

IN RE: PETITION FOR ADMIN. VARIANCE

S side of Wheatland Road; 154 feet W.
of the c/l of Glen Wilde Road
1st Election District
1st Councilmanic District
(6133 Wheatland Road)

Jason S. Dugan
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* Case No. 2010-0316-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 owner of the subject property, Jason S. Dugan for property located at 6133 Wheatland Road. The variance request is from Section 1B02.3.B of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an open carport addition with a side setback of 3 feet in lieu of the required 8 feet and a sum of side yard setbacks of 12 feet in lieu of the required 15 feet. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. Petitioner had a metal frame carport that was destroyed during the heavy winter snowfalls. This carport protected the Petitioner's vehicles 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. The carport was part of the property at the time of purchase in 2005. The new carport will replace the destroyed carport.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

ORDER RECEIVED FOR FILING

Date 7.16.10

By PS

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on June 25, 2010 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has 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 Petitioner.

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.

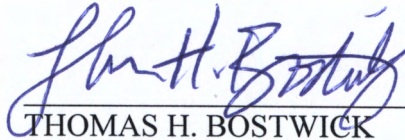
THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 16th day of July, 2010 that a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an open carport addition with a side setback of 3 feet in lieu of the required 8 feet and a sum of side yard setbacks of 12 feet in lieu of the required 15 feet is hereby GRANTED, subject to the following:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.

ORDER RECEIVED FOR FILING

Date 7.16.10
By PJ 2

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 7.16.10

By PB



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

July 16, 2010

JASON S. DUGAN
6133 WHEATLAND ROAD
CATONSVILLE MD 21228

Re: Petition for Administrative Variance
Case No. 2010-0316-A
Property: 6133 Wheatland Road

Dear Mr. Dugan:

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 black ink, appearing to read "John H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

TAX. ACCOUNT # 0104200841

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 16133 WHEATLAND RD
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) 1802.3.B

To permit an open carport addition with a side setback of 3-feet in lieu of the required 8-feet and a sum of side yard setbacks of 12-feet in lieu of the required 15-feet.

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

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 7 day of 11 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. 2010-0316-A

REV 10/25/01

Reviewed By [Signature]

Date

5/17/10

Estimated Posting Date

5/30/10

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 6133 WHEATLAND ROAD
Address
CATONSVILLE MD 21228
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 WAS PART OF PROPERTY AT TIME OF PURCHASE IN 2005.
2. CARPORT WAS DESTROYED IN SNOW STORM IN 2010.
3. NEW CARPORT WOULD BE A REPLACEMENT FOR DESTROYED CARPORT
- 4) EXISTING DRIVEWAY LOCATION IS ONLY REASONABLE PLACE FOR DETACHED CARPORT

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.

Jason S. Dugan
Signature

JASON S. DUGAN
Name - Type or Print

Signature

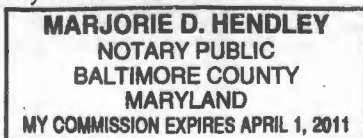
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12th day of April, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal



Marjorie D. Hendley
Notary Public

My Commission Expires April 1st, 2011

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

No. **53933**

Date: **5/17/10**

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: **TW Ellis LLC**

For: **Jason Dugan**
6133 Wadsworth Rd
21228

2010-0316-A

DISTRIBUTION

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

PAID RECEIPT

BESTEST ACTUAL TIME MM
 5/18/2010 5/17/2010 09:49:23
 RECEIVED BALTIMORE MD
 RECEIPT # 53149 5/17/2010 OPEN
 5 528 2010G VERIFICATION
 053933
 Rcpt Tot 165.00
 165.00 - 0 1.00 16
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

Zoning Description

ZONING DESCRIPTION FOR 6133 Wheatland Rd. Catonsville, MD 21228

Beginning at a point on the south side of

Wheatland Rd. which is 50 feet

wide at the distance of the 134 feet west

centerline of the nearest improved intersecting street Glenwilde

which is 50 feet wide. *Being Lot # 3 ._____

Block G, Section # 7S in the subdivision of Westview Park

as recorded in Baltimore County Plat Book # 26, Folio # 149

containing 6,930.00 square feet. Also known as 6133 Wheatland Rd

and located in the 1st Election District, 1st Councilmanic District.

