

IN RE: PETITION FOR ADMIN. VARIANCE

NW corner of Grovenhill Road and
Braxfield Road
13th Election District
1st Councilmanic District
(1018 Grovenhill Road)

Gloria Heise
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* Case No. 2011-0124-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, Gloria Heise for property located at 1018 Grovenhill Road. The variance request is from Section 214 (1955-71 regulations) of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed rear addition (patio room) with a rear yard setback of 38 feet in lieu of the required 50 feet. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. Petitioners desire to construct a patio room addition measuring 19 feet x 12 feet on an existing concrete slab. Photographs submitted with the Petition clearly illustrate that there are a number of similar patio room additions in the neighborhood.

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 Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on October 10, 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

ORDER RECEIVED FOR FILING

Date 11-4-10

By P3

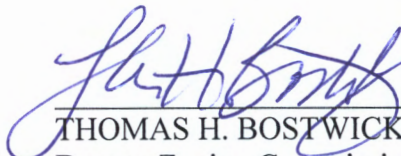
indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, and affidavits submitted provide sufficient facts that comply with the requirements of Section 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 4th day of November, 2010 that a Variance from Section 214 (1955-71 regulations) of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed rear addition (patio room) with a rear yard setback of 38 feet in lieu of the required 50 feet is hereby GRANTED, subject to the following:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her 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.

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 11-4-10

By PB



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

November 4, 2010

GLORIA HEISE
1018 GROVENHILL ROAD
BALTIMORE MD 21221

Re: Petition for Administrative Variance
Case No. 2011-0124-A
Property: 1018 Grovenhill Road

Dear Ms. Heise:

Enclosed please find the decision rendered in the above-captioned case. The petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Sincerely,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Dave McMahon, 7110 Golden Ring Road, Baltimore MD 21221



ORIGINAL
KEEP
IN FILE

Tax account# 1307150840

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1018 Grovehill Rd
which is presently zoned DR 10.5

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) 214 BCZR (1955-71)

TO PERMIT A PROPOSED REAR ADDITION (PATIO ROOM) WITH A REAR
YARD SETBACK OF 38 FT. IN LIEU OF THE REQUIRED 50 FT.

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

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

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

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

Contract Purchaser/Lessee:

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

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Date 11-4-10
Address _____ Telephone No. _____
By [Signature]
City _____ State _____ Zip Code _____

Legal Owner(s):

Gloria Heise
Name - Type or Print _____
Signature Gloria Heise
Name - Type or Print _____
Signature _____
1018 Grovehill Rd (410) 242-8334
Address _____ Telephone No. _____
Baltimore MD 21227
City _____ State _____ Zip Code _____

Representative to be Contacted:

Dave McMahon
Name _____
7110 Golden Ring Rd (410) 780-0062
Address _____ Telephone No. _____
Baltimore MD 21221
City _____ State _____ Zip Code _____

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

CASE NO.

2011 0124 A

REV 10/25/01

Zoning Commissioner of Baltimore County

Reviewed By JL Date 10/01/10

Estimated Posting Date 10/10/10

Affidavit in Support of Administrative Variance

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

That the Affiant(s) does/do presently reside at 1018 Grovehill Rd.
Address
Baltimore MD 21227
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):

I would like to have a patio room (12'x19') on the rear of my home. my problem is I can not meet the required rear setback of 50ft. This is the only place I can build the room on the house, being a townhouse we will have 38ft. to the rear property line where there is a 16ft. alley between my lot and my neighbors. this patio room would not be unique to the neighborhood. Therefore I am asking for a rear yard setback of 38ft. in lieu of the required 50ft.

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.

Gloria Heise
Signature

Gloria Heise
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25 day of Sept, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Delores A Scott
Notary Public

My Commission Expires Nov 27, 2013

Zoning Description
1018 Grovehill Rd.

0129

Beginning at the corner of the North side of Grovehill Rd, which intersects with the west side of Braxfield Rd.

