

IN RE: PETITION FOR ADMIN. VARIANCE

SE side of Timberfield Lane and SW of
Lightfoot Drive
3rd Election District
2nd Councilmanic District
(3301 Timberfield Lane)

Rakhmin Khoshayev
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* Case No. 2011-0052-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, Rakhmin Khoshayev for property located at 3301 Timberfield Lane. The variance request is from Sections 205.3 and 205.4 (1955-71 regulations) of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed addition on an existing dwelling with a side yard setback of 9 feet and a rear yard setback of 10 feet in lieu of the minimum required 15 feet and 40 feet, respectively. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. Due to an increase in family size, Petitioner desires to enlarge the kitchen by incorporating the existing screened porch into the kitchen and build a new screened porch next to the extended kitchen area for convenience and accessibility. The most affected property owner at 3303 Timberfield Lane did not express any concern about the proposed addition.

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 indicates that the variance would allow for a 10 feet x 30.6 feet addition to expand the existing kitchen and add a new screened porch. The front of the existing dwelling is sited at an angle creating a very shallow side and rear yard on the west/southwest side. The Planning Office

ORDER RECEIVED FOR FILING

Date 9-7-10

By ps

does not object to the requested variances provided building materials are consistent with those used in the existing dwelling.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on August 15, 2010 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 7th day of September, 2010 that a variance from Sections 205.3 and 205.4 (1955-71 regulations) of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed addition on an existing dwelling with a side yard setback of 9 feet and a rear yard setback of 10 feet in lieu of the minimum required 15 feet and 40 feet, respectively is hereby GRANTED, subject to the following:

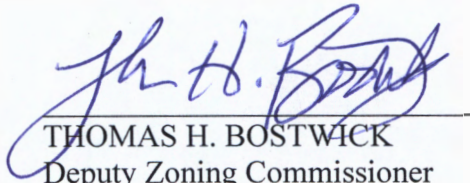
ORDER RECEIVED FOR FILING

Date 9-7-10

By [signature]

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Building materials for the dwelling addition shall be consistent with those of the existing dwelling.

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 9-7-10

By PM



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

September 7, 2010

RAKHMIN KHOSHAYEV
3301 TIMBERFIELD LANE
BALTIMORE MD 21208

Re: Petition for Administrative Variance
Case No. 2011-0052-A
Property: 3301 Timberfield Lane

Dear Mr. Khoshayev:

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,

A handwritten signature in black ink, appearing to read "J. H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

ORIGINAL KEEP IN FILE

TAX. ACCOUNT # 03260204110



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 3301 Timberfield Ln, Baltimore MD 21208
which is presently zoned DR-2, 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) 205, 3 AND 205.4 (1955-71 BLCR)

TO PERMIT A PROPOSED ADDITION ON AN EXISTING DWELLING WITH A
SIDE YARD SETBACK OF 9 FT, AND A REAR YARD SETBACK OF 10 FT. IN LIEU OF
THE MINIMUM REQUIRED 15 FT, AND 40 FT, RESPECTIVELY.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Date Telephone No.

City By State Zip Code

Legal Owner(s):

Rakhmin Khoshayev

Name - Type or Print

Signature

Name - Type or Print

Signature

3301 Timberfield Ln (410) 484-3323

Address Telephone No.

Baltimore, MD 21208

City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

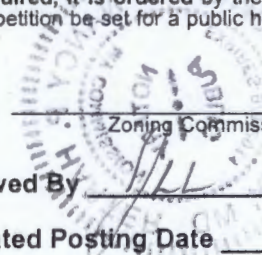
A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 9-2-10 day of September that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

CASE NO. 2011 0052 A

REV 10/25/01

Reviewed By [Signature] Date 8/3/10

Estimated Posting Date



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

3301 Timberfield Ln

Address

Baltimore

MD

21208

City

State

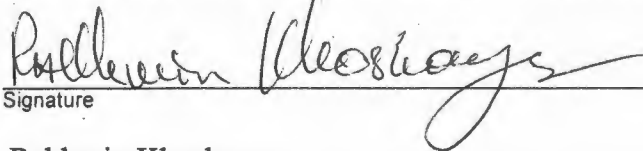
Zip Code

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):

Due to increase in family size, would like to enlarge the kitchen by incorporating the existing screened porch into the kitchen, and built a new screened porch next to extended kitchen area for convenience and accessibility. The newly built screened porch would require a variance because:

1. Extended area will get closer to the property line
2. Extended area will get closer to the setback line
3. If built on any other side of the house would be very inconvenient and difficult to access
4. Location of the dwelling on the lot skewed.

