

IN RE: PETITION FOR VARIANCE

N side of Oak Leaf Way; NW corner
of Oak Leaf Way and Alma Road
3rd Election District
1st Councilmanic District
(240 Oak Leaf Way)

Margaret Webster-Butler and Ella Webster
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* CASE NO. 2011-0096-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the legal owners of the subject property, Margret Webster-Butler and Ella Webster. Petitioners are requesting Variance relief as follows:

- From Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") 1) to permit 2 as-built accessory structures to be located on the side and rear of the existing dwelling in lieu of the required in the rear in the third of the lot farthest removed from any street; and
- From Section 400.1.d(2) of the Zoning Commissioner's Policy Manual to permit an accessory structure to be located 9 feet from the rear property line in lieu of the required 30 feet for a double frontage lot.

The subject property and requested relief are more fully described on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the variance requests were Petitioner Margaret Webster-Butler, Gaylord A. Butler, and Ella Webster. There were no Protestants or other interested persons in attendance at the hearing.

It should be noted that this matter came before me as a result of a complaint registered with the Code Enforcement Division of the Department of Permits and Development

ORDER RECEIVED FOR FILING

Date 12-8-10

Management¹. A Code Inspections and Enforcement Correction Notice was issued to Petitioner on March 15, 2010 for multiple accessory structures in the rear yard. Hence, Petitioner filed the instant requests for variance relief.

Testimony and evidence offered revealed that the subject property is irregular shaped and contains approximately 9,529 square feet, more or less, zoned D.R.5.5. The property is located on the north side of Oak Leaf Way, with frontage also to the north at Lansdowne Road and to the east at Alma Road. The property is improved with a two-story single-family dwelling with a one car attached garage and concrete driveway. As shown on the site plan and the aerial photograph that was marked and accepted into evidence as Petitioner's Exhibit 2, there are also several accessory structures that are the subject of the instant zoning relief.

Petitioners indicated they have a number of household and lawn care items in need of storage and also have motorcycles that need to be stored inside. As such, they have placed several accessory structures on the property, primarily in the rear yard, but also projecting into the side yard. They desire to legitimize these existing conditions with the instant variance request. In support of the requested relief, Petitioners pointed to the fact that their property and the next door property were developed much later than the surrounding neighborhood. Their lot sizes and homes are slightly bigger and in some cases, their single-family homes are much different than the predominantly townhouse and apartment communities nearby. This is also illustrated by the aerial photograph of the community that was marked and accepted into evidence as Petitioner's Exhibit 3. Petitioners also pointed to the unusual configuration of the property, whereby it has frontage on three public streets. While some of the nearby homes have frontage to the north on Lansdowne Road and Oak Leaf Road, theirs is the only lot with frontage also on Alma Road. Because of privacy concerns with all of the road frontage and theft concerns

¹ Case No: CO-0074017

ORDER RECEIVED FOR FILING

Date 12-8-10

By B3

due to their exposure on three sides, Petitioners believe their property is set apart from others in the community and warrants variance relief.

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 October 18, 2010 which indicates they have reviewed the request, site plan and visited the site. The rear yard of the subject property seems to have been overtaken by a collection of miscellaneous items. It resembles a junkyard. The existing accessory structures are unattractive and there is unenclosed junk and debris disbursed about. There are also many unenclosed items in the rear yard that do not appear to be junk, however, they contribute to the clutter in the yard area. The Planning Office does not support the requested variances. The property should be brought up to code and compliant with all regulations.

Based upon the testimony and evidence presented, I am persuaded to grant the request for 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. As Petitioners indicated, their significant road frontage, combined with the relative size and dwelling style as compared with others in the neighborhood, renders their property unique in a zoning sense. I also find that practical difficulty and undue hardship would befall Petitioners if the requested variance relief were not granted. Finally, I also find this variance request can be granted in strict harmony with the spirit and intent of the Zoning Regulations, and in such a manner as to grant relief without injury to the public health, safety and general welfare. Because I am mindful of the comments from the Office of Planning as to the condition of the property and the storage of miscellaneous items that resembles a junkyard, I shall impose a condition that the property must be brought up to Code in all respects and Petitioners shall make the premises reasonably available for County Inspectors to achieve that purpose.

ORDER RECEIVED FOR FILING

Date 12-8-10

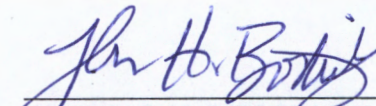
By 123

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered, I find that Petitioners' variance requests should be granted.

THEREFORE, IT IS ORDERED this 8th day of December, 2010 by this Deputy Zoning Commissioner that Petitioners' Variance request from Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit two as-built accessory structures to be located on the side and rear of the existing dwelling in lieu of the required in the rear in the third of the lot farthest removed from any street; and from Section 400.1.d(2) of the Zoning Commissioner's Policy Manual to permit an accessory structure to be located 9 feet from the rear property line in lieu of the required 30 feet for a double frontage lot, be and are hereby **GRANTED**, subject to the following:

1. Petitioners may apply for permits 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, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Petitioners shall ensure that the subject property is brought up to Code in all respects, particularly as to the storage of junk and miscellaneous materials on the property. Petitioners shall clean up the property to a neat and orderly appearance and shall make the property available for inspection by County Code Inspectors during normal business hours in order to ensure compliance with the County Code and these Regulations.

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 12-8-10

By _____



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

December 8, 2010

MARGRET WEBSTER-BUTLER, ELLA WEBSTER
GAYLORD A. BUTLER
240 OAK LEAF WAY
LANDSDOWNE MD 21227

Re: Petition for Variance
Case No. 2011-0096-A
Property: 240 Oak Leaf Way

Dear Ms. Butler, Ms. Webster and Mr. Butler:

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 cursive script, reading "TH. H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB/pz

Enclosure

c: Baltimore County Code Enforcement Office

TAX ACCOUNT # 21200007273

Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 240 OAK LEAF WAY
which is presently zoned DR-515

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) 400.1 OF BC2R TO PERMIT TWO AS-BUILT ACCESSORY STRUCTURES TO BE LOCATED ON THE SIDE AND REAR OF EXISTING DWELLING IN LIEU OF THE REQUIRED IN THE REAR IN THE THIRD OF THE LOT FARTEST REMOVED FROM ANY STREET; AND FROM § 400.1.d(2) OF THE ZONING POLICIES TO PERMIT AN ACCESSORY STRUCTURE TO BE LOCATED 9 FEET FROM THE REAR PROPERTY LINE IN LIEU OF THE REQUIRED 30 FEET FOR A DOUBLE of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) FRONTAGE LOT

TO BE PRESENTED AT THE HEARING.

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

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

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Date 12-8-10
By [Signature]
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

ORDER RECEIVED FOR FILING
12-8-10
[Signature]

Legal Owner(s):

MARGARET T. WEBSTER-GUTLER
Name - Type or Print _____
Margaret T. Webster-Gutler
Signature _____
ELLA A. WEBSTER
Name - Type or Print _____
Ella A. Webster
Signature _____
240 OAK LEAF WAY
Address _____
LANSDOWNE MD
City _____ State _____
410-834-4432 WORK
410-247-1295 HM
Telephone No. _____
21227
Zip Code _____

Representative to be Contacted:

Name _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

OFFICE USE ONLY

Case No. 2011-0096-A

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

Reviewed By A. TSUI Date 9/9/2010

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 240 Oak Leaf Way

Beginning at a point on the Northwest Corner of

Oak Leaf Way which is 80 feet wide

And Alma Road

Which is 60 feet wide. Being Lot # 1,

Section #1 in the subdivision of Woodshire Village

As recorded in Baltimore County Plat Book # 64, Folio # 72,

Containing 9,529 square feet. Also known as 240 Oak Leaf Way

And located in the 13th Election District, 1st Councilmanic District.

2011-0096-A

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

No. **60011**
 Date: **9/9/2010**

PAID RECEIPT

BUSINESS DATE TIME MM
 9/09/2010 9:09/2010 14:14:52 2
 MESS WALKIN 000.000
 RECEIPT N 544012 9/09/2010 0718
 5 520 ZONING VERIFICATION
 060011
 Recpt Tot \$65.00
 1.00 CA \$65.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$65

Total: **\$65**

Rec From: **MARGARET WEBSTER-BUTLER**

For: **240 OAK LEAF WAY**

2011-0096-A

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

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: # 2011-0096-A

240 Oak Leaf Way

N/side of Oak Leaf Way, n/west corner of Oak Leaf Way and Alma Road

3rd Election District — 1st Councilmanic District

Legal Owner(s): Margaret Webster-Butler and Ella Webster

Variance: to permit two as-built accessory structures to be located on the side and rear of existing dwelling in lieu of the required in the rear in the third of the lot farthest removed from any street; and to permit an accessory structure to be located 9 feet from the rear property line in lieu of the required 30 feet for a double frontage lot.

