

IN RE: PETITION FOR ADMIN. VARIANCE

N side of Warren Manor Court; 700 feet N
of Warren Road
8th Election District
3rd Councilmanic District
(27 Warren Manor Court)

James J. Li and Yannan Liu
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2010-0335-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, James J. Li and Yannan Liu for property located at 27 Warren Manor Court. The variance request is from Section 504 (1971-92 B.C.Z.R.) and Section 1B01.3.C.6 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section V.B.3 of the Comprehensive Manual of Development Policies (C.M.D.P. 1971-92) to permit a proposed attached 1 story garage with a distance between building (existing 1 story garage) of 13 feet in lieu of the required 16 feet and to amend the Final Development Plan for Warren Manor, Lot 2 only. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners desire to construct an attached garage measuring 16 feet x 26 feet. The proposed garage will not have any side windows. The garage is need to provide storage for the family. Petitioners submitted letters of support from their neighbors residing at 29 Warren Manor Court, 28 Warren Manor Court and 10 Warren Manor Court.

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 7-6-10

By PM

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on June 13, 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 6th day of July, 2010 that a variance from Section 504 (1971-92 B.C.Z.R.) and Section 1B01.3.C.6 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section V.B.3 of the Comprehensive Manual of Development Policies (C.M.D.P. 1971-92) to permit a proposed attached 1 story garage with a distance between building (existing 1 story garage) of 13 feet in lieu of the required 16 feet and to amend the Final Development Plan for Warren Manor, Lot 2 only is hereby GRANTED, subject to the following:

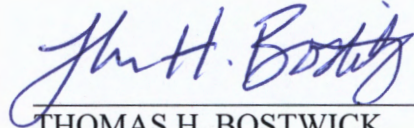
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this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

ORDER RECEIVED FOR FILING

Date 7-6-10 2

By pm

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 7-6-10

By pm 3



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

July 6, 2010

JAMES J. LI AND YANNAN LIU
27 WARREN MANOR COURT
COCKEYSVILLE MD 21030

Re: Petition for Administrative Variance
Case No. 2010-0335-A
Property: 27 Warren Manor Court

Dear James J. Li and Yannan Liu:

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 "Th. H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Wayne Huller Jr., 1153 Walters Mill Road, Forest Hill MD 21050



ORIGINAL KEEP IN FILE

TAX ACCOUNT # 09633
200000063

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 27 Warren Manor Ct, Cockeysville, 21030
which is presently zoned DR 3.5

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) ~~504~~ 1801.2 C. 6 AND 1801.3, (CMDP 1971-92) ~~504~~ 1971-92 BCZR ~~504~~ 1971-92 BCZR AND ~~504~~ 1801.3, (CMDP 1971-92) TO PERMIT A BUILDING ~~PROPERTY~~ (PROPOSED ATTACHED GARAGE, 1 STORY) WITH A DISTANCE BETWEEN BUILDINGS (EXISTING 1 STORY GARAGE) OF 13 FT. IN LIEU OF THE REQUIRED 16 FT. AND TO AMEND THE FINAL DEVELOPMENT PLAN FOR WARREN MANOR LOT 2 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 _____ Date 7-6-10 Telephone No. _____
City _____ BY pro State _____ Zip Code _____

Legal Owner(s):

JAMES LI
Name - Type or Print _____
Signature [Signature]
YANNAN LIU
Name - Type or Print _____
Signature [Signature]
27 Warren Manor Ct 4106284820
Address _____ Telephone No. _____
Cockeysville, MD 21030
City _____ State _____ Zip Code _____

Representative to be Contacted:

Wayne Huller Jr.
Name _____
1153 Walters Mill Rd. 410415-4356
Address _____ Telephone No. _____
Forest Hill MD 21050
City _____ State _____ Zip Code _____

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

CASE NO. 2010 0335 A

REV 10/25/01

617 628

Zoning Commissioner of Baltimore County
Reviewed By VL Date 6/1/10
Estimated Posting Date 6/13/10

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

27 Warren Manor Court
Address
Baltimore MD 21030
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):

Build garage (Attached) onto existing home to help with storage needed. Garage needs to be attached due to property grade issues.

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.