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

Rakhmin Khoshayev

Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

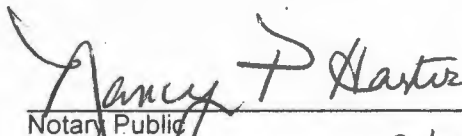
I HEREBY CERTIFY, this 11th day of JUNE, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Rakhmin Khoshayev

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

AS WITNESS my hand and Notary Seal





Notary Public

My Commission Expires

9/18/2011

0052

Zoning Description

Zoning description for 3301 Timberfield Ln Pikesville, MD 21208 beginning at a point on the Southeast of Timberfield Ln which is 60 feet wide at the distance of 30 feet southeast of the nearest improved intersection street Lightfoot Dr which is 60 feet wide. Being Lot # 8, Block C, Section # 2 in the subdivision of Midfield as recorded in Baltimore County Plat Book # 26, Folio # 127, containing 23,460.00 SF. Also known as 3301 Timberfield Ln Pikesville, MD 21208 and located in 3 Election District, 2 Counsilmanic District.

APP HAS ORIG-T POST FORM 9-FT

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 20¹¹ 0052 -A Address 3301 TIMBERFIELD LA

Contact Person: J. Lewis Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 8/03/10 Posting Date: 8/15/10 Closing Date: 8/30/10

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 20¹¹ 0052 -A Address 3301 TIMBERFIELD LA

Petitioner's Name KHUSHAYEV Telephone 410 484 3323

Posting Date: 8/15/10 Closing Date: 8/30/10

Wording for Sign: To Permit A PROPOSED DWELLING ADDITION WITH A
SIDE SETBACK OF 9 FT. AND A REAR SETBACK OF 10 FT.
IN LIEU OF THE MINIMUM REQUIRED 15 FT. AND 40 FT. RESPECTIVELY

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 - 0052 - A
Petitioner: RAKHMIN KHOSHAYEV
Address or Location: 3301 TIMBERFIELD LN

PLEASE FORWARD ADVERTISING BILL TO:

Name: RAKHMIN KHOSHAYEV
Address: 3301 TIMBERFIELD LN
BALTIMORE, MD 21208
Telephone Number: (410) 484-3323

✓✓

Date: 8/23/10

PAID RECEIPT

BUSINESS ACTION TIME 1000

2/25/2016 8/03/2016 11:31:57 5

DEB MSKY MALKIN RUDG LRB

>ACCEPTED # 471353 8/10/2010 QFLN

5. 529 ZEMING VERIFICATION

659667

Recpt Tot \$45.00

965.00 CR 1.00 CA

Baltimore County, Maryland

[illegible]

Total: 5.00

Rec

From:

For:

Zonary (var. Fildes) 0052

3301 Timberfoot LN

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

Certificate of Posting

RE: Case NO. 2011-0052-A

Petitioner/Developer _____

Krushavev

Date of Hearing/Closing 8/30/10

Baltimore County
Department of Permits and Development Managements
County Office Building – Room 111
111 W. Chesapeake Ave.
Towson, Md. 21204

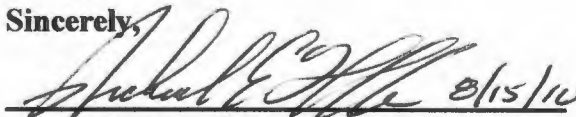
Attention:

This letter is to certify, under penalties of perjury, that the necessary sign as required by law, was posted conspicuously on the property located at _____

3301 Timberfield La.

The sign was posted on 8/15/10
(Month, Day, Year)

Sincerely,

 8/15/10
(Signature of sign Poster and date)

