dwelling on this property.

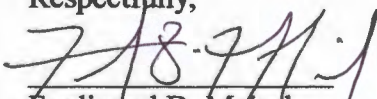
This .688-acre parcel of land, designated and recorded originally as evidenced by a subdivision Plat recorded among the Land Records in 1921 at Plat Book WPC No. 7, Folio 18, known as 'Stonewall Park', conforms with the general dimensions and size of all existing and surrounding properties within this subdivision. It is in fact among the larger lot-sizes in this subdivision. (Also notable: all county-provided utilities i.e. water and sewer are available to this lot.)

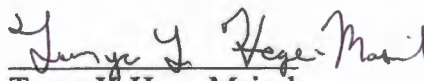
The current zoning for this property is 'R1', which was established in this subdivision in approximately 1991, was petitioned for by an informal community association, and granted by Baltimore County, as we understand the history, due to the holder of a large adjacent-to-the-subdivision property who was seeking to build multi-family dwellings (townhouses) on his large tract of land (located between the originally-established 'Stonewall Park' subdivision, and Frederick Road). In seeking to prohibit such a high density of housing in this area, the current R1 zoning was overlaid across a large swatch of existing properties in this subdivision. In fact, the lots as near as across the street (east side of Longview Drive) are still zoned 'R2'.

While this current 'R1' zoning appears to impact our lot, we believe that our request to build on this lot conforms to the originally established subdivision plans as set forth by Baltimore County in 1921, and does not in any way adversely impact the current density of the neighborhood. We believe that allowing a conforming single-family dwelling/residence to be built on this currently vacant lot will in fact improve the neighborhood, as well as provide Baltimore County with increased tax revenue via a new dwelling existing thereon.

Attached you will find the required and supporting documents for this request. We sincerely hope that the Baltimore County DRC will agree with the evidence that our desire to build a conforming single-family dwelling on this lot a.) adheres to the original plan for this neighborhood, b.) is an improvement to the neighborhood, and c.) will be beneficial to Baltimore County, and thus grant our request.

Respectfully,


Ferdinand D. Maisel


Tanya Y. Hege-Maisel

PETITIONER' S

EXHIBIT NO. 3



100 50 0 100 200 300 Feet

Coordinate System:
Maryland State Plans: NAD83/91 Horizontal Datum
Elevations In Feet: NAVD88 Vertical Datum
Date of Data Capture: March 1995
Scale of Data Capture: 1" = 100'
Date of Aerial Photography: March 2005



DEVERE LANE

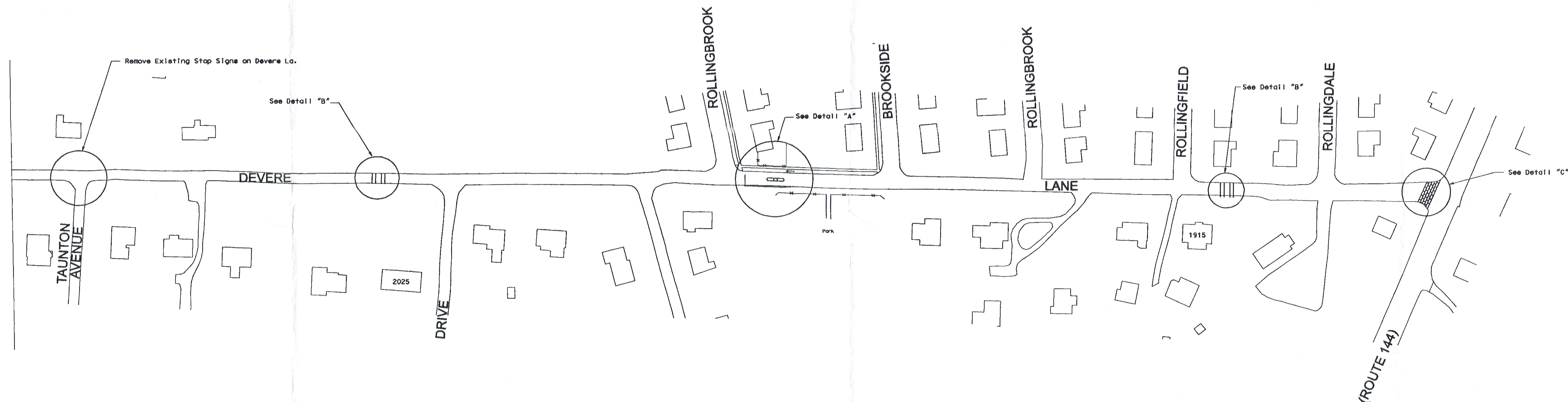
Property line information
is compiled from the State of MD
Dept. of Assessments and Taxation
Cadastral Map.

This information should not be considered
legally authoritative data.



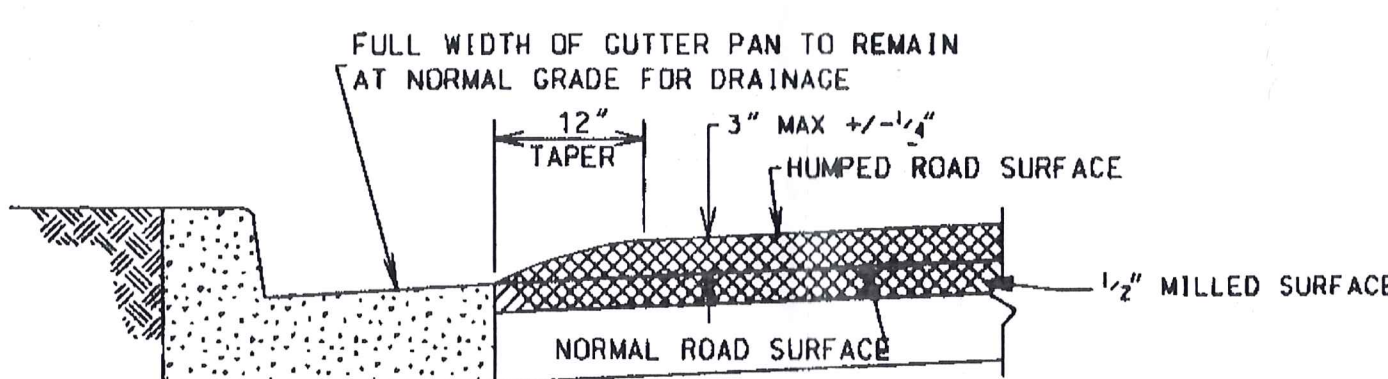
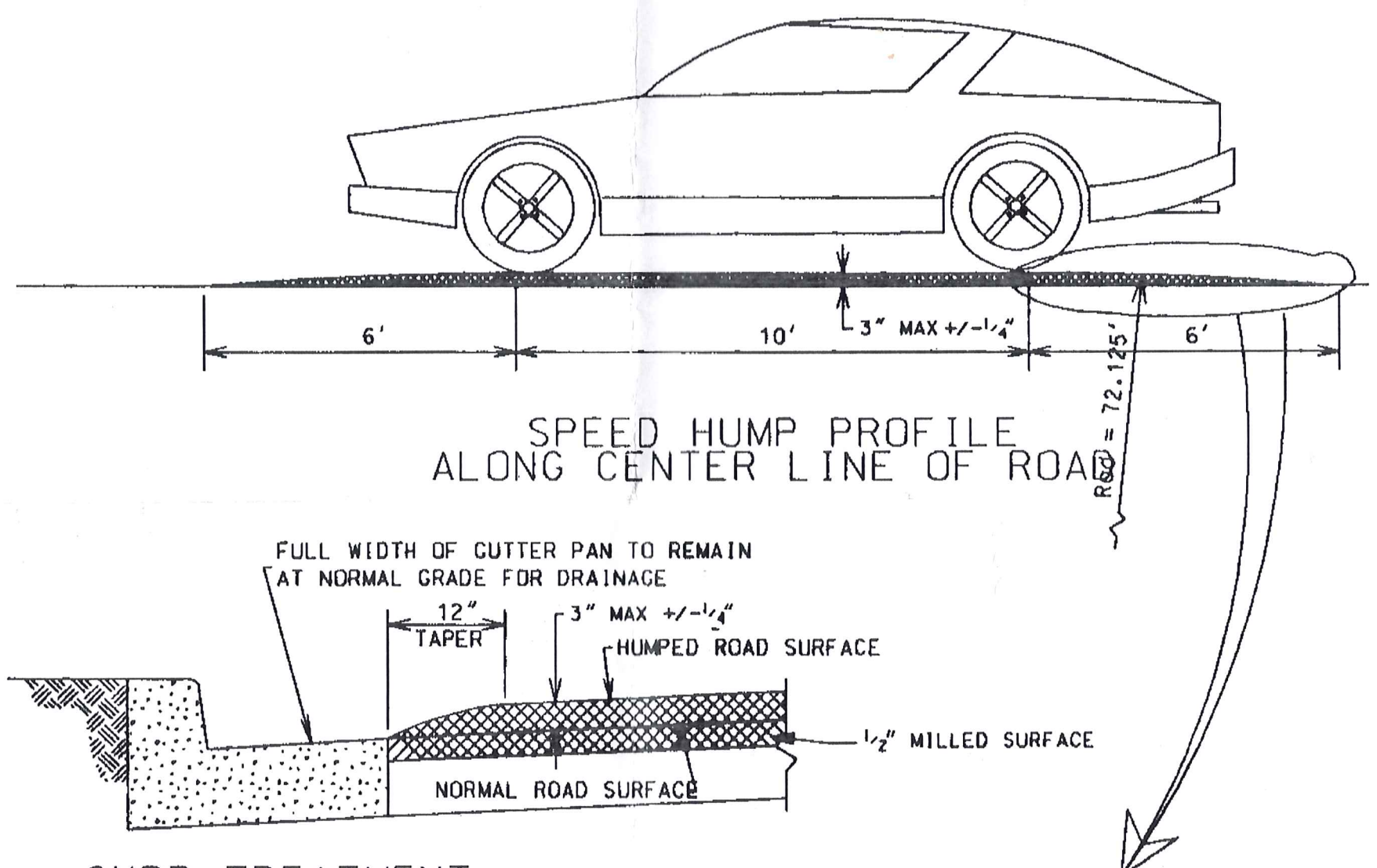
Prepared by: Donna Selander
Baltimore County, MD
Department of Public Works
GIS Services
Date: March 25, 2010

