

IN RE: PETITION FOR ADMIN. VARIANCE

NE corner of the intersection of Patuxent
Avenue and Poplar Avenue
15th Election District
7th Councilmanic District
(8200 Poplar Avenue)

Sylvester J. and Nadean M. Knox
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2010-0276-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, Sylvester J. and Nadean M. Knox for property located at 8200 Poplar Avenue. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed carport with a rear yard and side yard setbacks of 0 feet and be located in the third part of the rear yard closest to the road in lieu of the required 2.5 feet and third part of the rear yard farthest removed from the road, respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The carport will be installed on the existing driveway, which was constructed on the property lines. The driveway cannot be relocated due to underground power lines. This driveway is the designated ingress and egress of the dwelling.

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 April 29, 2010 which indicates that the hardship appears to be self-imposed insofar as the property owner has many places to put the carport on a very large lot. The proposed carport would be compatible with the neighborhood if it were permitted to be on the property line with the neighboring property, subject to that neighbor's written approval and no closer to Poplar Avenue than the existing fence

ORDER RECEIVED FOR FILING

Date 5.12.10

By PS

line. Details of the proposed carport shall be provided for review. The Petitioners should either submit elevation drawings or clarify that by carport they mean no sidewalls, but only vertical posts supporting a roof.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 18, 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. The Petitioners' dwelling and driveway are situated on the property such that the rear entrance to the dwelling acts as the Petitioners' primary access to the home. The proposed carport will protect the vehicles in inclement weather as well as provide Petitioners protection from the elements. I will impose conditions that the carport not be enclosed and remain open on the three sides. Because of comments from the Office of Planning, I will require that elevation drawings of the carport be reviewed and approved by the Office of Planning. None of the neighbors expressed any concern regarding the proposed carport.

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

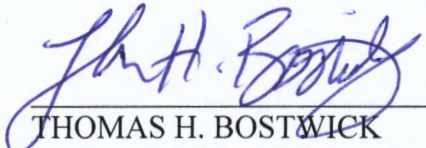
Date 5.12.10 2

By [Signature]

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 12th day of May, 2010 that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed carport with a rear yard and side yard setbacks of 0 foot and be located in the third part of the rear yard closest to the road in lieu of the required 2.5 feet and third part of the rear yard farthest removed from the road, respectively 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 Petitioners shall submit elevation drawings of the carport to the Office of Planning for review and approval and to clarify that by carport they mean no sidewalls, but only vertical posts supporting a roof.
3. The carport shall remain open on the three exposed sides and shall not be enclosed at any time.
4. The carport shall not be converted into an enclosed structure.

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 5.12.10

By 123



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

May 12, 2010

SYLVESTER J. AND NADEAN M. KNOX
8200 POPLAR AVENUE
ROSEDALE MD 21237

Re: Petition for Administrative Variance
Case No. 2010-0276-A
Property: 8200 Poplar Avenue

Dear Mr. and Mrs. Knox:

Enclosed please find the decision rendered in the above-captioned case.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8200 Poplar Avenue
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)

see attached

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 _____
By _____

ORDER RECEIVED FOR FILING
5.12.10
P2

Legal Owner(s):

Sylvester J. Knox
Name - Type or Print _____
Signature Sylvester J. Knox
Nadean M. Knox
Name - Type or Print _____
Signature Nadean M. Knox
8200 Poplar Ave. 410-686-3264
Address _____ Telephone No. _____
Rosedale, MD 21237
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 2010-0276-A

REV 10/25/01

Reviewed By BH Date 4/2/10

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 8200 Poplar Avenue
Address
Rosedale, MD 21237
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):

1. Carport to be installed on existing driveway.
2. Existing driveway is on property lines.
3. Driveway cannot be moved due to underground power lines.
4. Driveway is designated ingress and egress of dwelling.

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.

