

IN RE: PETITION FOR ADMIN. VARIANCE

NE side of University Drive; 15 feet NW
of the c/l of Harewood Road
15th Election District
6th Councilmanic District
(6924 University Drive)

Norman Hillenburg Jr. and Margaret Hillenburg
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* Case No. 2010-0275-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, Norman Hillenburg Jr. and Margaret Hillenburg for property located at 6924 University Drive. The variance request is from Sections 1B02.3.C.1 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section 1-13a of the Zoning Office Policy Manual to permit a carport with a street side setback of 15.5 feet in lieu of the required 22.5 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners had a metal frame carport with a rip-stop poly cover that was destroyed during the heavy winter snowfalls. This carport protected the Petitioners' boat from the elements. Photographs submitted with the Petition clearly illustrate that the carport was completely destroyed by the nearly 60 inches of snow received December through January. None of the neighbors expressed any concern regarding the proposed carport. In fact, seven neighbors expressed their support by signing a petition which is contained in the case file.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Bureau of Development Plans Review dated April 23, 2010. The comments indicate that the first floor or basement must be at least one foot above the flood plain elevation in all construction, the building should be designed and

ORDER RECEIVED FOR FILING

Date 5.19.10

By PS

adequately anchored to prevent flotation or collapse and constructed of materials resistant to flood damage. Flood-resistant construction should be in accordance with the Baltimore County Building Code which adopts the International Building Code.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 17, 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.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 19th day of May, 2010 that a variance from Sections 1B02.3.C.1 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section 1-13a of the Zoning Office Policy Manual to permit a carport with a street side setback of 15.5 feet in lieu of the required 22.5 feet is hereby GRANTED, subject to the following:

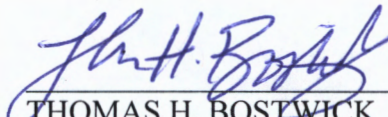
ORDER RECEIVED FOR FILING

Date 5.19.10

By PJ 2

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 base flood elevation for this site is 10.2 feet Baltimore County Datum.
3. The flood protection elevation for this site is 11.2 feet.
4. In conformance with Federal Flood Insurance Requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.
5. The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.
6. The building engineer shall require a permit for this project.
7. The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.
8. Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the International Building Code.

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 5.19.10

By pj



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

May 19, 2010

NORMAN HILLENBURG JR. AND MARGARET HILLENBURG
6924 UNIVERSITY DRIVE
BALTIMORE MD 21220

Re: Petition for Administrative Variance
Case No. 2010-0275-A
Property: 6924 University Drive

Dear Mr. and Mrs. Hillenburg:

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, appearing to read "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

6924 UNIVERSITY DR

for the property located at BALTO., MD. 21220

which is presently zoned PR5.5

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) 1302.3C.1; BCZR, 1-13a

ZONING OFFICE POLICY MANUAL AND 3011; BCZR, TO PERMIT A CARPORT WITH A STREET-SIDE SETBACK OF 15.5 FT IN LIEU OF THE REQUIRED 22.5 FT

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):

NORMAN T. HILLENBURG JR

Name - Type or Print

Signature

MARGARET A. HILLENBURG

Name - Type or Print

Signature

410

6924 UNIVERSITY DR. 335-8066

Address

Telephone No.

BALTO., MD.

City

State

21220

Zip Code

Representative to be Contacted:

NORMAN T. HILLENBURG

Name

6924 UNIVERSITY DR. 335-8066

Address

Telephone No.

BALTO., MD.

City

State

21220

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. 2010-0275-A

REV 10/25/01

Reviewed By JAM Date 4.9.10

Estimated Posting Date 4/18/10

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

Address 6924 UNIVERSITY DR
City BALTO. State MD. Zip Code 21220

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):

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.

Norm T Hillenburg Jr
Signature

NORMAN T. HILLENBURG JR.
Name - Type or Print

Margaret A Hillenburg
Signature

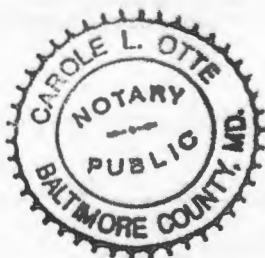
MARGARET A HILLENBURG
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1st day of April, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Norman T. Hillenburg Jr. + Margaret A. Hillenburg
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Carol L Otte
Notary Public **CAROLE L OTTE**
My Commission Expires 11/1/2011

