

IN RE: PETITION FOR ADMIN. VARIANCE

NE side of Brushwood Drive, 721 feet

N of Academy Avenue

4th Election District

2nd Councilmanic District

(324 Brushwood Drive)

Rushi and Kalpana Bhatt

Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2010-0355-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, Rushi and Kalpana Bhatt for property located at 324 Brushwood Drive. The variance request is from Sections 1B01.2.C.1.b, 301.1 and 504.2 of the Baltimore County Zoning Regulations ("B.C.Z.R.") (Division II.A Single Family Detached, Comprehensive Manual of Development Policies to permit a proposed addition (sunroom) and open projection (deck) with rear yard setbacks of 16 feet, respectively, in lieu of the minimum required 30 feet and 22.5 feet, respectively, and to amend the Latest Final Development Plan for The Roland Property, Lot 1 only. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners have a rear door leading to the back yard; however this door does not have direct access to the back yard because there are no steps or deck to actually reach the back yard. The proposed deck will allow the Petitioner to access the back yard without having to walk around the entire dwelling. The proposed sunroom measures 14 feet x 14 feet and the proposed deck measures 16 feet x 14 feet. Additional living space is needed for the large family. Petitioners submitted photographs that clearly show there are other dwellings in the neighborhood with decks and sunrooms similar to that which is being proposed.

ORDER RECEIVED FOR FILING

Date 7-21-10

By pm

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 June 26, 2010 and does not oppose the request. There have been similar requests for similar additions within the Roland Property subdivision.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on June 27, 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 21st day of July, 2010 that an Administrative Variance from Sections 1B01.2.C.1.b, 301.1 and 504.2 of the Baltimore County Zoning Regulations ("B.C.Z.R.") (Division II.A Single Family Detached, Comprehensive Manual of Development Policies to permit a proposed addition (sunroom) and open projection (deck) with rear yard setbacks of 16 feet, respectively, in lieu of the minimum required 30 feet and 22.5 feet, respectively, and to amend the Latest Final

ORDER RECEIVED FOR FILING

Date 7-21-10

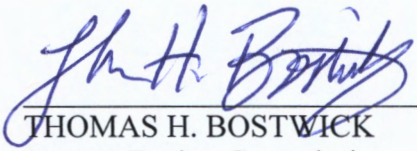
2

By pm

Development Plan for The Roland Property, Lot 1 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.

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 7-21-10

By B3



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

July 21, 2010

RUSHI AND KALPANA BHATT
324 BRUSHWOOD DRIVE
OWINGS MILLS MD 21117

Re: Petition for Administrative Variance
Case No. 2010-0355-A
Property: 324 Brushwood Drive

Dear Rushi and Kalpana Bhatt:

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 "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

TAX. ACCOUNT # 2100009873

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 324 Brushwood Drive
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) 1801.2, C.1.6, 301.1 & 504.2, BC2R

(Division II. A. Single Family Detached, CMOP) to permit a proposed addition (sun room) and open projection (deck) with rear yard setbacks of 16 feet, respectively, in lieu of the minimum required 30 feet and 22½ feet, respectively, and to amend the latest Final Development Plan for The Roland Property, Lot 1 only.

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 _____

ORDER RECEIVED FOR FILING

Date 7-21-10

By [Signature]

Legal Owner(s):

Rushi N Bhatt
Name - Type or Print _____
Signature Rushali
Kalpana R Bhatt
Name - Type or Print _____
Signature Kalpana R Bhatt
324 Brushwood Drive 410-581-9693
Address _____ Telephone No. _____
Owings Mills MD 21117
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.

NOTARY PUBLIC
JENNIFER A. HATHORN

CASE NO. 2010-0355-A
REV 10/25/01

Zoning Commissioner of Baltimore County

Reviewed By JNP Date 6/15/2010

Estimated Posting Date 6/27/2010

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 324 Brushwood Drive
Address
Queings Mills MD 21117
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):

we have extended family, so we need more space and our children needed extra space for them.

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.

