

IN RE: PETITION FOR ADMIN. VARIANCE

W side of Thompson Avenue; 440 feet N of
Deer Park Road
4th Election District
4th Councilmanic District
(11106 Thompson Avenue)

Jerry L. and Jeanne M. Houck
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* Case No. 2011-0053-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Jerry L. and Jeanne M. Houck for property located at 11106 Thompson Avenue. The variance request is from Sections 1A03.4.B.2.a, 1A03.4.B.3 and 301.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed dwelling addition (garage) and open projection (front porch) with side yard setbacks of 10 feet and 15 feet in lieu of the minimum 25 feet (for garage), side yard setback of 15 feet in lieu of the minimum required 18¾ feet (for front porch), and permeable surface coverage of 11.6% in lieu of the maximum allowed 10%. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners desire to construct a front porch addition measuring 8 feet x 50 feet and a garage addition measuring 25 feet x 26 feet. This garage will provide shelter from inclement weather and provide much needed storage space for vehicles and other belongings. The proposed porch will protect the Petitioners from the elements when entering and exiting the dwelling. The proposed attached garage will utilize the existing driveway. Petitioners' property is served by a private well located in the front yard and a private septic system which is located in the rear yard.

ORDER RECEIVED FOR FILING

Date 9-7-10

By Bj

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

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

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

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 7th day of September, 2010 that an Administrative Variance from Sections 1A03.4.B.2.a, 1A03.4.B.3 and 301.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed dwelling addition (garage) and open projection (front porch) with side yard setbacks of 10 feet and 15 feet in lieu of the minimum 25 feet (for garage), side yard setback of 15 feet in lieu of the minimum required 18¾ feet (for front porch), and permeable surface coverage of 11.6% in lieu of the maximum allowed 10% is hereby GRANTED, subject to the following:

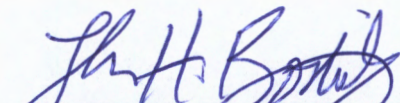
ORDER RECEIVED FOR FILING

Date 9-7-10 2

By [Signature]

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

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILING

Date 9-7-10

By Bo



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

September 7, 2010

JERRY L. AND JEANNE M. HOUCK
11106 THOMPSON AVENUE
REISTERSTOWN MD 21136

Re: Petition for Administrative Variance
Case No. 2011-0053-A
Property: 11106 Thompson Avenue

Dear Mr. and Mrs. Houck:

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 "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Paul Poore, PO Box 249, Glyndon MD 21071



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 11106 Thompson Ave.
which is presently zoned RC4

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) 1A03.4.B.2.a, 1A03.4.B.3 & 301.1, BC2R,

to permit a proposed dwelling addition (garage) and open projection (front porch) with side yard setbacks of 10 feet and 15 feet in lieu of the minimum required 25 feet (for garage), side yard setback of 15 feet in lieu of the minimum required 18 $\frac{3}{4}$ feet (for front porch), and permeable surface coverage of 11.6% in lieu of the maximum allowed 10%.

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

Legal Owner(s):

Jerry Lee Houck

Name - Type or Print

Signature

Jeanne Marie Houck

Name - Type or Print

Jeanne Marie Houck

Signature

11106 Thompson Ave. 410 833 5014

Address

Telephone No.

Reisterstown Md. 21136

City

State

Zip Code

Representative to be Contacted:

Paul Poore

Name

P.O. Box 249, 2 Railroad Ave. 410-984

Address

Telephone No.

Glyndon

Md.

21071

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 9-7-10 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.

Zoning Commissioner of Baltimore County

CASE NO. 2011-0053-A

Reviewed By JNP Date 8/3/2010

REV 10/25/01

Estimated Posting Date 8/15/2010

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

Address 11106 Thompson Ave.
City Reisterstown State Md. Zip Code 21136

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

We are in need of an attached garage to provide shelter from inclement weather and to provide much needed storage space for vehicles and other belongings.

We can not meet the current zoning regulations for this property because:

- (1) The structure cannot be placed in the rear of the property due to the location of the septic area.
- (2) The current left side setback does not allow for the desired 25' attached garage.
- (3) The right side of the house is 15' from the property line conforming with prior setback requirements

There are other buildings in the neighborhood which presently do not conform to the current side setback requirements as well. 11114 Thompson Ave. (right side neighbor) and 11105 Thompson Ave. (E. side of street)

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 Jerry Houck
Name - Type or Print Jerry Houck

Signature Jeanne Houck
Name - Type or Print Jeanne Houck

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30th day of July, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires

Hacey Martin
12-22-2010

ZONING DESCRIPTION FOR 11106 THOMPSON AVE., REISTERSTOWN, MD. 21136

West side of Thompson Avenue which is 22 feet wide at a distance of 440 feet north of the centerline of Deer Park Road which is 26 feet wide.