ZONING DESCRIPTION

ZONING DISCRPTION FOR - 6924 UNIVERSITY
BALTO., MD 21220

BEGINNING AT A POINT ON THE NE SIDE
OF UNIVERSITY DR WHICH IS 30 FT WIDE AT
THE DISTANCE OF 15 FT N.W OF THE CENTER-
LINE OF THE NEAREST IMPROVED INTERSECTING
STREET HAREWOOD RD. WHICH IS 30 FT. WIDE,
BEING LOT # 23 IN THE SUBDIVISION OF
HAREWOOD PART AS RECORDED IN BALTO. CO.
PLAT BOOK # 13, FOLIO # 144 CONTAINING
25,921 SQFT. ALSO KNOW AS 6924 UNIVERSITY DR
AND LOCATED IN THE 15TH ELECTION DISTRICT,
6 COUNCILMANIC DISTRICT

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010- 0275 -A Address 6924 UNIVERSITY DR.
Contact Person: ~~JOE MERRIN~~ Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 4/9/10 Posting Date: 4/18 Closing Date: 5/3

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- 0275 -A Address 6924 UNIVERSITY DR.
Petitioner's Name NORMAN HILLENBURG, JR. Telephone 410-335-8066
Posting Date: 4/18 Closing Date: 5/3
Wording for Sign: To Permit A CARPORT WITH A SIDE-STREET
SETBACK OF 15.5ft IN LIEU OF THE REQUIRED
22.5ft.

Revised 8/20/09

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 0275
Petitioner: NORMAN HILLENBURG, JR.
Address or Location: 6924 UNIVERSITY DR. BALTO., MD. 21220

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____
Address: SAME

Telephone Number: 410-335-8066

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

No. 52210

Date: _____

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

Total: _____

Rec

From: _____

For: _____

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

Certificate of Posting

RE: Case NO. 2010-0275-A

Petitioner/Developer _____

Norman T Hillenburg, Jr.

Date of Hearing/Closing 5/3/10

Baltimore County
Department of Permits and Development Managements
County Office Building – Room 111
111 W. Chesapeake Ave.
Towson, Md. 21204

Attention:

This letter is to certify, under penalties of perjury, that the necessary sign(s) as required by law, were posted conspicuously on the property located at _____

6924 University Drive

The sign(s) were posted on 4/17/10
(Month, Day, Year)

Sincerely,

(Signature of sign Poster and date)

Richard E. Hoffman

(Printed Name)

See Attached
Photograph

904 Dellwood Drive

(Address)

Fallston, Md. 21047

(City, State, Zip Code)

410-879-3122

(Telephone Number)

Certificate of Posting
Photograph Attachment

Re: 2010-0275-A

Petitioner/Developer: _____

Norman T. Hillenbuirg, Jr.

Date of Hearing/Closing: 5/3/10



6924 University Drive

Posting Date: 4/17/10

Richard J. Hill 4/17/10
(Signature and date of sign poster)



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

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

May 5, 2010

Norman & Margaret Hillenburg
6924 University Dr.
Baltimore, MD 21220

Dear: Norman & Margaret Hillenburg

RE: Case Number 2010-0275-A, 6924 University 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 09, 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,

A handwritten signature in black ink that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 23, 2010
RECEIVED

APR 23 2010

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

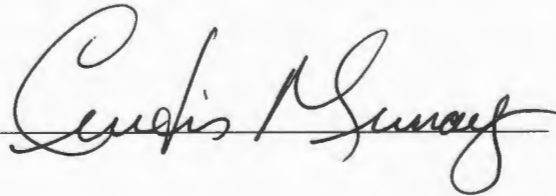
ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): **Case(s) 10-275- 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



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 23, 2010

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

SUBJECT: Zoning Advisory Committee Meeting
For May 3, 2010
Item No.: 2010-275

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

The base flood elevation for this site is 10.2 feet Baltimore County Datum.

The flood protection elevation for this site is 11.2 feet.

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

The building engineer shall require a permit for this project.

The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the *International Building Code*.

DAK:CEN:elm

cc: File

G:\DevPlanRev\ZAC - Comments\ZAC-ITEM NO 2010-0275-05032010.doc



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 4/28/2010

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

RE: Baltimore County
Item No. 2010-0275-A
6924 UNIVERSITY DRIVE
HILLENBURG 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. 2010-0275-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 ¹ 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

Inter-Office Correspondence



RECEIVED

MAY 21 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: May 21, 2010
SUBJECT: Zoning Item # 10-275-A
Address 6924 University Drive
(Hillenburg Property)

Zoning Advisory Committee Meeting of April 19, 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:

The property is within the Limited Development Area (LDA) of the Chesapeake Bay Critical Area. Lot coverage is limited to 5,445 square feet. The 15% afforestation requirement will apply, which equates to having 8 trees on site.

