

IN RE: PETITION FOR ADMIN. VARIANCE *

E side of Hunt Court; 20 feet N of the c/l
of Hunt Drive *
3rd Election District *
2nd Councilmanic District *
(6801 Hunt Court) *

Yefim Cheremeshnyuk
Petitioner

BEFORE THE
DEPUTY ZONING
COMMISSIONER
FOR BALTIMORE COUNTY
Case No. 2011-0036-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance filed by Yefim Cheremeshnyuk, the legal property owner, for property located at 6801 Hunt Court. The Variance request is from Section 1B02.3.A.1 (R.6 211.4 1955 Regulations) of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an open projection (deck) with a rear yard setback of 2 feet in lieu of the required 22.5 feet. The subject property and requested relief are more particularly described on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

This matter was originally filed as an Administrative Variance, with a closing date of August 23, 2010. On August 19, 2010, Charlotte Forman residing at 6803 Hunt Court filed a Formal Demand for Hearing. The hearing was subsequently scheduled for Thursday, September 14, 2010 at 9:00 AM in Room 104 of the Jefferson Building, 105 West Chesapeake Avenue, Towson, Maryland. In addition, a sign was posted at the property on August 7, 2010 and an advertisement was timely published in *The Jeffersonian* newspaper, giving neighbors and interested citizens notice of the hearing. However, this Office was made aware by Charles Tamres also of 6803 Hunt Court that the posting requirement was not completed. The hearing was rescheduled to Wednesday, October 11, 2010 at 11:00 AM in Room 104 of the Jefferson

ORDER RECEIVED FOR FILING

Date 10-27-10

By 

Building, 105 West Chesapeake Avenue, Towson, Maryland. A sign was timely posted at the property on September 25, 2010 and an advertisement published in *The Jeffersonian* newspaper, giving neighbors and interested citizens notice of the hearing.

Appearing at the public hearing in support of the requested relief were Petitioner Yefim Cheremeshnyuk and Beverly True, Petitioner's zoning consultant who is assisting in the variance and permit processing. Appearing as an interested citizen was Charles Tamres on behalf of Charlotte Foreman, the property owner at 6803 Hunt Court. There were no other interested citizens in attendance.

Testimony and evidence presented in support of the variance request revealed that the subject property is a rectangular shaped corner lot located at the northeast corner of Hunt Court and Hunt Drive. The property contains 8,268 square feet, zoned DR 5.5, and is identified as Lot 13, Section 3 of the "Summit Park" subdivision. As shown on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1, the property is improved with a one-story single-family dwelling. An interesting feature of the property is that, although the address for the property is Hunt Court, the dwelling is situated such that the "front" actually faces Hunt Drive. A concrete driveway begins on Hunt Court, near the corner, and traverses across the front yard of the property to the front door entrance. Photographs of the property were marked and accepted into evidence as Petitioner's Exhibits 2A through 2L and show the front and rear yard areas, including the area to the side and rear of the dwelling where the deck would be located.

At this juncture, Petitioner desires to construct an open projection deck in his rear yard attached to the rear and side of his dwelling on the northeast side. Petitioner indicated that the small size of his rear yard makes it not very usable, so he wishes to construct a deck so at least there is an area for his children to play and to entertain. A floor plan of the deck was marked and

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Date 10-27-10 2

By PS

accepted into evidence as Petitioner's Exhibit 3. It shows an L-shaped open deck that is proposed to extend 14 feet into the rear yard of the property. Ms. True confirmed that due to the shape of the lot and the placement of the dwelling, the rear yard is very small. Although the front yard is 35 feet deep and one side yard is 25 feet wide and the other is 20 feet wide, the rear yard is only 16 feet deep, and some of that area is taken up by a row of shrubs between the rear of the subject property and the neighboring property to the north owned by Ms. Foreman. Ms. True also pointed out that the rear yard of Petitioner's property adjoins the side yard of Ms. Foreman's property.

Also testifying in the case was Charles Tamres. He resides with Ms. Foreman at 6803 Hunt Court. Although he is not against Petitioner constructing a deck, per se, he did express concerns about the deck possibly extending very close to the side yard of Ms. Foreman's property, in proximity to where the master bedroom is located. Leaving only a two foot setback to the rear yard is rather close, with possible noise and other disruptions, and he suggested that the depth of the deck into Petitioner's rear yard be reduced to give more of a buffer to Ms. Foreman's adjacent property.

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 August 16, 2010 which suggests that the Petitioner allow at least 3 feet between the open projection and the neighboring property line for a minimal buffer.

Considering all the testimony and evidence presented, I am persuaded to grant the variance relief. I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. Petitioner's property has several unusual features, including that it is a corner lot located in a court, it fronts on Hunt Drive even though

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Date 10-27-10 3

By Bj

the property address is Hunt Court and the driveway originates from Hunt Court, and the dwelling is placed such that there is comparatively little rear yard area than in the side and front yards. In my judgment, these features render the property unique in a zoning sense and drive the need for variance relief. I also find Petitioner would suffer practical difficulty and undue hardship if the variance was to be denied. Petitioner would be denied any meaningful use of his rear yard for an open projection deck without variance relief. Further, I find that the variance can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare. Like Mr. Tamres, however, I am concerned about the depth of the deck extending into the rear yard 14 feet and leaving only a two foot setback to Ms. Foreman's property. As a result, although I am generally granting the relief, I shall order that Petitioner reduce the depth of the deck by four feet so as to provide a rear yard setback of six feet. This should be sufficient to provide more of a buffer between the rear yard of Petitioner's property and the side yard of Ms. Foreman's property.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the parties, I find that Petitioner's variance request should be denied in part and granted in part.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County, this 27th day of October, 2010, that the Administrative Variance request as filed from Section 1B02.3.A.1 (R.6 211.4 1955 Regulations) of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an open projection (deck) with a rear yard setback of 2 feet in lieu of the required 22.5 feet be and is hereby **DENIED**; and

