

IN RE: PETITION FOR ADMIN. VARIANCE

S side of Murdock Road; 325 feet E of
the c/l of Holly Lane
9th Election District
5th Councilmanic District
(613 Murdock Road)

Robert Moore
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2011-0141-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, Robert Moore for property located at 613 Murdock Road. The variance request is from Section 400.2 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an accessory structure (garage) in the rear yard with a side yard setback of 1 foot in lieu of the required 2.5 feet setback. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The existing garage, which has been in place since the house was constructed in 1924, must be replaced due to deterioration. The new garage will be positioned in the same location with no differences in proximity toward adjoining properties. The existing setbacks are 5 feet from the property line to the south and 1 foot from the property line to the east. The new garage would be placed on its existing foundation at those points. The proposed garage is 20 feet wide which is 10 feet wider than the existing garage so the new setback from the property line to the west would be 29 feet. To move the garage to meet today's standards would require the removal and replacement of the original 105 feet long x 9 feet wide driveway and the existing garage foundation. It would also require the remove of the adjoining sidewalk that runs along the driveway and immediately next to the dwelling. To do so would jeopardize the foundation and grade of the house. The

ORDER RECEIVED FOR FILING

Date 11-16-10

By PZO

placement of the current garage and driveway is consistent with other driveways and garages in the Annelise neighborhood. Photographs were submitted that show five driveways and garages on the same block showing similar proximity to neighboring houses as the Petitioner's house. Petitioner submitted a letter of support from the most affect property owner, Roy Haughwout, who resides at 615 Murdock Road.

There is an existing garage measuring 10 feet x 20 feet and Petitioners desire to construct a replacement garage measuring 20 feet x 20 feet.

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 29, 2010 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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

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

ORDER RECEIVED FOR FILING

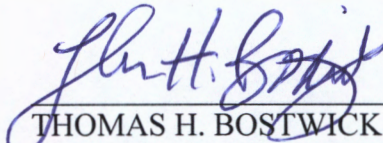
Date 11-16-10

By ps

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 16th day of November, 2010 that a variance from Section 400.2 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an accessory structure (garage) in the rear yard with a side yard setback of 1 foot in lieu of the required 2.5 feet setback is hereby GRANTED, subject to the following:

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

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 11-16-10

By pz



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

November 16, 2010

ROBERT MOORE
613 MURDOCK ROAD
TOWSON MD 21212

Re: Petition for Administrative Variance
Case No. 2011-0141-A
Property: 613 Murdock Road

Dear Mr. Moore:

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



TAX. ACCO # 09060020110

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 613 Murdock Road, Anneslie
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

Section: 400.2

To permit an accessory structure/garage in the rear yard with a side yard set back of 1 foot in lieu of the required 2 1/2 feet set back.

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):

Robert J. Moore

Name - Type or Print

Signature

Name - Type or Print

Signature

613 Murdock Rd 410-929-5684
Address Telephone No.

Towson MD 21212
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 11-16-10 day of Nov 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. 2011-0141-A

REV 10/25/01

Reviewed By [Signature] Date 10/18/10

Estimated Posting Date 10/31/10

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 613 Murdock Road
Address
Towson MD 21212
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):

The existing garage, which has been in place since the house was built in the 1920s, must be removed due to deterioration.

The new garage will be positioned in the same location, with no differences in proximity toward adjoining properties. The existing setbacks are 5' from the property line to the south and 1' from the property line to the east. The new garage would be placed on its existing foundation at those points. The proposed garage is 20' wide which is 10' wider than the existing garage, so the new setback from the property line to the west would be 29'.

To move the garage to meet today's standards would require removal and replacement of the original 105' long x 9' wide driveway and the existing garage foundation. It would also require removal of the adjoining sidewalk that runs along the driveway and immediately next to the house. To do so would jeopardize the foundation and grade of the house.

Another option might be to pave over an additional portion of the rear yard to provide room to enter and exit the garage. This, however, would reduce yard area unreasonably and increase impervious ground space substantially.

The placement of the current garage and driveway is consistent with other driveways and garages in the Anneslie neighborhood. Photos are attached of five driveways and garages on the same block, showing similar proximity to neighboring houses as the petitioner's house.