2010-0316-A

Zoning Description

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Beginning at a point on the south side of

Wheatland Rd. which is 50 feet

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containing 6,930.00 square feet. Also known as 6133 Wheatland Rd

and located in the 1st Election District, 1st Councilmanic District.

2010-0316-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 06/26/2010

Case Number: 2010-0316-A

Petitioner / Developer: JASON DUGAN~T.W. ELLIS, LLC

Date of Hearing (Closing): JULY 12, 2010

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
6133 WHEATLAND ROAD

The sign(s) were posted on: JUNE 25, 2010



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010- 0316 -A Address 6133 Wheatland Rd

Contact Person: LEONARD WASILEWSKI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5/17/10 Posting Date: 6/27/10 Closing Date: 7/12/10

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

- 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- 0316 -A Address 6133 Wheatland Rd

Petitioner's Name JASON DUGAN Telephone _____

Posting Date: 5/30/10 Closing Date: 7/12/10

Wording for Sign: _____
To permit a carport addition with a side yard setback of 3 feet in lieu of the _____
required 8 feet and a sum of side yard set backs of 12 in lieu of the required 15 feet. _____

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: 2010-0316-A

Petitioner: JASON S DUGAN

Address or Location: 6133 WHEATLAND RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: JASON S DUGAN

Address: 6133 WHEATLAND RD

CATONSVILLE, MD

21228

Telephone Number: (443)254-0198

Revised 7/11/05 - SCJ



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

July 12, 2010

Jason Dugan
6133 Wheatland Rd.
Catonsville, MD 21228

Dear: Jason Dugan

RE: Case Number 2010-0316-A, 6133 Wheatland Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 17, 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
JD Abrams; 725 N. Hickory Ave.; Belair, MD 21014

AV
7-12-10

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 3, 2010
RECEIVED

JUN 07 2010

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

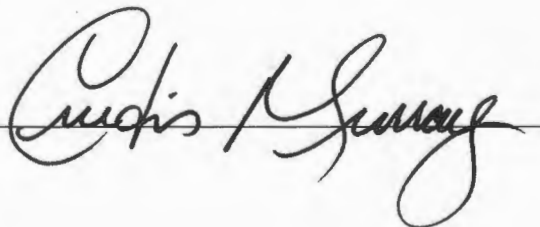
ZONING COMMISSIONER

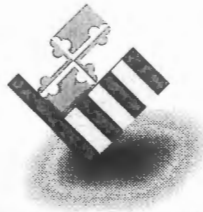
SUBJECT: Zoning Advisory Petition(s): **Case(s) 10-316- Administrative Variance**

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 Dennis Wertz in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL





BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

May 27, 2010

ATTENTION: Zoning Review Planners

Distribution Meeting Of: May 24th, 2010

Item Numbers: 0305, 0309, 0313, 0315, 0316, 0317, 0318, 0320 and 0321

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. The Fire Marshal's Office has no comments at this time.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 06-01-2010

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

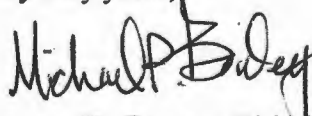
RE: Baltimore County
Item No. 2010-0316-A
6133 WHATLAND RD
DUGAN PROPERTY
ADMIN. VARIANCE -

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. 2010-0316-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-5593 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,


For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

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
6-14-10

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

JUN 15 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: June 14, 2010

SUBJECT: Zoning Item # 10-316-A
Address 6133 Wheatland Road
(Dugan Property)

Zoning Advisory Committee Meeting of May 24, 2010

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

Reviewer: JWL Date: 6/14/2010

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 June 7, 2010
Item Nos. 2010- 302, 305, 309, 313,
314, 315, 316, 317, 318, 319, 320 &
321

DATE: May 27, 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-006072010 -NO COMMENTS.doc