ORDER RECEIVED FOR FILING

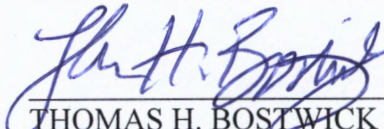
Date 10-27-10

By PJ

IT IS FURTHER ORDERED that the Administrative Variance request from Section 1B02.3.A.1 (R.6 211.4 1955 Regulations) of the Baltimore County Zoning Regulations ("B.C.Z.R.") as amended by the undersigned to permit an open projection (deck) with a rear yard setback of 6 feet in lieu of the required 22.5 feet, in accordance with the site plan accepted into evidence as Petitioner's Exhibit 1, be and is hereby **GRANTED**, subject to the following:

1. 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, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The deck shall be constructed according to the site plan accepted into evidence as Petitioner's Exhibit 1, with a depth into the rear yard of 10 feet instead of the 14 feet depicted on the floor plan that was accepted into evidence as Petitioner's Exhibit 3.

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 10-27-10

By B3



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

October 27, 2010

YEFIM CHEREMESHNYUK
6801 HUNT COURT
BALTIMORE MD 21209

Re: Petition for Administrative Variance
Case No. 2011-0036-A
Property: 6801 Hunt Court

Dear Mr. Cheremeshnyuk:

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.

Sincerely,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Beverly True, 3900 London Bridge Road, Sykesville MD 21784
Charles Tamres, 6803 Hunt Court, Baltimore MD 21209

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: Kristen Matthews
Department of Permits &
Development Management

DATE: September 14, 2010

FROM: William J. Wiseman, III
Zoning Commissioner

SUBJECT: **Petition for Variance**
E/S of Hunt Court, 20' N of the c/line of Hunt Drive
(6801 Hunt Court)
3rd Election District – 2nd Council District
Ye Fim Cheremeshnyuk - Petitioners
Case No. 2011-0036-A

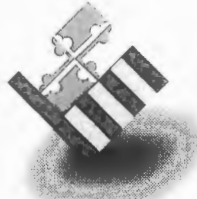
I am returning the referenced file to you for housekeeping measures. This matter came for hearing today (September 14th) at 9:00 AM but unfortunately the sign posting requirements were not fulfilled. Since no one appeared and no testimony was taken, this case can be rescheduled before Tom or me at a later date.

In addition to the Petitioners, please forward the following persons a hearing notice once a new hearing date is confirmed:

- Bev True (Petitioners representative)
3920 London Bridge Road, Sykesville, MD 21784
- Charlotte Forman (Requested formal demand)
6803 Hunt Court, Baltimore, MD 21209
- Charles Tamres (Notified us that posting was not completed)
3600 Crondall Lane, Owings Mills, MD 21117

As always, thanks for your cooperation.

WJW:dlw
Attachment



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

August 19, 2010

Yefim Cheremoshnyuk
6801 Hunt Court
Baltimore, MD 21209

Dear Mr. Cheremoshnyuk:

RE: Demand for Public Hearing, Administrative Variance, Case Number: 2011-0036-A

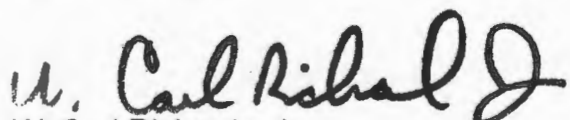
The purpose of this letter is to officially notify you that your administrative posting procedure has been superceded by a timely public hearing demand requiring a public hearing concerning the above proposed administrative procedure.

The hearing has been scheduled, and the notice of public hearing indicating the date, time and location of the hearing is included with this letter. This notice will also contain the date that the sign must be reposted with the hearing information.

The property must be advertised with the hearing date, time and location. This notification will be published in the Jeffersonian and you will be billed directly by Patuxent Publishing for this.

If you need any further explanation or additional information, please feel free to contact Donna Thompson at 410-887-3391.

Very truly yours,


W. Carl Richards, Jr.
Supervisor
Zoning Review

WCR:kl

C: Charlotte Forman



FORMAL DEMAND FOR HEARING

CASE NUMBER: 2011-0036-A

Address: 6801 Hunt Court Baltimore MD 21209

Petitioner(s): CHEREMOSHNYOK

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/We Charlotte Forman
Name - Type or Print

☒ Legal Owner OR ☒ Resident of

6803 Hunt Court
Address

Baltimore, MD 21209
City State Zip Code

410-484-3331
Telephone Number

which is located approximately 0' feet from the
property, which is the subject of the above petition, **do hereby**
formally demand that a public hearing be set in this matter.

**ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS
DEMAND.**

Charlotte Forman
Signature

8/19/2010
Date

Signature
Revised 9/18/98 - wcr/scj

Date



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6801 Hunt Ct.
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) 1002.3A.1. (DCZR), (R.6.-211.4-1955)

TO PERMIT AN OPEN PROJECTION (DECK) WITH A 2-FOOT REAR YARD SETBACK IN LIEU OF THE REQUIRED 22.5-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 _____

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10-27-10
B3

Date _____

By _____

Legal Owner(s):

Name - Type or Print Verim Chere.mosh NYUK

Signature Verim Chere.mosh

Name - Type or Print _____

Signature _____

Address 6801 Hunt Ct.