Hearing: Monday, November 8, 2010, at 2:00 p.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.

10/270 October 21

258501

CERTIFICATE OF PUBLICATION

10/21/2010

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 10/21/2010.

☒ The Jeffersonian

☐ Arbutus Times

☐ Catonsville Times

☐ Towson Times

☐ Owings Mills Times

☐ NE Booster/Reporter

☐ North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

Date: 10-23-10

RE: Case Number: 2011-0096-A

Petitioner/Developer: Mrs Webster Butler

Date of Hearing/Closing: Nov 8, 2010 2 PM

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 240 Oak Leaf Way

The signs(s) were posted on 10-23-10

(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 # 2011-0096 -A

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

JEFFERSON BUILDING-RM104
PLACE: 105W CHEESAPEAKE AVE. TOWSON 21204

DATE AND TIME: NOV. 8, 2010 2PM MON

REQUEST: TO PERMIT TWO AC-BUILT, ACCESSORY

STRUCTURES TO BE ADDED ON THE SIDE AND REAR
OF EXISTING DWELLING IN LIEU OF THE REQUIRED IN
THE REAR OF THE FRONT OF THE LOT. FARTEST REMOVED
FROM THE FRONT AND TO PERMIT AN ACCESSORY STRUCTURE
IN LIEU OF THE REQUIRED 20 FEET FOR A DOUBLE
FRONTAGE LOT

DISCONTINUED DUE TO WEATHER

TO: PATUXENT PUBLISHING COMPANY
Thursday, October 21, 2010 Issue - Jeffersonian

Please forward billing to:
Margaret Webster-Butler
240 Oak Leaf Way
Lansdowne, MD 21227

410-247-1295

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: 2011-0096-A

240 Oak Leaf Way

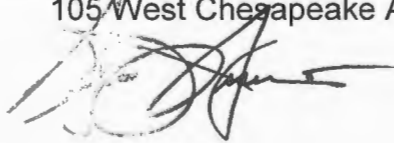
N/side of Oak Leaf Way, n/west corner of Oak Leaf Way and Alma Road

3rd Election District – 1st Councilmanic District

Legal Owners: Margaret Webster-Butler and Ella Webster

Variance to permit two as-built accessory structures to be located on the side and rear of existing dwelling in lieu of the required in the rear in the third of the lot farthest removed from any street; and to permit an accessory structure to be located 9 feet from the rear property line in lieu of the required 30 feet for a double frontage lot.

Hearing: Monday, November 8, 2010 at 2:00 p.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

October 13, 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: 2011-0096-A

240 Oak Leaf Way

N/side of Oak Leaf Way, n/west corner of Oak Leaf Way and Alma Road

3rd Election District – 1st Councilmanic District

Legal Owners: Margaret Webster-Butler and Ella Webster

Variance to permit two as-built accessory structures to be located on the side and rear of existing dwelling in lieu of the required in the rear in the third of the lot farthest removed from any street; and to permit an accessory structure to be located 9 feet from the rear property line in lieu of the required 30 feet for a double frontage lot.

Hearing: Monday, November 8, 2010 at 2:00 p.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:kl

C: Mrs. Webster-Butler, Ms. Webster, 240 Oak Leaf Way, Lansdowne 21227

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, OCTOBER 23, 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.

**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: 2011-0096-A

Petitioner: MARGARET T. WEBSTER-BUTLER

Address or Location: 240 OAK LEAF WAY LANSDOWNE, MD 21227

PLEASE FORWARD ADVERTISING BILL TO:

Name: MARGARET T. WEBSTER-BUTLER

Address: 240 OAK LEAF WAY
LANSDOWNE, MD 21227

HOME Telephone Number: 410-247-1295



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

November 5, 2010

Margaret & Ella Webster- Butler
240 Oak Leaf Way
Lansdowne, MD 21227

Dear: Margaret & Ella Webster- Butler

RE: Case Number 2011-0096-A, 240 Oak Leaf Way

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 9, 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

TB 11/8 2 PM

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

OCT 26 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: October 25, 2010

SUBJECT: Zoning Item # 11-096-A
Address 240 Oak Leaf Way
(Webster-Butler/ Webster Property)

Zoning Advisory Committee Meeting of September 27, 2010

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

Reviewer: JWL Date: 10/25/10

TB 11/8 2PM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 18, 2010

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

SUBJECT: 240 Oak Leaf Way

INFORMATION:

Item Number: 11-096

Petitioner: Margaret T. Webster-Butler

Zoning: DR 5.5

Requested Action: Variance

RECEIVED

OCT 27 2010

ZONING COMMISSIONER

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the petitioner's request, accompanying site plan and visited the site. The rear yard of the subject property seems to have been overtaken by a collection of miscellaneous items. It resembles a junkyard. The existing accessory structures are unattractive and there is unenclosed junk and debris disbursed about. There are also many unenclosed items in the rear yard that do not appear to be junk however they contribute to the clutter in the yard area. The Office of Planning does not support the requested variances. The property should be brought up to code and compliant with all regulations.

For further information concerning the matters stated here in, please contact Dennis Wertz at 410-887-3480.

Prepared by:

Cynthia Murray

Division Chief:
AFK/LL: CM

James L. Lander

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

October 4, 2010

ATTENTION: Zoning Review Planners

Distribution Meeting Of: September 27, 2010

Item Number: 2011-0096-A

The Baltimore County Fire Department has no comments.

Lt. Jimmie D. Mezick
Fire Marshal's Office
410-887-4880
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 5, 2010

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

SUBJECT: Zoning Advisory Committee Meeting
For October 12, 2010
Item Nos. 2011- 085, 089, 090, 092,
093, 094, 096, 097, 098, 100, 101
And 104

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-10122010 -NO COMMENTS.doc



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: OCTOBER 1, 2011

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

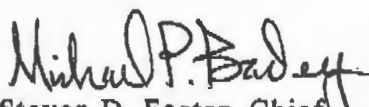
RE: Baltimore County
Item No. 2011-0096-A
240 OAK LEAF WAY
BUTLER/WEBSTER PROPERTY
VARIANCE -

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. 2011-0096-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

RE: PETITION FOR VARIANCE * BEFORE THE
240 Oak Leaf Way; N/S Oak Leaf Way, *
NW corner of Oak Leaf Way & Alma Road * ZONING COMMISSIONER
3rd Election & 1st Councilmanic Districts *
Legal Owner(s): Margaret Webster-Butler * FOR
& Ella Webster *
Petitioner(s) * BALTIMORE COUNTY
* 2011-096-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED

OCT 06 2010

.....|

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6th day of October, 2010, a copy of the foregoing Entry of Appearance was mailed to Margaret Webster-Butler & Ella Webster, 240 Oak Leaf Way, Lansdowne, MD 21227, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

DIVISION OF CODE INSPECTIONS AND ENFORCEMENT

ACTIVE VIOLATION CASE DOCUMENTS

2011-0096-A



Baltimore County
Department of Permits and
Development Management

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

15th

OFFICE HOURS 7:30 am - 3:30 pm

Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620

Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation Case No. 0074017	Property No. 2200007273	Zoning: 2200007273
-------------------------------------	-----------------------------------	------------------------------

Name(s): **MARGARET T. Webster**
1 HALETHORPE MD. 21227

Address: **240 OAK LEAF WAY**

Violation Location: **240 OAK LEAF WAY**

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

**I.R.C. 2006 SEC. 105.1 - Permits
Required For All Accessory structures
over 120 sq. Ft. - Detached
Accessory structures are not allowed
to be located on the side or Front
of the dwelling.
BCZR - Bill #27-1963 SEC. 400.1
Double Frontage Corner Lots - not
more than 50% of the REAR
third lot area farthest removed
shall be occupied.**

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

ON OR BEFORE: 3/25/10	DATE ISSUED: 3/15/10
------------------------------	-----------------------------

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

Print Name **JAMES GARLAND**

INSPECTOR:

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NO LATER THAN:

ON OR BEFORE: 3/25/10	DATE ISSUED: 3/15/10
------------------------------	-----------------------------

INSPECTOR: **James Garland**

Rev. 7/09

AGENCY

2011-0096-A

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: 10/05/10

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: Rick Wisnom, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No.: 2011-0096-A
Legal Owner/Petitioner Margaret, Butler & Ella Webster
Contract Purchaser: N/A
Property Address: 240 Oakleaf Way
Location Description: N side of Oakleaf Way, NW corner of Oakleaf Way & Alma Rd.