b# 1914X3



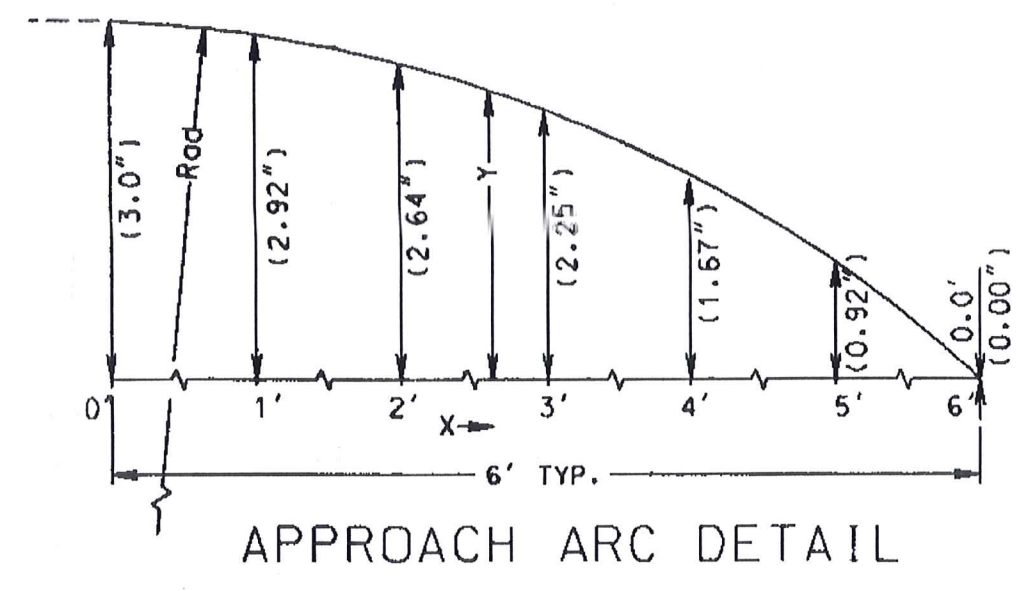
Required Signatures

House No.
#1915 _____
#2025 _____
#2113 _____
#2114 _____



APPROACH ARC GEOMETRY

$$b = \text{MAXIMUM HEIGHT} = 0.25'$$
$$c = \text{CHORD LENGTH} = 12'$$
$$Rad = \frac{d^2 + b^2}{8b} = 72.125'$$
$$y = (b - Rad) \sqrt{(Rad^2 - x^2)}$$

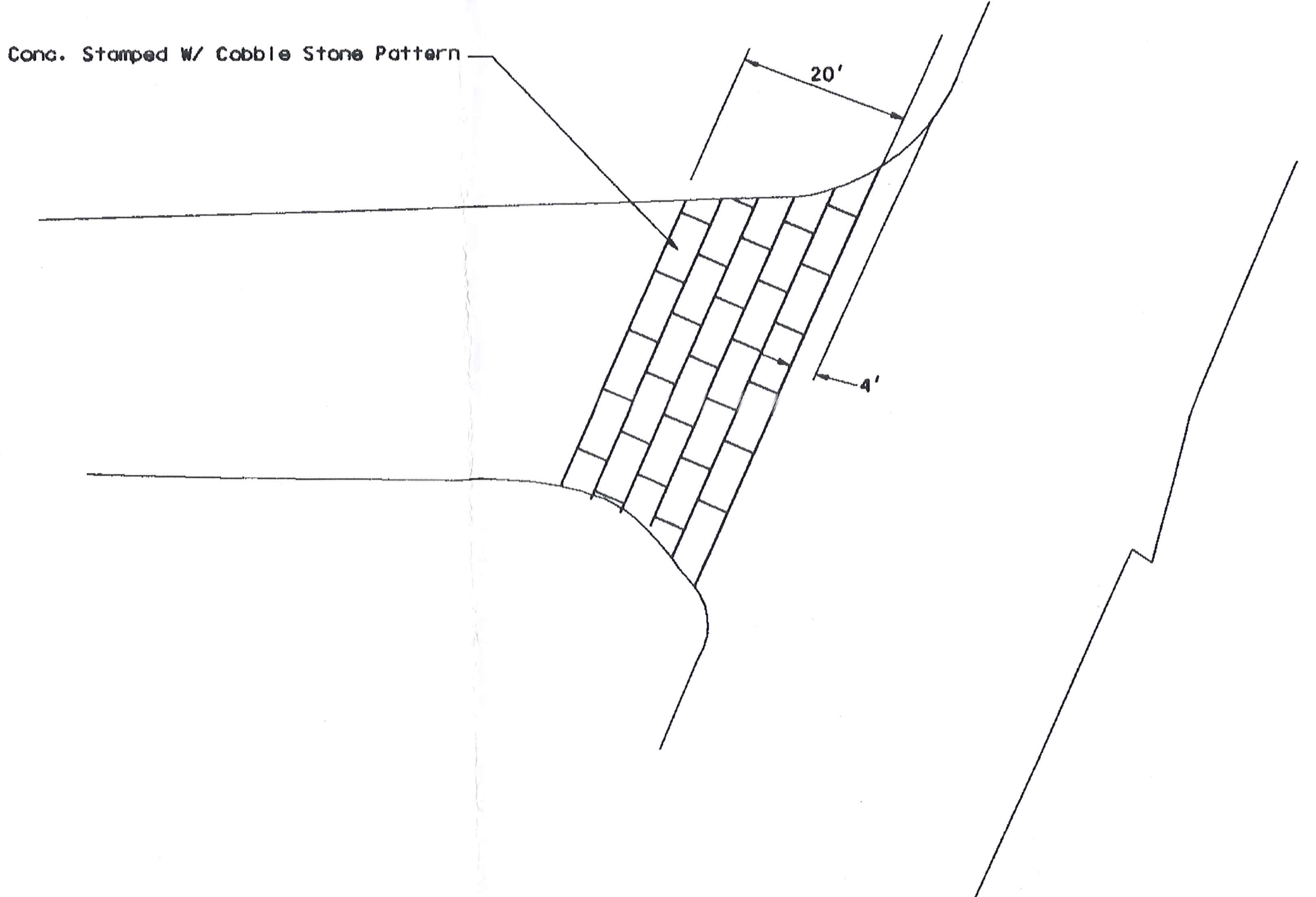


- NOTES:
1. SPEED HUMPS SHALL BE PLACED IN ROADS ONLY AFTER WRITTEN APPROVAL HAS BEEN OBTAINED FROM THE BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING (BTETP) FOR THE SPECIFIC LOCATION.
 2. PEDESTRIAN CROSSINGS MAY BE CENTERED WITHIN THE RAISED PORTION OF HUMPS WITH APPROPRIATE SIGNING AS DIRECTED BY BTETP.
 3. CARE SHALL BE TAKEN THAT SPEED HUMPS DO NOT INTERFERE WITH STREET DRAINAGE.
 4. MILL SURFACE 1/2" X 22' WIDE BY THE WIDTH OF THE STREET