Sylvester J. Knox
Signature
Sylvester J. Knox
Name - Type or Print

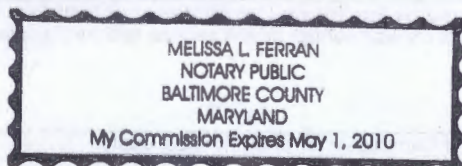
Nadean M. Knox
Signature
Nadean m. Knox
Name - Type or Print

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

Sylvester J. Knox and Nadean m. Knox
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Melissa L. Ferran
Notary Public
My Commission Expires May 1, 2010

400.1 to permit a proposed carport with a rear yard and side yard setbacks of zero ft. and be located in the third part of the rear yard closest to the road in lieu of the required 2.5 ft. and third part of the rear yard farthest removed from the road, respectively.

ZONING DESCRIPTION FOR 8200 POPLAR AVENUE.

Beginning at a point at the ^{North}~~South~~ East Corner of the intersection of Patuxent Avenue which is 40 feet wide with Poplar Avenue which is 40 feet wide. Being Lot # 269 - 273, in the subdivision of Chesaco Park as recorded in Baltimore County Plat Book # 3, Folio # 111, containing 12,500 square feet. Also known as 8200 Poplar Avenue and located in the 15th Election District, 7th Councilmanic District.

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010- 0276 -A Address 8200 Poplar Ave.

Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4/9/10 Posting Date: 4/18/10 Closing Date: 5/3/10

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

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2010- 0276 -A Address 8200 Poplar Ave.

Petitioner's Name Sylvestre & Nadean Knox Telephone 410-686-3264

Posting Date: 4/18/10 Closing Date: 5/3/10

Wording for Sign: To Permit a proposed carport with a rear yard and side yard setbacks of zero ft. and be located in the third part of the rear yard closest to the road in lieu of the required 2.5 ft., and third part of the rear yard farthest from the road, respectively.

Revised 8/20/09

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 2010-0276-A
Petitioner: Sylvester J. Knox
Address or Location: 8200 Poplar Avenue

PLEASE FORWARD ADVERTISING BILL TO:

Name: Sylvester J. Knox
Address: 8200 Poplar Avenue
Rosedale, MD 21237
Telephone Number: 410-686-3264

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

No. **53219**

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 2010-0276-A

Petitioner/Developer S/LESVESTER
& NADEAN KNOX

Date Of Hearing/Closing 5/3/10

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 8200 POPLAR AVENUE

This sign(s) were posted on April 18, 2010

Month, Day, Year

Sincerely,

Martin Ogle 4/18/10
Signature of Sign Poster and Date

Martin Ogle

60 Chelmsford Court

Baltimore, Md, 21220

443-629-3411

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2010-0276-A

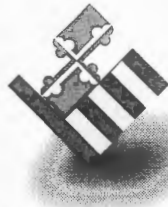
TO PERMIT A PROPOSED CARPORT WITH A REAR YARD AND SIDE
YARD SETBACKS OF ZERO FT. AND BE LOCATED IN THE THIRD
PART OF THE REAR YARD CLOSEST THE ROAD IN LIEU OF THE
REQUIRED 2.5 FT. AND THIRD PART OF THE REAR
YARD FARTHEST FROM THE ROAD, RESPECTIVELY.

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 MONDAY ● MAY 3, 2010

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 N. CHESAPEAKE AVE. TEL. 887-3391
TOWSON, MD. 21204

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

May 5, 2010

Sylvester & Nadean Knox
8200 Poplar Ave.
Rosedales, MD 21237

Dear: Sylvester & Nadean Knox

RE: Case Number 2010-0276-A; 8200 Poplar Ave.

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, reading "W. Carl Richards, Jr." in a cursive style.

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 29, 2010

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

RECEIVED

SUBJECT: 8200 Poplar Avenue
INFORMATION: 7th Councilmanic District
Item Number: 10-276
Petitioner: Sylvester J. Knox
Zoning: DR 5.5
Requested Action: Administrative Variance

APR 30 2010

ZONING COMMISSIONER

Requested Action: a carport with 0 ft. side and rear yard setbacks, in lieu of 2.5 ft. and **not** in the third of the lot furthest from the road.

SUMMARY OF RECOMMENDATIONS:

The hardship appears to be self-imposed insofar as the property owner has many places to put the carport in a very large lot.