VIOLATION INFORMATION: Case No. CO0074017
Defendants: Margaret, Butler & Ella Webster

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:

NAME	ADDRESS
Shirley Johnson	443-935-0927

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

- X 1. Complaint letter/memo/email/fax (if applicable)
- X 2. Complaint Intake Form/Code Enforcement Officer's report and notes
- X 3. State Tax Assessment printout
- ☐ 4. State Tax Parcel Map (if applicable)
- ☐ 5. MVA Registration printout (if applicable)
- ☐ 6. Deed (if applicable)
- ☐ 7. Lease-Residential or Commercial (if applicable)
- X 8. Photographs including dates taken
- X 9. Correction Notice/Code Violation Notice
- ☐ 10. Citation and Proof of Service (if applicable)
- ☐ 11. Certified Mail Receipt (if applicable)
- ☐ 12. Final Order of the Code Official/Hearing Officer (if applicable)
- ☐ 13. Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable)
- ☐ 14. Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable).

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

AGB/kh
Cc: Code Enforcement Officer

UPDATE / MESSAGE FORM

Date: 6/23/10
6/22/10

Inspector: B. Kidd

Case #: 0074017

Address: 240 OAK LEAF WAY

Comments: 6/23/10 - I SPOKE TO BRIAN FROM MOKLEY'S
OFFICE ON 6/22/10. HE SPOKE TO MR. BUTLER, HAS
APPT WITH ZONING ON THURS, JULY 1, 2010 AT 10:00.
1/67/5/10 M. Kidd

Entered into Envision

MS

UPDATE / MESSAGE FORM

Date: 5/27/10

Inspector: B. Kido

Case #: 0074017

Address: 240 OAK LEAF WAY

Comments: 5/27/10 - I MET WITH BRIAN SHEPPARD

FROM MIXLEY'S OFFICE LAST WEEK TO SEE THE SITE.

BRIAN ~~WAS~~ ~~CALL~~ ~~THE~~ CALLED OWNER, SAID

SHE WOULD BE GOING TO ZONING ON WED 5/26/10.

I SPOKE TO MR. BUTLER ON THE PHONE THIS MORNING.

R/C 6/11/10 D. Kido

Entered into Envision

nd



Permits & Development Management Complaint Report

Report Criteria:
Complaint Record ID: CO0074017

<u>Record ID</u>	<u>AS/400 Case</u>	<u>Assigned To</u>	<u>Assigned Date</u>	<u>Scheduled Time</u>	<u>Received By</u>	<u>Received Date</u>	<u>Status</u>	<u>Hearing Date</u>	<u>ADC Grid</u>
CO0074017		Jim Garland	04/27/2010		Karen Hopkins	03/11/2010	Open - Normal		42F7

Complaint Description: BLDG BARNS W/O PERMITS

<u>Facility:</u> FA0256189 PDM 2200007273 240 OAK LEAF WAY HALETHORPE, MD 21227	<u>Owner :</u> WEBSTER MARGARET T 240 OAK LEAF WAY BALTIMORE MD 21227	<u>Complainant:</u> SHIRLEY JOHNSON HOME: 4439350927
---	--	--

Daily Activity Details - No Data

Violation Details - No Data

Permits & Development Management Complaint Report

Report Criteria:
Complaint Record ID: CO0074017

Comment Details

Type	Date	Comments
BUILDING INSPECTIONS	03/16/2010	3/15/10 INSPECTION March 16, 2010 09:55 AM - NSHELTON ON SITE INSPECTION (SEE PICTURES FILE) NUMEROUS ACCESSORY BUILDINGS IN VIOLATION. ISSUED CORR. NOTICE TO OBTAIN PERMITS & LEFT PAPER WORK WHICH REQUIRES DOUBLE FRONTAGE CORNER LOTS TO ONLY OCCUPY NOT MORE THAN 50% OF THE REAR THIRD LOT AREA FARTHEST REMOVED. SPOKE W/MR.GAYLORD BUTLER AT 410-660-5297.CLAIMS HE IS THE OWNER. P/U 3/25/10 J.GARLAND/NS***
BUILDING INSPECTIONS	03/31/2010	3/31/10 INSPECTION March 31, 2010 09:52 AM - NSHELTON SPOKE W/MR.BUTLER. STATES HE HAS REMOVED THE SHED LOCATED FRONT PROPERTY. HE HAS RECEIVED THE VARIANCE PAPERS & NEEDS ADDITIONAL TIME TO FILE. COMPLAINANTS NUMBER REPEATABLY STATES UNAVAILABLE. P/U 4/6/10 J.GARLAND/NS***
BUILDING INSPECTIONS	04/22/2010	3/31/10 UPDATE April 22, 2010 02:12 PM - NSHELTON 2ND COMPLAINANT MRS. JARRETT (410-247-8515) STATES MR.BUTLER IS BUILDING ADDITIONAL WALLS. J.GARLAND/NS***
BUILDING INSPECTIONS	04/22/2010	April 22, 2010 02:12 PM - NSHELTON
BUILDING INSPECTIONS	04/22/2010	4/1/10 INSPECTION April 22, 2010 02:16 PM - NSHELTON GRANT ON SITE INSP. (PICTURES) MR.BUTLER CONSTRUCTING A 6' HIGH PRIVACY FENCE. PERMIT REQUIRED. J.GARLAND/NS***
BUILDING INSPECTIONS	04/22/2010	4/22/10 UPDATE April 22, 2010 02:17 PM - NSHELTON MR.BUTLER, AGAIN STATES HE IS TRYING TO BRING SITE INTO COMPLIANCE. HE IS WAITING TO SPEAK TO BRIAN MOXLEY. STATES HE IS ASSISTING HIM WITH VARIANCE PAPERS. P/U 4/27/10 J.GARLAND/NS***

Lien Information - None

Permits & Development Management Complaint Report

Report Criteria:
Complaint Record ID: CO0074017

Comment Details

Type	Date	Comments
BUILDING INSPECTIONS	03/16/2010	3/15/10 INSPECTION March 16, 2010 09:55 AM - NSHELTON ON SITE INSPECTION (SEE PICTURES FILE) NUMEROUS ACCESSORY BUILDINGS IN VIOLATION. ISSUED CORR. NOTICE TO OBTAIN PERMITS & LEFT PAPER WORK WHICH REQUIRES DOUBLE FRONTAGE CORNER LOTS TO ONLY OCCUPY NOT MORE THAN 50% OF THE REAR THIRD LOT AREA FARTHEST REMOVED. SPOKE W/MR.GAYLORD BUTLER AT 410-660-5297.CLAIMS HE IS THE OWNER. P/U 3/25/10 J.GARLAND/NS***
BUILDING INSPECTIONS	03/31/2010	3/31/10 INSPECTION March 31, 2010 09:52 AM - NSHELTON SPOKE W/MR.BUTLER. STATES HE HAS REMOVED THE SHED LOCATED FRONT PROPERTY. HE HAS RECEIVED THE VARIANCE PAPERS & NEEDS ADDITIONAL TIME TO FILE. COMPLAINANTS NUMBER REPEATABLY STATES UNAVAILABLE. P/U 4/6/10 J.GARLAND/NS***
BUILDING INSPECTIONS	04/22/2010	3/31/10 UPDATE April 22, 2010 02:12 PM - NSHELTON 2ND COMPLAINANT MRS. JARRETT (410-247-8515) STATES MR.BUTLER IS BUILDIDNG ADDITIONAL WALLS. J.GARLAND/NS***
BUILDING INSPECTIONS	04/22/2010	April 22, 2010 02:12 PM - NSHELTON
BUILDING INSPECTIONS	04/22/2010	4/1/10 INSPECTION April 22, 2010 02:16 PM - NSHELTON GRANT ON SITE INSP. (PICTURES) MR.BUTLER CONSTRUCTING A 6' HIGH PRIVACY FENCE. PERMIT REQUIRED. J.GARLAND/NS***
BUILDING INSPECTIONS	04/22/2010	4/22/10 UPDATE April 22, 2010 02:17 PM - NSHELTON MR.BUTLER, AGAIN STATES HE IS TRYING TO BRING SITE INTO COMPLIANCE. HE IS WAITING TO SPEAK TO BRIAN MOXLEY. STATES HE IS ASSISTING HIM WITH VARIANCE PAPERS. P/U 4/27/10 J.GARLAND/NS***
BUILDING INSPECTIONS	04/27/2010	4/26/10 INSPECTION April 27, 2010 09:42 AM - NSHELTON VISITED SITE. TOOK PICTURES. ONE SHED HAS BEEN REMOVED. I SPOKE TO BRIAN FROM MOXLEY'S OFFICE. I AM MEETING HIM AT SITE ON MONDAY 5/3/10. BRIAN IS GOING TO SPEAK TO OWNER ABOUT VARIANCE PAPERS. MR.GARLAND SPOKE TO MRS. JARRETT ABOUT FENCE. P/U 5/25/10 G.KIDD/NS***