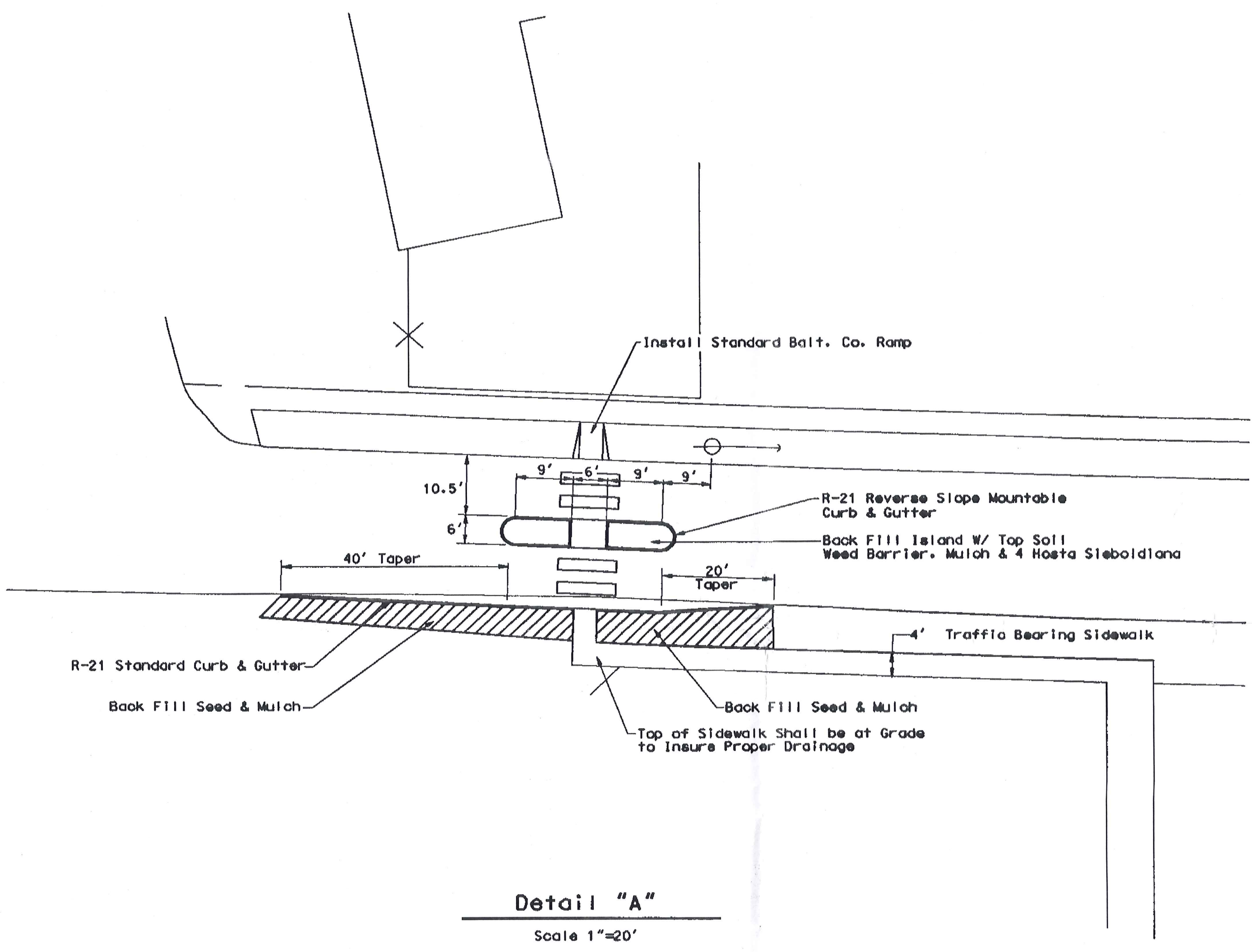
DEPARTMENT OF PUBLIC WORKS
ROAD AND STREET DETAILS
SPEED HUMP
FLAT TOP PROFILE
R-34

ISSUED: DECEMBER, 2008
REVISION: _____
PLATE

7" Conc. Stamped W/ Cobble Stone Pattern



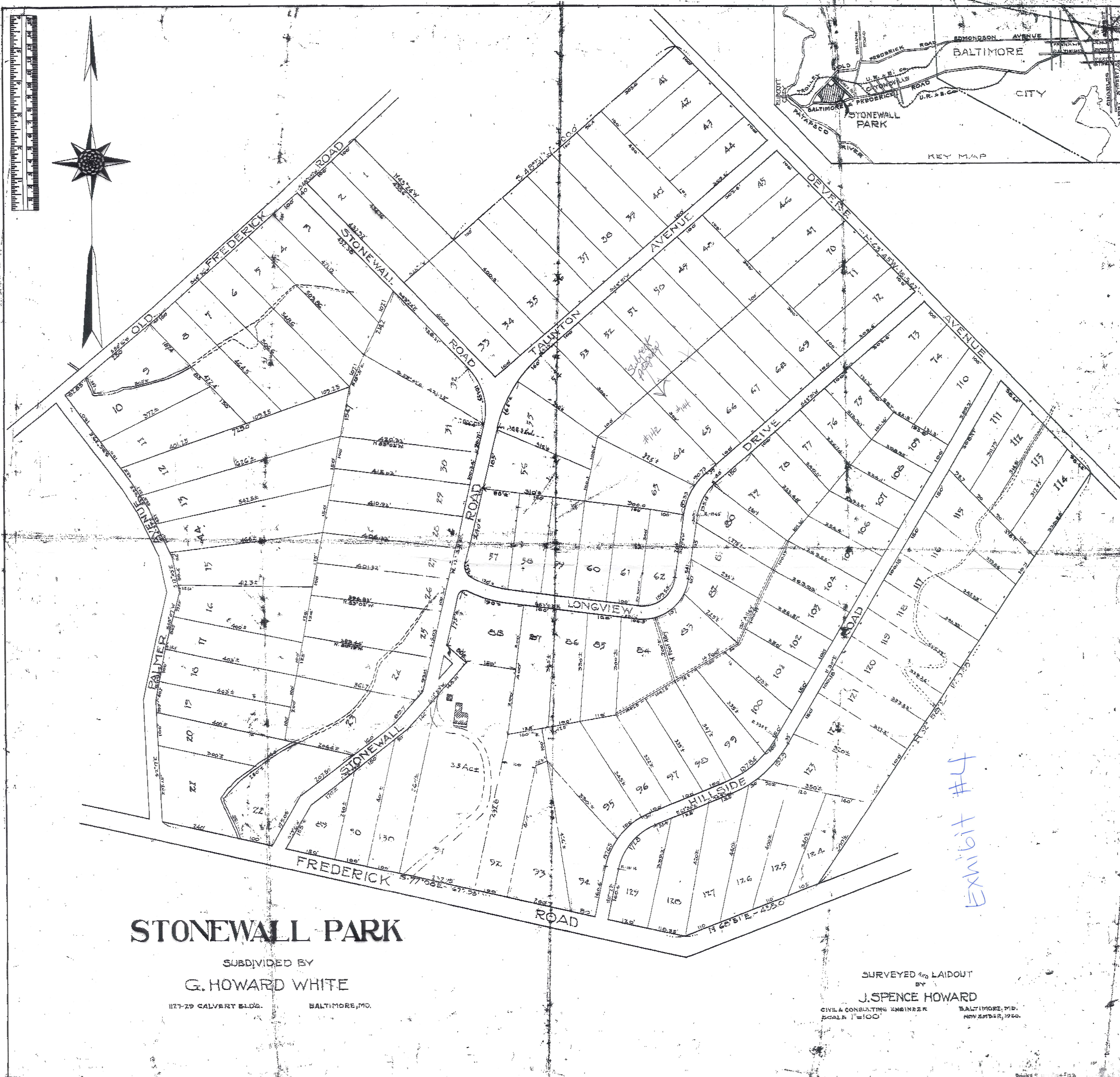
Detail "C"
Scale 1"=20'