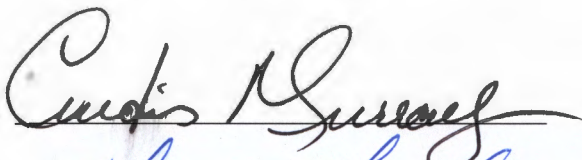
The proposed carport would be compatible with the neighborhood if it were permitted to be on the property line with the neighboring property, subject to that neighbor's written approval and no closer to Poplar Avenue than the existing fence line.

Details of the proposed carport shall be provided for review. The applicant should either submit elevation drawings or clarify that by carport they mean no sidewalls, but only vertical posts supporting a roof.

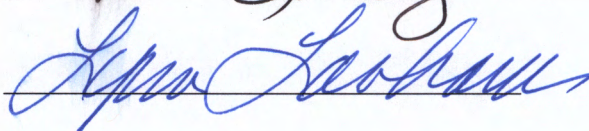
On these conditions the Office of Planning recommends approval of the proposed variance.

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

Prepared by:



Division Chief:
AFK/LL: CM



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For May 3, 2010
Item Nos. 2010- 273, 274, 276, 277,
278, 279, 280 and 281

DATE: April 23, 2010

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-05032010 -NO COMMENTS.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. 2010-0276 A
8200 POPLAR AVENUE
KNOX 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. 2010-0276- 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

AV
5-3-10

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

JUN 09 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: June 9, 2010
SUBJECT: Zoning Item # 10-276-A
Address 8200 Poplar Avenue
(Knox 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 a Limited Development Area (LDA) of the Chesapeake Bay Critical Area. Lot coverage is limited to 25% without mitigation, but may go up to 31.25% with mitigation for the amount over 25%. Four trees are required on site to meet the 15% afforestation requirement.

Reviewer: Paul Dennis

Date: May 10, 2010

2010-0276-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 - 2200001256

Owner Information

Owner Name: KNOX SYLVESTER J
 KNOX NADEAN M
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 8200 POPLAR AVE
 BALTIMORE MD 21237-3207
Deed Reference: 1) / 8671/ 172
 2)

Location & Structure Information

Premises Address
 8200 POPLAR AVE

Legal Description
 LTS 269THRU273 .287
 CHESACO PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	C
9	6	177					269	3	Plat Ref:	3/ 111

Special Tax Areas
 Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1990	1,344 SF	12,500.00 SF	04

Stories	Basement	Type	Exterior
1	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	48,370	63,370		
Improvements:	145,560	141,440		
Total:	193,930	204,810	197,556	201,182
Preferential Land:	0	0	0	0

Transfer Information

Seller: KNOX SYLVESTER J	Date: 12/12/1990	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 8671/ 172	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 *



Back yard view facing Poplar Avenue and proposed carport area.



Side yard view from Patuxent Avenue.



Front yard view from Poplar Avenue.



Side view parallel to Poplar Avenue and proposed carport area.



View of driveway and proposed carport area from Poplar Avenue.



View of 8200 Poplar Avenue from intersection of Poplar Avenue and Patuxent Avenue.