Rushi N Bhatt
Signature
Rushi N Bhatt
Name - Type or Print

Kalpana R. Bhatt
Signature
Kalpana R. Bhatt
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 29th day of May, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared
Rushi N. Bhatt and Kalpana R. Bhatt
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Brenda S. Mathes
Notary Public
My Commission Expires BRENDAS MATHES
NOTARY PUBLIC
BALTIMORE CITY, MARYLAND
My commission expires October 1, 2010

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 324 BRUSHWOOD DR OWINGS MILLS, MD 21117
(address)

Beginning at a point on the side of North East side of Brushwood Dr.
(north, south, east, west) (name of street on which property fronts)

which is 50 feet wide at the distance of 720 (+/-) N of the
(number of feet of right-of-way width) (number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street Academy Avenue which
(name of street)

is 50 feet wide. * Being Lot # 1 Block . Section # in subdivision

Roland Property as recorded in Baltimore County Plat Book # 77 Folio # 145
(name of subdivision)

containing 6827.8 Sqft. . Also known as 324 Brushwood Drive and located in the
(Square feet or acres) (property address)

04 Election District, 02 Councilmanic District.

2010-0355-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010- 0355 -A Address 324 Brushwood ~~Court~~ Drive
Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 6/15/2010 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- 0355 -A Address 324 Brushwood ~~Court~~ Drive
Petitioner's Name BHATT Telephone 410-581-9693
Posting Date: 6/27/10 Closing Date: 7/12/10
Wording for Sign: To Permit a proposed addition (sunroom) and open projection (deck) with ~~rear~~ rear yard setbacks of 16 feet, respectively, in lieu of the minimum required 30 feet and 22½ feet, respectively, and to amend the latest Final Development Plan for The Roland Property, Lot 1 only.

Revised 8/20/09

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

No. **55910**

Date: **6/15/2010**

PAID RECEIPT

BUSINESS ACTUAL TIME 1000
 6/16/2010 6/15/2010 14:34:40 1

REC 0001 NAL/01 1011 00
 RECEIPT N 46066 6/15/2010 0817

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					115.00

5 000 ZONE VERIFICATION
 CR NG. 055910

Recpt tot \$115.00
 \$115.00 00 4.00 CA
 Baltimore County, Maryland

Total: **115.00**

Rec From: **Bhatt**

For: **Adm Variance & FDR Annual**
324 Brushwood Drive (2010-0355-A)
BHATT

**CASHIER'S
 VALIDATION**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CERTIFICATE OF POSTING

RE: Case No 2010-0355-A

Petitioner/Developer BHATT

Date Of Hearing/Closing: 7/12/10

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

RECEIVED

JUL 20 2010

ZONING COMMISSIONER

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 324 BRUSHWOOD COURT

This sign(s) were posted on June 27, 2010

Month, Day, Year

Sincerely,

Martin Ogle 6/27/10
Signature of Sign Poster and Date

Martin Ogle

60 Chelmsford Court

Baltimore, Md, 21220

443-629-3411

ADMINISTRATIVE VARIANCE

CASE# 2010-0355-A

TO PERMIT A PROPOSED ADDITION (SUNROOM) AND OPEN PROTECTION (DECK) WITH REAR YARD SETBACKS OF 16 FEET, RESPECTIVELY, IN LIEU OF THE MINIMUM REQUIRED 30 FEET AND 22 1/2 FEET, RESPECTIVELY, AND TO AMEND THE LATEST FINAL DEVELOPMENT PLAN FOR THE ROLAND PROPERTY, LOT 1 ONLY

PUBLIC HEARING ?

PURSUANT TO SECTION 20-122(b)(2), 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~~ July 12, 2010

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

THE U. S. DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, D. C. 20535

TEL 887-3391

RECEIVED 15 JAN 1972

WHEELS IS WORKING AGAIN

6/27/10



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

July 12, 2010

Rushi & Kalpana Bhalt
324 Brushwood Dr.
Owings Mills, MD 21117

Dear: Rushi & Kalpana Bhalt

RE: Case Number 2010-0355-A, 324 Brushwood Dr.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 15, 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,

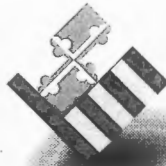
A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

June 21, 2010

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

ATTENTION: Zoning Review

Distribution Meeting of: June 21, 2010

Item No.: **Administrative Variance:** 2010-0331A, 2010-0345A - 0353A,
2010-0355A.

Special Hearing Variance: 2010-0354-SPHA

Pursuant to your request, the referenced plans have been reviewed by the Baltimore County Fire Marshal's Office and the comments below are applicable and required to be corrected or incorporated into the final plans for the listed properties.