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ No Comment</u>
<u>5-27-10</u>	DEVELOPMENT PLANS REVIEW	<u>nc</u>
_____	DEPRM (if not received, date e-mail sent _____)	_____
<u>5-27-10</u>	FIRE DEPARTMENT	<u>nc</u>
<u>6-3-10</u>	PLANNING (if not received, date e-mail sent _____)	<u>nc</u>
<u>6-1-10</u>	STATE HIGHWAY ADMINISTRATION	<u>nc</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	<u>-</u>
_____	ADJACENT PROPERTY OWNERS	<u>-</u>
ZONING VIOLATION	(Case No. <u>-</u>)	
PRIOR ZONING	(Case No. <u>-</u>)	
NEWSPAPER ADVERTISEMENT	Date: <u>na</u>	
SIGN POSTING	Date: <u>6-25-10</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☒	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☒	

Comments, if any: _____

2010-0314



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw5.1d)

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

Account Identifier: District - 01 Account Number - 0104200891

Owner Information

Owner Name: DUGAN JASON S **Use:** RESIDENTIAL
Principal Residence: YES
Mailing Address: 6133 WHEATLAND RD **Deed Reference:** 1) /21835/ 476
 BALTIMORE MD 21228-2763 2)

Location & Structure Information

Premises Address **Legal Description**
 6133 WHEATLAND RD 6133 WHEATLAND RD SS
 WESTVIEW PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
94	18	34			7A	G	3	1	Plat Ref: 26/ 149

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1964	1,050 SF	6,930.00 SF	04

Stories	Basement	Type	Exterior
SPFOY		SPLIT FOYER	ASBESTOS SHINGLE

Value Information

	Base Value	Value Phase-in Assessments		
		As Of 01/01/2010	As Of 07/01/2009	As Of 07/01/2010
Land	96,930	84,900		
Improvements:	162,910	121,300		
Total:	259,840	206,200	259,840	206,200
Preferential Land:	0	0	0	0

Transfer Information

Seller: LARKINS KERWIN L	Date: 05/10/2005	Price: \$230,000
Type: IMPROVED ARMS-LENGTH	Deed1: /21835/ 476	Deed2:
Seller: DEMPSEY JAMES J	Date: 03/03/1994	Price: \$99,500
Type: NOT ARMS-LENGTH	Deed1: /10382/ 275	Deed2:
Seller: CARROLLWOOD CONS TRUCTION COMPANY	Date: 05/18/1965	Price: \$15,500
Type: IMPROVED ARMS-LENGTH	Deed1: / 4458/ 254	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 *