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 [Signature]
Name - Type or Print Robert J. Moore

Signature _____
Name - Type or Print _____

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18 day of October, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

ROBERT J. MOORE

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

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public
My Commission Expires 3/10/12

ZONING DESCRIPTION FOR 613 Murdock Road

Beginning at a point on the south side of Murdock Road which is 50 feet wide at the distance of 325 feet East of the centerline of the nearest improved intersecting street Holly Lane which is 50 feet wide. Being Lot # 13, Block G in the subdivision of Anneslie as recorded in Baltimore County Plat Book # 7, folio # 40, containing 6,250 square feet. Also known as 613 Murdock Road and located in the 9th Election District, 5th Councilmanic District.

2011-0141-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 10/31/2010

Case Number: 2011-0141-A

Petitioner / Developer: ROBERT MOORE

Date of Hearing (Closing): NOVEMBER 15, 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:
613 MURDOCK ROAD

The sign(s) were posted on: OCTOBER 29, 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 DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2011-0141-A Address 613 Murdock Rd
Contact Person: LEONARD WASILEWSKI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10/18/10 Posting Date: 10/31/10 Closing Date: 11/15/10

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 2011-0141-A Address 613 Murdock Rd
Petitioner's Name Robert Moore Telephone 410-929-5684
Posting Date: 10/31/10 Closing Date: 11/15/10
Wording for Sign:

To permit an accessory structure/garage in the rear yard with a side yard set back of 1 foot in lieu of the required 2 1/2 feet set back.

WCR - Revised 7/7/08

**CASHIER'S
VALIDATION**



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: Oct. 27, 2010

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

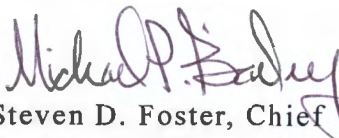
RE: Baltimore County
Item No. 2011-01A1-A
613 MURDOCK ROAD
MOORE PROPERTY
ADMIN. VARIANCE -

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. 2011-01A1-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

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

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 15, 2010

Robert J. Moore
613 Murdock Road
Towson, Md 21212

Dear Mr. Moore:

RE: 2011-0141-A, 613 Murdock 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 18, 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:rjc
Enclosures

c: People's Counsel
File

Patricia Zook - Re: Comments needed - Administrative Variances that closed 11-15-10

From: Dennis Kennedy
To: Zook, Patricia
Date: 11/16/2010 11:40 AM
Subject: Re: Comments needed - Administrative Variances that closed 11-15-10

Patti:

We have no comment on Items 2011-0141, 0142, 0146, and 0147. Carol will bring you a copy of our comment on 2011-0143.

Dennis

>>> Patricia Zook 11/16/2010 10:59 AM >>>

I forgot to mention that if you don't have comments, feel free to reply to this e-mail and I'll place it in the file(s).

Thanks again.

Good morning Dennis -

The following administrative variance case files were just brought over and they are missing comments from your office:

2011-0147-A, 2011-0146-A, 2011-0142-A, 2011-0143-A and 2011-0141-A.

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

Patricia Zook - Comments needed - Administrative Variances that closed 11-15-10

From: Patricia Zook
To: Kennedy, Dennis
Date: 11/16/2010 10:50 AM
Subject: Comments needed - Administrative Variances that closed 11-15-10

Good morning Dennis -

The following administrative variance case files were just brought over and they are missing comments from your office:

2011-0147-A, 2011-0146-A, 2011-0142-A, 2011-0143-A and 2011-0141-A.

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

615 Murdock Road
Baltimore MD 21212
November 12, 2010

Robert Moore
613 Murdock Road
Baltimore MD 21212

To Robert:

I am writing with regard to your plans to rebuild your garage. I appreciate that you let me know that the original structure, along with being unsound, is too small for your needs. I understand that you wish to rebuild the garage and widen it from 10' to 20'. I have no problems with your plans whatsoever.