Detail "A"
Scale 1"=20'

Detail "B"

BALTIMORE COUNTY			
DIVISION OF TRAFFIC ENGINEERING			
Traffic Calming			
Devere La.			
DESIGNED BY: K. LINK DATE 4/06/04			T.E. NO. TC-008
DRAWN BY: K. LINK DATE 4/06/04			DRAWING NO. 2004-1705
APPROVED BY: [Signature] DATE 4/6/04			COUNTY DGN. NO. tc-devere.dgn
REV. NO.	DESCRIPTION	APPR.	DATE
SCALE 1" = 100'	POSITION SHEET NO. 0105W29/0115W29/0115W20-29/0125W20-29	KEY SHEET NO. HNE	HSE
JOB ORDER NO.		CONTRACT NO. 205034-20004	



STONEWALL PARK

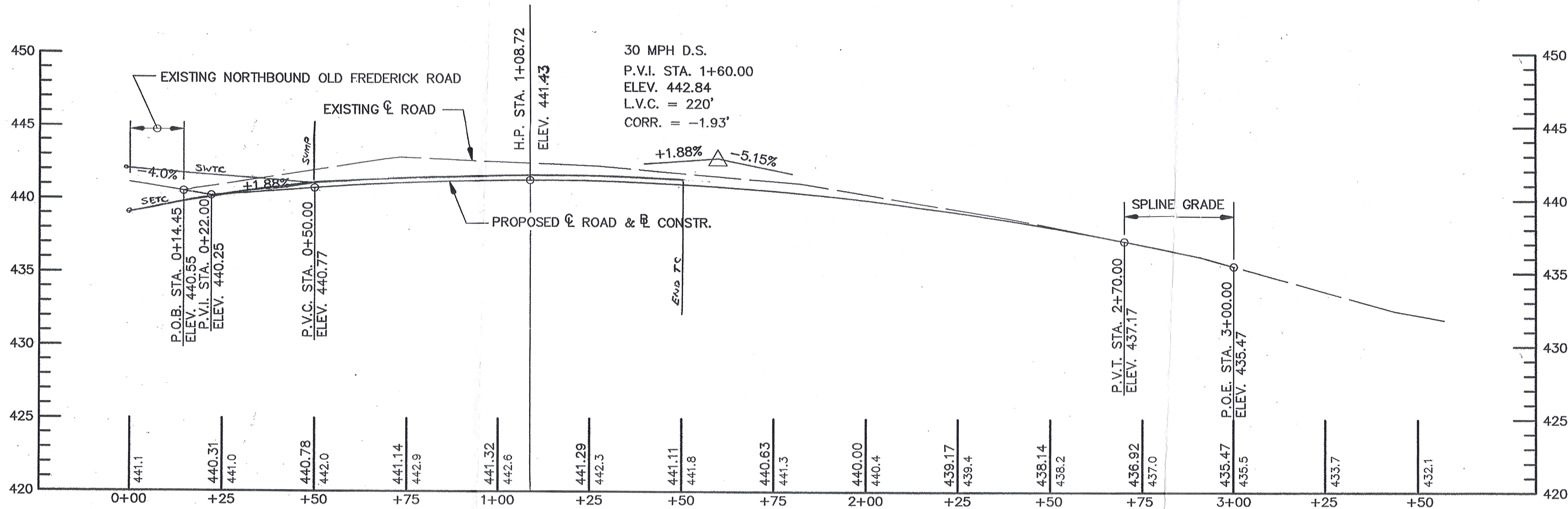
SUBDIVIDED BY
G. HOWARD WHITE

1127-29 CALVERT BLVD. BALTIMORE, MD.

SURVEYED & LAYOUT
BY
J. SPENCE HOWARD

CIVIL & CONSULTING ENGINEER
BALTIMORE, MD.
NOVEMBER, 1920.

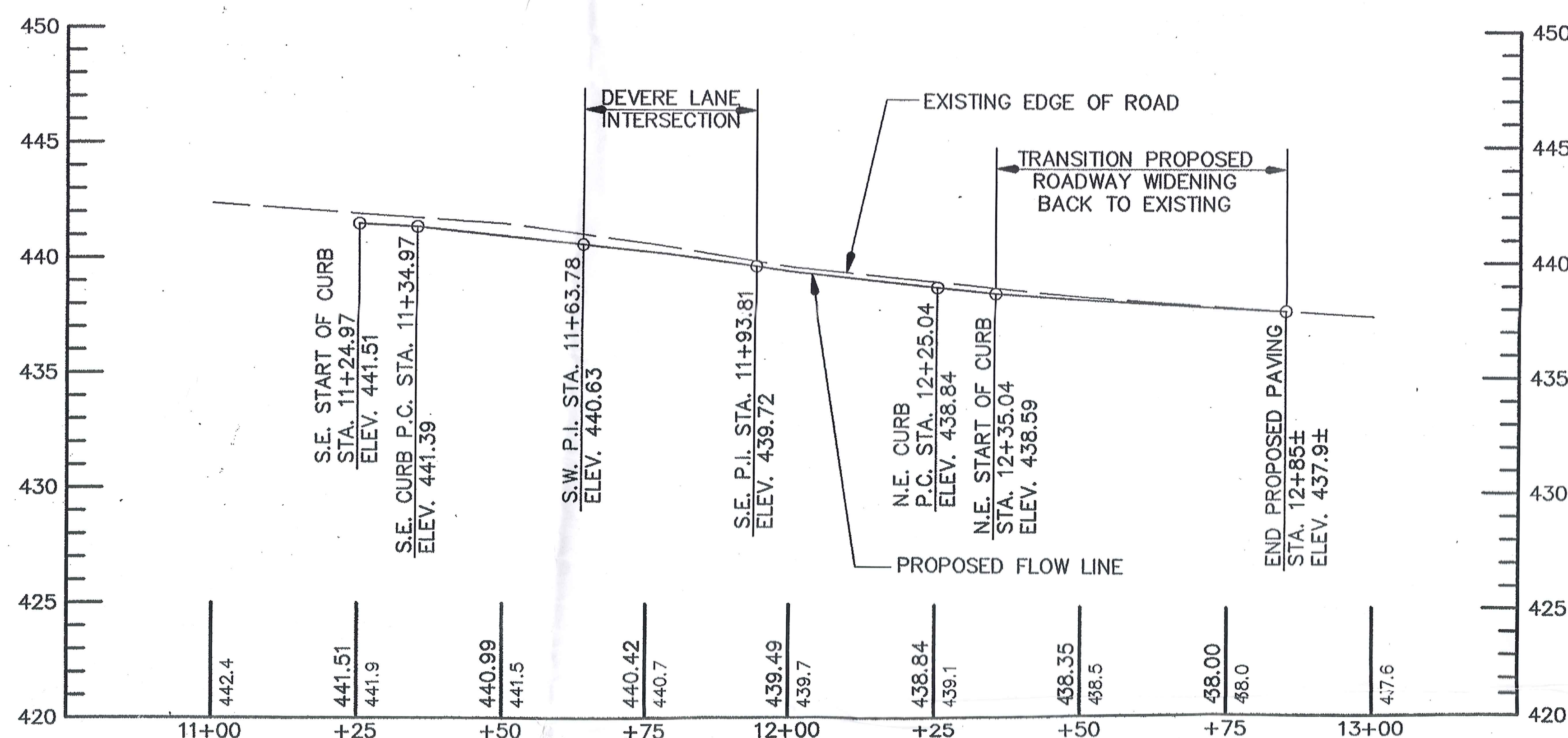
Exhibit #4



NOTE:
ELEVATIONS LISTED TO LEFT OF STATION ARE PROPOSED P.G.L.
ELEVATIONS LISTED TO RIGHT OF STATION ARE EXISTING ϕ ROAD.