City Baltimore

Representative to be Contacted:

Name _____

Address _____

City _____

State _____ Zip Code _____

Zoning Commissioner of Baltimore County

CASE NO. 2011-0036-A

REV 10/25/01

Reviewed By D.T. Date 7/26/10

Estimated Posting Date 8/8/10

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

Address 10301 Hunt Ct.
City Baltimore State MD Zip Code 21209

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):

Due to the configuration of the house, the existing rear setback is 13' and it would be difficult to place it anywhere else on the lot.

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 Yeliga Chermashnyuk

Signature

Name - Type or Print

Yeliga Chermashnyuk

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16th day of July, 2010; before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Dele A. Little
Notary Public

My Commission Expires _____

ZONING DESCRIPTION FOR 6801 HUNT COURT

Beginning at a point on the East Side of Hunt Court which is 50' wide at the distance of 20' North of the centerline of the nearest improved intersecting street Hunt Drive which is 50' wide. Being Lot# 13, Block B, Section # 3 in the Subdivision of Summit Park as recorded in the Baltimore County Plat Book 22, Folio 19 containing 8268 SF. Also known as 6801 Hunt Ct Baltimore, MD 21221. and located in the 3rd Election District 2nd Councilmanic District.

2011-0036-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 20¹¹ 0036 -A Address 6801 HUNT CT.

Contact Person: DONNA THOMPSON Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7/26/10 Posting Date: 8/8/10 Closing Date: 8/23/10

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 20¹¹ 0036 -A Address 6801 HUNT CT.

Petitioner's Name CHEREMOSHNYUK Telephone 410-833-8320

Posting Date: 8/8/10 Closing Date: 8/23/10

Wording for Sign: To Permit AN OPEN PROTECTION (DECK) WITH A 2-FOOT
REAR YARD SETBACK IN LIEU OF THE REQUIRED 22.5-FEET.

WCR - Revised 7/7/08

**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: 2011-0036-A

Petitioner: CHEREMOSHNYUK

Address or Location: 6801 HUNT CT.

PLEASE FORWARD ADVERTISING BILL TO:

Name: YEFIM CHEREMOSHNYUK

Address: 6801 HUNT CT.

BALTO. MD 21209

Telephone Number: 410-833-8320

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

No. **59501**

Date: **August 19, 2010**

PAID RECEIPT

BUSINESS ACTION TIME DRN
 8/19/2010 8/19/2010 10:55:30 1
 6501 WALKIN WTC HR
 RECEIPT # 469530 8/19/2010 0511
 Dept 5 520 ZONING VERIFICATION
 059501
 Recpt Tot \$50.00
 \$50.00 1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	6000		6150				50.00

Total: **50.00**

Rec From: **CHARLES TAMRES / CHARLOTTE FORMAN**
 For: **DEMAND FOR HEARING**
2011-0036-A
6801 HUNT CT.

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

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

No. 7-201

Date: 7/26/10

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		50					15.00

Total: 15.00

Rec

From: Patricia E. Thompson

For: 2011-2012

D. THOMPSON

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

Date: 8-8-10

RE: Case Number: 2011-0036-A

Petitioner/Developer: Chere Moshnyuk

Date of Hearing/Closing: 8-23-10

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 6801 Hunt Ct

The sign(s) were posted on 8-⁷-10
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

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)

ADMINISTRATIVE VARIANCE

CASE # 2011-DD36-A
TO PERMIT AN OPEN PROJE-
TION (DECK) WITH A 2-FOOT
REAR YARD SETBACK IN LIEU OF
THE REQUIRED 22.5 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
5:00 P.M. ON 8/23/10
ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204
DO NOT REMOVE THIS SIGN AND POSTER

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 2011-0036-A

6801 Hunt Court
E/side of Hunt Court, 20
feet north of the centerline
of Hunt Drive

3rd Election District

2nd Councilmanic District

Legal Owner(s): Yefim

Cheremoshnyuk

Variance: to permit an
open projection (deck) with
a 2 foot rear yard setback in
lieu of the required 22.5
feet.

Hearing: Tuesday, Sep-
tember 14, 2010 at 9:00
a.m. in Room 104, Jeffer-
son Building, 105 West
Chesapeake Avenue,
Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible;
for special accommoda-
tions Please Contact the
Zoning Commissioner's Of-
fice at (410) 887-4386.

(2) For information con-
cerning the File and/or
Hearing, Contact the Zoning
Review Office at (410) 887-
3391.

8/563 Aug. 26 252470

CERTIFICATE OF PUBLICATION

8/26/, 2010

THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each of 1 successive weeks, the first publication appearing
on 8/26/, 2010.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

Date: 9-25-10

RE: Case Number: 2011-0036-A

Petitioner/Developer: Cheremoshnyuk

Date of Hearing/Closing: 10/6/10 11AM

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 6821 Hunt Ct

The signs(s) were posted on 9-25-10
(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

CASE # 2010-0036-A

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

DEFERRON SHEDDING - ROOM 104
PLACE: 105 W. CHESTNUT AVE. TOWSON, MD 21204
DATE AND TIME: NOV. 10, 2010 1:00 PM WED.
REQUEST: TO PERMIT AN
OPEN PROJECTION (DECK) WITH A
SUPPORT REAR YARD SETBACKS IN
LESS OF THE REQUIRED 22.5 FEET

POSTPONEMENTS ARE TO BE MADE TO OTHER CONDITIONS ARE
TO COMPLY HEARING CALL
SO YOU RECEIVE THIS MAIL AND

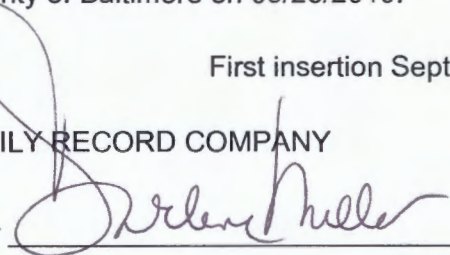
THE DAILY RECORD

Baltimore, September 23, 2010

We hereby certify that the annexed advertisement of Case #2011-0036-A - Notice of Zoning Hearing - 6801 Hunt Court was published in THE DAILY RECORD, a daily newspaper published in the City and County of Baltimore on 09/23/2010.