Signature

Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25 day of May 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires

Zoning Description for 27 Warren Manor Court

Beginning at a point on the "West" side of Warren Manor Court which is 50 feet wide at the distance of ~~700~~ feet, North of the centerline of the nearest improved intersecting street Warren Road which is ~~70~~ wide. Being Lot # 2, ~~Block Section 11~~, in the subdivision of Warren Manor as recorded in Baltimore County Plat Book # SM 58, Folio# o2, containing ~~6,100~~^{7,518} Sq. feet. Also known as 27 Warren Manor Court and located in the 8th election district, 3 councilman district.



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 2010- 0335 -AAddress 27 Warren Manor CtContact Person: John Lewis

Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 6/01/10Posting Date: 6/13/10Closing Date: 6/28/10

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- 0335 -AAddress 27 Warren Manor Ct.Petitioner's Name LI AND LIUTelephone 410 628 4020Posting Date: 6/13/10Closing Date: 6/28/10

Wording for Sign: To Permit A PROPOSED 1STORY GARAGE ADDITION WITH
A DISTANCE OF 13 FT. IN LIEU OF THE REQUIRED 16 FT TO
A NEIGHBORING 1STORY GARAGE AND TO AMEND THE FINAL
DEVELOPMENT FOR WARREN MANOR LOT 2

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: 2010-0335A
Petitioner: ~~QOO~~ / Li & Liu
Address or Location: 27 Warren Manor Court, Cockeysville, md 21030

PLEASE FORWARD ADVERTISING BILL TO:

Name: James Li
Address: 27 Warren Manor Court
Cockeysville, md 21030
Telephone Number: 410 628-4810

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

No. _____

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

2010-0335-A

RE: Case No.: _____

Petitioner/Developer: _____

Li and Liu

June 28 2010

Date of Hearing/Closing: _____

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristin Matthews

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were
posted conspicuously on the property located at: _____
27 Warren Manor Court

The sign(s) were posted on _____
June 13 2010
(Month, Day, Year)

Sincerely,

Robert Black June 16 2010
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2010-0335-A

TO PERMIT A PROPOSED 1 STORY GARAGE ADDITION WITH
A DISTANCE OF 13 FT IN LIEU OF THE REQUIRED 16 FT TO A
NEIGHBORING 1 STORY GARAGE AND TO AMEND THE FINAL
DEVELOPMENT FOR WARREN MANOR LOT 2.

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 6-28-10

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 887-3391

SEE THE ZONING MAP FOR THE LOCATION OF THE VARIANCE. THE ZONING MAP IS AVAILABLE AT THE ZONING OFFICE.

MEETING IS HANDICAP ACCESSIBLE



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

June 28, 2010

James Li & Yannan Liu
27 Warren Manor Ct.
Cockeysville, MD 21030

Dear: James Li & Yannan Liu

RE: Case Number 2010-0335-A, 27 Warren Manor Ct.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 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
Wayne Huller Jr.; 1153 Waters Mill Rd.; Forest Hill, MD 21050

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For June 21, 2010
Item Nos. 2010- 324, 327, 330, 332,
333, 335, 336 and 337

DATE: June 10, 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-06212010 -NO COMMENTS.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 22, 2010

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 10-335- 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 Jessie Bialek in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL



RECEIVED

JUN 22 2010

ZONING COMMISSIONER

AV 6/28

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

JUN 29 2010



ZON:

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: June 28, 2010
SUBJECT: Zoning Item # 10-335-A
Address 27 Warren Manor Court
(Li and Liu Property)

Zoning Advisory Committee Meeting of June 7, 2010.

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

Reviewer: JWL Date: 6/28/2010

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 6-14-2010

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

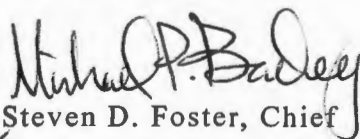
RE: Baltimore County
Item No. 2010-0335-A
27 WARREN MAJOR CT
LIL PROPERTY
ADMIN. VARIANCE

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. 2010-0336-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,


Steven D. Foster, Chief
For 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

I, THOMAS A. LILLY, owner and primary resident of

29 Warren Manor Court, submit this letter to confirm that I am in support of the

Proposed new garage addition to 27 Warren Manor Court owned by James Li and Yannan Liu.