*Being lot #12, Block#C Section#1 in the subdivision of Huntsmoor Village North as recorded in the Baltimore county Plat Book #30, Folio #8, containing 4.746.00 SF. Also known as 1012 Grovehill Road. and located in the 1st election district, ~~1012~~ 13TH Councilmanic District.

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

2011 0129 A

No. **60744**

Date: **10/01/10**

PAID RECEIPT

BUSINESS ACTION TIME MM
 10/01/2010 10/01/2010 09:10:14 2
 REC 0505 WALTON DRG 000
 RECEIPT N 54889 10/01/2010 012
 5 528 2010 VERIFICATION
 OF 01 00000
 Recpt Tot 165.00
 165.00 CF 8.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Sub Obj	Dept	Obj	BS Acct	Amount
001	006	000		6150					65.00

Total: **65.00**

Rec From: _____
 For: **RV 1018 Grovehill Rd RV**

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

2011-0124-A

RE: Case No.: _____

Petitioner/Developer: _____
Gloria Heise

Oct 25 2010

Date of Hearing/Closing: _____

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristin Matthews:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

1018 Grovehill Road

October 10 2010

The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,

Robert Black October 13 2010
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2011-0124-A

TO PERMIT A PROPOSED REAR ADDITION (PATIO ROOM)
WITH A REAR YARD SETBACK OF 38 FT. IN LIEU OF THE
REQUIRED 50 FT.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON 10-25-10

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION & DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE.
TOWSON, MD 21204

TEL. 887-3391

DO NOT REMOVE IT & DO NOT ALTER IT & DO NOT REMOVE IT & DO NOT REMOVE IT & DO NOT REMOVE IT

MEETING IS HANDICAP ACCESSIBLE

THIS COPY TO FILE
APP HAS HIS

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2011-0124-A Address 1018 GROVEHILL RD

Contact Person: JENN LEWIS Planner, Please Print Your Name Phone Number: 410-887-3391

Filing Date: 10/01/10 Posting Date: 10/10/10 Closing Date: 10/25/10

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 2011-0124-A Address 1018 GROVEHILL RD
Petitioner's Name GLORIA HEISE Telephone 410 242 8334
Posting Date: 10/10/10 Closing Date: 10/25/10
Wording for Sign: To Permit A PROPOSED REAR ADDITION (PATIO ROOM)
WITH A REAR YARD SETBACK OF 38 FT. IN LIEU OF THE REQUIRED 50 FT.

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 2011-0124-A

Petitioner: Heise, Gloria

Address or Location: 1018 Greerhill Rd

PLEASE FORWARD ADVERTISING BILL TO

Name: Champion

Address: 7100 Golden Ring Rd
Balto Md 21221

Telephone Number: 410 780-0062



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

October 26, 2010

Gloria Heige
1018 Grovehill Rd.
Baltimore, MD 21227

Dear: Gloria Heige

RE: Case Number 2011-0124-A, 1018 Grovehill Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 01, 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
Dave Ma Mahon; 7110 Golden Ring Rd.; Baltimore, MD 21221

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: Oct. 19, 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. 2011-0124-A
1018 GROVE HILL RD
HELSE 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. 2011-0124-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,

A handwritten signature in purple ink that reads "Michael P. Bailey".

For¹ 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

BALTIMORE COUNTY, MARYLAND**INTER-OFFICE CORRESPONDENCE**

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

DATE: October 25, 2010

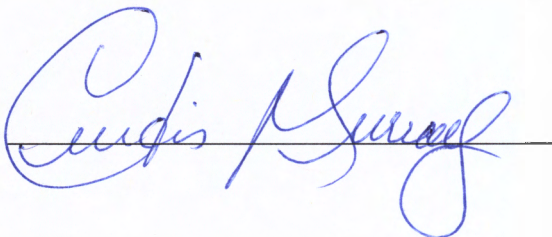
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 11-124- 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 Dennis Wertz in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL



RECEIVED

OCT 27 2010

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

Closing 10/25/10

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

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

SUBJECT: Zoning Advisory Committee Meeting
For November 1, 2010
Item Nos. 2011- 124, 133, 135, 136
And 138

DATE: November 1, 2010

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-11012010 -NO COMMENTS.doc

AV
10-25-10

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

DEC 01 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: December 1, 2010
SUBJECT: Zoning Item # 11-124-A
Address 1018 Grovenhill Road
(Heise Property)

Zoning Advisory Committee Meeting of October 18, 2010.