Richard E. Hoffman
(Printed Name)

904 Dellwood Drive
(Address)

Fallston, Md. 21047
(City, State, Zip Code)

410-879-3122
(Telephone Number)

See Attached
Photograph

Certificate of Posting
Photograph Attachment

Re: 2011-0052-A

Petitioner/Developer: _____

Khushayev

Date of Hearing/Closing: 8/30/10



3301 Timberfield La.

Posting Date: 8/15/10

[Signature] 8/15/10
(Signature and date of sign poster)



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

August 31, 2010

Rakhmin Khoshayev
3301 Timberfield Ln.
Baltimore, MD 21208

Dear: Rakhmin Khoshayev

RE: Case Number 2011-0052-A, 3301 Timberfield Ln.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 03, 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." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 16, 2010

RECEIVED

AUG 17 2010

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

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): **Case(s) 11-052- Administrative Variance**

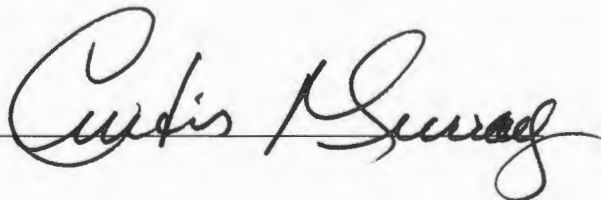
The petitioner requests an administrative variance for a side yard setback of 9 feet and a rear yard setback of 10 feet in lieu of the minimum required setback of 15 feet and 40 feet respectively. This would allow for a 10 foot x 30.6-foot addition to expand the existing kitchen and add a new-screened porch.

SUMMARY OF RECOMMENDATIONS:

The front of the existing dwelling is sited at an angle creating a very shallow side and rear yard on the west/ southwest side. The Office of Planning does not object to the requested variances provided building materials are consistent with those used in the existing 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



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

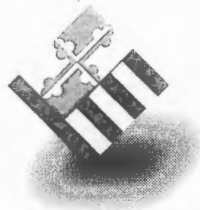
DATE: August 10, 2010

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

SUBJECT: Zoning Advisory Committee Meeting
For August 23, 2010
Item Nos. 2011- 026, 028, 032, 047,
048, 049, 050, 051, 052, 053, 054,
055, 056 and 057

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-08232010 -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 12, 2010

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

ATTENTION: Zoning Review

Distribution Meeting of: August 9, 2010

Item No.: **Variance:** 2011-0028SPHA, 2011-0032A, 2011-0047A – 0049A, 2011-0026SPHXA

Administrative Variance: 2011- 0050A, 2011-0052 - 0053A, 2011-0055A – 0056A.

Special Hearing: 2011-0028SPHA, 2011-0051SPH, 2011-0057SPH, 2011-026SPHXA

Special Exception: 2011-0026SPHXA

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

Comments:

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



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

State Highway
Administration

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: AUGUST 18, 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. 2011-0052-A
3301 TIMBERFIELD LN.
KHOSHAKEV 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. 2011-0052-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,

Foo¹ Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.sha.maryland.gov

AV 8/30

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED



SEP 08 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: September 8, 2010
SUBJECT: Zoning Item # 11-052-A
Address 3301 Timberfield Lane
(Khoshayev Property)

Zoning Advisory Committee Meeting of August 9, 2010

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

Reviewer: JWL Date: 9/8/10

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ No Comment</u>
<u>8-10-10</u>	DEVELOPMENT PLANS REVIEW	<u>nc</u>
_____	DEPRM (if not received, date e-mail sent _____)	_____
<u>8-12-10</u>	FIRE DEPARTMENT	<u>nc</u>
<u>8-16-10</u>	PLANNING (if not received, date e-mail sent _____)	<u>condition</u>
<u>8-18-10</u>	STATE HIGHWAY ADMINISTRATION	<u>nc</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>8-15-10</u> <u>Hoffman</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☒	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☒	