DEVERE LANE ROADWAY PROFILE

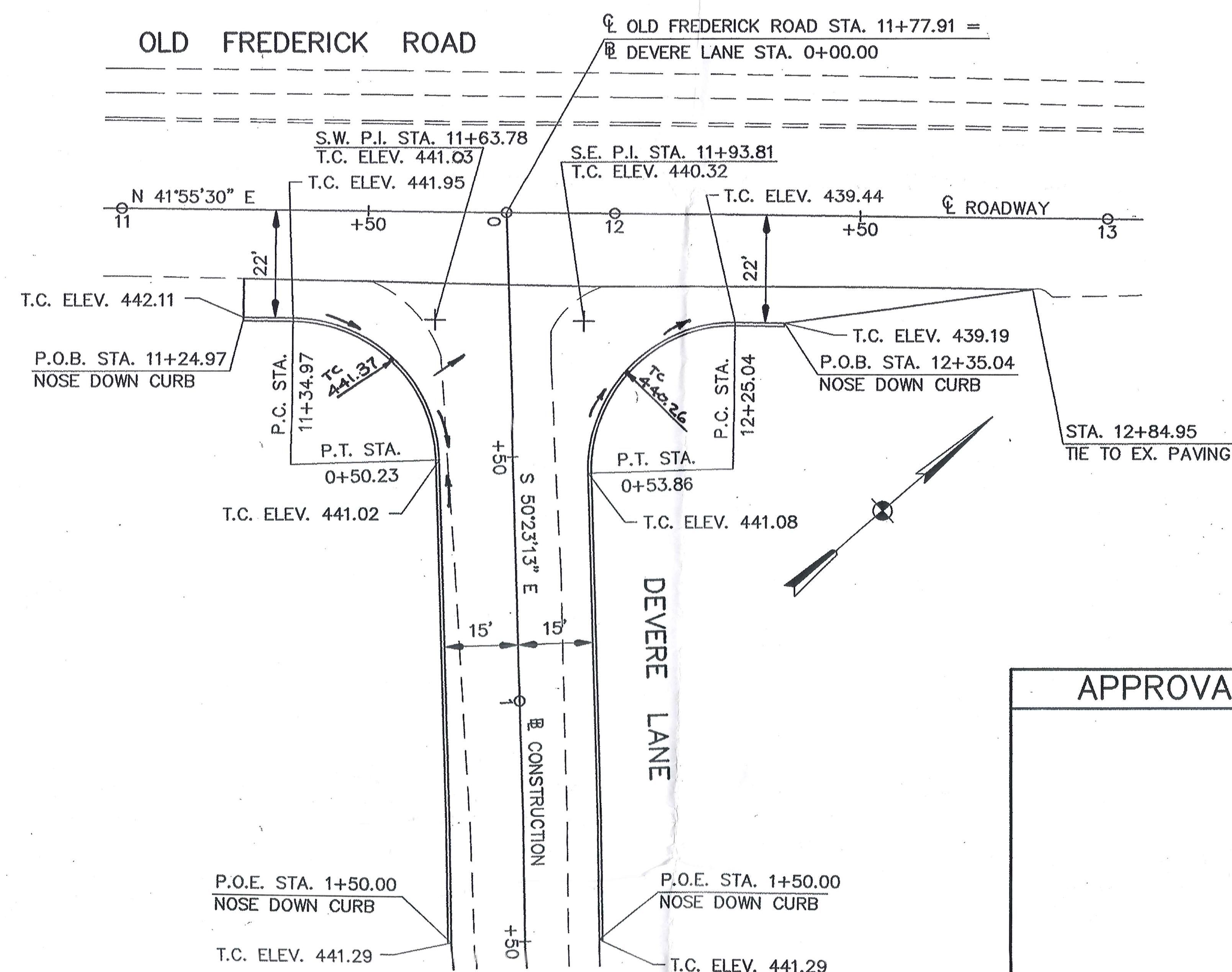
SCALE: HORIZ. 1"=20'
VERT. 1"=5'



NOTE:
ELEVATIONS LISTED TO LEFT OF STATION ARE PROPOSED FLOWLINE.
ELEVATIONS LISTED TO RIGHT OF STATION ARE EXISTING FLOWLINE.

OLD FREDERICK ROAD SOUTHEAST EDGE OF ROAD PROFILE

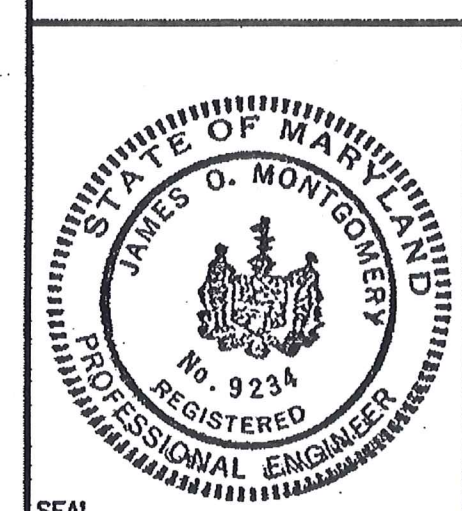
SCALE: HORIZ. 1"=20'
VERT. 1"=5'



OLD FREDERICK ROAD AT DEVERE LANE INTERSECTION SUB-PLAN

SCALE: 1"=20'

APPROVAL STAMPS



DESIGNED: J.R.K.	WALLACE, MONTGOMERY & ASSOC.	BUREAU OF ENGINEERING	REVIEWED: JWP	DATE: 4/14/04	STRUCTURES	STORM DRAINS	WATER	SEWER	FIELD ENGINEER	BUREAU OF ENGINEERING & CONSTRUCTION	DEPARTMENT OF PUBLIC WORKS
DRAWN: J.R.K.	ENGINEER	REVIEWED	DATE: 4/14/04	DATE: 4/14/04	DATE: 4/22/04	DATE: 4/22/04	DATE: 4/22/04	DATE: 4/22/04	DATE: 4/22/04	DATE: 4/22/04	DATE: 4/22/04
CHECKED:	DATE: 7/1/02	DATE: 7/1/02	DATE: 7/1/02	DATE: 7/1/02	DATE: 7/1/02	DATE: 7/1/02	DATE: 7/1/02	DATE: 7/1/02	DATE: 7/1/02	DATE: 7/1/02	DATE: 7/1/02

DESIGN AND DRAWING BASED ON
MARYLAND COORDINATE SYSTEM
HORIZONTAL-NAD83/91
VERTICAL-NVDG 88

JOB ORDER NO.	05-286-115
SHEET	3 OF 6
DWG. NO.	2002-0023
FILE:	5

PETITIONER'S TYPE NUMBER X
EXHIBIT NO. 4

NO TITLE SEARCH
NO CONSIDERATION
NO TITLE INSURANCE

00-28808 306
0028808

Deed

THIS Deed made this 15 day of September, 2009, by and between Ferdinand Dean Maisel and Tanya Y. Hege-Maisel, Grantors, and Ferdinand Dean Maisel and Tanya Y. Hege-Maisel, Trustees of the Maisel / Hege-Maisel Revocable Trust dated September 15, 2009, Grantee. The Grantors herein are the original beneficiaries of the said Trust and the said Trust is not a business trust:

Witnesseth, that the said Grantors, for no monetary consideration, but acknowledging other good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant, convey, release and quit-claim unto Grantee and said Grantee's successors and assigns, reserving hereby a life estate to the Grantors herein, as Tenants by the Entirety, with the powers hereafter stated,

ALL the following described land situate in Baltimore County lying and being in the State of Maryland to wit:

ALL that property herein described in Exhibit A attached hereto. The improvements thereon known as 142 Longview Drive, Catonsville, Maryland 21228.