CODE ENFORCEMENT REPORT

DATE: 3/11/10 INTAKE BY: Hopkins R CASE #: 0074017 INSPEC: 13
COMPLAINT LOCATION: leaf 240 Oak Way fl0256189
ZIP CODE: _____ DIST: 13

COMPLAINANT NAME: Shirley Johnson PHONE #: (H) 443-935-0927(W)
ADDRESS: _____ ZIP CODE: _____

PROBLEM: ldg barns w/o permits

IS THIS A RENTAL UNIT? YES _____ NO _____
IF YES, IS THIS SECTION 8? YES _____ NO _____
OWNER/TENANT INFORMATION: _____

TAX ACCOUNT #: 2200007273 ZONING: _____

INSPECTION: 3/15/10 on site Inspection - see pictures File
Numerous Accessory Buildings in violation
issued corner notice to obtain permits and
left paper work which requires Double

REINSPECTION: Frontage corner lots to only occupy
not more than 50% of the rear third
lot area farthest removed. Apr 13th
spoke w/ Mr. Gaylord Butler @

REINSPECTION: 410-660-5297 claims he is the owner -
R/c 3/25 AF NA

Double Frontage Corner

REINSPECTION:

Woodshire Village XIII-129 1993
File Variance
Construction Workshop

Permits & Development Management Complaint Report

Report Criteria:

Employee(s): EE0000000 to EE9999999

Scheduled Date(s): 4/6/2010 to 4/6/2010

PE Range: BI01 to BI03

Record ID	AS/400 Case	Assigned To	Assigned Date	Scheduled Time	Received By	Received Date	Status	Hearing Date	ADC Grid
CO0074017		Jim Garland	04/06/2010		Karen Hopkins	03/11/2010	Open - Normal		42F7

Complaint Description: BLDG BARNS W/O PERMITS

Facility:	Owner :	Complainant:
FA0256189 PDM 2200007273 240 OAK LEAF WAY HALETHORPE, MD, 21227	WEBSTER MARGARET T 240 OAK LEAF WAY BALTIMORE MD 21227	SHIRLEY JOHNSON HOME: 4439350927

Daily Activity Details - No Data

Violation Details - No Data

Comment Details

Type	Date	Comments
BUILDING INSPECTIONS	03/16/2010	3/15/10 INSPECTION March 16, 2010 09:55 AM - NSHELTON ON SITE INSPECTION (SEE PICTURES FILE) NUMEROUS ACCESSORY BUILDINGS IN VIOLATION. ISSUED CORR. NOTICE TO OBTAIN PERMITS & LEFT PAPER WORK WHICH REQUIRES DOUBLE FRONTAGE CORNER LOTS TO ONLY OCCUPY NOT MORE THAN 50% OF THE REAR THIRD LOT AREA FARTHEST REMOVED. SPOKE W/MR.GAYLORD BUTLER AT 410-660-5297.CLAIMS HE IS THE OWNER. P/U 3/25/10 J.GARLAND/NS***
BUILDING INSPECTIONS	03/31/2010	3/31/10 INSPECTION March 31, 2010 09:52 AM - NSHELTON SPOKE W/MR.BUTLER. STATES HE HAS REMOVED THE SHED LOCATED FRONT PROPERTY. HE HAS RECEIVED THE VARIANCE PAPERS & NEEDS ADDITIONAL TIME TO FILE. COMPLAINANTS NUMBER REPEATABLY STATES UNAVAILABLE. P/U 4/6/10 J.GARLAND/NS***

n Information - None

Mileage:

4/26/10 - VISITED SITE, TOOK PICTURES, ONE SHED HAS BEEN REMOVED, I SPOKE TO BRIAN FROM MOXLEY'S OFFICE, I AM MEETING HIM AT SITE ON MONDAY 5/3/10. BRIAN IS GOING TO SPEAK TO OWNER, ABOUT VARIANCE PAPERS. MR GARLAND SPOKE TO MRS JARRETT ABOUT FENCE. N/C 5/25/10 N. KELP