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

Don W. Muddiman, Acting Lieutenant
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3RD Floor
Towson, Maryland 21286
410-887-4880
Mail Stop: 1102

cc: File

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 July 5, 2010
Item Nos. 2010- 331, 345, 346, 347,
348, 349, 350, 351, 352, 353, 354,
and 355

DATE: June 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-07052010 -NO COMMENTS.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 29, 2010

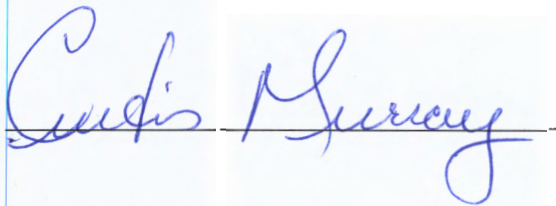
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 10-355- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request. There have been similar requests for similar additions within the Roland Property subdivision.

For further questions or additional information concerning the matters stated herein, please contact Diana Iiter in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL



RECEIVED

JUN 30 2010

ZONING COMMISSIONER



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 6-24-2010

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

RE: Baltimore County
Item No. 2010-0355-A
324 BRUSHWOOD DRIVE
BHATT 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. 2010-0355-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,

Michael P. Bailey
For¹ 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

Patricia Zook - Cases 2010-0355-A Case 2010-0350-A - AVs that closed 7-12-10 - need posting certificates

From: Patricia Zook
To: Lewis, Kristen; Williams, LaShenda
Date: 7/19/2010 9:05 AM
Subject: Cases 2010-0355-A Case 2010-0350-A - AVs that closed 7-12-10 - need posting certificates
CC: Bostwick, Thomas

Ladies -

The following two administrative variance cases that closed 7-12-10 are missing the posting certificates. Please check to see if you have the certificates before I contact the Petitioners.

Case 2010-0355-A and Case 2010-0350-A.

(Kristen - I talked with you about these on Friday, but never heard back.)

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

410-887-3868

pzook@baltimorecountymd.gov

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ No Comment</u>
<u>6-23-10</u>	DEVELOPMENT PLANS REVIEW	<u>nc</u>
_____	DEPRM (if not received, date e-mail sent _____)	_____
<u>6-21-10</u>	FIRE DEPARTMENT	<u>nc</u>
<u>6-29-10</u>	PLANNING (if not received, date e-mail sent _____)	<u>support(s)</u>
<u>6-24-10</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>6-27-10</u>	
<u>received 7/20/10</u>		
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: _____		

2010-0355-A



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw1.1d)

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

Account Identifier: District - 04 **Account Number -** 2400009873

Owner Information

Owner Name: BHATT RUSHI N
 BHATT KALPANA R
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 324 BRUSHWOOD DR
 OWINGS MILLS MD 21117-1381
Deed Reference: 1) /26639/ 500
 2)

Location & Structure Information

Premises Address 324 BRUSHWOOD DR
Legal Description .1563AC
 324 BRUSHWOOD DR ES
 ROLAND PROPERTY

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
58	2	155					1	1	Plat Ref: 77/ 145

Special Tax Areas
 Town
 Ad Valorem
 Tax Class

Primary	Structure Built	Enclosed Area	Property Land Area	County Use
2008		2,550 SF	6,808.00 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
		01/01/2010	07/01/2009	07/01/2010
Land	146,500	146,500		
Improvements:	367,610	262,700		
Total:	514,110	409,200	440,790	409,200
Preferential Land:	0	0	0	0

Transfer Information

Seller: K HOVNANIAN HOMES OF	Date: 02/05/2008	Price: \$442,990
Type: IMPROVED ARMS-LENGTH	Deed1: /26639/ 500	Deed2:
Seller: GORDON DEVELOPMENT CO INC	Date: 06/29/2007	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /25877/ 133	Deed2:
Seller: K HOVNANIAN HOMES OF	Date: 02/23/2007	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /25248/ 592	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