First insertion September 23, 2010

THE DAILY RECORD COMPANY

Per 

Case #2011-0036-A - Notice
of Zoning Hearing - 6801
Hunt Court

Inv:# 30454707

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2011-0036-A

6801 Hunt Court

E/side of Hunt Court, 20 feet north of the centerline of Hunt Drive
3rd Election District - 2nd Councilmanic District

Legal Owners: Yefim Cheremoshnyuk

Variance to permit an open projection (deck) with a 2 foot rear yard setback in lieu of the required 22.5 feet.

Hearing: Wednesday, October 6, 2010 at 11:00 a.m. in Room 104, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

WILLIAM J. WISEMAN III,

ZONING COMMISSIONER FOR BALTIMORE COUNTY.

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

s23

THE DAILY RECORD

Baltimore, September 23, 2010

Case #2011-0036-A - Notice
of Zoning Hearing - 6801
Hunt Court

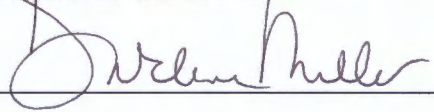
Inv:# 30454707

We hereby certify that the annexed advertisement of Case #2011-0036-A - Notice of Zoning Hearing - 6801 Hunt Court was published in THE DAILY RECORD, a daily newspaper published in the City and County of Baltimore on 09/23/2010.

First insertion September 23, 2010

THE DAILY RECORD COMPANY

Per



NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2011-0036-A

6801 Hunt Court

E/side of Hunt Court, 20 feet north of the centerline of Hunt Drive

3rd Election District - 2nd Councilmanic District

Legal Owners: Yefim Cheremoshnyuk

Variance to permit an open projection (deck) with a 2 foot rear yard setback in lieu of the required 22.5 feet.

Hearing: Wednesday, October 6, 2010 at 11:00 a.m. in Room 104, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

WILLIAM J. WISEMAN III,

ZONING COMMISSIONER FOR BALTIMORE COUNTY.

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

s23

TO: PATUXENT PUBLISHING COMPANY
Thursday, August 26, 2010 Issue - Jeffersonian

Please forward billing to:
Yefim Cheremoshnyuk
6801 Hunt Court
Baltimore, MD 21209

410-833-8320

NOTICE OF ZONING HEARING

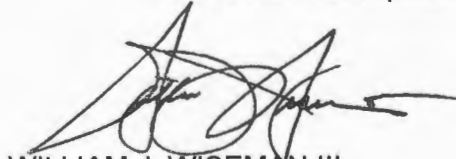
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Legal Owners: Yefim Cheremoshnyuk

Variance to permit an open projection (deck) with a 2 foot rear yard setback in lieu of the required 22.5 feet.

Hearing: Tuesday, September 14, 2010 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

du Ben
795 4105



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

August 19, 2010

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2011-0036-A

6801 Hunt Court

E/side of Hunt Court, 20 feet north of the centerline of Hunt Drive

3rd Election District – 2nd Councilmanic District

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Hearing: Tuesday, September 14, 2010 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in cursive script that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:kl

C: Yefim Cheremoshnyuk, 6801 Hunt Court, Baltimore 21209
Charlotte Forman, 6803 Hunt Court, Baltimore 21209

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, AUGUST 30, 2010.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

BW 9-14 9AM

IMPORTANT MESSAGE

FOR Debbu
DATE 9-7 TIME 405 A.M.
P.M.
M. Charles Samres

OF _____

PHONE 410-363-0661
AREA CODE NUMBER EXTENSION

☐ FAX

☐ MOBILE _____
AREA CODE NUMBER TIME TO CALL

TELEPHONED		PLEASE CALL	
CAME TO SEE YOU		WILL CALL AGAIN	
WANTS TO SEE YOU		RUSH	
RETURNED YOUR CALL		SPECIAL ATTENTION	

MESSAGE # 2011-0036-A AV Case
on Tues. 9-14 - he called for
hearing - sign posting for
hearing not done - gave
them info

SIGNED _____



FORM 3002S
MADE IN U.S.A.

TO: PATUXENT PUBLISHING COMPANY
Thursday, September 23, 2010 Issue - Jeffersonian

Please forward billing to:
Yefim Cheremoshnyuk
6801 Hunt Court
Baltimore, MD 21209

410-833-8320

NOTICE OF ZONING HEARING

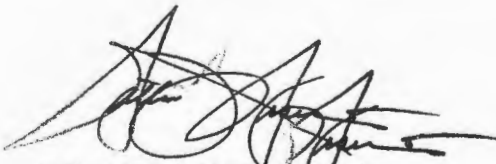
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2011-0036-A

6801 Hunt Court
E/side of Hunt Court, 20 feet north of the centerline of Hunt Drive
3rd Election District – 2nd Councilmanic District
Legal Owners: Yefim Cheremoshnyuk

Variance to permit an open projection (deck) with a 2 foot rear yard setback in lieu of the required 22.5 feet.