Lot # 2
0113751031

Lot # 3

Lot # 4

Lot #

0101350980
Lot # 41 1409

Lot # 40 1407
0113206590

Lot # 39
0118721120
6134

Lot # 38
0123003280
6132

Lot # 37
0107002010
6130

Lot # 36 0113553030

Pt. Bk./Folio # 026149

WHEATLAND RD

1 CD 1 ED
DR 5.5
094C2

SW 1-G

Lot # 2 Pt. Bk. 26, Folio 149
0102852430 1405

6133
Lot # 3
0104200891

PDM # 010357

6131

Lot # 4
0104501551

6129
Lot # 5
0119480230

Lot # 6 0105430640

0103472271
Lot # 1 1403

Pt. Bk./Folio # 027011

Lot # 36 1401
0102002141 Pt. Bk. 27, Folio 11

0107001930
Lot # 35
6128

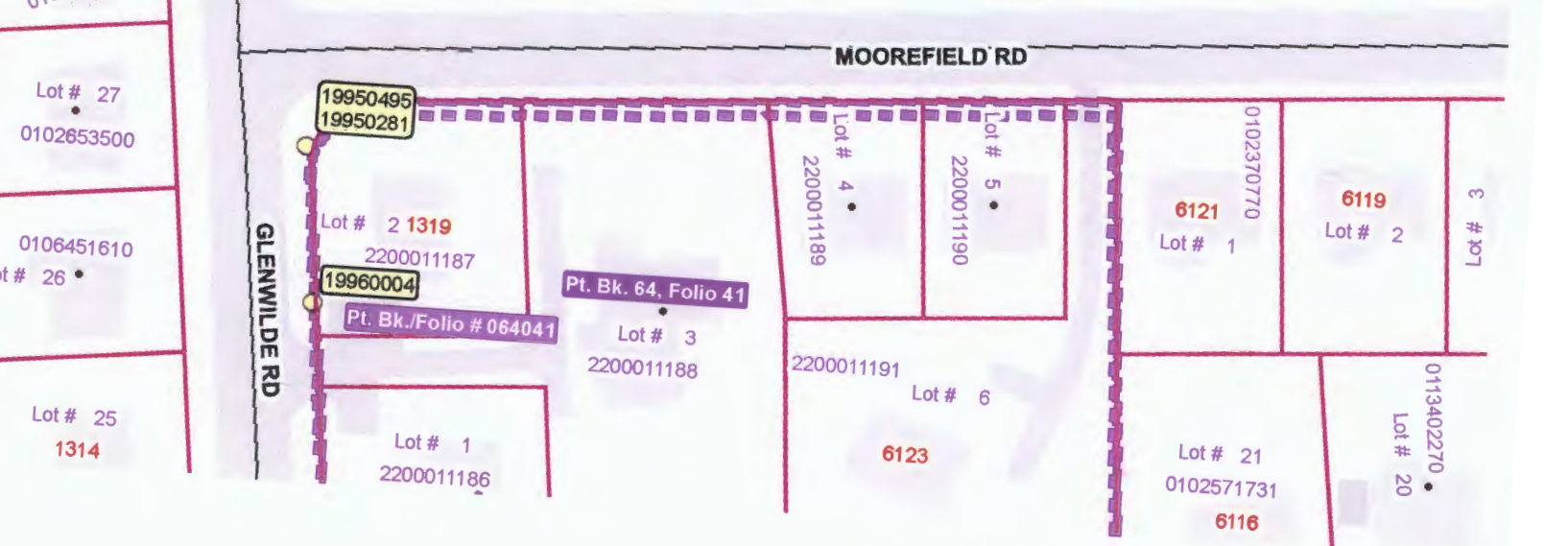
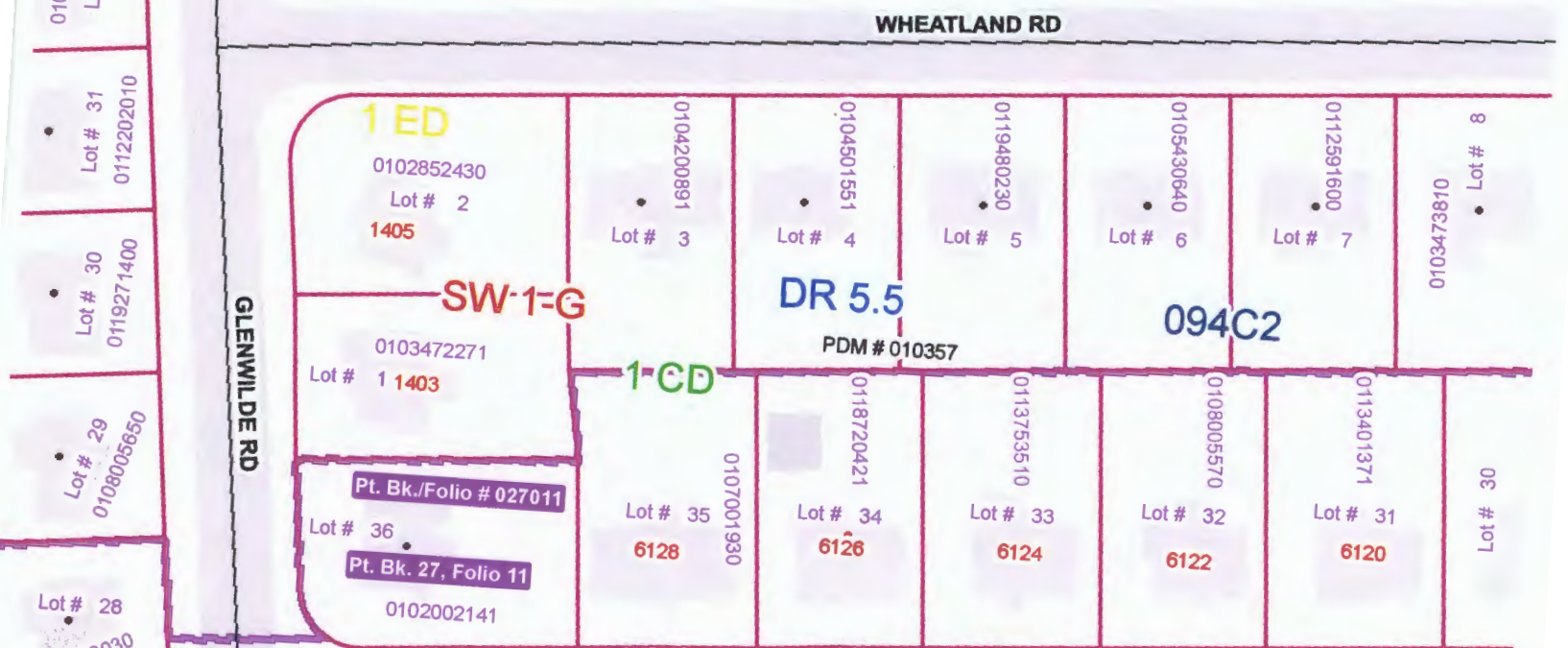
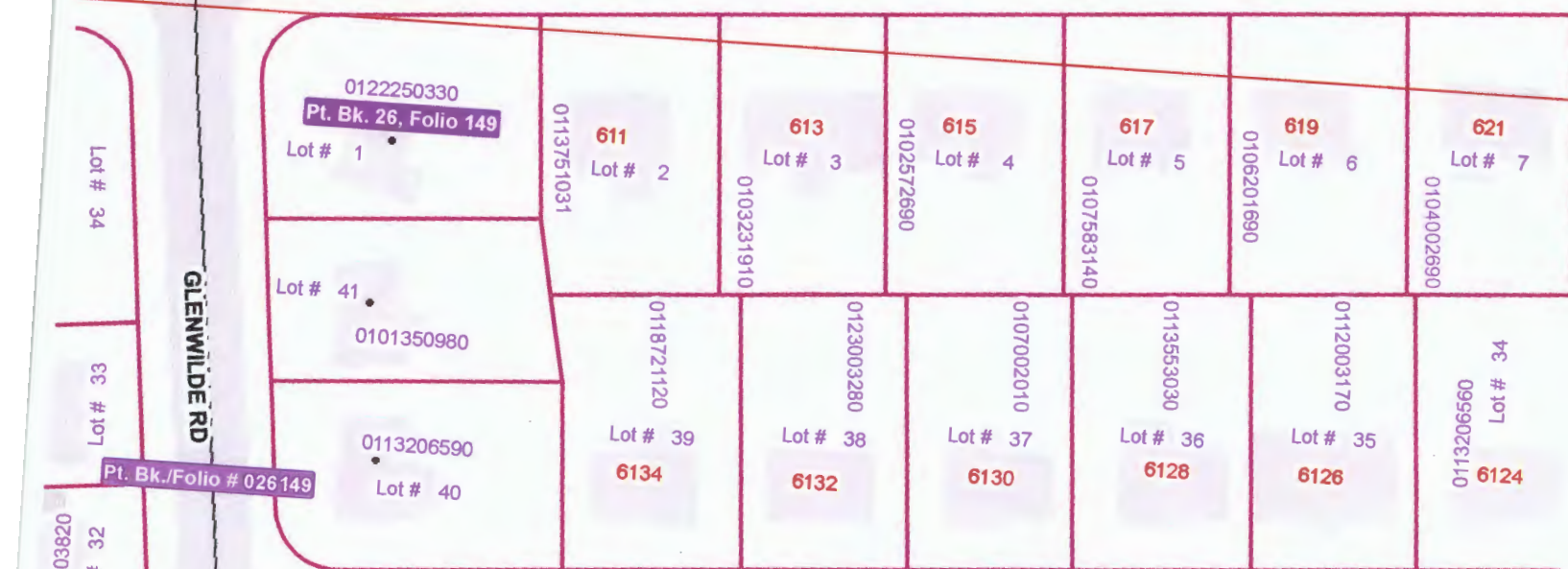
Lot # 34
0118720421 6126