Comments, if any: _____

2011-052-A



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

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

Account Identifier: District - 03 **Account Number -** 0326020410

Owner Information

Owner Name:	KHOSHAYEV RAKHMIN	Use:	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	3301 TIMBERFIELD LN BALTIMORE MD 21208-4425	Deed Reference:	1) /21764/ 364 2)

Location & Structure Information

Premises Address	Legal Description
3301 TIMBERFIELD LN	3301 TIMBERFIELD LN MIDFIELD

Map Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	1
78	5	605		2	C	8	2	Plat Ref:	26/ 127

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1960	2,079 SF	23,460.00 SF	04
Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	BRICK

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2008	07/01/2010	07/01/2011
Land	139,360	139,360		
Improvements:	244,380	244,380		
Total:	383,740	383,740	383,740	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller: ZERDEN DAVID D	Date: 04/21/2005	Price: \$420,000
Type: IMPROVED ARMS-LENGTH	Deed1: /21764/ 364	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 *

Side of the house

0052



Front of the house

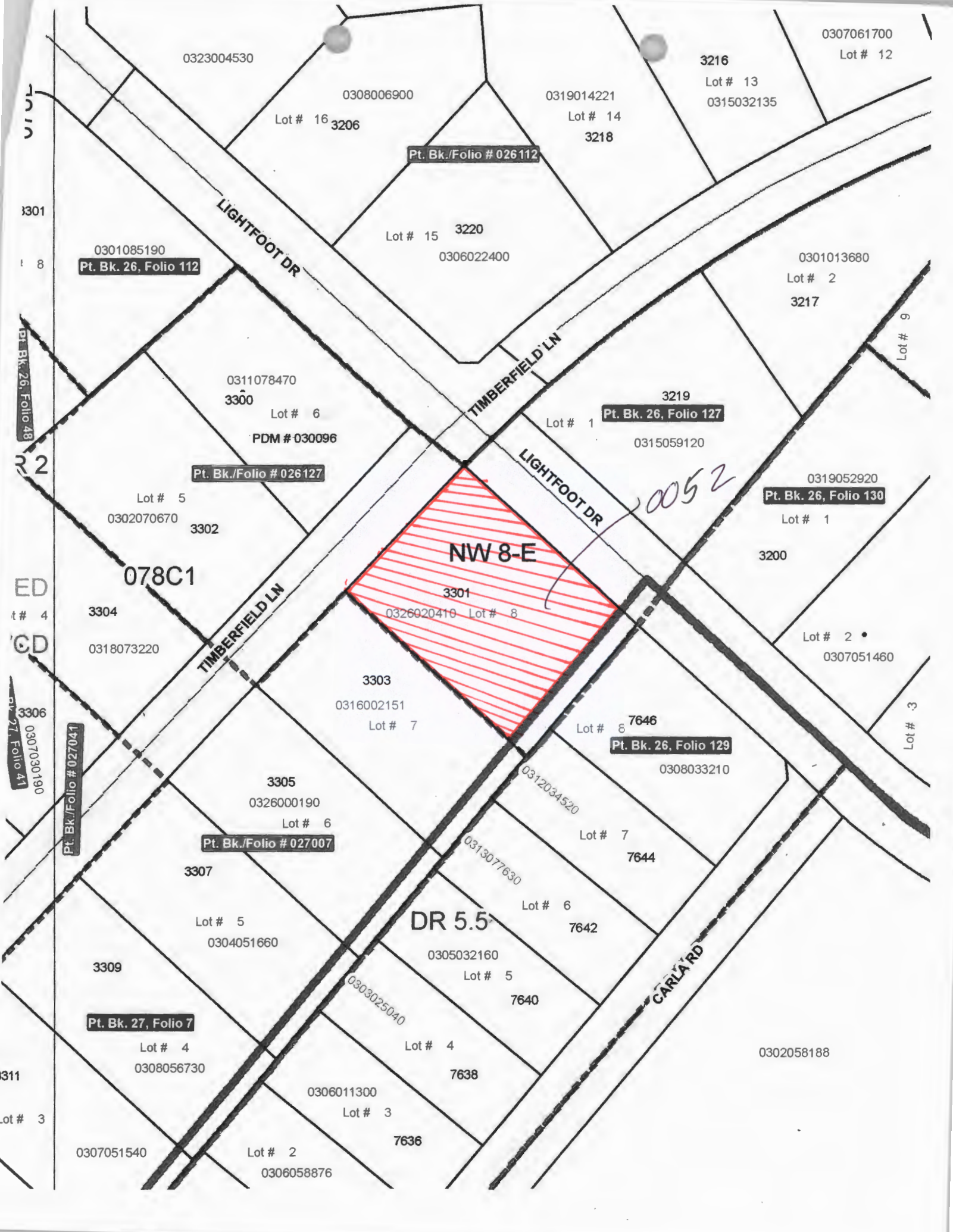
0052



side of the house

0052





0307061700
Lot # 12

3216
Lot # 13
0315032135

0319014221
Lot # 14
3218

Pt. Bk./Folio # 026112

0308006900
Lot # 16
3206

Lot # 15
3220
0306022400

0301013680
Lot # 2
3217

0301085190
Pt. Bk. 26, Folio 112

LIGHTFOOT DR

0311078470
3300
Lot # 6
PDM # 030096

Pt. Bk./Folio # 026127

Lot # 5
0302070670
3302

3219
Pt. Bk. 26, Folio 127

0315059120

0319052920
Pt. Bk. 26, Folio 130
Lot # 1

3200

NW 8-E

3301
0326020410 Lot # 8

Lot # 2
0307051460

3304
0318073220

078C1