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

Reviewer: JWL Date: 12/1/10



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

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

October 20, 2010

ATTENTION: Kristen Mathews
ZAC 11/1/2010

PDM Number no's.:

2011-0124-A

2011-0433-A

2011-0135-A

2011-0136-A

2011-0138-A

The fire marshal's office has no comments at this time.

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

cc: File



Printed with Soybean Ink
on Recycled Paper

Visit the County's Website at www.baltimorecountyonline.info

Patricia Zook - Re: Case 2011-0124-A (administrative variance that closed 10-25-10)

From: Dennis Kennedy
To: Zook, Patricia
Date: 11/3/2010 11:05 AM
Subject: Re: Case 2011-0124-A (administrative variance that closed 10-25-10)

Patti:

The issue we had was with the zoning office not with the item. They delivered the agenda to us on the afternoon of the 25th with the closing date being the 25th! At that time, the zoning office was going to revise the closing date. This has happened many times, as you know, and the zoning office is finally doing something about it.

Anyway, we have no comment on 2011-0124.

Dennis

>>> Patricia Zook 11/3/2010 10:22 AM >>>

Good morning Dennis -

This administrative variance case closed on October 25, 2010, but was not brought to our office until this morning. The Zoning Review Office said that your office had issues/concerns about the variance and they delayed in delivering the file to our office. In reviewing the file, I don't see any comments from your office.

If you don't have any comments, just reply to the e-mail and I'll place it in the file. If you have comments, feel free to fax them to me at 410 887 3468 or e-mail - whatever is easier for you.

CASE NUMBER: 2011-0124-A

1018 Grovenhill Road

Location: NW corner of Grovenhill Road and Braxfield Road.

13th Election District, 1st Councilmanic District

Legal Owner(s): Gloria Heise

Closing Date: 10/25/2010

ADMINISTRATIVE VARIANCE To permit a proposed rear addition (patio room) with a rear yard setback of 38 feet in lieu of the required 50 feet.

As always, thanks for your help, Dennis.

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

410-887-3868

pzook@baltimorecountymd.gov

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

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

Account Identifier: District - 13 Account Number - 1307150840

Owner Information

Owner Name: HEISE GLORIA Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 1018 GROVEHILL RD Deed Reference: 1) /26879/ 531
BALTIMORE MD 21227-3812 2)

Location & Structure Information

Premises Address Legal Description
1018 GROVEHILL RD
1018 GROVEHILL RD
HUNTS MOOR VILLAGE NORTH

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
108	10	671			1	C	12	1	Plat Ref: 30/ 8

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1966	1,296 SF	4,746.00 SF	04

Stories	Basement	Type	Exterior
2	YES	END UNIT	BRICK

Value Information

	Base Value	Value As Of 01/01/2010	Phase-in Assessments As Of 07/01/2010	As Of 07/01/2011
Land	85,000	85,000		
Improvements:	172,650	131,400		
Total:	257,650	216,400	216,400	216,400
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
HEISE EDWARD	04/11/2008	\$31,054
Type:	Deed1:	Deed2:
NOT ARMS-LENGTH	/26879/ 531	