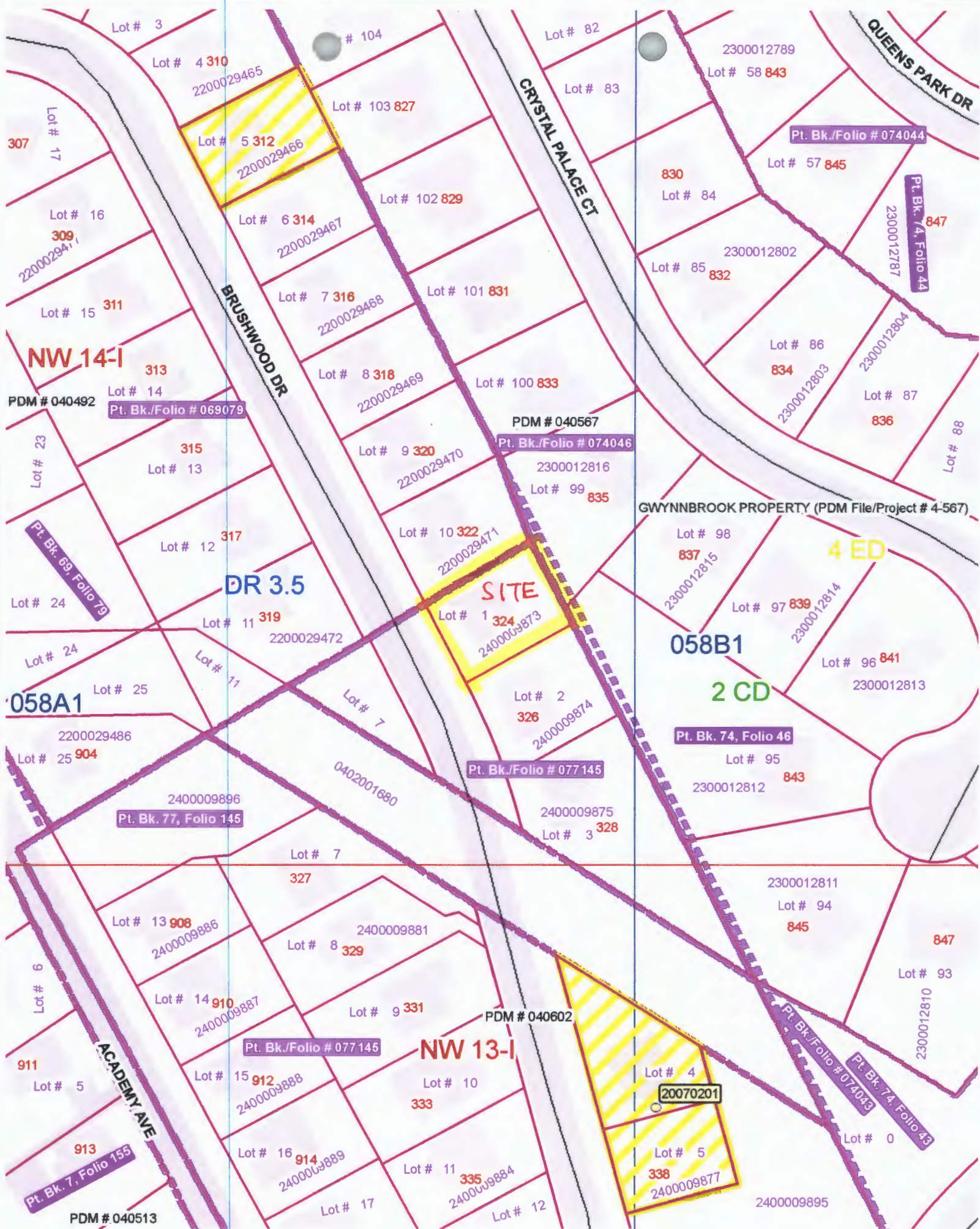
Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *









PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

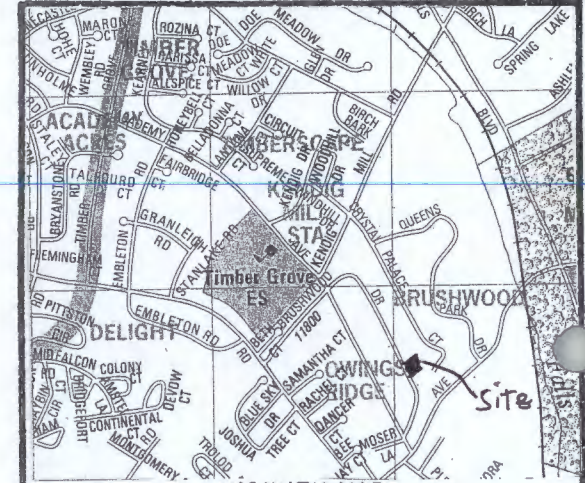
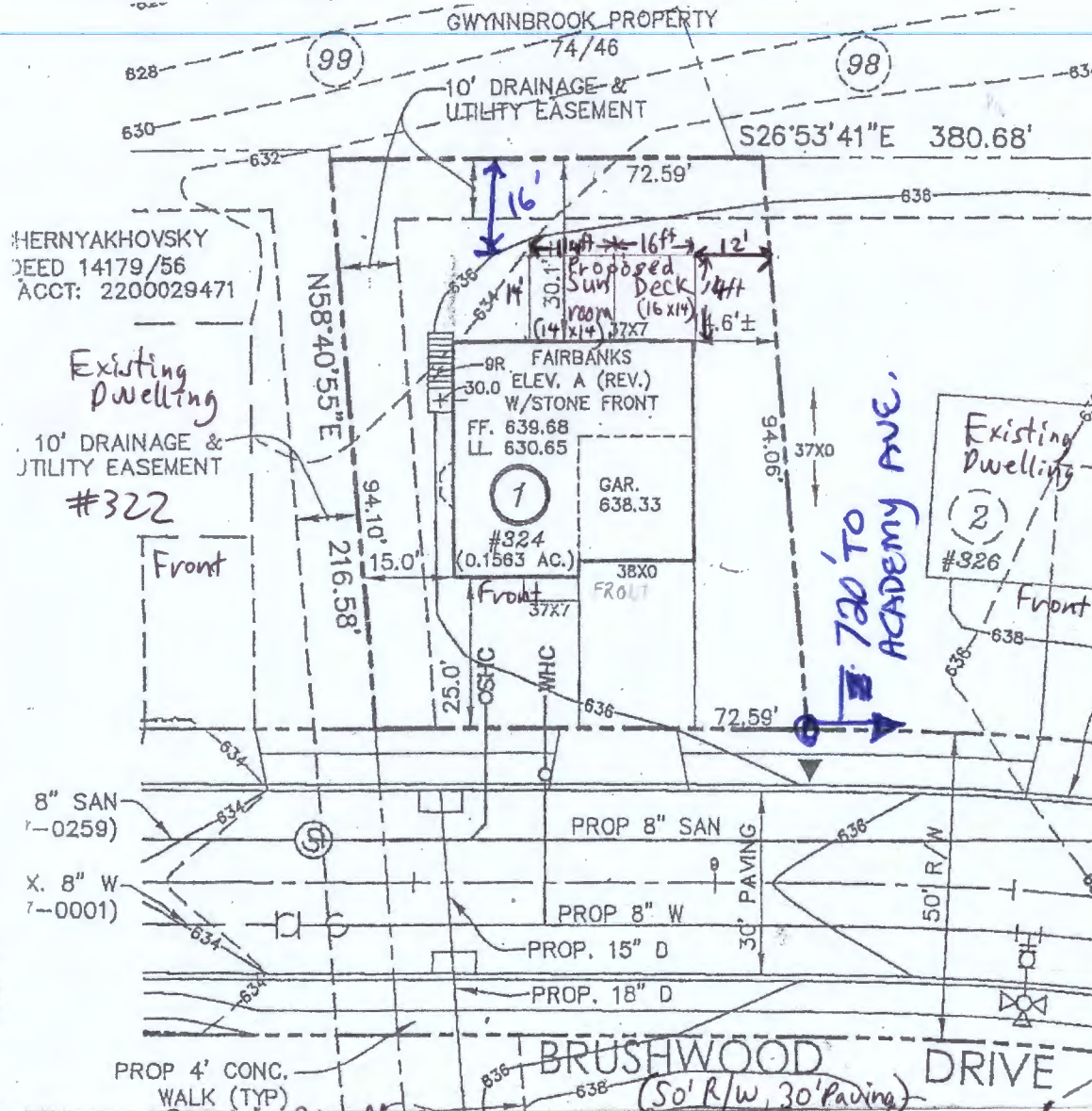
PROPERTY ADDRESS 324 Brushwood Drive

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

SUBDIVISION NAME Roland Property

PLAT BOOK # 77 FOLIO # 145 LOT # 1 SECTION #

OWNER Rushi & Kalpana Bhatt



LOCATION INFORMATION

ELECTION DISTRICT 04

COUNCILMANIC DISTRICT 02

1" = 200' SCALE MAP # 058A1

ZONING DR 3.5

LOT SIZE 157 ~~ACREAGE~~ 6,827 SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE
WATER ☒ PUBLIC ☐ PRIVATE

CHESAPEAKE BAY CRITICAL AREA YES ☐ NO ☒
100 YEAR FLOOD PLAIN YES ☐ NO ☒
HISTORIC PROPERTY/ BUILDING YES ☐ NO ☒
PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY JNP ITEM # 0355 CASE # 2010-0355-A

PREPARED BY Rushi Bhatt

SCALE OF DRAWING: 1" = 30'