

IN RE: PETITION FOR ADMIN. VARIANCE *
S side of Chokeberry Court; 165 feet W *
of Chokeberry Road *
(2905 Chokeberry Court) *
3rd Election District *
2nd Council District *

Daniel Reihani and Devora Alyesh *
Petitioners *

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
Case No. 2010-0365-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Daniel Reihani and Devora Alyesh. The Petitioners request a variance from Section 1B01.2 (1955-1963 B.C.Z.R. 211.3) of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed addition (including a convenience/kosher kitchen) with a side yard setback of 6 feet in lieu of the required 8 feet. The subject property and requested relief are more particularly described on the site plan which was accepted into evidence and marked as Petitioners' Exhibit 1.

The Petition was filed through the administrative variance process, pursuant to Section 32-3-303 of the Baltimore County Code. That Section allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. Under the Code, the property in question is posted for a period of 15 days during which time any property owner residing within 1,000 feet of the property may demand a public hearing for a determination as to the merits of the request. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner can schedule the matter for a public hearing if deemed appropriate.

ORDER RECEIVED FOR FILING

Date 8.2.10

By [Signature]

In this case, the Petitioners have filed the supporting affidavits as required by Section 32-3-303 (a)(2)(i) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file.

Based upon the evidence contained therein, I am persuaded to grant the requested variance. Relief is necessitated given the unique configuration of the property and the layout and location of the existing dwelling thereon. As shown on the site plan, the Petitioners desire to construct two additions onto their dwelling. One of the additions will measure 24 feet x 35 feet and be constructed at the rear of the dwelling. The other addition, which is the subject of this variance request, will measure 12 feet x 19 feet and be constructed on the side of the dwelling. Jewish Law requires that the Petitioners' dwelling contain two separate kitchens for religious purposes. None of the neighbors on Chokeberry Court expressed any opposition to the variance request. 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.

There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency. Comments were received from the Office of Planning dated July 22, 2010 which indicates no opposition to the requested variance provided the dwelling remains in use as a single-family dwelling.

Pursuant to the advertisement, posting of the property, public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

ORDER RECEIVED FOR FILING

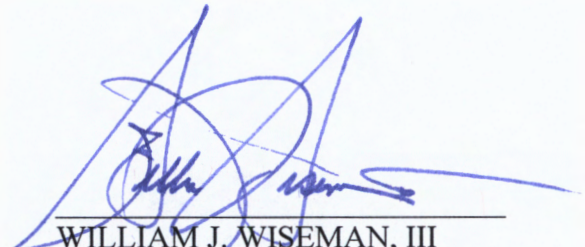
Date 8.2.10

By pm

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 2nd day of August, 2010, that the Petition for Administrative Variance seeking relief from Section 1B01.2 (1955-1963 B.C.Z.R. 211.3) of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed addition (including a convenience/kosher kitchen) with a side yard setback of 6 feet in lieu of the required 8 feet be and is hereby GRANTED, subject to the following restriction:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
2. The subject dwelling shall remain in use as a single-family dwelling.

WJW:pz


WILLIAM J. WISEMAN, III
Zoning Commissioner
of Baltimore County

ORDER RECEIVED FOR FILING

Date 8.2.10

By pz



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

August 2, 2010

Daniel Reihani and Devora Alyesh
2905 Chokeberry Court
Baltimore MD 21209

RE: Petition for Administrative Variance
2905 Chokeberry Court
Case No. 2010-0365-A

Dear Daniel Reihani and Devora Alyesh:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:pz

Enclosure



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2905 Chokeberry Court
which is presently zoned DR S.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)

Sections: **1B01.2, 1955-1963 BCZR 211.3**

To permit a proposed addition (including a convenience/kosher kitchen) with a side yard setback of 6 feet in lieu of the required 8 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 _____ Date 8.2.10
Address _____ By [Signature] Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

Daniel Reihani
Name - Type or Print _____
D Reihani
Signature _____
Devora Alyesh
Name - Type or Print _____
[Signature]
Signature _____
2905 Chokeberry Court 410-929-1109
Address _____ Telephone No. _____
Baltimore MD 21209
City _____ State _____ Zip Code _____

Representative to be Contacted:

Daniel Reihani
Name _____
2905 Chokeberry Ct 410-929-1109
Address _____ Telephone No. _____
Baltimore MD 21209
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 - 0365 - A

REV 10/25/01

Reviewed By [Signature] Date 6/28/10

Estimated Posting Date 7/11/10

ZONING DESCRIPTION FOR 2905 chokeberry court
Baltimore MD 21209.

Beginning at a point on the South side of
chokeberry court which is 50 Feet of right-of-way
width wide at the distance of 165 Feet
west of the centerline of nearest improved
intersecting street Chokeberry Road which is
50 feet of right-of-way width wide.