PLAT TO ACCOMPANY PETITION FOR ZONING ☐ VARIANCE

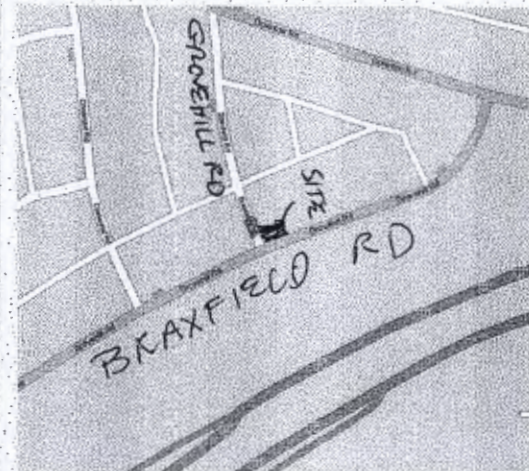
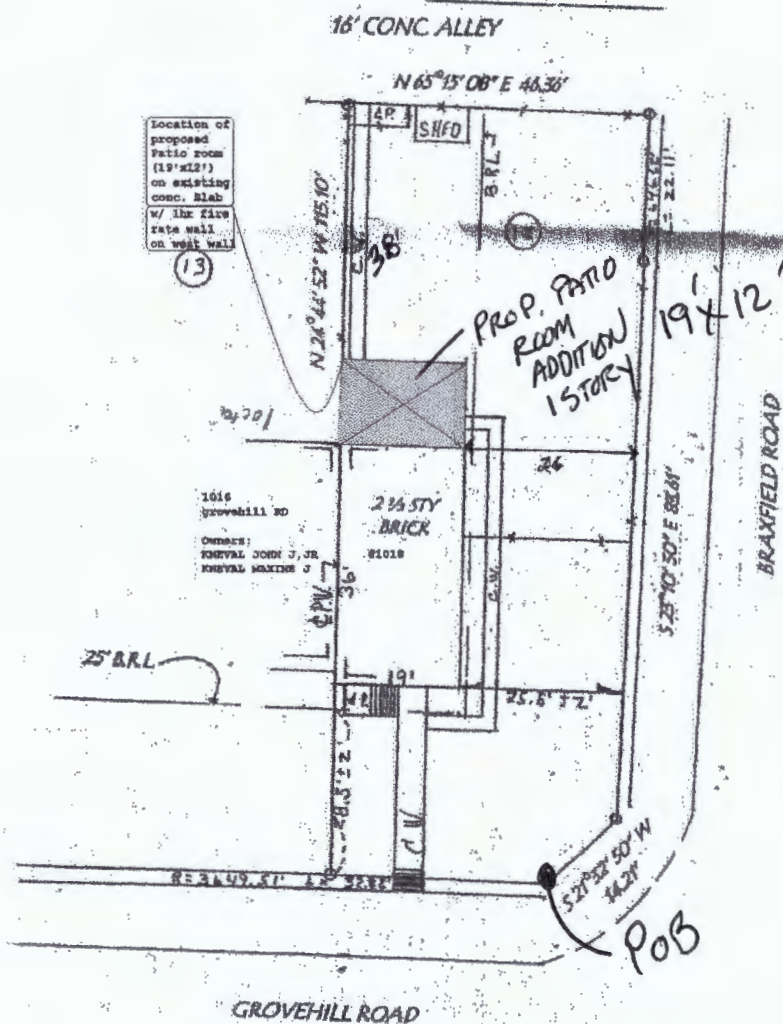
PROPERTY ADDRESS 1018 Grovehill Rd

SUBDIVISION NAME Huntsmoor Village North

PLAT BOOK # 30 FOLIO # 8 LOT # 12 SECTION # 1

OWNER Gloria Heise

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



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT	1st
COUNCILMANIC DISTRICT	13 13
1" = 200' SCALE MAP #	108B1
ZONING	DR 10.5
LOT SIZE	4,746
ACREAGE	SQUARE FEET
SEWER	PUBLIC ☒ PRIVATE ☐
WATER	PUBLIC ☒ PRIVATE ☐
CHESAPEAKE BAY CRITICAL AREA	YES ☐ NO ☒
100 YEAR FLOOD PLAIN	☐ ☒
HISTORIC PROPERTY/ BUILDING	☐ ☒
PRIOR ZONING HEARING	☒

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

JL

2011-0124-A



NORTH

PREPARED BY Gerard Andersen

SCALE OF DRAWING: 1" = 30'