Reviewer: Regina Esslinger

Date: 5/19/2010

Patricia Zook - Case No. 2010-0275-A -- DEPRM comments needed?

From: Patricia Zook
To: Livingston, Jeffrey
Date: 5/11/2010 9:20 AM
Subject: Case No. 2010-0275-A -- DEPRM comments needed?

Good afternoon Jeff -

I am not sure if we need DEPRM comments for the below-described case or not. The site plan says the property is in the CBCA; however, the file isn't marked as being in the CBCA. Please let me know if I need to wait for a DEPRM comment.

CASE NUMBER: 2010-0275-A

6924 University Drive

Location: NE side of University Drive; 15 feet NW of the c/l of Harewood Road.

15th Election District, 6th Councilmanic District

Legal Owner(s): Norman and Margaret Hillenburg

Closing Date: 5/3/2010

ADMINISTRATIVE VARIANCE To permit a carport with a street side setback of 15.5 feet in lieu of the required 22.5 feet.

Thanks for your help.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson MD 21204

410-887-3868

pzook@baltimorecountymd.gov

*5/19/10
never received
a response
from Jeff h.*

2010-0275-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 - 15 Account Number - 1700001283

Owner Information

Owner Name: HILLENBURG NORMAN T **Use:** RESIDENTIAL
 HILLENBURG MARGARET A **Principal Residence:** YES
Mailing Address: 6924 UNIVERSITY DR **Deed Reference:** 1) / 5304/ 548
 BALTIMORE MD 21220-1049 2)

Location & Structure Information

Premises Address
 6924 UNIVERSITY DR

Legal Description
 LT 23-24
 NW COR PENNSYLVANIA
 HAREWOOD PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	
83	6	259					23	3	2	
									Plat Ref:	13/ 144

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1972	1,174 SF	25,921.00 SF	04
Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	BRICK

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2009	07/01/2009	07/01/2010
Land	90,230	90,230		
Improvements:	165,340	192,580		
Total:	255,570	282,810	264,650	273,730
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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 *

Mr. Hillenburg has explained to me, he would like to build a carport onto the end of his garage. I have no problem with him doing this

My Name & Address

1. Deborah Winkler 6922 University Dr.
2. Ron O'Donnell 6921 University Dr.
3. William S. Warren 6920 University Dr.
4. Lucille D. Mudd 6925 University Dr.
5. Larry O'Donnell 7333 Gupondier Rd.
6. Oliver W. Smith Jr. 12922 Harewood Rd
7. Pat Mills 12924 Harewood Rd.