Being Lot # 15 Block A section # 3 in
the subdivision of wellwood as Record in
Baltimore county plat Book # (G.L.B) 24 Folio # 99
Containing 8840.^{sf} also known as 2905 chokeberry
Court and located in the 03 Election District
02 Councilmanic District.

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010- 0365 -A Address 2905 Chokeberry Court
Contact Person: LEONARD Wasilewski Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6/28/10 Posting Date: 7/11/10 Closing Date: 7/26/10

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- 0365 -A Address 2905 Chokeberry Court
Petitioner's Name Daniel Reikani & Devora Alyesh Telephone 410 929-1109
Posting Date: 7/11/10 Closing Date: 7/26/10

Wording for Sign: To permit a proposed addition (including a convenience/kosher kitchen) with a side yard setback of 6 feet in lieu of the required 8 feet.

Revised 8/20/09

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

No. 55932

Date: 6/29/10

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: David Rahani

For: 2905 Chokeberry Ct

21709

2010-0365-A

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

Date: 7/8/10

RE: Case Number: 2010-0365-A

Petitioner/Developer: Daniel Reihani

Date of Hearing/Closing: 7/26/10

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 2905 Chokeberry Ct.

The signs(s) were posted on 7/8/10
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2010-0365-A

TO PERMIT A PROPOSED ADD-
ITION (INCLUDING A CONVENIENCE/
KOSHER KITCHEN) WITH A SIDEYARD
SETBACK OF 6 FEET IN LIEU OF THE
REQUIRED 8 FEET

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 THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5 P.M. ON 7/26/10
AVAILABLE AT THE DEPARTMENT OF PLANNING AND ZONING OFFICE BUILDING,



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

July 27, 2010

Daniel ReLani & Devora Alyesh
2905 Chokeberry Ct.
Baltimore, MD 21209

Dear: Daniel ReLani & Devora Alyesh

RE: Case Number 2010-0365-A, 2905 Chokeberry 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 28, 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



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: JULY 8, 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. 2010-0365-A
2905 CHOKEBERRY COURT
REIHANI & ALYESH 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. 2010-0365.

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 Bailey".

for Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 22, 2010

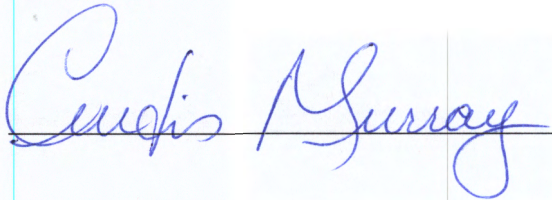
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 10-365- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request provided the dwelling remains in use as a single-family dwelling..

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

Prepared By:
CM/LL



RECEIVED

JUL 23 2010

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

AUG 13 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: August 13, 2010
SUBJECT: Zoning Item # 10-365-A
Address 2905 Chokeberry Court
(Reihani & Alyesh Property)

Zoning Advisory Committee Meeting of July 5, 2010

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

Reviewer: JWL Date: 8/13/10



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

July 7, 2010

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

ATTENTION: ZONING REVIEW

Distribution Meeting of: July 5, 2010

Item No.: Administrative Variance: 2010-0360A, 2010-364A - 0366A,
2010-0368A. **2010-365-A**

Special Hearing Variance: 2010-0340-SPHA, 2010-0361-SPHA.

Variance: 2010-0363A, 2010-0367A

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^{DAK}
Bureau of Development Plans
Review

DATE: July 7, 2010

SUBJECT: Zoning Advisory Committee Meeting
For July 19, 2010
Item Nos. 2010- 340, 360, 361, 363,
364, 365, 366, 367, and 368

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-07192010 -NO COMMENTS.doc

Patricia Zook - Case 2010-0365-A - comment needed

From: Patricia Zook
To: Kennedy, Dennis
Date: 7/28/2010 10:01 AM
Subject: Case 2010-0365-A - comment needed
CC: Bostwick, Thomas

Good morning Dennis -

This administrative variance case file is missing a comment from your office. If you have no comment, you can just reply to this e-mail and I'll place it in the file.

Thanks for your help.

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

410-887-3868

pzook@baltimorecountymd.gov

Patricia Zook - Case 2010-0365-A

From: Vishnubhai Desai
To: Kennedy, Dennis; Zook, Patricia
Date: 7/28/2010 10:11 AM
Subject: Case 2010-0365-A
CC: Bostwick, Thomas; Brown, Carol

Good morning,
For case 2010-0365-A, our office have no comment.

Thanks,

Vishnu Desai

Vishnu K. Desai, P.E.