05/24/2010



05/24/2010



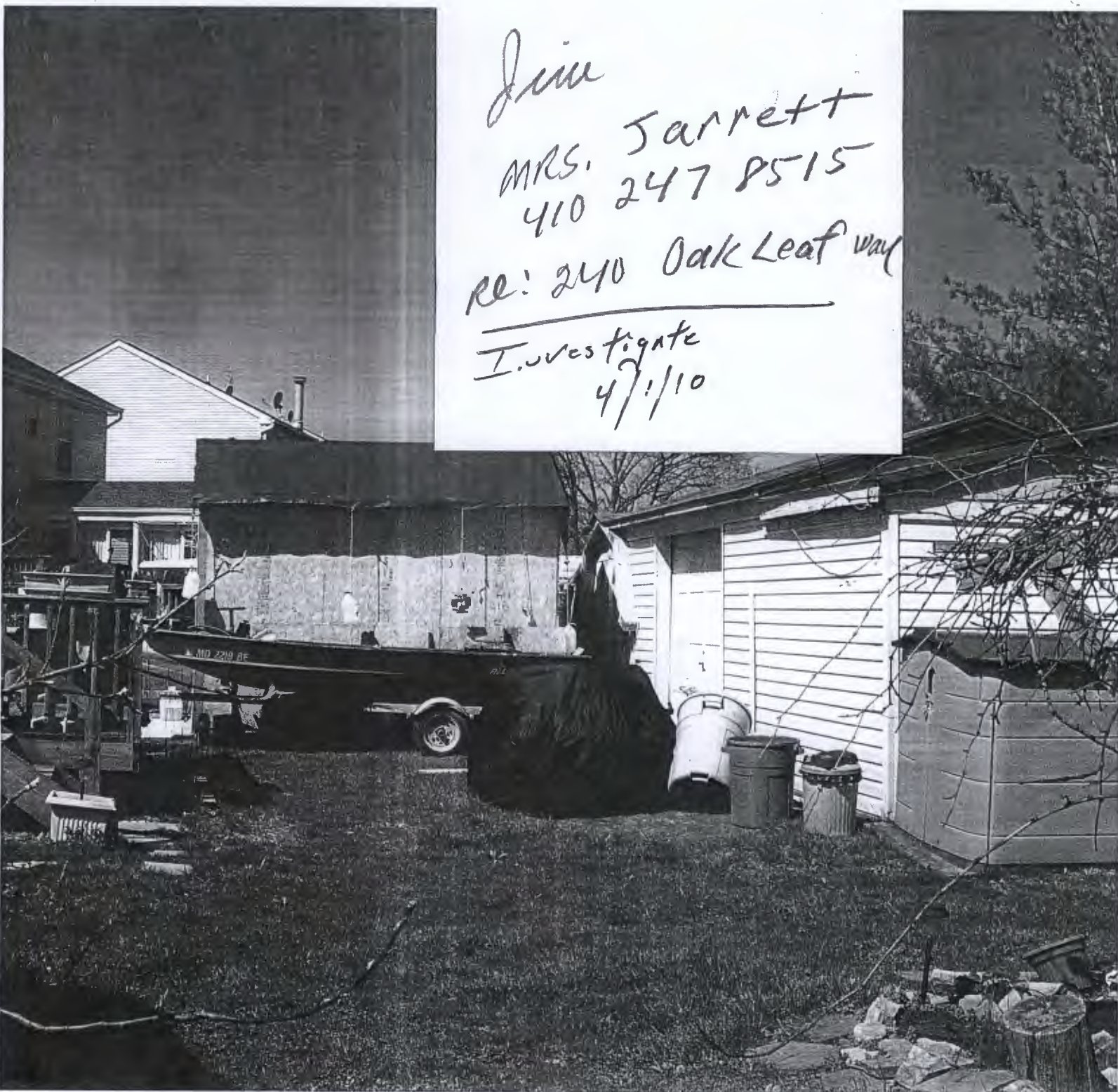


Jim

MRS. Jarrett
410 247 8515

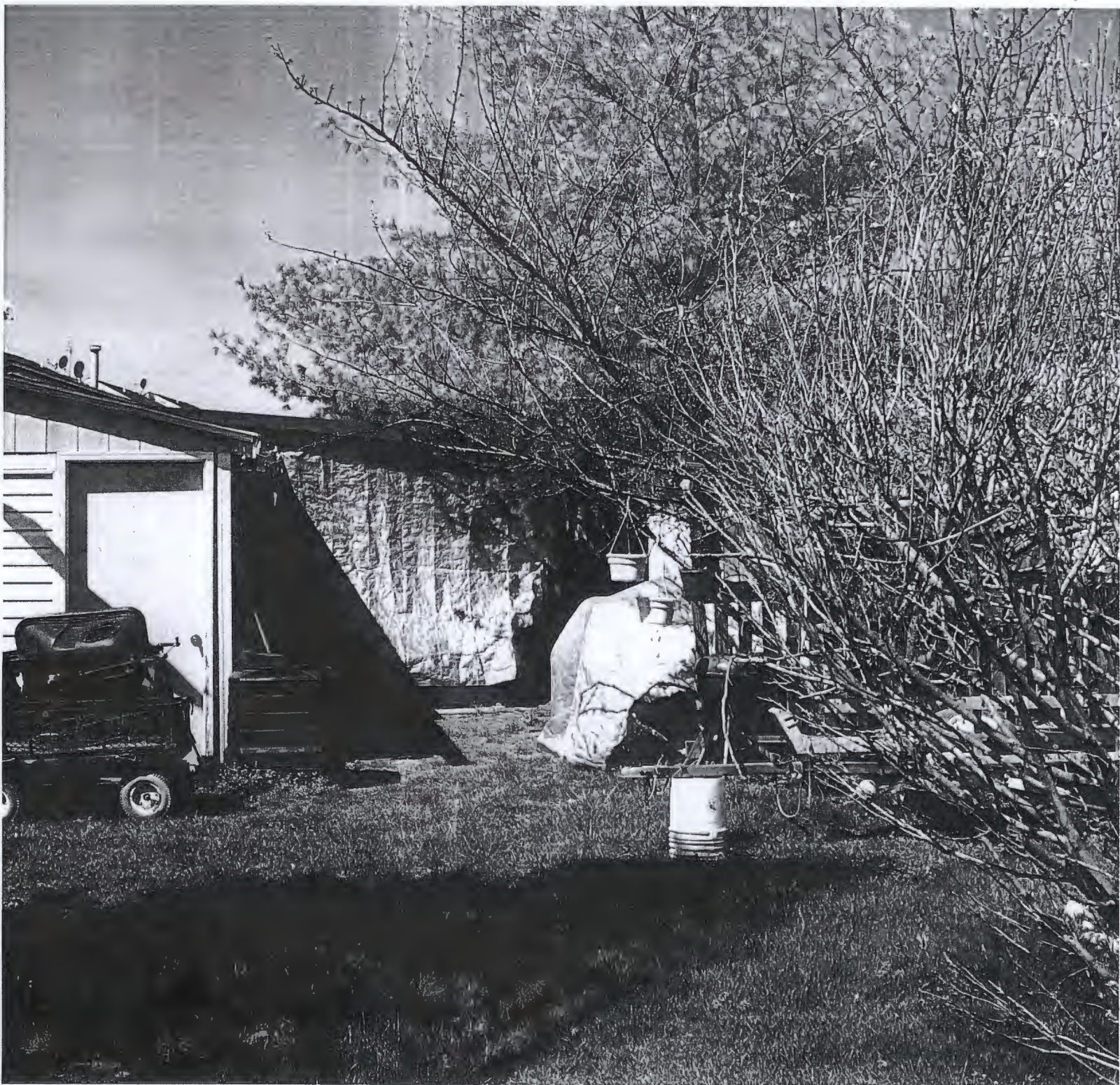
Re: 240 Oak Leaf way

Investigate
4/1/10











240 OAK Leaf Way

Violation
Location: 240 OAK Leaf Way

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

I.R.C. 2006 SEC. 105.1 - Permits
Required For all Accessory structures
over 120 sq. ft. - Detached
Accessory structures are not allowed
to be located on the side or Front
of the dwelling.

BCZR - Bill #27-1963 SEC. 400.1
Double Frontage Corner Lots - not
more than 50% of the Rear
third lot area farthest removed
shall be occupied.

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

ON OR BEFORE: 3/25/10 DATE ISSUED: 3/15/10

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

Print Name JAMES GARLAND

INSPECTOR:

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NO LATER THAN:

ON OR BEFORE: 3/25/10 DATE ISSUED: 3/15/10

INSPECTOR:

Rev. 7/09

AGENCY

imposed by this section shall not apply to a structure which is attached to the principal building by a covered passageway or which has one wall or part of one wall in common with it. Such structure shall be considered part of the principal building and shall be subject to the yard requirements for such a building.

§ 400.2. Setback. [Bill No. 2-1992]

Accessory buildings, including parking pads, shall be set back not less than 15 feet from the center line of any alley on which the lot abuts.

§ 400.3. Height.

The height of accessory buildings, except as noted in Section 300, shall not exceed 15 feet.

SECTION 401

Cemeteries

[BCZR 1955]

§ 401.1. Setback; screening.

The Zoning Commissioner or the Board of Appeals, on appeal, may require a minimum setback from any property line for any building, structure, grave or place of temporary or permanent burial, and may require such walls, fences and/or planting of shrubbery, trees or vines as may be reasonable and proper to afford adequate screening.

SECTION 402

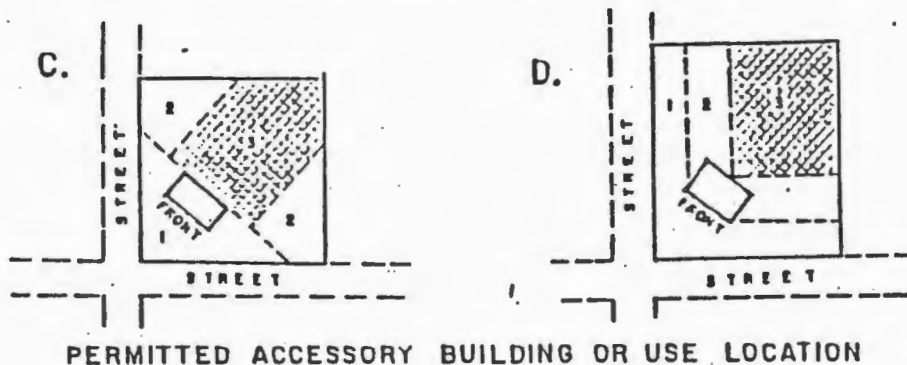
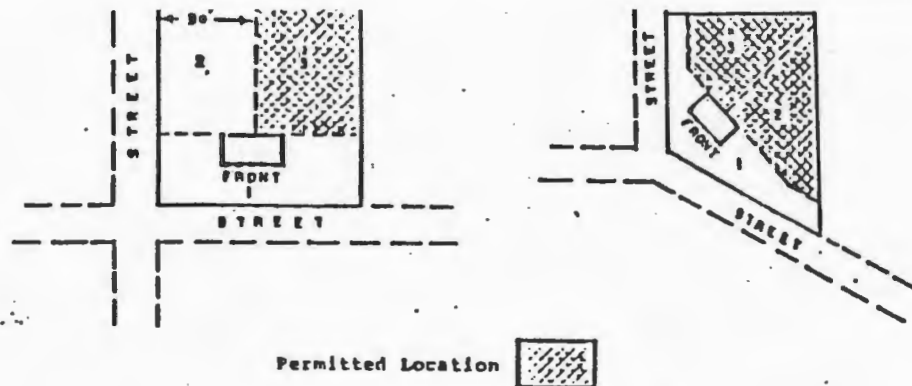
Conversion of Dwellings

[BCZR 1955]

§ 402.1. For residential use.

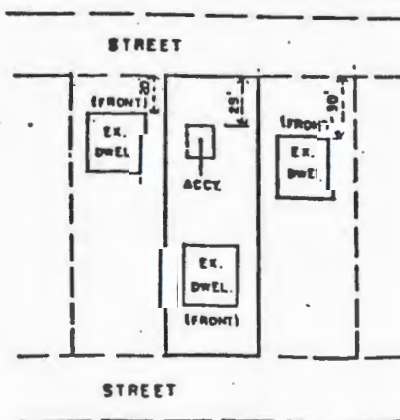
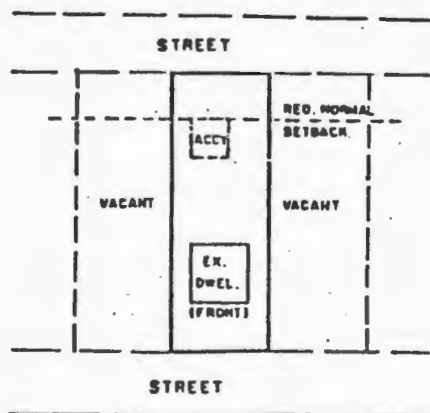
For residential use:

- A. The converted dwelling must be located on a lot that will meet the dimensional requirements shown in the schedule which follows.