Hearing: Wednesday, October 6, 2010 at 11:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

September 21, 2010

NEW NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2011-0036-A

6801 Hunt Court

E/side of Hunt Court, 20 feet north of the centerline of Hunt Drive

3rd Election District – 2nd Councilmanic District

Legal Owners: Yefim Cheremoshnyuk

Variance to permit an open projection (deck) with a 2 foot rear yard setback in lieu of the required 22.5 feet.

Hearing: Wednesday, October 6, 2010 at 11:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204


Timothy Kotroco
Director

TK:kl

C: Yefim Cheremoshnyuk, 6801 Hunt Court, Baltimore 21209
Charlotte Forman, 6803 Hunt Court, Baltimore 21209

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, SEPTEMBER 21, 2010**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

September 9, 2010

Yefim Cheremoshnyuk
6801 Hunt Ct.
Baltimore, MD 21209

Dear: Yefim Cheremoshnyuk

RE: Case Number 2011-0036-A, 6801 Hunt Ct.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 26, 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
Charlotte Forman; 6803 Hunt Ct.; Baltimore, MD 21209

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: August 5, 2010

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

SUBJECT: Zoning Advisory Committee Meeting
For August 16, 2010
Item Nos. 2007-352, 2011- 029, 030,
031, 033, 034, 035, 036, 042, 043,
044 and 045

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

DAK:CEN:cab
cc: File
G:\DevPlanRev\ZAC -No Comments\ZAC-08162010 -NO COMMENTS.doc



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

August 18, 2010

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

ATTENTION: Zoning Review

Distribution Meeting of: August 2, 2010

Item No.: **Administrative Variance:** 2011-0035A – 0036A, 2011-0042A-0045A

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

Comments:

The above plans were not attached to the paperwork that was sent over to the Fire Marshal's Office on August 4, 2010. I will need copies of the above plans before making any comments.

The above plans were received and reviewed on Wednesday August 18, 2010, with the following comment:

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

INTER-OFFICE CORRESPONDENCE

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

DATE: August 16, 2010

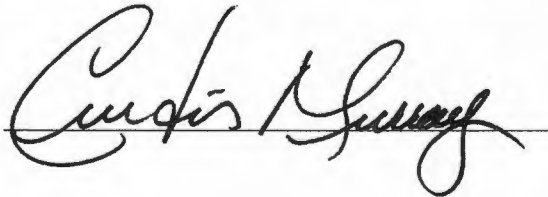
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 11-036- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and suggests that the petitioner allow at least 3 feet between the open projection and the neighboring property line for a minimal buffer.

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

Prepared By:
CM/LL

A handwritten signature in black ink, appearing to read "Curtis R. Zeigler", is written over a horizontal line.



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: AUGUST 6, 2010

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

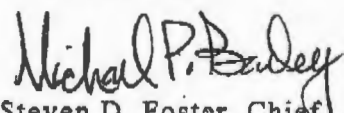
RE: Baltimore County
Item No. 2011-0036-A
6801 HUNT COURT
CHEREMESHNYUK PROPERTY
ADMIN. VARIANCE -

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. 2011-0036-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

ZAC AGENDA

Case Number: 2011-0036-A

Primary Use: Residential

Reviewer: DT

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Ye Fim Cheremeshnyuk

Contract Purchaser:

Critical Area: NO **Flood Plain:** NO **Historic:** NO **Election Dist:** 3rd **Councilmanic Dist:** 2nd

Property Address: 6801 Hunt Ct

Location: East side of Hunt Court; 20 feet north of the centerline of Hunt Drive.

Existing Zoning: D.R-5.5

Area: 8,268 Square Feet

Proposed Zoning: ADMINISTRATIVE VARIANCE To permit an open projection (deck) with a 2 foot rear yard setback in lieu of the required 22.5 feet.

Attorney:

Miscellaneous: The closing date for this caes is: 08/23/2010

D.R.S.S

BWS
TB9-11
10-169am
11amCASE NO. 2011- 0036-ACHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/Conditions/No Comment</u>
<u>8-5</u>	DEVELOPMENT PLANS REVIEW	<u>None</u>
	DEPRM (if not received, date e-mail sent _____)	
<u>8-18</u>	FIRE DEPARTMENT	<u>None</u>
<u>8-16</u>	PLANNING (if not received, date e-mail sent _____)	<u>Comment</u>
<u>8-6</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>8-26-10 + 9-23-10</u>	
SIGN POSTING	Date: <u>8-7-10 for Admin.</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☒	Bew. to fax new posting info. 10/6
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: <u>See Telephone msg. from neighbor re: posting</u>		Rec'd 10/6 Posting done 9-25-10

BW
9-14 9AM

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 - 03 Account Number - 0311003750

Owner Information

Owner Name: CHEREMOSHNYUK YEFIM **Use:** RESIDENTIAL
 CHEREMOSHNYUK YULIYA **Principal Residence:** YES
Mailing Address: 6801 HUNT CT **Deed Reference:** 1) /15624/ 504
 BALTIMORE MD 21209-1529 2)

Location & Structure Information

Premises Address **Legal Description**
 6801 HUNT CT 6801 HUNT CT
 SUMMIT PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
78	6	540			3	B	13	2	Plat Ref: 22/ 19

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1956	1,764 SF	8,268.00 SF	04

Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2008	07/01/2010	07/01/2011
Land	110,060	110,060		
Improvements:	233,670	233,670		
Total:	343,730	343,730	343,730	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller:	Date:	Price:
KATZ JEROME G	10/03/2001	\$145,000
Type: IMPROVED ARMS-LENGTH	Deed1: /15624/ 504	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2010	07/01/2011
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

PLEASE PRINT CLEARLY

CASE NAME Yefim Cherenoshnyuk
CASE NUMBER 2011-0036-A
DATE 10/6/2010

CITIZEN'S SIGN-IN SHEET

[illegible]

CASE NAME _____
CASE NUMBER 3011-0036-A
DATE 10-6-2010

[illegible]

Case No.: 2011-0036-A

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	site plan	photos of property
No. 2 A-11L	photos of property	
No. 3	floor plan of deck	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



PETITIONER'S

EXHIBIT NO.