HARE WOOD RD



HAREWOOD RD



END OF GARAGE FOR CARPORT



6922 UNIV. DR



HAREWOOD RD



HAREWOOD RD N.W



6925 UNIV. DR HOUSE



HAREWOOD RD & RR TRACKS



LOCATION FOR CARPORT

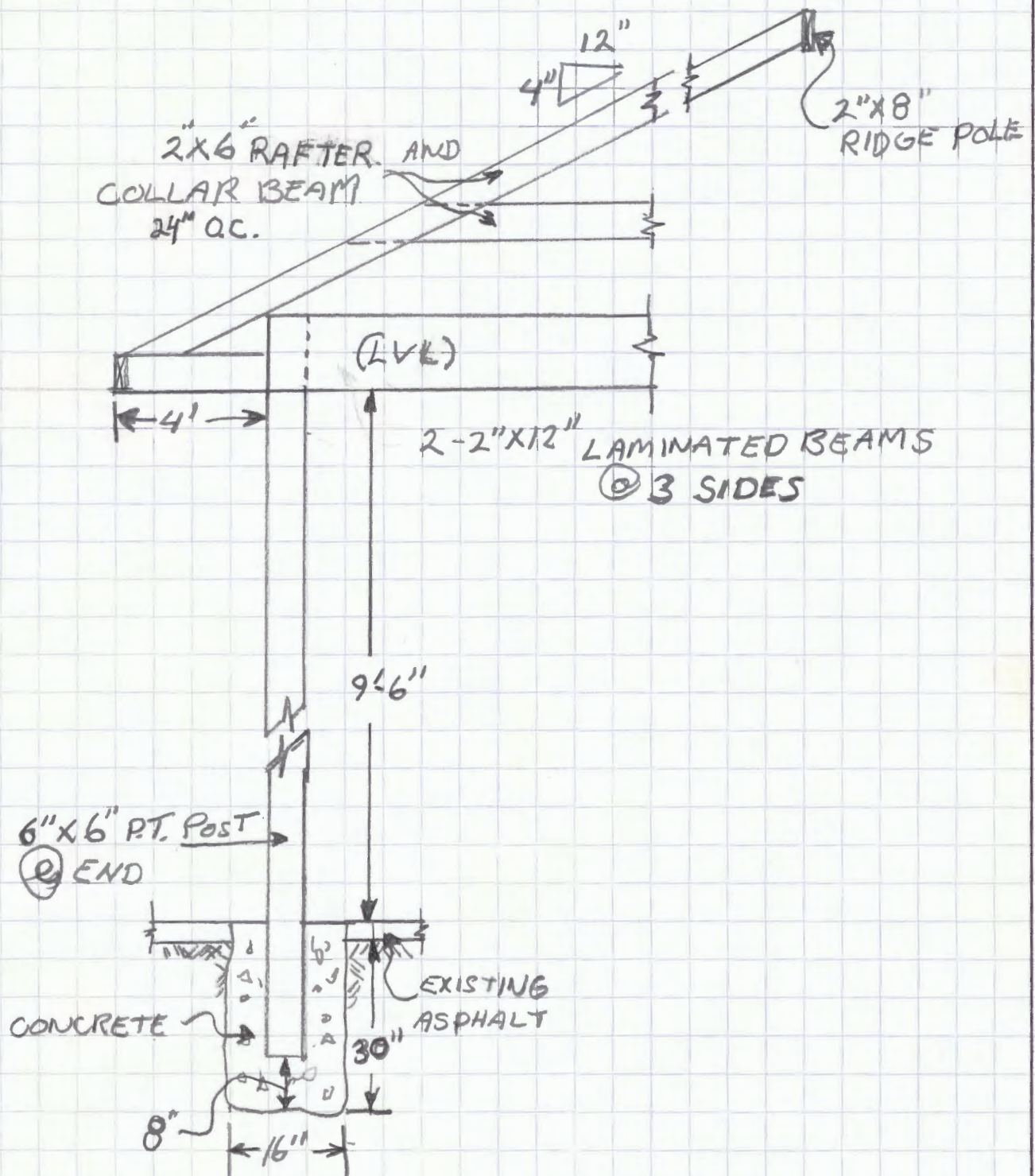






FACE 120 GARAGE FOR CARPORT





OPEN CARPORT ATTACHED TO EXISTING GARAGE

6924 UNIVERSITY DRIVE - LOTS 23, 24



Lot # 87
1519610384

1510000430
Pt. Bk. 13, Folio 144
Lot # 88

6920

Lot # 89

6922

Pt. Bk./Folio # 013144

DR 5.5

1519480430

6 CD
NE 7-L

15 ED
084A1

1700001283
Lot # 23

6924

1512740660
Lot # 22
12922

1502470720
Lot # 20

12924

1502470720
Lot # 20

Lot # 19
1508551721

12930
Lot # 18

Lot # 25
2300003906

6925
Lot # 25
2300003906

Lot # 27
1511670489

Lot # 28
1511670490

Lot # 29
1519321755

12904

Lot # 29
1519321755

HAREWOOD RD

UNIVERSITY DR

HAREWOOD RD

DR 2

Pt. Bk./Folio # 008020

1510450040