Project Engineer
Development Plans Review
111 West Chesapeake Ave. Room 119
Towson, MD 21204
410.887.3751 W
410.887.2877 F

>>> On 7/28/2010 at 10:01 AM, Patricia Zook wrote:

Good morning Dennis -

This administrative variance case file is missing a comment from your office. If you have no comment, you can just reply to this e-mail and I'll place it in the file.

Thanks for your help.

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

410-887-3868

pzook@baltimorecountymd.gov

From: Dennis Kennedy
To: pzook@baltimorecountymd.gov
Date: 7/28/2010 10:01 AM
Subject: Re: Case 2010-0365-A - comment needed

I will be out of the office until Aug 3, 2010. Contact Vishnu Desai at vdesai@baltimorecountymd.gov or call 410-887-3751 for assistance.

>>> Patricia Zook 07/28/10 10:01 >>>

Good morning Dennis -

This administrative variance case file is missing a comment from your office. If you have no comment, you can just reply to this e-mail and I'll place it in the file.

Thanks for your help.

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

410-887-3868

pzook@baltimorecountymd.gov

From: daniel yousefzadeh <ydan77@yahoo.com>
To: <pzook@baltimorecountymd.gov>
Date: 7/29/2010 9:52 PM
Subject: reihani picture 2905 chokeberry court
Attachments: 2905 home 007.JPG; 2905 home 008.JPG; 2905 home 009.JPG; 2905 home 010.JPG; 2905 home 011.JPG

Hello

This is Daniel Reihani I am applying for a variance for 2905 Chokeberry ct. Yesterday you asked for pictures of where the variance will be. Attached you will find all the pictures necessary. Please email me letting me know you have received them.

Thank you
Daniel Reihani

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ No Comment</u>
<u>7-28-10</u>	DEVELOPMENT PLANS REVIEW	<u>nc</u>
_____	DEPRM (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
<u>7-22-10</u>	PLANNING (if not received, date e-mail sent _____)	<u>nc</u>
<u>7-8-10</u>	STATE HIGHWAY ADMINISTRATION	<u>nc</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. <u>-</u> _____)	
PRIOR ZONING	(Case No. <u>-</u> _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>7</u> _____	
SIGN POSTING	Date: <u>7-11-10</u> _____	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☒	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☒	
Comments, if any: _____		

2010-05-5-A



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw2.3d)

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

Account Identifier: District - 03 Account Number - 0319044640

Owner Information

Owner Name: REIHANI DANIEL
 ALYESH DEVORA
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 2905 CHOKEBERRY CT
 BALTIMORE MD 21209-1401
Deed Reference: 1) /29103/ 332
 2)

Location & Structure Information

Premises Address

2905 CHOKEBERRY CT
 BALTIMORE 21209-1401

Legal Description

2905 CHOKEBERRY CT
 WELLWOOD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
78	5	460			3	A	15	2	Plat Ref: 24/ 99

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1960	1,713 SF	8,840.00 SF	04

Stories	Basement	Type	Exterior
2	NO	SPLIT LEVEL	FRAME

Value Information

	Base Value	Value As Of 01/01/2008	Phase-in Assessments As Of 07/01/2009	As Of 07/01/2010
Land	85,840	99,840		
Improvements:	111,610	171,010		
Total:	197,450	270,850	246,382	270,850
Preferential Land:	0	0	0	0

Transfer Information

Seller: SILBER HELEN PRUCE FRANCES S	Date: 01/21/2010	Price: \$145,000
Type: IMPROVED ARMS-LENGTH	Deed1: /29103/ 332	Deed2:
Seller: SILBER DAVID	Date: 11/15/2006	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /24768/ 282	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 *















PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

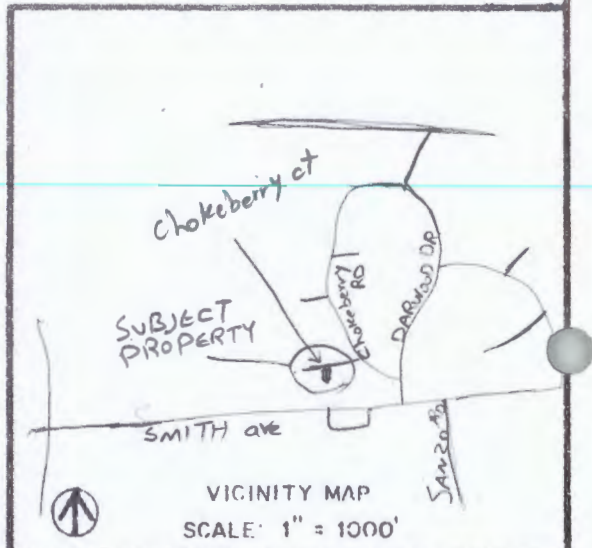
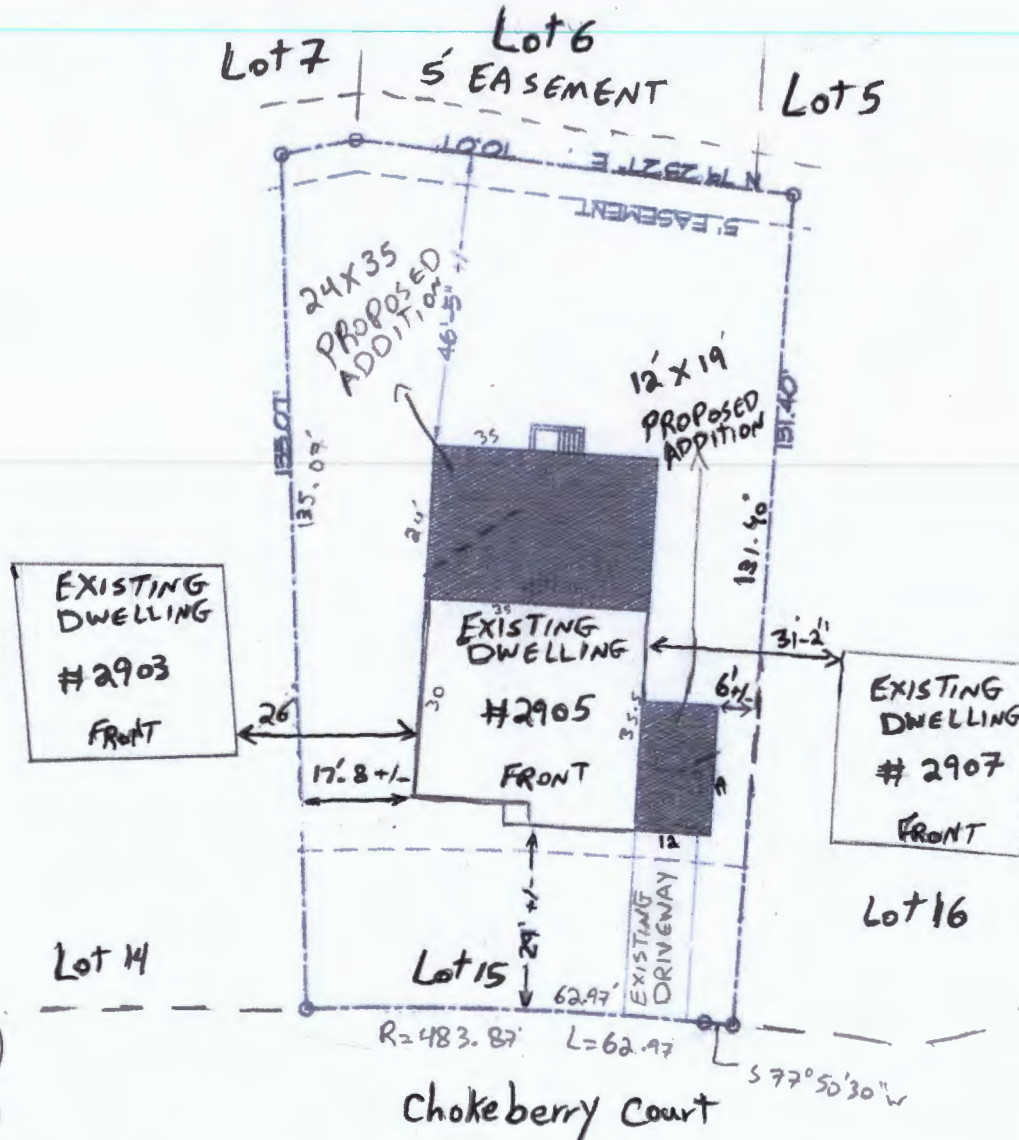
PROPERTY ADDRESS 2905 Chokeberry ct

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

SUBDIVISION NAME WELLWOOD

PLAT BOOK # 24 FOLIO # 99 LOT # 15 SECTION # III

OWNER Daniel Reihani and Devora Alyesh



LOCATION INFORMATION

ELECTION DISTRICT 03
 COUNCILMANIC DISTRICT 2
 1"=200' SCALE MAP # 078C1
 ZONING DR 5.5
 LOT SIZE 0.19 8840
 ACREAGE SQUARE FEET
 SEWER ☒ PUBLIC ☐ PRIVATE
 WATER ☒ ☐
 CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO
 100 YEAR FLOOD PLAIN ☐ ☒
 HISTORIC PROPERTY/ BUILDING ☐ ☒
 PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
 REVIEWED BY tu ITEM # 2010 CASE # 0365-A

PREPARED BY MARK & KUNST

SCALE OF DRAWING: 1" = 30'