Signed this 26th day of May, 2010

Thomas A. Lilly

Signature

THOMAS A LILLY

Name—Type of Print

0335

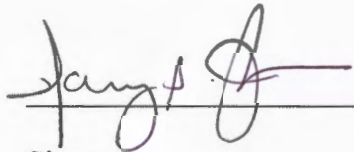
0335

I, Harry S. Johnson, owner and primary resident of

28 Warren Manor Court, submit this letter to confirm

that I am in support of the proposed a new garage addition to 27 Warren Manor Court
owned by James Li and Yannan Liu.

Signed this 26th day of May, 2010


Signature

Harry S. Johnson

Name—Type of Print

0335

I, WEI YANG, owner and primary resident of

10 Warren Manor Court, submit this letter to confirm

that I am in support of the proposed a new garage addition to 27 Warren Manor Court
owned by James Li and Yannan Liu.

Signed this 28th day of MAY, 2010

Wei Yang

Signature

WEI YANG

Name—Type of Print

CHECKLIST**Comment
Received****Department****Support/Oppose
No Comment**6-10-10

DEVELOPMENT PLANS REVIEW

nc

DEPRM

FIRE DEPARTMENT

6-22-10

PLANNING

nc(if not received, date e-mail sent)6-14-10

STATE HIGHWAY ADMINISTRATION

nc

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

letters of
support (3)

ZONING VIOLATION

(Case No.)

PRIOR ZONING

(Case No.)

NEWSPAPER ADVERTISEMENT

Date:

SIGN POSTING

Date: 6-13-10

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☒

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☒Comments, if any:



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

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

Account Identifier: District - 08 **Account Number -** 2000009633

Owner Information

Owner Name:	LI JAMES J LIU YANNAN	Use:	RESIDENTIAL
Mailing Address:	27 WARREN MANOR CT COCKEYSVILLE MD 21030-2759	Principal Residence:	YES
		Deed Reference:	1) /11641/ 665 2)

Location & Structure Information

Premises Address	Legal Description
27 WARREN MANOR CT	.1726 AC 27 WARREN MANOR CT NS WARREN MANOR

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
51	6	279					2	2	Plat Ref: 58/ 2

Special Tax Areas

Town	Ad Valorem
Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1990	2,112 SF	7,518.00 SF	04
Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2008	07/01/2009	07/01/2010
Land	109,510	151,510		
Improvements:	242,190	271,590		
Total:	351,700	423,100	399,300	423,100
Preferential Land:	0	0	0	0

Transfer Information

Seller: SAUCIER PETER STEPHEN	Date: 06/14/1996	Price: \$200,000
Type: IMPROVED ARMS-LENGTH	Deed1: /11641/ 665	Deed2:
Seller: PREAKNESS WARREN INC	Date: 05/01/1990	Price: \$208,540
Type: IMPROVED ARMS-LENGTH	Deed1: / 8467/ 819	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 *