2A-^L~~0001~~



6801 Hunt Ct - Front View



Front view



Right side of house



Looking at left side of house



Area of change rear of house



Area of change rear of house



Area of Change right side rear of house



rear of property

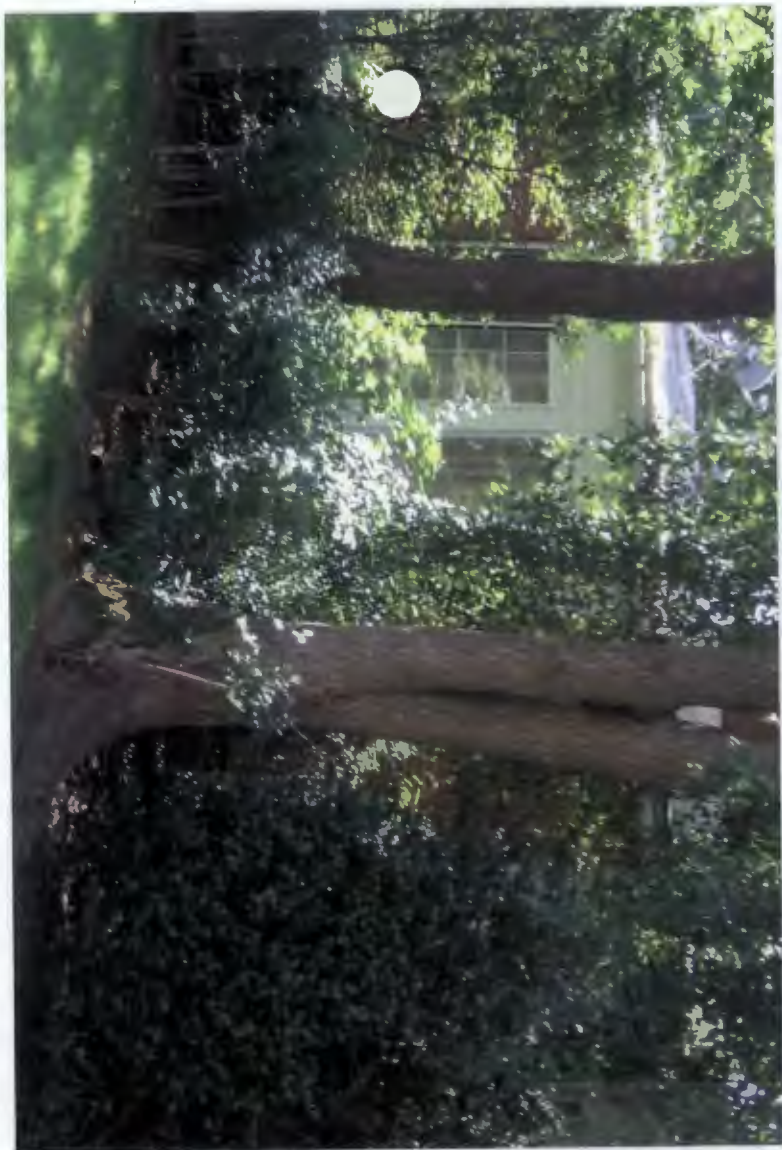


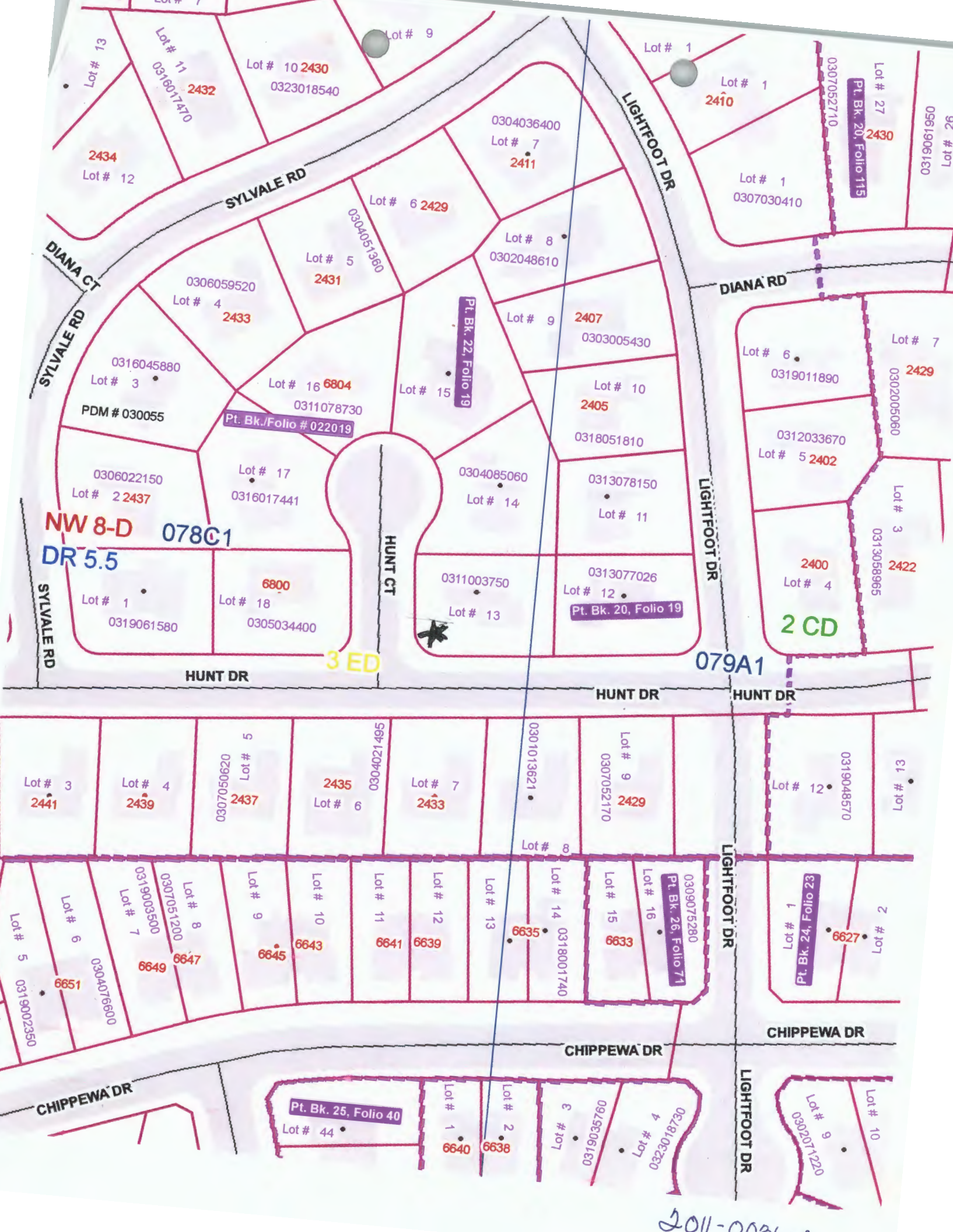
PETITIONER'S

EXHIBIT NO.

3



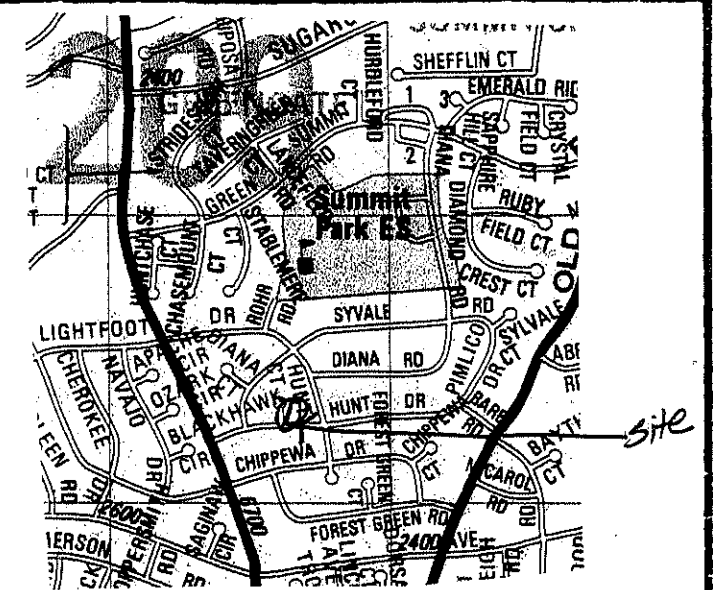




51

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

OWNER YEFIM & YULIYA Chere meshnyuk



VICINITY MAP
SCALE: 1" = 1000'

ELECTION DISTRICT 3

COUNCILMANIC DISTRICT 2

1" = 200' SCALE MAP # 073C1

ZONING DR 5.5.

LOT SIZE _____
ACREAGE _____

8268 SF
SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

CHESAPEAKE BAY

CRITICAL AREA

YES ☐

NO ☒

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY/
BUILDING ☐ ☒

PRIOR ZONING HEARING *n/a.*

ZONING OFFICE USE ONLY

REVIEWED BY ITEM # CASE #

PREPARED BY

SCALE OF DRAWING: 1" = 40'

Case #
2011-0036A

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 6801 Hunt Ct.