BY THE EXECUTION of this Deed, the Grantors hereby warrant under the penalties of perjury that the actual consideration paid or to be paid, including the amount of any mortgage or deed of trust assumed by the Grantee, is in the sum total of Zero (\$0.00) Dollars. THE TOTAL PAYMENT ACTUALLY PAID TO THE GRANTORS, INCLUDING THE FAIR MARKET VALUE OF ANY PROPERTY RECEIVED BY THE GRANTORS AS PART OF THIS TRANSACTION, IS ZERO (\$0.00) DOLLARS.

TOGETHER WITH the buildings and improvements thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises, to the said Grantee and said Grantee's successors and assigns, reserving hereby a life estate to the Grantors herein, as Tenants by the Entirety, with the power to transfer, convey, appoint (except by Last Will and Testament), and mortgage reserved to the Grantors herein.

PETITIONER' S

EXHIBIT NO. 5

0021762 04
049

NO CONSIDERATION

DEED

THIS DEED, made this 7th day of March, 2005 by and between **FERDINAND D. MAISEL** and **TANYA HEGE-MAISEL**, husband and wife, parties of the first part, Grantors, and **FERDINAND D. MAISEL** and **TANYA HEGE-MAISEL**, husband and wife, parties of the second part, Grantees.

WITNESSETH, that for no consideration, the said Grantors do hereby grant, convey, and assign unto the Grantees as tenants by the entireties, their assigns, the survivor of them, his or her heirs, personal representatives and assigns, in fee simple, that lot of ground situate in Baltimore County in the State of Maryland and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lot No. 65 as shown on the plat entitled "STONEWALL PARK", which plat is recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 7, folio 18.

BEING one of the two lots of ground described in a deed dated June 8, 1993 and recorded among the Land Records of Baltimore County in Liber 9829, page 631, thereby granted and conveyed by Donald McLearn, Personal Representative of the Estate of Mary Donnelly, deceased, to the Grantors.

TOGETHER with the buildings and improvements thereupon; and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining. To have and to hold the said described lot of ground and premises, unto and to the use of the Grantees as tenants by the entireties, their assigns, the survivors of them, his or her heirs, personal representatives and assigns, in fee simple. And the said Grantors covenant to execute such further assurances of said land as may be requisite.

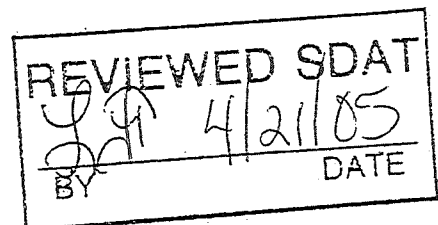


Exhibit 5

560

Lot 66

THIS DEED, MADE THIS 14th day of May, in the year one thousand nine hundred and NINETY NINE, by and between EDWIN G. ZIMMERMAN and EDNA M. ZIMMERMAN, husband and wife, parties of the first part, GRANTOR; and STEPHEN W. SYBERT and SHARI L. SYBERT, husband and wife, parties of the second part, GRANTEE.

WITNESSETH, That in consideration of the sum of ONE HUNDRED THIRTY EIGHT THOUSAND DOLLARS AND 00 CENTS, (\$138,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said GRANTOR does grant and convey to the said STEPHEN W. SYBERT and SHARI L. SYBERT, husband and wife, as Tenants by the Entireties, their assigns and unto the survivor of them, and the survivor's personal representatives and assigns, in fee simple, all that lot of ground situate in Baltimore County, Maryland and described as follows, that is to say:

BEING known and designated as Lot No. 66 as shown on the Plat of Stonewall Park, which plat is recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 7, folio 18. The improvements thereon being known as No. 146 Longview Drive.

BEING the same lot of ground which by Deed dated August 30, 1955 and recorded among the Land Records of Baltimore County in Liber 2773, folio 97, was granted and conveyed by CHARLES J. MCAVOY and MARY L. MCAVOY to EDWIN G. ZIMMERMAN and EDNA M. ZIMMERMAN, husband and wife, the within GRANTOR.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said STEPHEN W. SYBERT and SHARI L. SYBERT husband and wife, as Tenants by the Entireties, their assigns and unto the survivor of them, and the survivor's personal representatives and assigns, in fee simple.

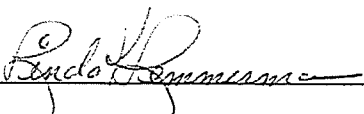
AND the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

EXHIBIT 6

October 4th, 2009

Supporting Document for the Baltimore County Development Review Committee regarding the property located at 144 Longview Drive, Catonsville MD 21228.

I, Linda K. Lemmerman (printed name), support Ferdinand and Tanya Maisel in their efforts to build a house on the lot located in my neighborhood on Longview Drive.

(Signature)  (Date) 10/4/09

Address: 140 LONGVIEW DR.
Catonsville, MD 21228

PETITIONER' S

EXHIBIT NO. 6

EXHIBIT 7

October 4th, 2009

Supporting Document for the Baltimore County Development Review Committee regarding the property located at 144 Longview Drive, Catonsville MD 21228.

I, Alisa Lewis (printed name), support Ferdinand and Tanya Maisel in their efforts to build a house on the lot located in my neighborhood on Longview Drive.

(Signature) Alisa Lewis

(Date) 10/4/09

Address: 138 Longview Dr.
Catonsville, MD 21228

EXHIBIT 8

October 4th, 2009

Supporting Document for the Baltimore County Development Review Committee regarding the property located at 144 Longview Drive, Catonsville MD 21228.

I, JOHN ORNDORFF (printed name), support Ferdinand and Tanya Maisel in their efforts to build a house on the lot located in my neighborhood on Longview Drive.

(Signature)

John Orndorff

(Date)

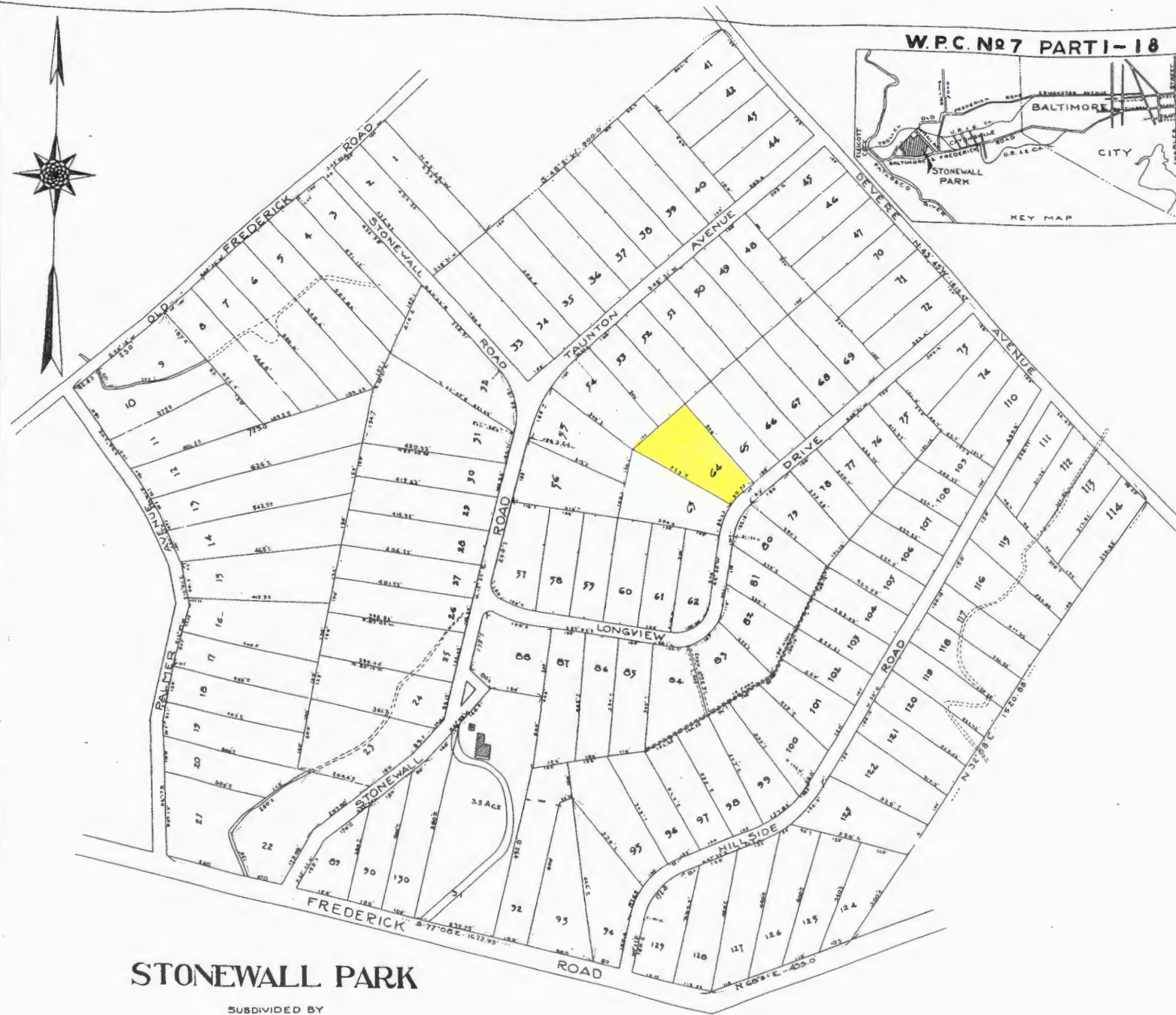
10-5-09

Address:

107 TAUNTON AVE.
Catonsville, MD 21228



W.P.C. No 7 PART I-18

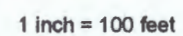


STONEWALL PARK

SUBDIVIDED BY
G. HOWARD WHITE
127-29 CALVERT BLDG. BALTIMORE, MD.

*Filed for record
Sept 19, 1921
Trust: John O. Clark*

SURVEYED & LAID OUT
BY
J. SPENCE HOWARD
CIVIL & SURVEYING ENGINEER BALTIMORE, MD.
SCALE 1"=100' NOVEMBER, 1920.



AT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 142 LONGVIEW DRIVE

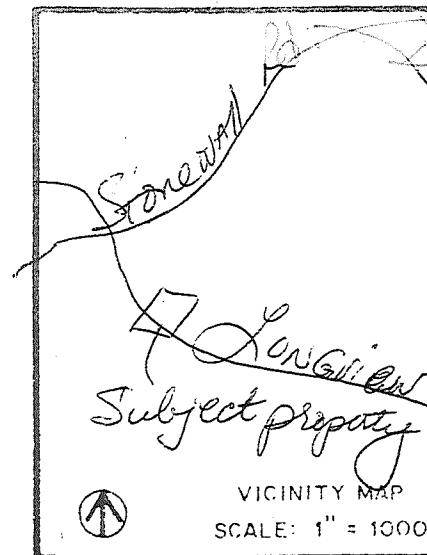
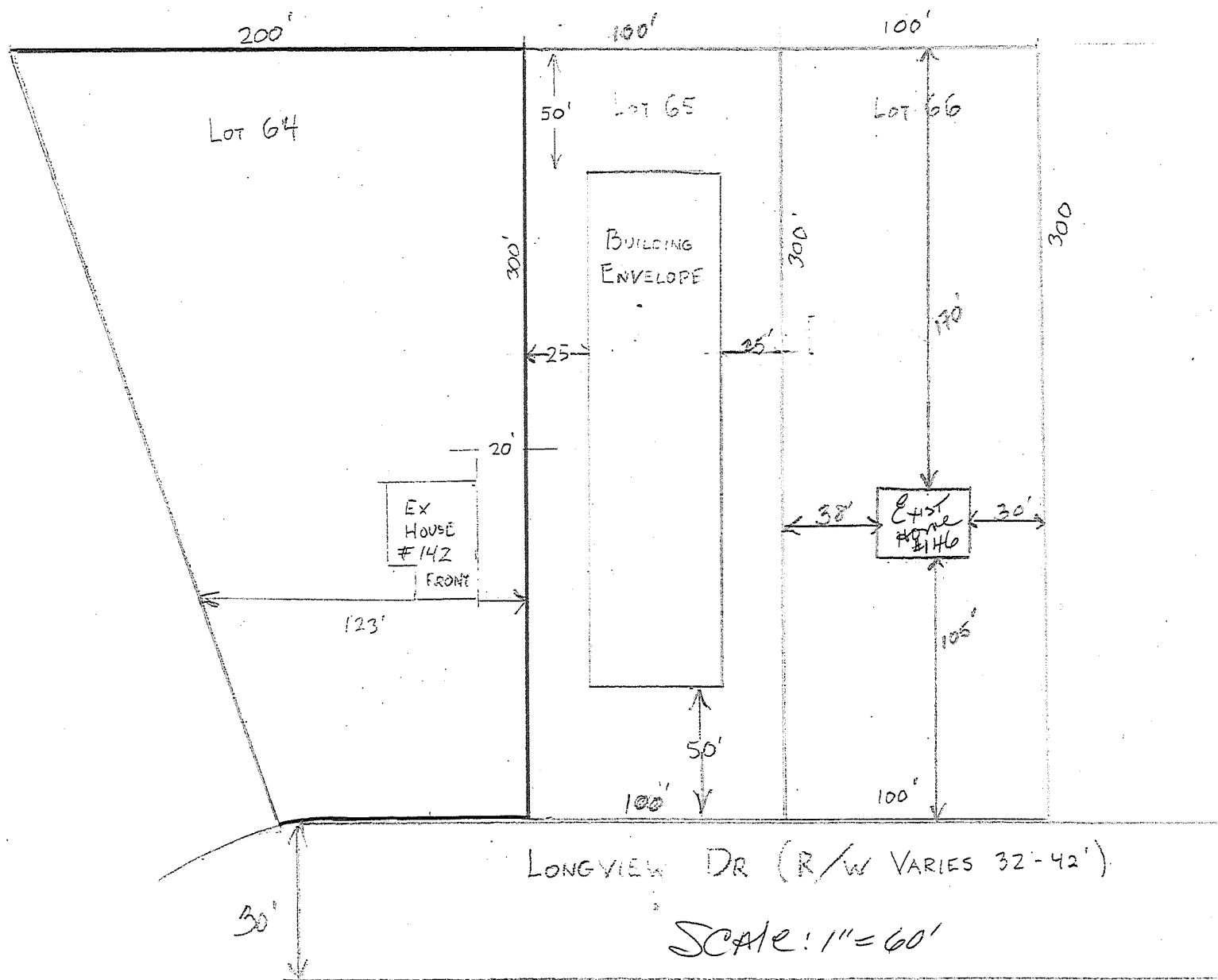
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME STONEWALL PARK