As recorded in Deed. Liber # 1611, Folio #195.

(1) S 4' 20" W-100 feet, (2) S 84' 35" W-220 feet, (3) N 4 degrees 20 min. E-100 feet,

(4) N 84 degrees 35" E-220 feet to the place at the beginning containing 22,000 sq. ft. Also

known as 11106 Thompson Ave. and located in the 4th Election District, 4th Councilman District.

2011-0053-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 20¹¹ 0053 -A Address 11106 Thompson Avenue

Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 8/3/2010 Posting Date: 8/15/2010 Closing Date: 8/30/2010

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 0053 -A Address 11106 Thompson Avenue

Petitioner's Name Jerry & Jeanne Houch Telephone 410-833-5014

Posting Date: 8/15/2010 Closing Date: 8/30/2010

Wording for Sign: To Permit a proposed dwelling addition (garage) and open projection (front porch) with side yard setbacks of 10 feet and 15 feet in lieu of the minimum required 25 feet (for garage), side yard setback of 15 feet in lieu of the minimum required 18 3/4 feet (for front porch), and impermeable surface coverage of 11.6 % in lieu of the maximum allowed 10%.

WCR - Revised 7/7/08

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

No. **58689**

Date: **8/3/2010**

PAID RECEIPT

BUSINESS ACTUAL TIME ORN
8/03/2010 8/03/2010 14:33:33 5

RECEIVED WALKER 8805 LRB

RECEIPT # 071502 8/03/2010 0011

5 520 2010 VERIFICATION

NO. 058689

Receipt tot 145.00

855.00 12 1.00 1A

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				65.00

Total: **65.00**

Rec From: **Jerry Lee Houch**

For: **Adm. Variance - 11106 Thompson Avenue**
2011-0053-A (Houch)

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 08/15/10

Case Number: 2011-0053-A

Petitioner / Developer: JERRY & JEANNE HOUCK~PAUL POORE of
POORE BROTHERS CONSTRUCTION SERVICES, INC.

Date of Hearing (Closing): AUGUST 30, 2010

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:
11106 THOMPSON AVENUE

The sign(s) were posted on: AUGUST 15, 2010



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

August 31, 2010

Jerry & Jeanne Houck
11106 Thompson Ave.
Reisterstown, MD 21136

Dear: Jerry & Jeanne Houck

RE: Case Number 2011-0053-A, 11106 Thompson Ave.

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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Paul Poore; P.O. Box 249; 2 Railroad Ave.; Glyndon, MD 21071

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: August 10, 2010

FROM: ^{DAK} Dennis A. Kennedy, 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

AV 8/30/10

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 23, 2010

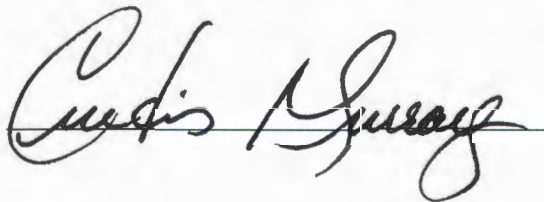
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 11-053- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

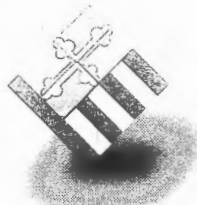
Prepared By:
CM/LL



RECEIVED

AUG 23 2010

ZONING COMMISSIONER



BALTIMORE COUNTY
MARYLAND

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

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 # 11-053-A
Address 11106 Thompson Avenue
(Houck 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



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

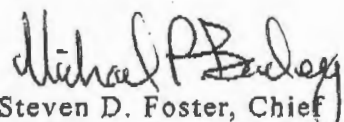
RE: Baltimore County
Item No. 2011-0053-A
11106 THOMPSON AVE.
HOUCK PROPERTY
ADMIN. VARIANCE

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. 2011-0053-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

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>8-23-10</u>	PLANNING (if not received, date e-mail sent _____)	<u>nc</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. <u>82-82-A</u>)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>8-15-10 O'Keefe</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☒	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☒	

Comments, if any: _____

2011-0053-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 - 04 **Account Number -** 0408065551