(2) Double Frontage Lots

- (A) Accessory structures/uses on double-frontage lots shall not be closer to a street right-of-way line than the setback required for a principal dwelling.
- (B) Where street setbacks have been established by existing dwellings on adjoining properties, Section 303.1 shall be utilized to determine the average setback.



FCV

PHASED IN

PRIOR

PROPOSED

CURR

CURR

PRIOR

LAND:	86,380	86,300		FCV	ASSESS	ASSESS
IMPV:	225,480	213,000	TOTAL..	299,300	299,300	311,860
TOTL:	311,860	299,300	PREF...	0	0	0
PREF:	0	0	CURT...	299,300	299,300	311,860
CURT:	311,860	299,300	EXEMPT.		0	0
DATE:	08/06	07/09				

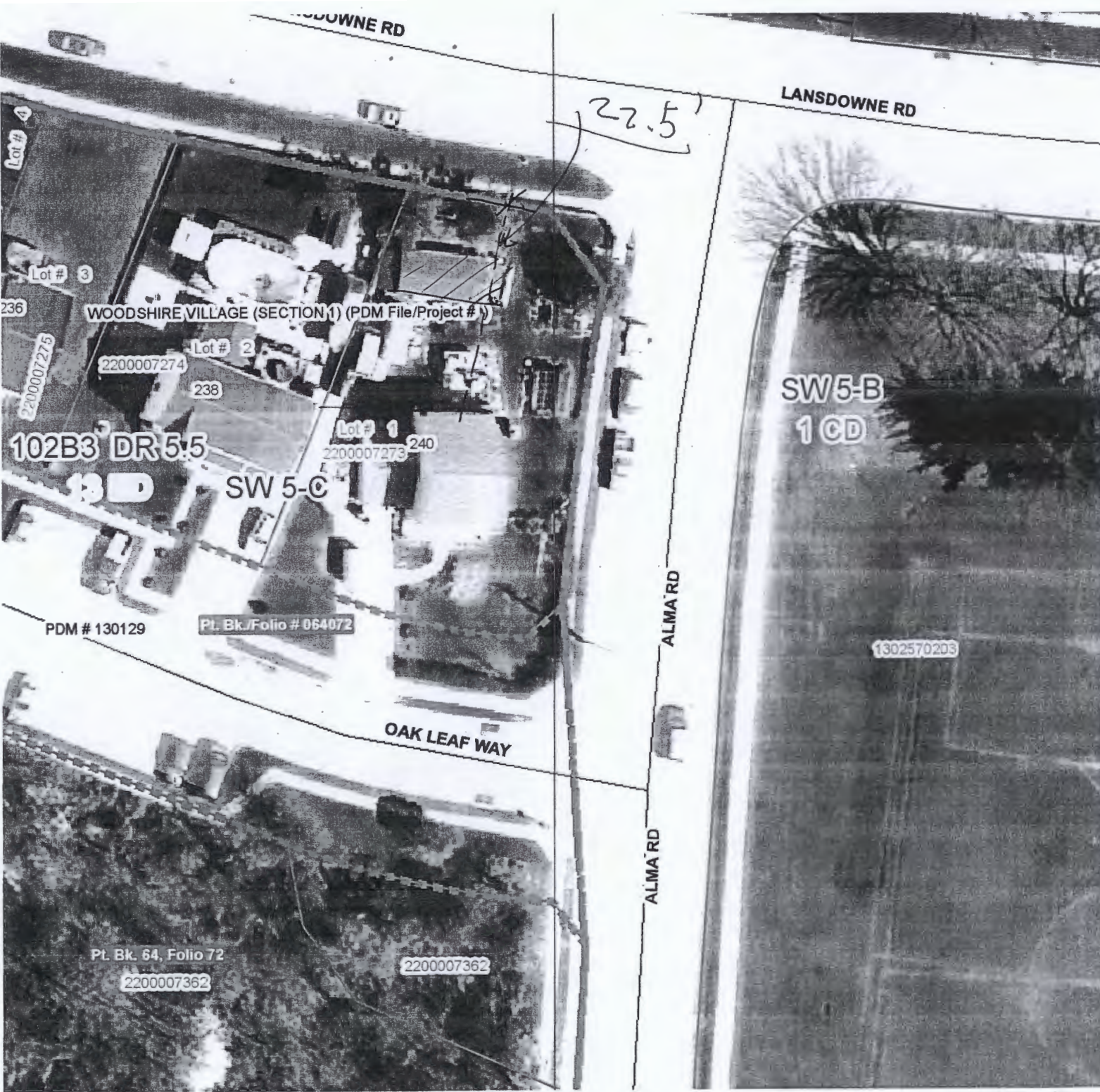
---- TAXABLE BASIS ---- FM DATE

ASSESS: 299,300 11/16/09

ASSESS: 311,860

ASSESS: 0

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF



SW 5-B
1 CD

1302570203

ALMA RD

ALMA RD

OAK LEAF WAY

WOODSHIRE VILLAGE (SECTION 1) (PDM File/Project # 1)

102B3 DR 5.5

SW 5-C

PDM # 130129

Pl. Bk./Folio # 064072

Pl. Bk. 64, Folio 72

2200007362

2200007362

2200007274

2200007273

236

238

240

Lot # 4

Lot # 3

Lot # 2

Lot # 1



03/12/2010



03/12/2010



03/12/2010



03/12/2010



CASE NAME _____
CASE NUMBER 2011-0096-A
DATE 08 November 2010

[illegible]

Case No.: 2011-0096-A

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	<i>site plan</i>	
No. 2	<i>aerial photograph</i>	
No. 3	<i>aerial photograph</i>	
No. 4	<i>subdivision plat</i>	
No. 5	<i> zoning Map</i>	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE

EXHIBIT NO. 1

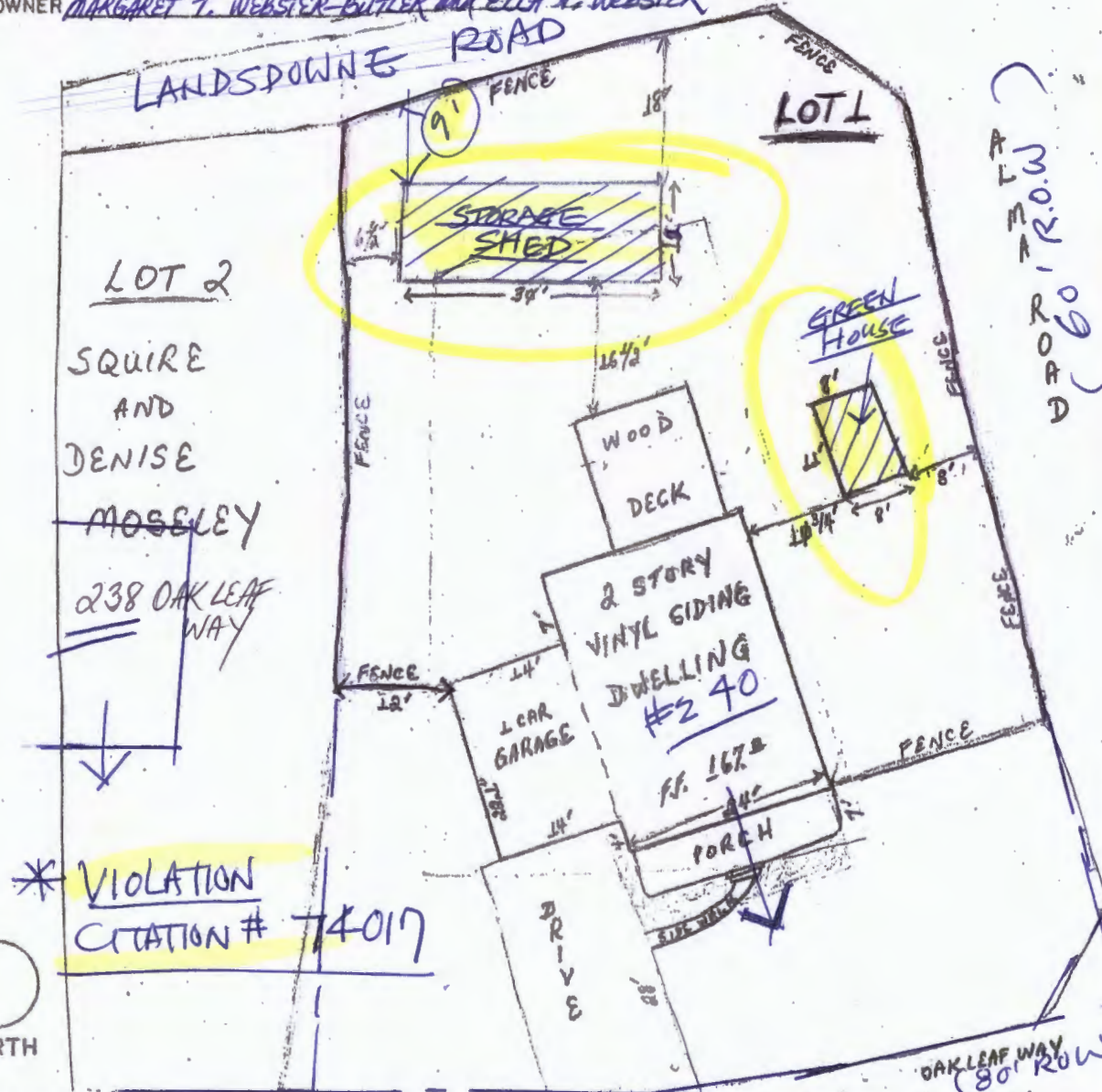
PROPERTY ADDRESS 240 OAK LEAF WAY

SEE PAGES 5 & 6 OF THE CHECKLIST FOR AD

SUBDIVISION NAME WOODSHIRE VILLAGE

PLAT BOOK # 64 FOLIO # 72 LOT # 1 SECTION # 1

OWNER MARGARET T. WEBSTER BUTLER M. ELLA T. WEBSTER



VICINITY MAP
SCALE: 1" = 1000'
A = SUBJECT PROPERTY

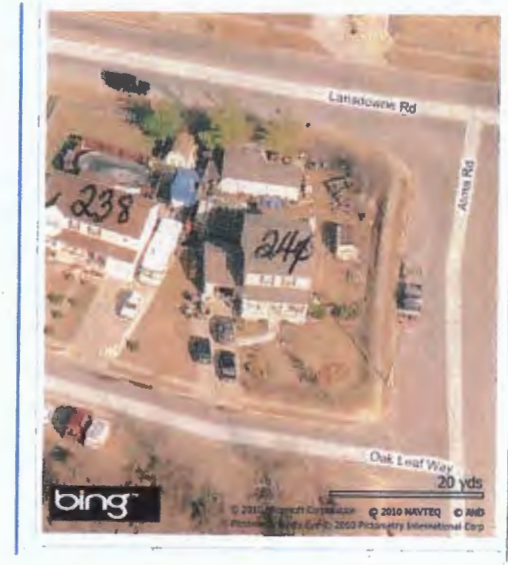
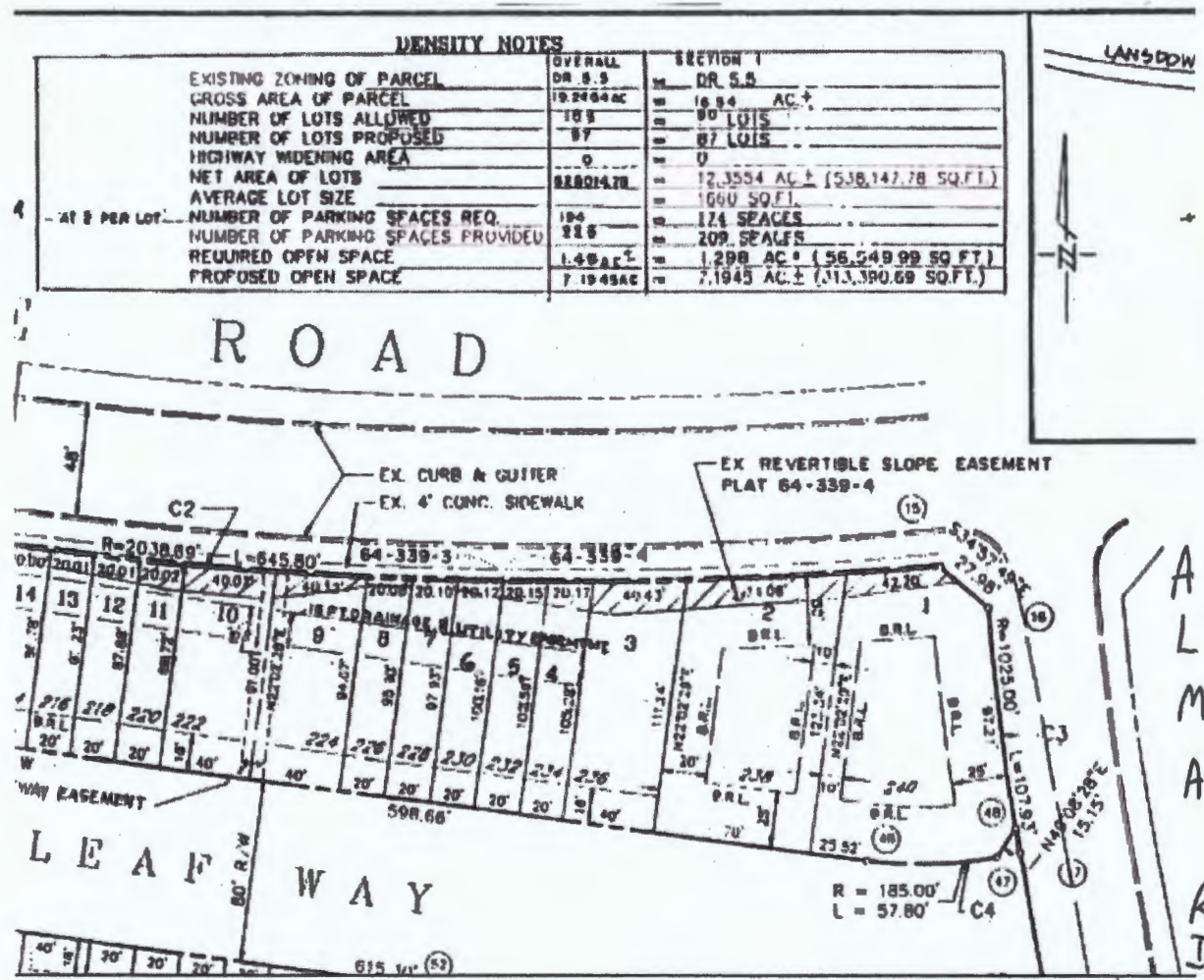
LOCATION INFORMATION			
ELECTION DISTRICT	<u>13</u>		
COUNCILMANIC DISTRICT	<u>1</u>		
1" = 200' SCALE MAP #	<u>102 B3</u>		
ZONING	<u>DR-5.5</u>		
LOT SIZE	ACREAGE	SQUARE FEET	
		<u>9,529</u>	
SEWER	☒ PUBLIC	☐ PRIVATE	
WATER	☒ PUBLIC	☐ PRIVATE	
CHESAPEAKE BAY CRITICAL AREA	☐ YES	☒ NO	
100 YEAR FLOOD PLAIN	☐ YES	☒ NO	
HISTORIC PROPERTY/BUILDING	☐ YES	☒ NO	
PRIOR ZONING HEARING	Violation # <u>0074017</u>		

ZONING OFFICE USE ONLY
REVIEWED BY ATSKI ITEM # 0096 CASE # 2011-0096-A

PREPARED BY

SCALE OF DRAWING: 1" = 20'