PLAT BOOK # 7 FOLIO # 18 LOT # 64 SECTION #

OWNER Ferdinand D. Maisel + Tanya V. Hege-Maisel

01-0104500780



LOCATION INFORMATION

ELECTION DISTRICT 1ST

COUNCILMANIC DISTRICT 15

1"=200' SCALE MAP # 1006

ZONING D.R. 1

LOT SIZE 1.08 ACREAGE 43 SQU

SEWER ☒ PUBLIC PR

WATER ☒

CHESAPEAKE BAY CRITICAL AREA

100 YEAR FLOOD PLAIN

HISTORIC PROPERTY/BUILDING

PRIOR ZONING HEARING

ZONING OFFICE USE

REVIEWED BY ITEM #

D.T. 0261

PETITIONER'S EXHIBIT NO. N

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☒ SPECIAL HEARING

PROPERTY ADDRESS 144 LONGVIEW DRIVE

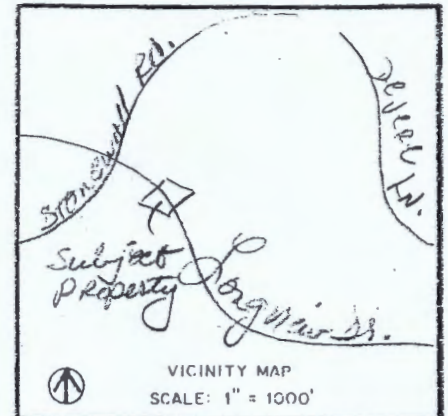
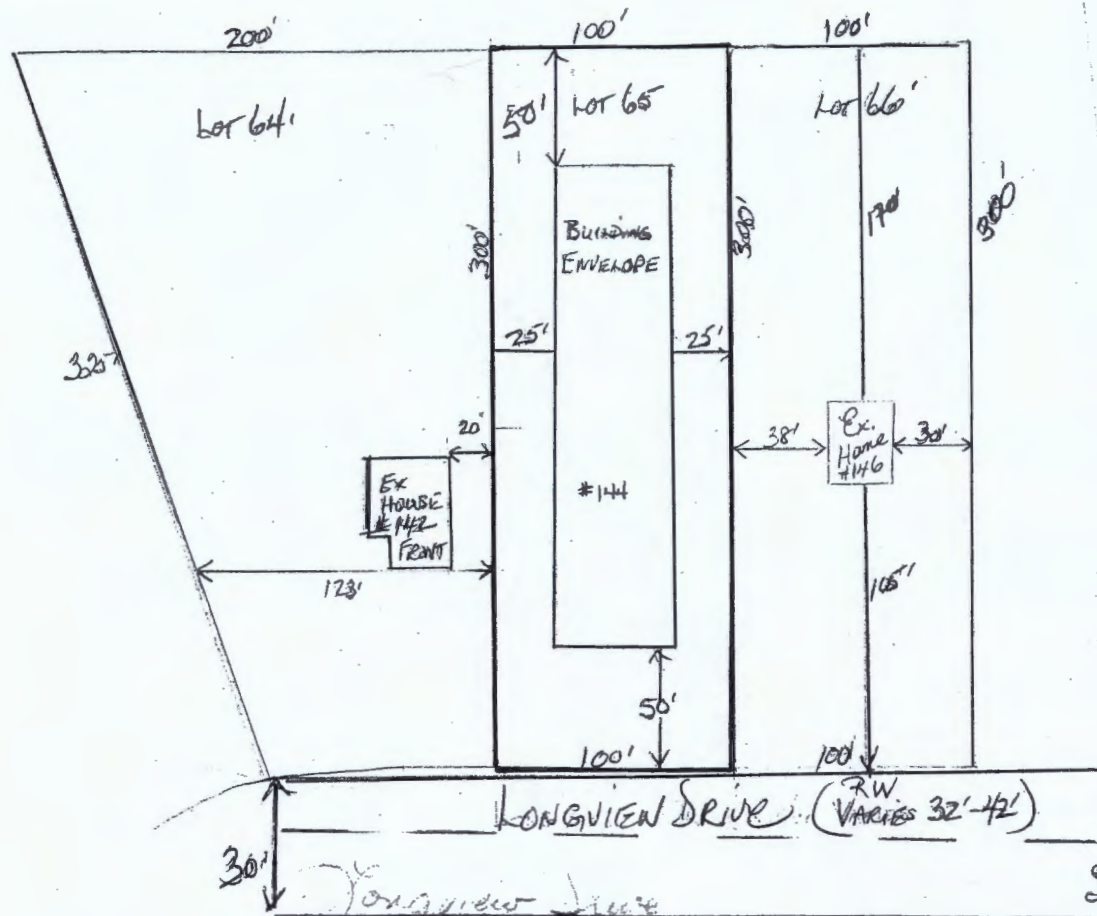
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME STONEWALL PARK

PLAT BOOK # 7 FOLIO # 18 LOT # 64 SECTION # ---

OWNER FERDINAND J. MAISEL + TANYA Y. HEGE-MAISEL

TAX# 01-2400010012



LOCATION INFORMATION			
ELECTION DISTRICT	1 ST		
COUNCILMANIC DISTRICT	13 th		
1"=200' SCALE MAP #	100B2 + 100C2		
ZONING	D.R. 1		
LOT SIZE	ACREAGE	30,000 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		
ZONING OFFICE USE ONLY			
REVIEWED BY	ITEM #	CASE #	
D.T.	0262	2010-0262-SHA	

Scale 1"=60'

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 142 LONGVIEW DRIVE

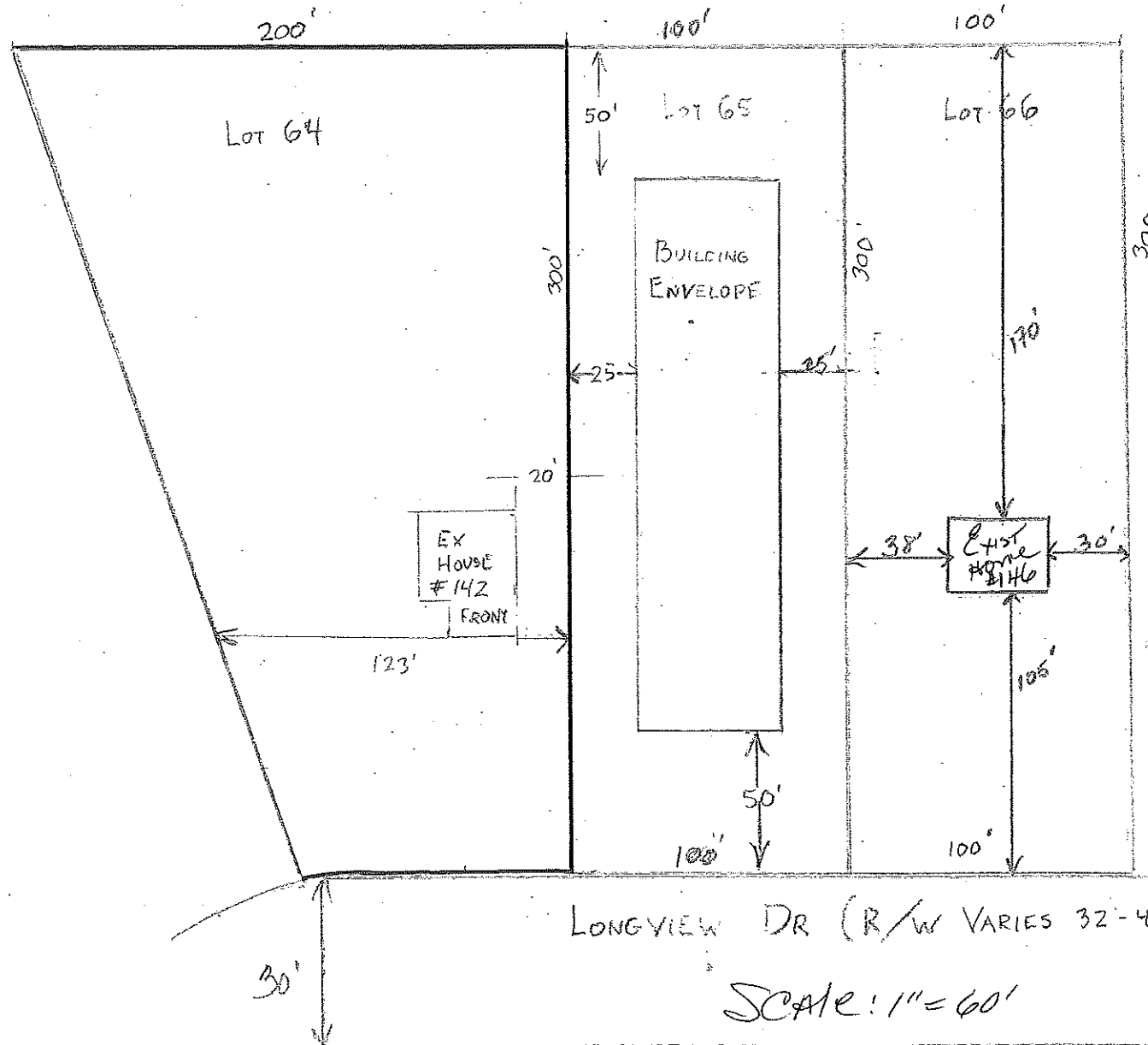
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME STONEWALL PARK

PLAT BOOK # 7 FOLIO # 18 LOT # 64 SECTION # _____

OWNER Ferdinand D. Maisel & Tanya V. Hege-Maisel

TAX # 01-0104500780



Stonewall Rd
Longview Dr
Subject property

VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 1ST

COUNCILMANIC DISTRICT 1ST

1" = 200' SCALE MAP # 100B2/C2

ZONING D.R.1

LOT SIZE .68 39,000
ACREAGE 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 D.T. ITEM # 0261 CASE # 2010-0261-A