TIMBERFIELD LN

3303
0316002151
Lot # 7

Lot # 8
7646
Pt. Bk. 26, Folio 129
0308033210

3305
0326000190
Lot # 6
Pt. Bk./Folio # 027007

3307

Lot # 5
0304051660

Lot # 7
7644

DR 5.5

Lot # 6
7642

0305032160
Lot # 5
7640

Pt. Bk. 27, Folio 7
Lot # 4
0308056730

0306011300
Lot # 3
7638

0302058188

0307051540

Lot # 2
0306058876

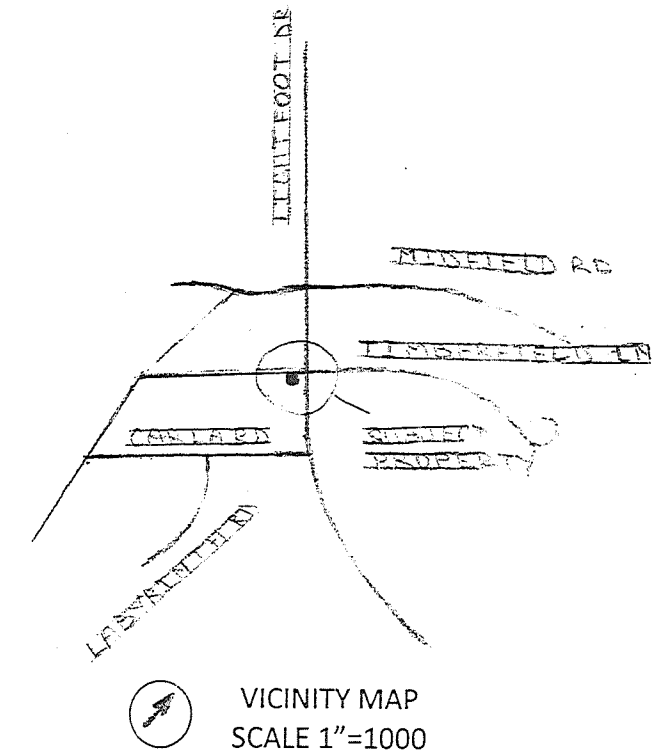
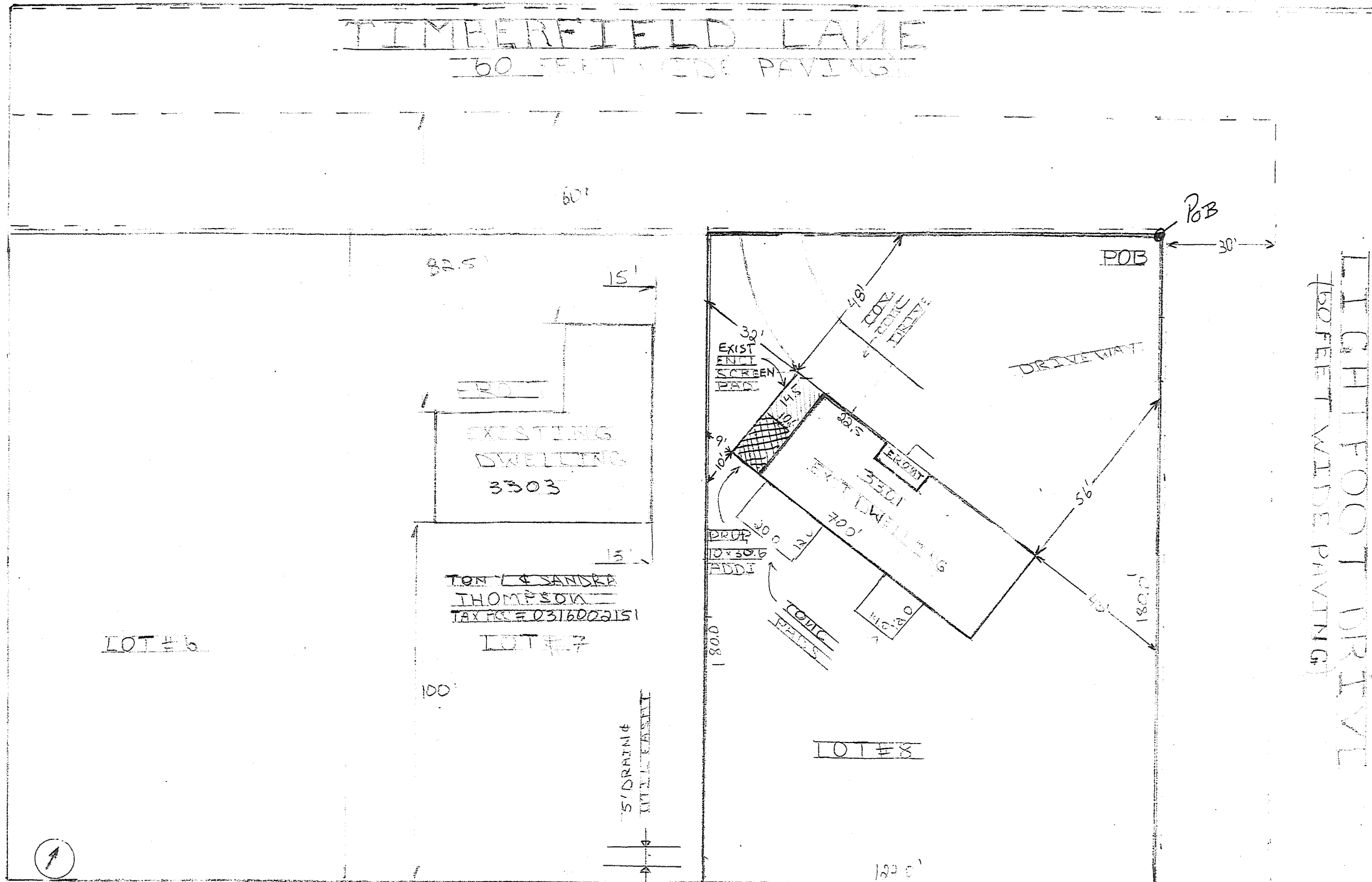
7636

CARLA RD

0052

☐ SPECIAL HEARINGS

OWNER: RAKHMIN KHOSHAYEV



ELECTION DISTRICT: 3
COUNCILMANIC DISTRICT: 2
1"=200' SCALE MAP # 078C1
ZONING: DR 2 DR 5.5
LOT SIZE: 0.538 ACR/23,460.00 SQUARE FEET.

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLANE	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☒
PRIOR ZONING HEARING	☐	☒

REVIEWED BY	ITEM #	CASE #
JL	2011-0052-A	

NORTH
PREPARED BY: RAKHMIN KHOSHAYEV

SCALE OF DRAWING: 1" = 30'