Owner Information

Owner Name:	HOUCK JERRY LEE	Use:	RESIDENTIAL
	HOUCK JEANNE MARIE	Principal Residence:	YES
Mailing Address:	11106 THOMPSON AV	Deed Reference:	1) / 6818/ 660
	REISTERSTOWN MD 21136		2)

Location & Structure Information

Premises Address	Legal Description
11106 THOMPSON AVE	NS THOMPSON AV
	.50 AC
	650 N DEER PARK RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
57	8	279						1	Plat Ref:

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1985	2,127 SF	21,780.00 SF	04
Stories	Basement	Type	Exterior
1 1/2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2010	07/01/2011
Land	84,940	84,900		
Improvements:	257,920	227,700		
Total:	342,860	312,600	312,600	312,600
Preferential Land:	0	0	0	0

Transfer Information

Seller: HOUCK PHILIP L	Date: 11/19/1984	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 6818/ 660	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 *



FRONT VIEW FROM ACROSS THOMPSON AVE. (11109)

2011-0053-A



2011-0053-A

LEFT SIDE OF 11106 (SUBJECT PROPERTY) TAKE FROM PART OF 6125 DEER PARK RD. (OPEN)



LEFT PROPERTY LINE 11106 THOMPSON AVE.

SHOWS PROXIMITY TO PROPERTY LINE



11106 (SUBJECT PROPERTY) Left Side where garage is to be built taken from Thompson Ave.



2011-0053-A

BARN / GARAGE CLOSE TO PROPERTY LINE (11105)

PERLIN PROPERTY (PDM File/Project # MS 07056)

0420030151

0403037580

11202

1700001986

19750134
19750080

0408065550

0407058950 11201

11200

0413086560

11114

057A2
4 CD

RC 4
NW 13-L

4 ED

SITE

11106
0408065551

0407015690
11109

THOMPSON AVE

19820082

0403047125

1800001258

11105

0413085125

1131

6125

0418036040

6121

0403037225

RED
k./Folio # MP00049

DEER PARK RD

0204501200

20020278

0404020325

0404020326

6107

204 015

PLAT TO ACCOMPANY PETITION FOR ZONING X VARIANCE SPECIAL HEARING

PROPERTY ADDRESS: 11106 Thompson Ave.