240 OAK LEAF WAY (LOT 1)



PETITIONER'S
EXHIBIT NO. 2





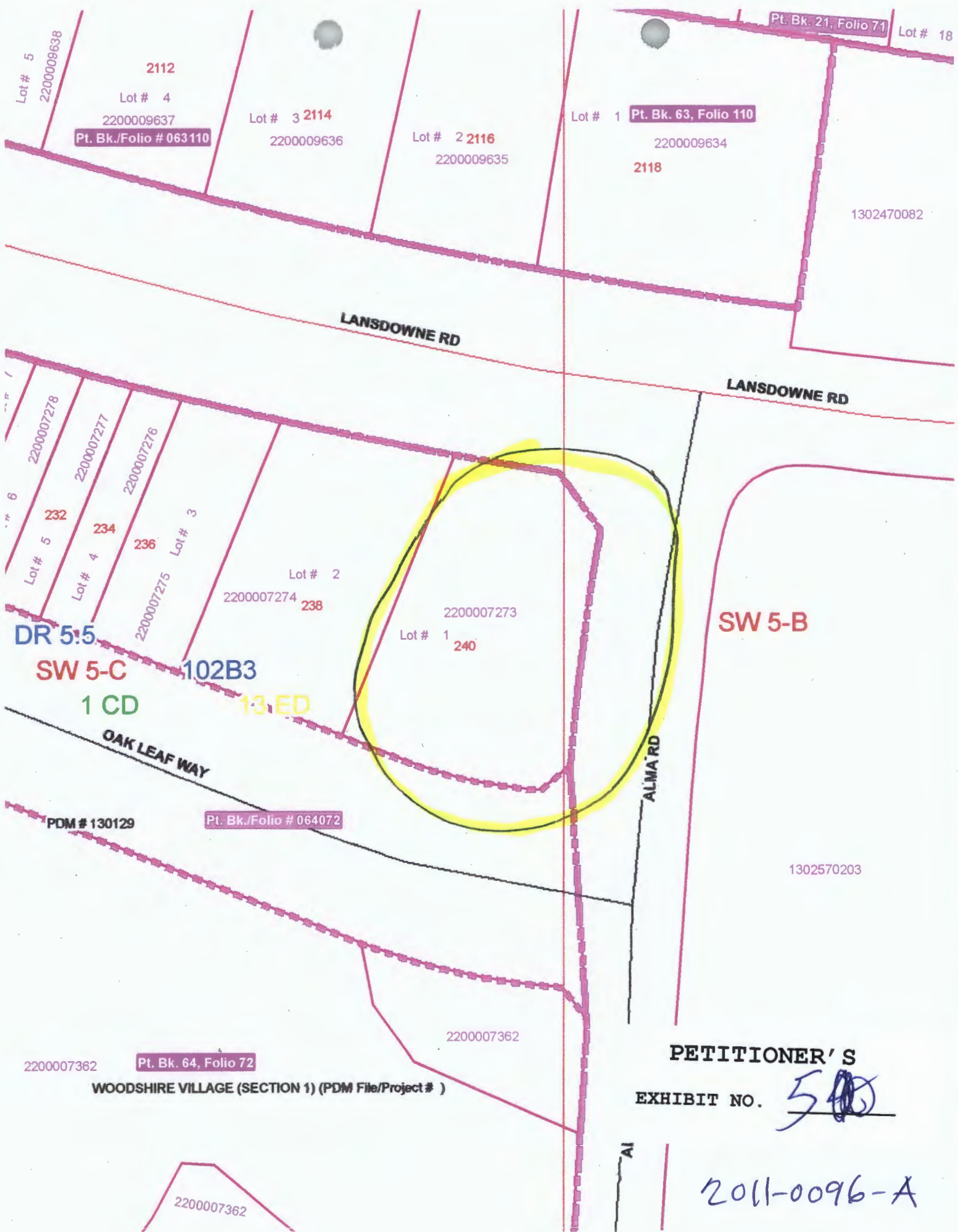
[illegible]

Page no.	DATE	NAME
1	12-10-66	10-10-66
2	12-10-66	10-10-66
3	12-10-66	10-10-66
4	12-10-66	10-10-66
5	12-10-66	10-10-66
6	12-10-66	10-10-66
7	12-10-66	10-10-66
8	12-10-66	10-10-66
9	12-10-66	10-10-66
10	12-10-66	10-10-66
11	12-10-66	10-10-66
12	12-10-66	10-10-66
13	12-10-66	10-10-66
14	12-10-66	10-10-66
15	12-10-66	10-10-66
16	12-10-66	10-10-66
17	12-10-66	10-10-66
18	12-10-66	10-10-66
19	12-10-66	10-10-66
20	12-10-66	10-10-66
21	12-10-66	10-10-66
22	12-10-66	10-10-66
23	12-10-66	10-10-66
24	12-10-66	10-10-66
25	12-10-66	10-10-66
26	12-10-66	10-10-66
27	12-10-66	10-10-66
28	12-10-66	10-10-66
29	12-10-66	10-10-66
30	12-10-66	10-10-66
31	12-10-66	10-10-66
32	12-10-66	10-10-66
33	12-10-66	10-10-66
34	12-10-66	10-10-66
35	12-10-66	10-10-66
36	12-10-66	10-10-66
37	12-10-66	10-10-66
38	12-10-66	10-10-66
39	12-10-66	10-10-66
40	12-10-66	10-10-66
41	12-10-66	10-10-66
42	12-10-66	10-10-66
43	12-10-66	10-10-66
44	12-10-66	10-10-66
45	12-10-66	10-10-66
46	12-10-66	10-10-66
47	12-10-66	10-10-66
48	12-10-66	10-10-66
49	12-10-66	10-10-66
50	12-10-66	10-10-66
51	12-10-66	10-10-66
52	12-10-66	10-10-66
53	12-10-66	10-10-66
54	12-10-66	10-10-66
55	12-10-66	10-10-66
56	12-10-66	10-10-66
57	12-10-66	10-10-66
58	12-10-66	10-10-66
59	12-10-66	10-10-66
60	12-10-66	10-10-66
61	12-10-66	10-10-66
62	12-10-66	10-10-66
63	12-10-66	10-10-66
64	12-10-66	10-10-66
65	12-10-66	10-10-66
66	12-10-66	10-10-66
67	12-10-66	10-10-66
68	12-10-66	10-10-66
69	12-10-66	10-10-66
70	12-10-66	10-10-66
71	12-10-66	10-10-66
72	12-10-66	10-10-66
73	12-10-66	10-10-66
74	12-10-66	10-10-66
75	12-10-66	10-10-66
76	12-10-66	10-10-66
77	12-10-66	10-10-66
78	12-10-66	10-10-66
79	12-10-66	10-10-66
80	12-10-66	10-10-66
81	12-10-66	10-10-66
82	12-10-66	10-10-66
83	12-10-66	10-10-66
84	12-10-66	10-10-66
85	12-10-66	10-10-66
86	12-10-66	10-10-66
87	12-10-66	10-10-66
88	12-10-66	10-10-66
89	12-10-66	10-10-66
90	12-10-66	10-10-66
91	12-10-66	10-10-66
92	12-10-66	10-10-66
93	12-10-66	10-10-66
94	12-10-66	10-10-66
95	12-10-66	10-10-66
96	12-10-66	10-10-66
97	12-10-66	10-10-66
98	12-10-66	10-10-66
99	12-10-66	10-10-66
100	12-10-66	10-10-66

OWNER'S CERTIFICATE I, the undersigned, do hereby certify that the above and foregoing is a true and correct copy of the original as the same appears in the records of the County of Prince George, Virginia, and that the same is a true and correct copy of the original as the same appears in the records of the County of Prince George, Virginia, and that the same is a true and correct copy of the original as the same appears in the records of the County of Prince George, Virginia. Wm. L. Davis, Jr. 1/1/92 TITLE: RESIDENT		SURVEYOR'S CERTIFICATE I, the undersigned, do hereby certify that the above and foregoing is a true and correct copy of the original as the same appears in the records of the County of Prince George, Virginia, and that the same is a true and correct copy of the original as the same appears in the records of the County of Prince George, Virginia, and that the same is a true and correct copy of the original as the same appears in the records of the County of Prince George, Virginia. Wm. L. Davis, Jr. 1/1/92 TITLE: RESIDENT		ATTEST: I have examined the foregoing and find it to be a true and correct copy of the original as the same appears in the records of the County of Prince George, Virginia, and that the same is a true and correct copy of the original as the same appears in the records of the County of Prince George, Virginia, and that the same is a true and correct copy of the original as the same appears in the records of the County of Prince George, Virginia. Wm. L. Davis, Jr. 1/1/92 TITLE: RESIDENT		WOODSHIRE VILLAGE SECTION ONE ELECTED BY THE VOTERS OF THE COUNTY OF PRINCE GEORGE, VIRGINIA DATE: 1/1/92 SCALE: 1" = 10'	
---	--	--	--	--	--	---	--

4

2011-0096-A



Pt. Bk. 21, Folio 71 Lot # 18

2112

Lot # 4

2200009637

Pt. Bk./Folio # 063110

Lot # 3 2114

2200009636

Lot # 2 2116

2200009635

Lot # 1 Pt. Bk. 63, Folio 110

2200009634

2118

1302470082

LANSLOWNE RD

LANSLOWNE RD

DR 5-5

SW 5-C

1 CD

102B3

13 ED

SW 5-B

PDM # 130129

Pt. Bk./Folio # 064072

1302570203

2200007362

Pt. Bk. 64, Folio 72

WOODSHIRE VILLAGE (SECTION 1) (PDM File/Project #)

2200007362

PETITIONER'S

EXHIBIT NO.

500

2011-0096-A

2200007362