0335

Looking at Front
of Home

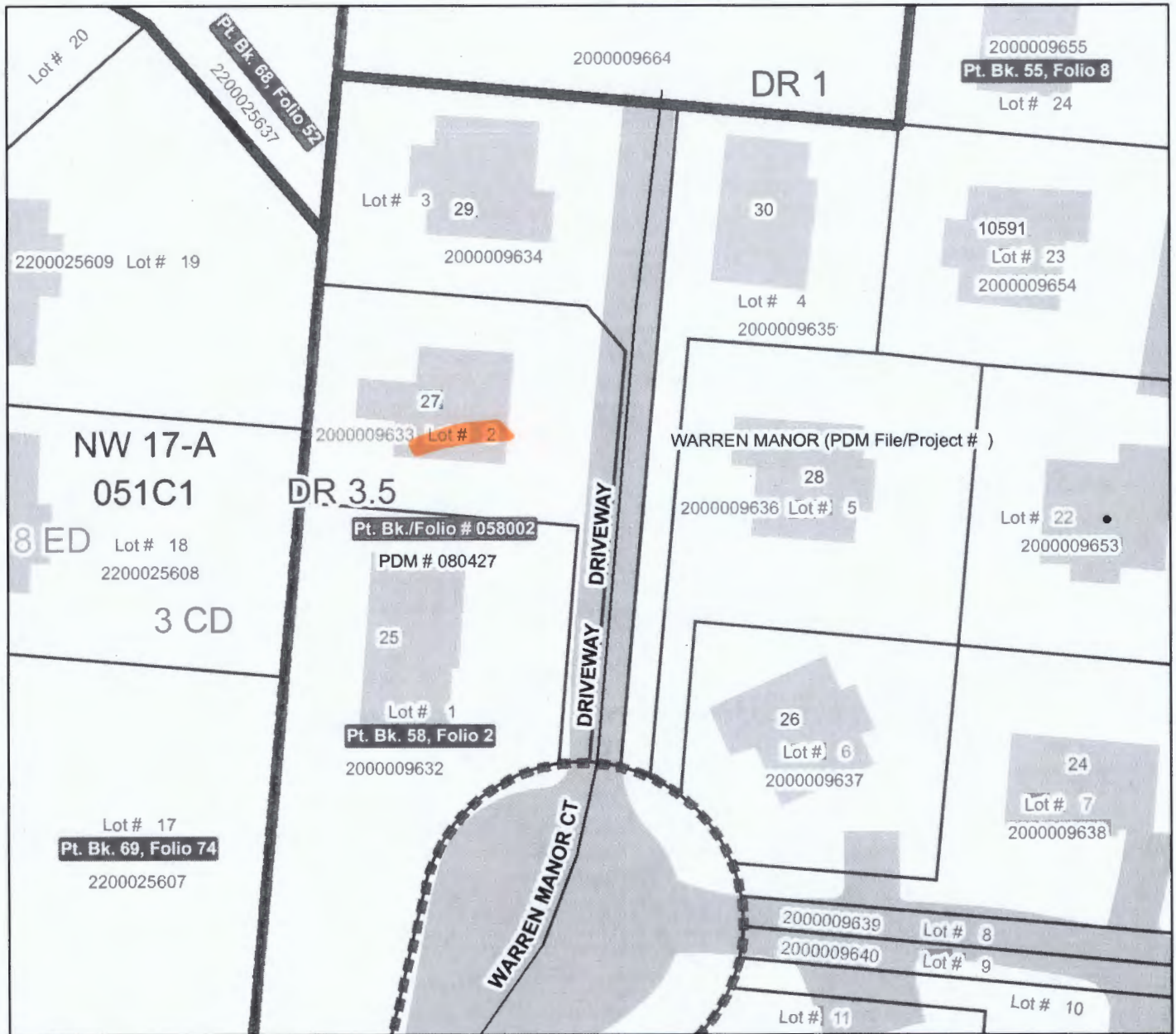




Proposed area to
support garage. Right side
of home.

4430

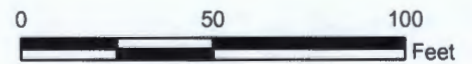
27 Warren Manor Court



0335



Publication Date: June 01, 2010
 Publication Agency: Department of Permits & Development Management
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



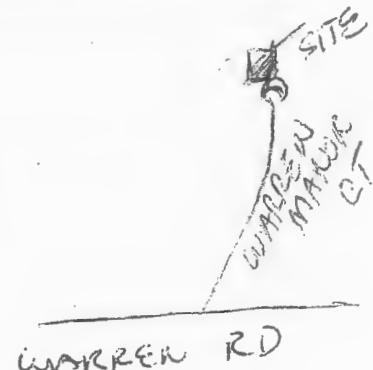
1 inch = 50 feet

AND UNIDIRECTIONALITY

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

PLAT BOOK # 58 FOLIO # 02 LOT # 2 SECTION #

OWNER James Lee



VICINITY MAP
SCALE 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 8

COUNCILMANIC DISTRICT 3

1"=200' SCALE MAP # 051C1

ZONING DR 3.5 ~~DR 3.5~~

LOT SIZE 0000 7,51

	ACREAGE	SQUARE FEET
SEWER	☒	☐
WATER	☒	☐
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☒
PRIOR ZONING HEARING	<u>None</u>	

ZONING OFFICE USE ONLY
REVIEWED BY SL ITEM # 111110 CASE #

2010 0335 A

W. H. Hiller To 

18-201