0113753510
Lot # 33
6124

MOOREFIELD RD

Pt. Bk. 64, Folio 41

2010-0316-A



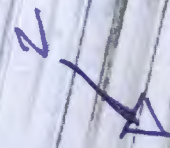
REAR
↑
N

04/22/2010

2010-0316-A



SIDE



04/22/2010

SIDE

2010-0316-A



04/22/2010

2010-0316-A

PLAT TO ACCOMPANY PETITION FOR ZONING ☐ VARIANCE ☐ SPECIAL HEARING

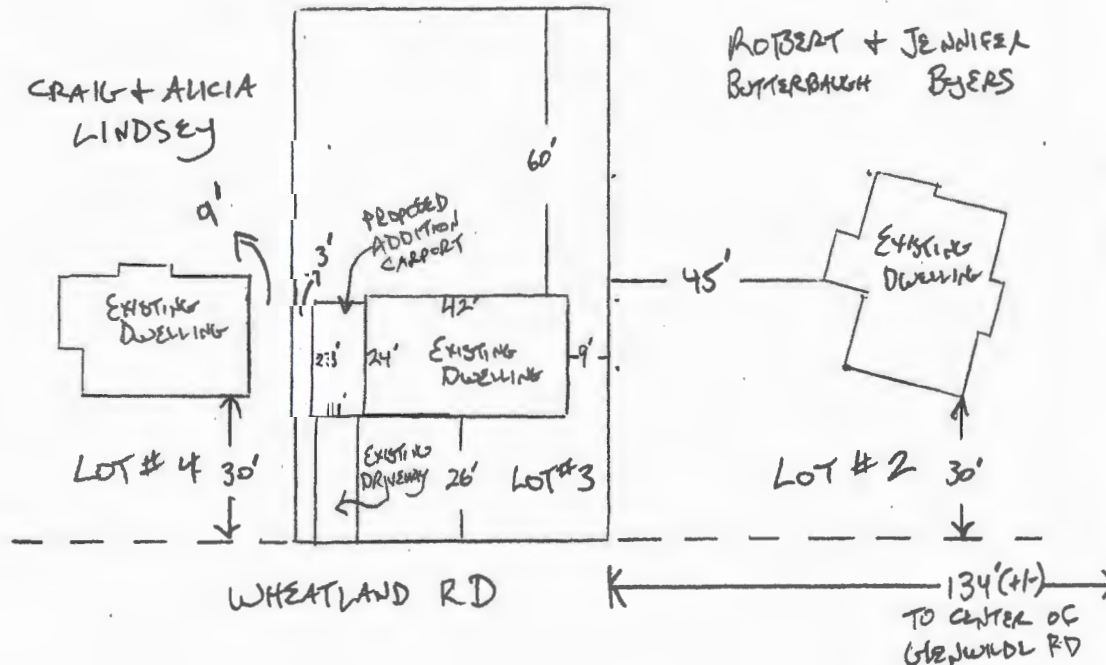
PROPERTY ADDRESS 6133 WHEATLAND RD

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

SUBDIVISION NAME WESTVIEW PARK

PLAT BOOK # 26 FOLIO # 149 LOT # 3 SECTION # 75

OWNER JASON S DYLAN



LOCATION INFORMATION

ELECTION DISTRICT 1

COUNCILMANIC DISTRICT 1

1" = 200' SCALE MAP #09/462

ZONING DR 5.5

LOT SIZE 0.16 6,930.00
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 W ITEM # 2010 CASE # 0316-A

PREPARED BY JD ABRAMS

SCALE OF DRAWING: 1" = 40'