I understand the zoning requirements are for a 2.5' setback from our property line. I know that the original garage sits only 1' from the property line. So, you want to place the garage on the existing foundation, so that the new garage would be the same 1' distance from my property. Again, I am comfortable with your plan to rebuild the garage and I look forward to the new garage's completion.

Sincerely,

Roy Haughwout

RM 11-12-10

RECEIVED

NOV 16 2010

ZONING COMMISSIONER

2011-0141-A

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 8, 2010

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 11-141- 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 Donnell Zeigler in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL



RECEIVED

NOV 09 2010

ZONING COMMISSIONER

Closing 11/15/10

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 8, 2010

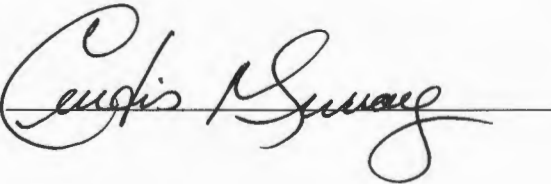
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 11-141- 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 Donnell Zeigler in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: November 1, 2010

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

SUBJECT: Zoning Advisory Committee Meeting
For November 8, 2010
Item Nos. 2011-126, 137, 140, 141,
142, 144, 145, 146 and 147

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-11082010 -NO COMMENTS.doc

Closing
11/15/10

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: November 1, 2010

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

SUBJECT: Zoning Advisory Committee Meeting
For November 8, 2010
Item Nos. 2011-126, 137, 140, 141,
142, 144, 145, 146 and 147

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-11082010 -NO COMMENTS.doc

AV
11-15-10

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 # 11-141-A
Address 613 Murdock Road
(Moore Property)

Zoning Advisory Committee Meeting of October 25, 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

DOLLY LN

DUNKIRK RD

2011-0141-A

0904752110 Lot # 5

DR 5.5

19880282

0923501020 Lot # 73	0920551450 Lot # 7
0908304850 Lot # 71	0922450130 Lot # 9
Lot # 71	Lot # 9
0919076130 Lot # 69	0920450080 Lot # 11
Lot # 69	Lot # 11
0913205680 Lot # 67	0906002010 Lot # 13
Lot # 67	Lot # 13
0902006010 Lot # 65	0911150540 Lot # 15
Lot # 65	Lot # 15
0911570220 Lot # 63	0907583340 Lot # 17
Lot # 63	Lot # 17
0913404380 Lot # 61	0922250040 Lot # 19
Lot # 61	Lot # 19
	Lot # 21

5 CD

080A1

PDM # 098016

NE 8-A

9 ED

Pt. Bk./Folio # 007040

0904503730 Lot # 75

Lot # 73	
0903477800 Lot # 73	
0919513250 Lot # 71	
Lot # 71	
0910453030 Lot # 69	
0918101570 Lot # 67	Lot # 13
Lot # 67	Lot # 13
0920662420 Lot # 65	Lot # 15
Lot # 65	Lot # 15
0920950100 Lot # 63	Lot # 15
Lot # 63	Lot # 15
0911153551 Lot # 61	Lot # 15

MURDOCK RD

Maryland Department of Assessments and Taxation
Real Property Data Search (vw1.1)
BALTIMORE COUNTY

Account Identifier:

District - 09 Account Number - 0906002010

Owner Information

Owner Name: MOORE ROBERT J Use: RESIDE
Principal Residence: YES
Mailing Address: 613 MURDOCK RD Deed Reference: 1) /2029
BALTIMORE MD 21212-2022 2)

Location & Structure Information

Premises Address Legal Description
613 MURDOCK RD LT 13-14
613 MURDOCK RD
ANNESLIE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat
80	2	107				G	13	2	Plat I

Special Tax Areas Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County
1924	1,120 SF	6,250.00 SF	04

Stories	Basement	Type	Exterior
1 1/2	YES	STANDARD UNIT	ASBESTOS SHINGLE

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2008	07/01/2010	07/01/2011
Land	111,250	111,250		
Improvements:	160,130	160,130		
Total:	271,380	271,380	271,380	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller:	Date:	Price:
HOUCK JAMES ROBERT	06/24/2004	\$221
Type: IMPROVED ARMS-LENGTH	Deed1: /20299/ 285	Deed2:
Seller: FARBER JANE F	Date: 03/29/1983	Price: \$65
Type: IMPROVED ARMS-LENGTH	Deed1: / 6505/ 6	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:

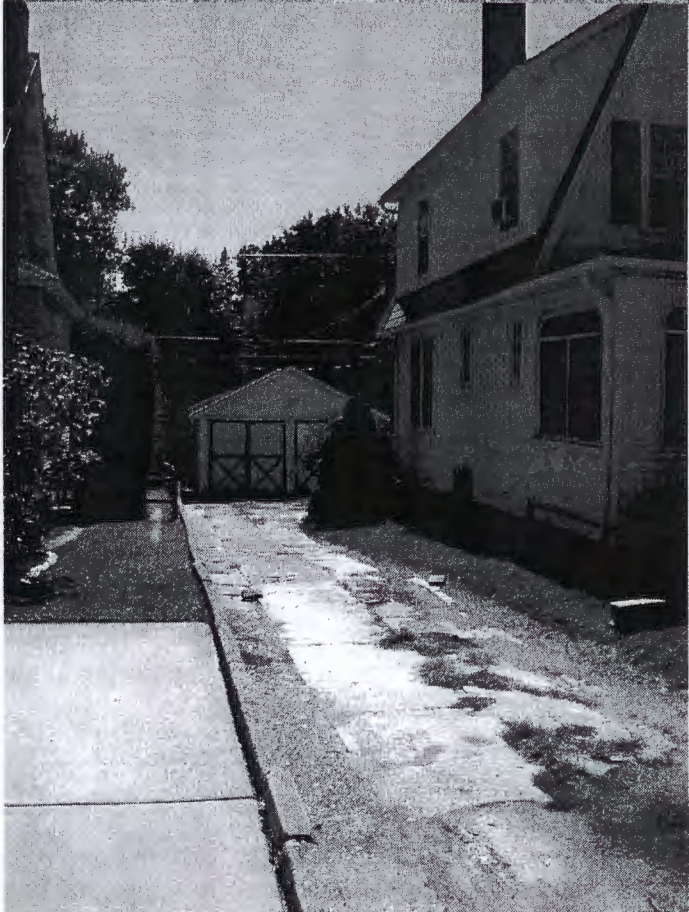
Special Tax Recapture:
* NONE *



629 MURDOCK RD



627 Murdock Rd.



633 MURDOCK RD.

FIVE (5)
ANNESLIE NEIGHBORHOOD
DWELLINGS WITH
SIMILARLY LOCATED
GARAGES

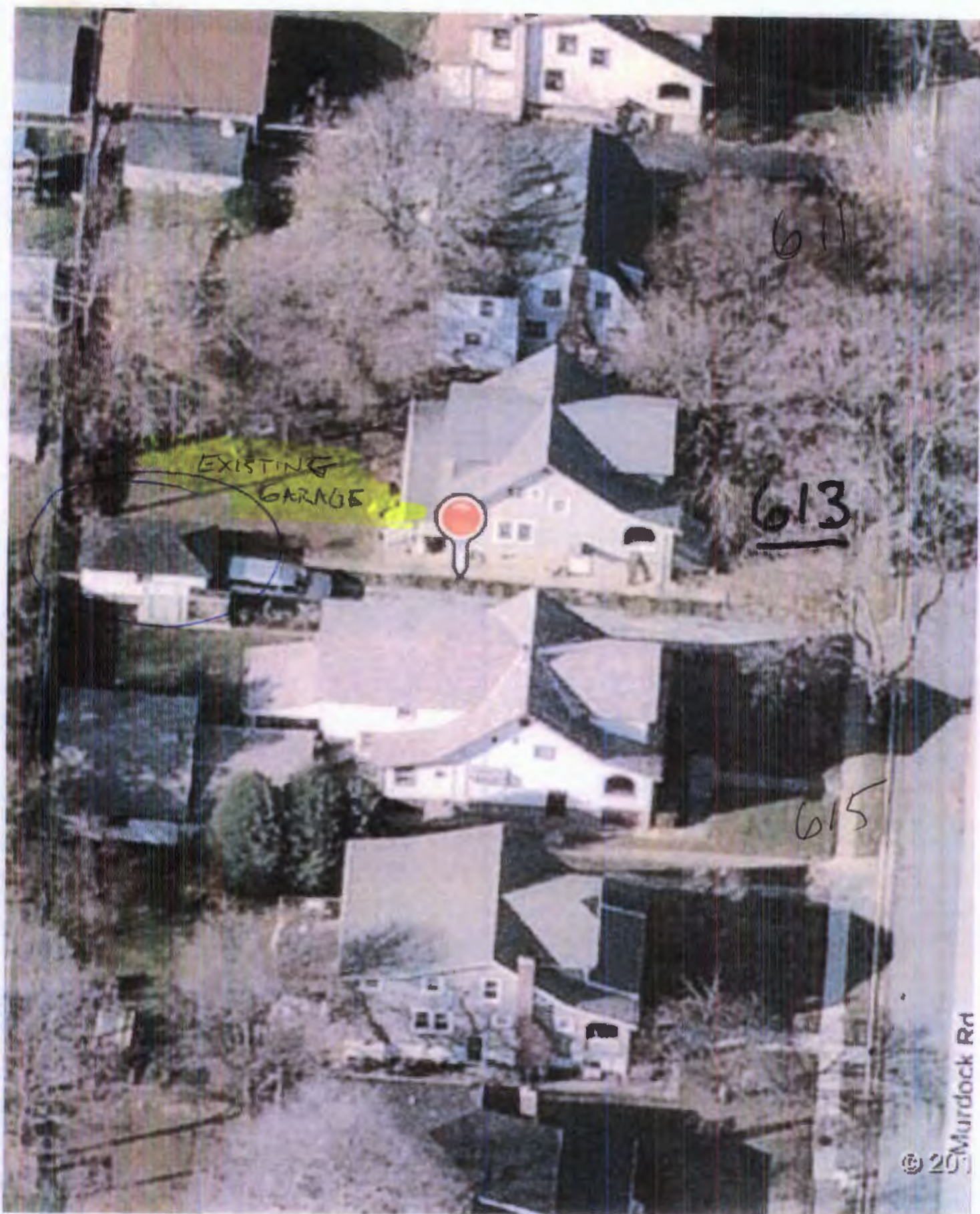
2011-0141-A



637 MURDOCK RD



604 DUNKIRK RD.



2011-0141-A

Existing

Garage at 613 Murdock Road



2011-0141-A