SUBDIVISION NAME: N/A

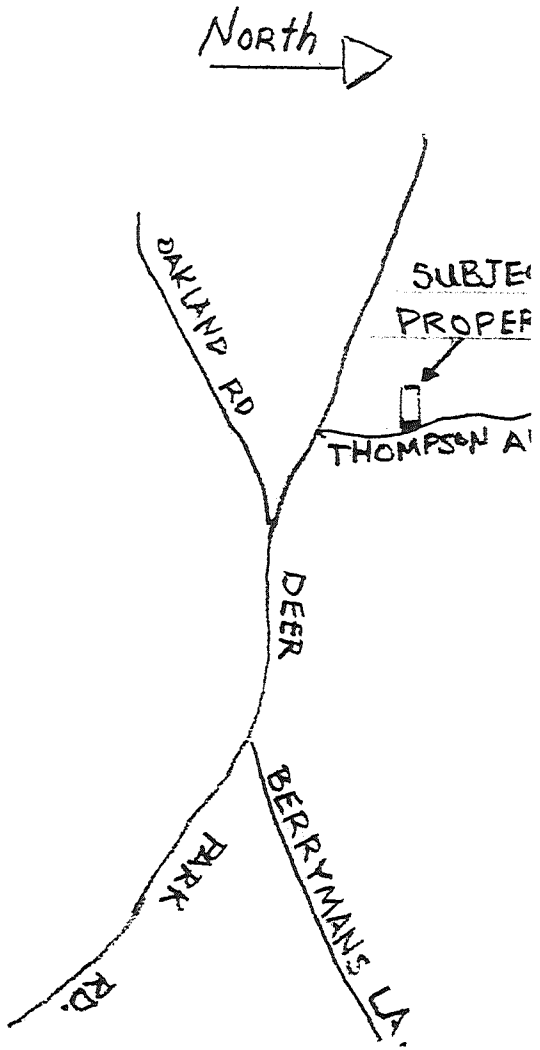
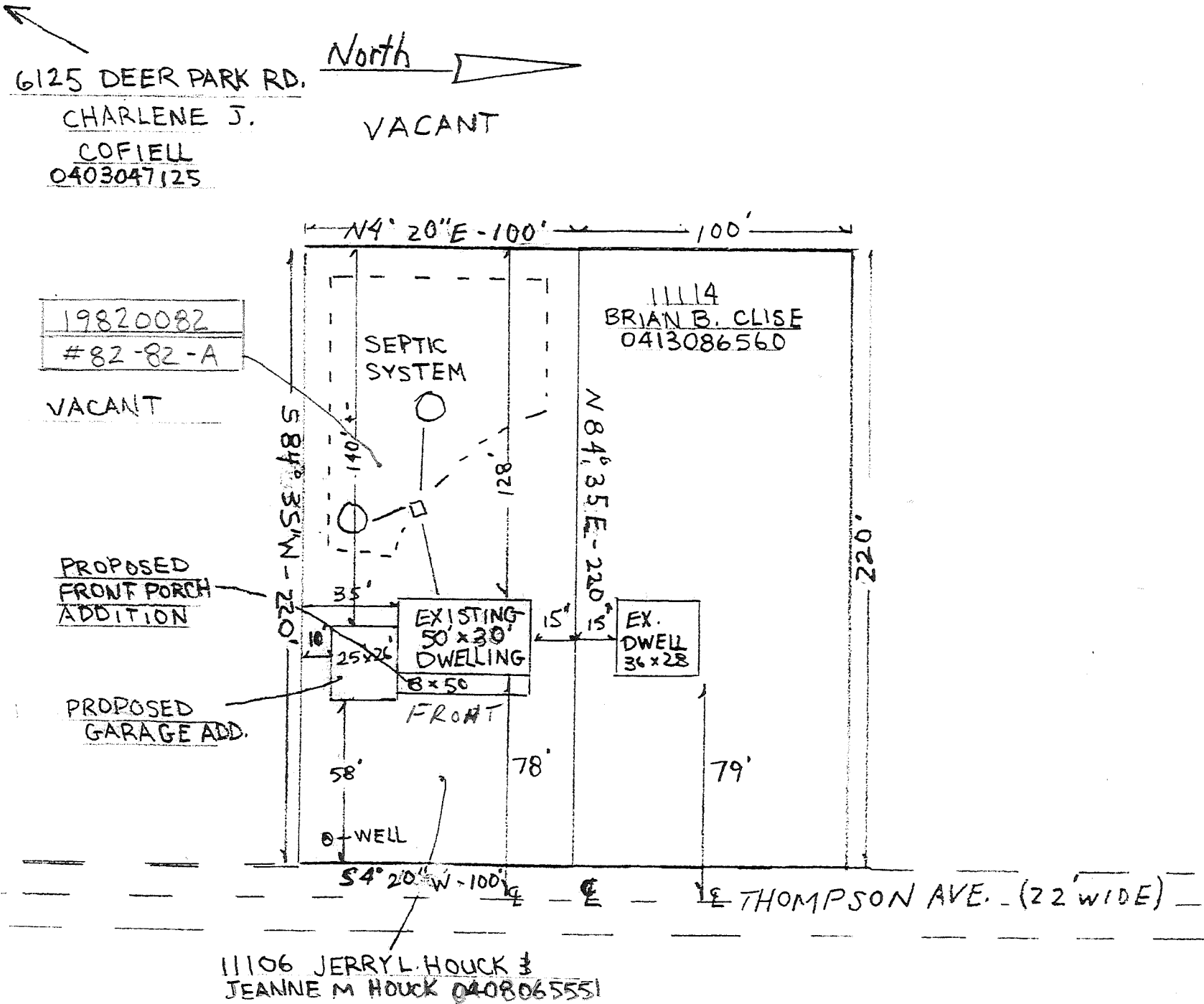
PLAT BOOK # N/A

FOLIO 96

LOT # 1A

SECTION # N/A

OWNER : JERRY AND JEANNE HOUCK



VICINITY MAP
1" = 1000'

LOCATION INFORMATION

Election District 4

Councilmanic District 4

SCALE 1"= 50'

Zoning RC4

Lot Size .505 Acres 22,000 SQ. FT. Impermeable Surface 2550 sq

	Public	Private
SEWER	<u> </u>	<u>X</u>
WATER	<u> </u>	<u>X</u>
CHESAPEAKE BAY CRITICAL AREA	<u> </u>	<u>X</u>
100 YR. FLOOD PLAIN	<u> </u>	<u>X</u>
HISTORIC PROPERTY	<u> </u>	<u>X</u>
PRIOR ZONING HEARING	<u> </u>	<u>19820082 #82-82-A</u>

2011-0053-A