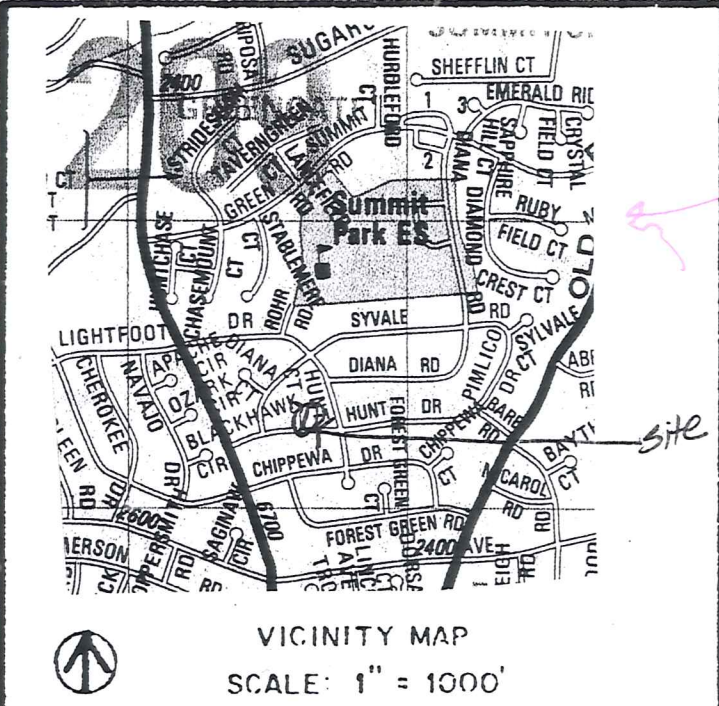
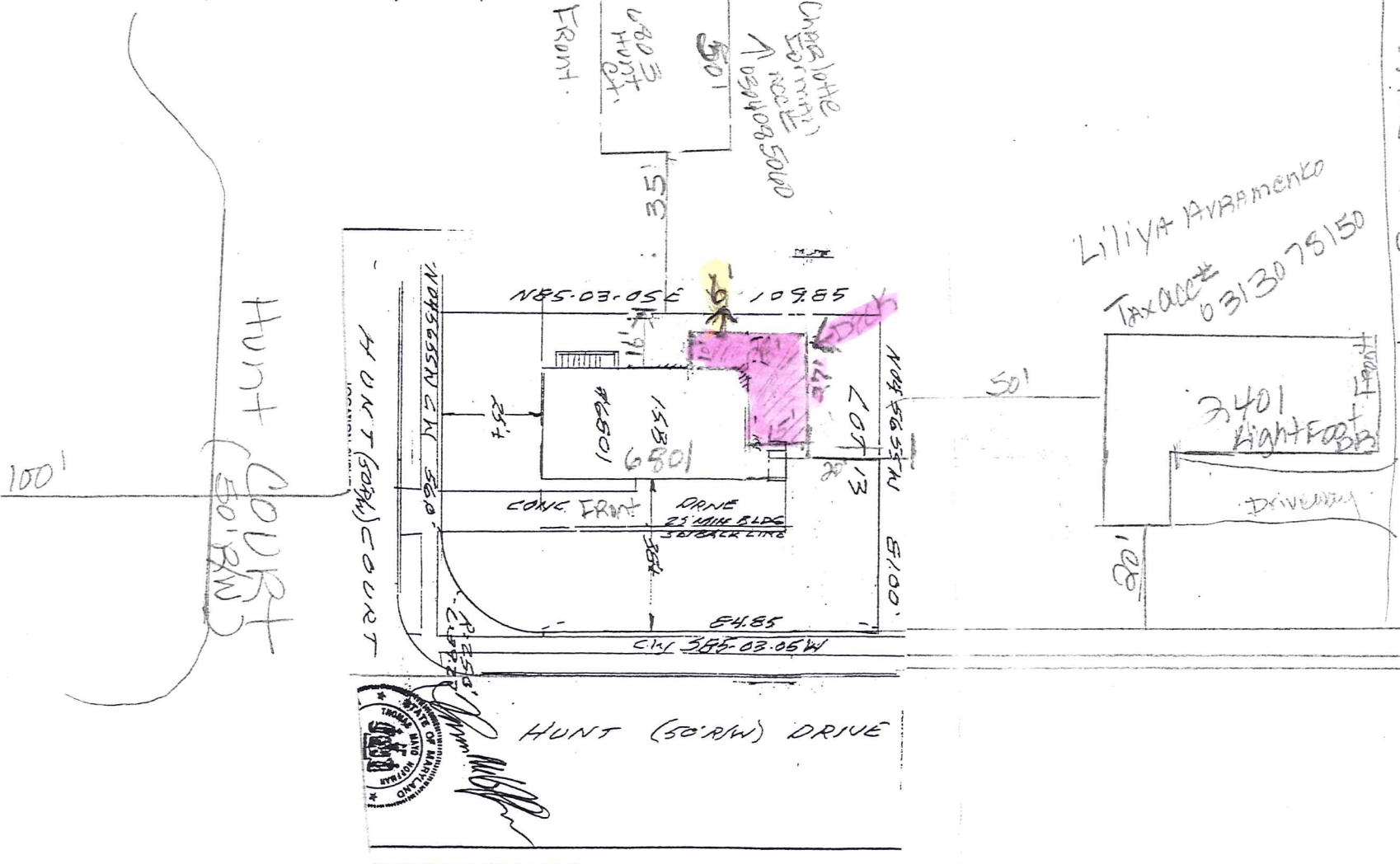
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Summit Park

PLAT BOOK # 22 FOLIO # 19 LOT # 13 SECTION # 3

OWNER YEFIM & YULIYA Chere moshnyuk

Aikadiy + Elia
SORDKA
Acc#
0305034400
6800 Hunt Ct



LOCATION INFORMATION

ELECTION DISTRICT 3
 COUNCILMANIC DISTRICT 2
 1" = 200' SCALE MAP # 07BC1
 ZONING DR 5.5
 LOT SIZE 8268 SF

	ACREAGE	SQUARE FEET
SEWER	☒	☐
WATER	☒	☐
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/BUILDING	☐	☒
PRIOR ZONING HEARING	<u>n/a</u>	

PETITIONER'S

EXHIBIT NO. 1



PREPARED BY Ben Tyme

SCALE OF DRAWING: 1" = 40'

ZONING OFFICE USE ONLY
 REVIEWED BY _____ ITEM # _____ CASE # _____