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 613 MURDOCK RD

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

SUBDIVISION NAME ANNESLIE

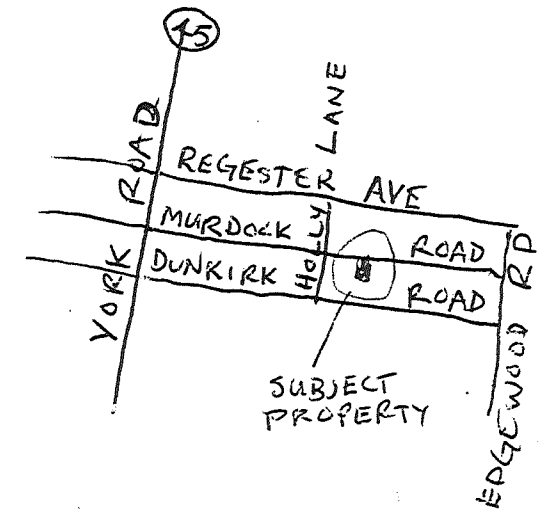
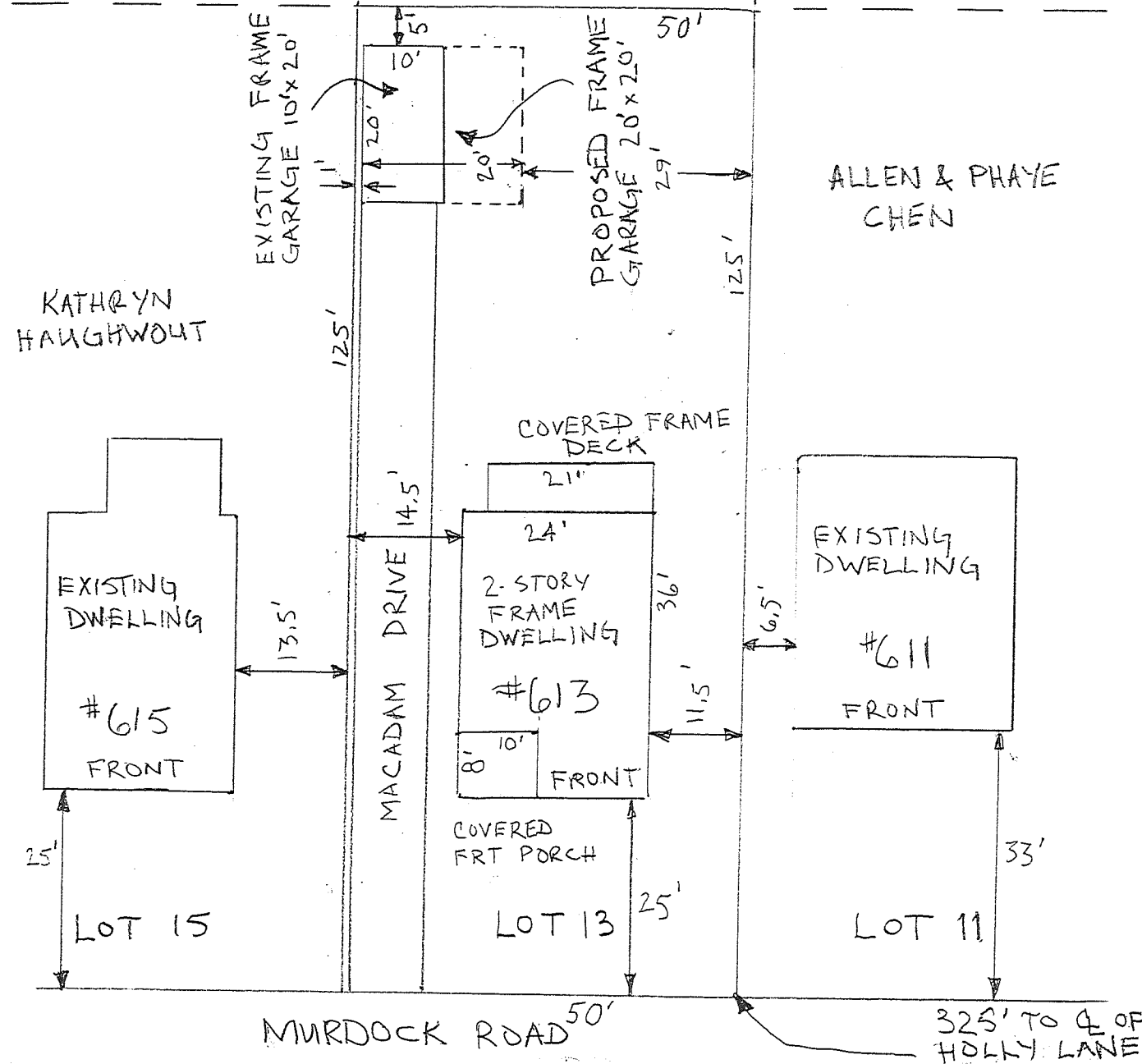
PLAT BOOK # 7 FOLIO # 40 LOT # 13 SECTION #

OWNER ROBERT MOORE

DALE HEDDING
#614 DUNKIRK RD
LOT 65

JOHN & ERIN WOODWARD
#612 DUNKIRK RD
LOT 67

SETH & HEATHER BERKOWITZ
#610 DUNKIRK RD
LOT 69



LOCATION INFORMATION

ELECTION DISTRICT 9

COUNCILMANIC DISTRICT 5

1" = 200' SCALE MAP # 080A1

ZONING DR 5.5

LOT SIZE 0.14 ACREAGE 6,250 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

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

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

PREPARED BY R. MOORE

SCALE OF DRAWING: 1" = 20'

 | 2011 | 0141-A