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

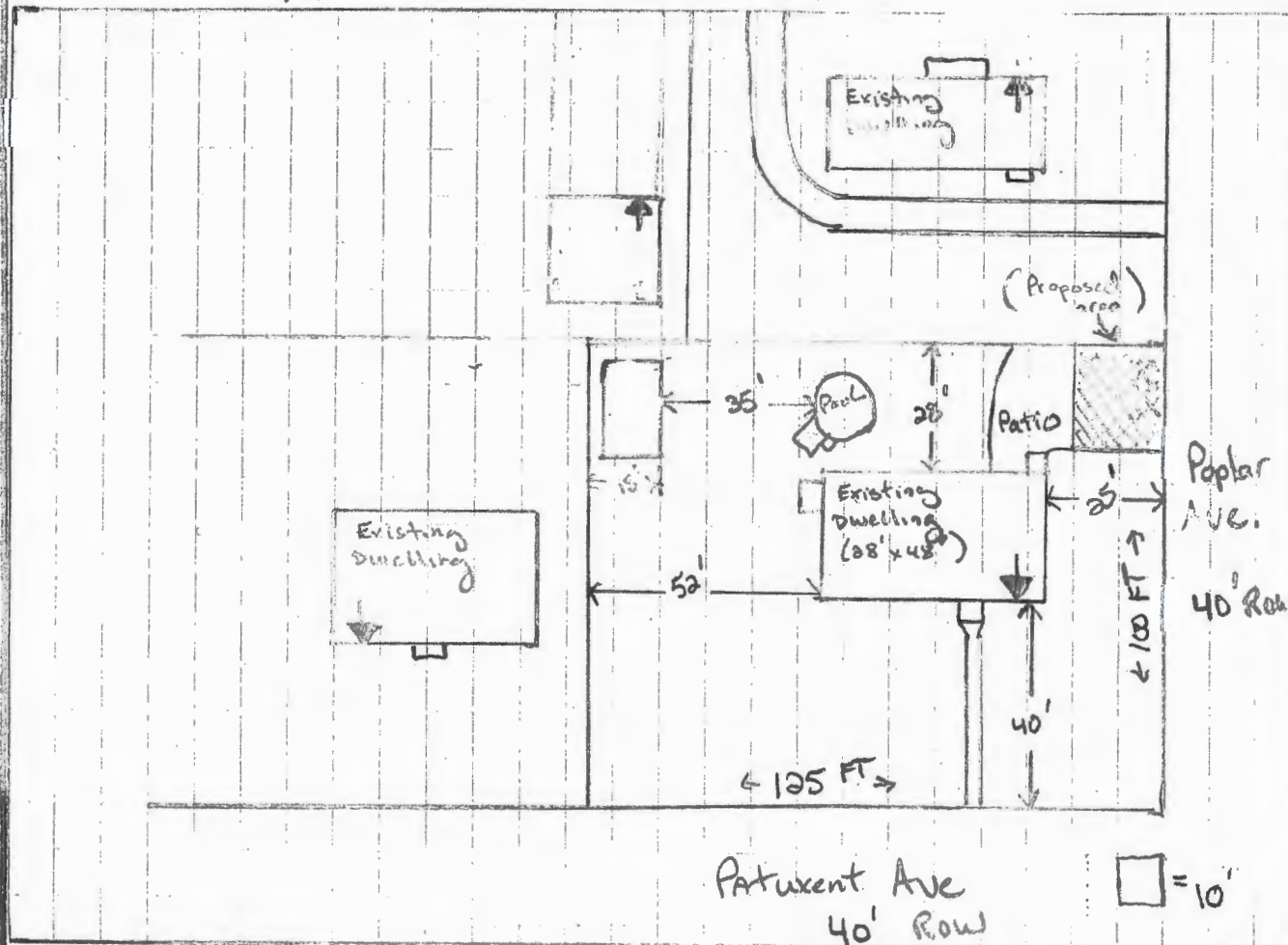
PROPERTY ADDRESS 8200 Poplar Avenue

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

SUBDIVISION NAME Chesaco Park

PLAT BOOK # 3 FOLIO # III LOT # 269-273 SECTION #

OWNER Sylvester and Nadean Knox



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 15th
COUNCILMANIC DISTRICT 7th
1" = 200' SCALE MAP # 096C1
ZONING DR 5.5
LOT SIZE .287 12,500
ACREAGE SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE
WATER ☒ PUBLIC ☐ PRIVATE

CHESAPEAKE BAY CRITICAL AREA ☒ YES ☐ NO
100 YEAR FLOOD PLAIN ☐ YES ☒ NO
HISTORIC PROPERTY/BUILDING ☐ YES ☒ NO
PRIOR ZONING HEARING ☐ YES ☒ NO



Variance for proposed detached carport (roof only).
Corner lot location and a 0' rear lot line setback.

PREPARED BY

S. Knox

SCALE OF DRAWING: 1" = 40'

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

Ph 0276 240-0276-A