Lot # 43
Pt. Bk. 8, Folio 20

Pt. Bk. 8, Folio 11
1700000691 Lot # 42

Lot # 44

Lot # 45
Lot # 45

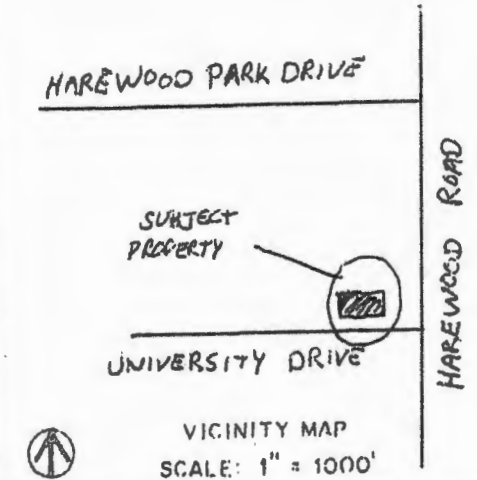
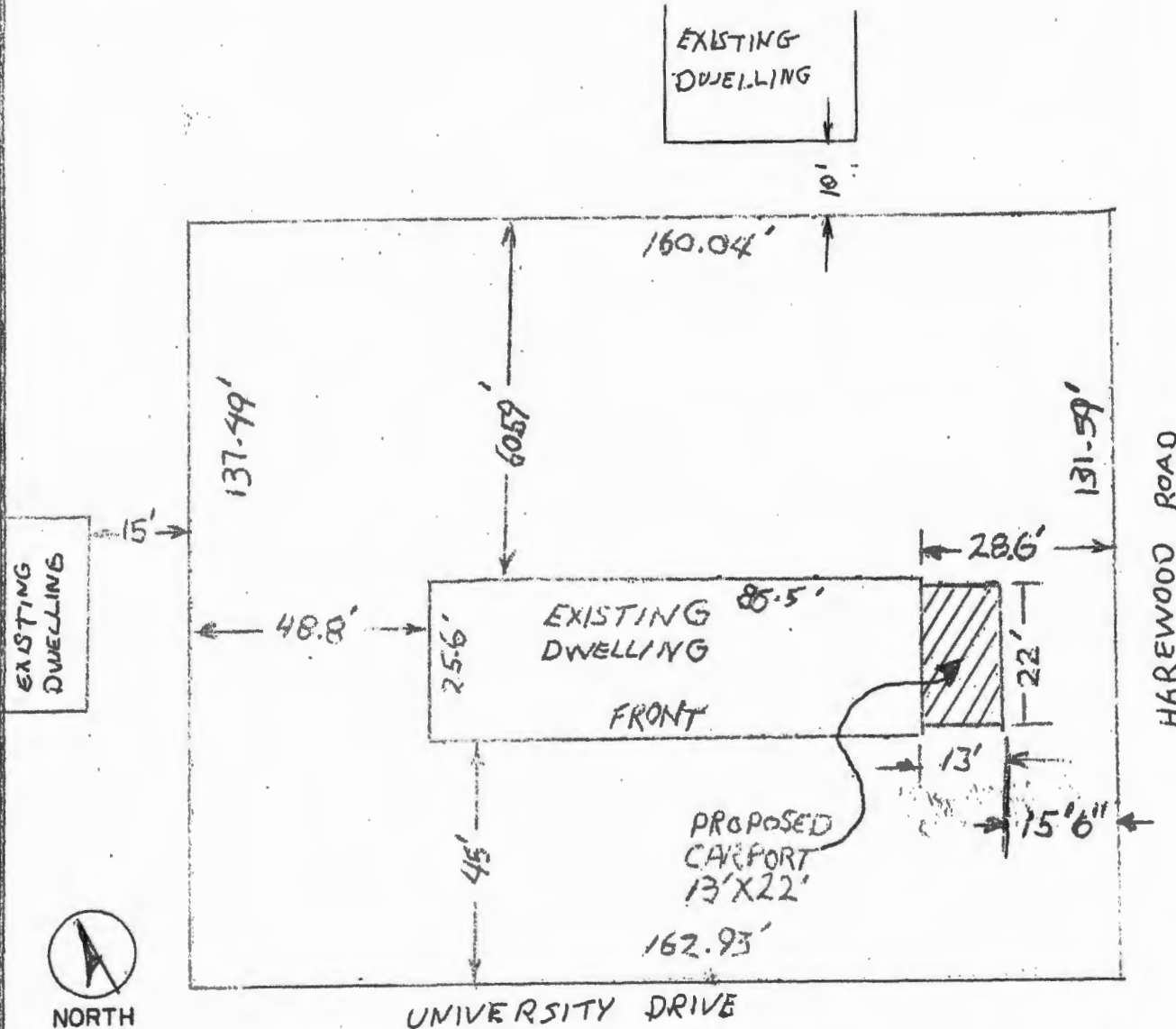
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 6924 UNIVERSITY DRIVE SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME HAREWOOD PARK

PLAT BOOK # 2 FOLIO # 144 LOT # 23-24 SECTION # 13

OWNER IVORMAN & MARGRET HILLENBURG JR.



LOCATION INFORMATION

ELECTION DISTRICT 15
 COUNCILMANIC DISTRICT 6
 1" = 200' SCALE MAP # 084 A1
 ZONING DR5.5
 LOT SIZE 0.5 ACRES 25,921 SQUARE FEET
 PUBLIC PRIVATE
 SEWER ☒ ☐
 WATER ☒ ☐
 CHESAPEAKE BAY CRITICAL AREA YES ☒ NO ☐
 100 YEAR FLOOD PLAIN YES ☒ NO ☐
 HISTORIC PROPERTY/BUILDING ☐ ☒
 PRIOR ZONING HEARING

ZONING OFFICE USE ONLY
 REVIEWED BY ITEM # CASE #

PREPARED BY NORMAN HILLENBURG JR. SCALE OF DRAWING: 1" = 30'