

IN RE: PETITION FOR ADMIN. VARIANCE *
(6530 Mt. Vista Road)
11th Election District *
3rd Council District *
Walter A. and Marcia T. Kuklane *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2015-0051-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owners of the property, Walter A. and Marcia T. Kuklane. Resolution 77-14 concerning the public disclosure of Walter Kuklane, an employee of the Baltimore County Department of Permits, Approvals and Inspections, was approved at the County Council meeting held on September 2, 2014. The Petitioners are requesting Variance relief from § 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed accessory building (garage) with a height of 23 ft. in lieu of the maximum allowed 15 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on September 21, 2014, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in

ORDER RECEIVED FOR FILING

Date 10-10-14
DW

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 Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Although the Department of Planning did not make any recommendations related to the proposed garage height and usage, I will impose conditions that the garage not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

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, this 10th day of October, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking Variance relief from § 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed accessory building (garage) with a height of 23 ft. in lieu of the maximum allowed 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for their appropriate 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.

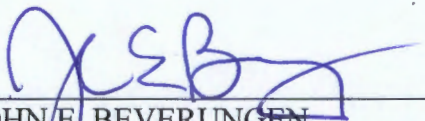
ORDER RECEIVED FOR FILING

Date 10-10-14

By DW

2. The Petitioners or subsequent owners shall not convert the subject garage into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The garage shall not be used for commercial purposes.

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


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 10-10-14

By BW



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

October 10, 2014

Walter A. Kuklane
Marcia T. Kuklane
6530 Mt. Vista Road
Kingsville, Maryland 21087

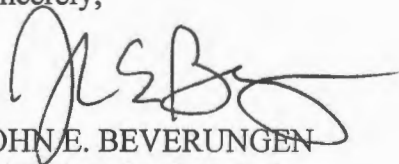
RE: Petition for Administrative Variance
Case No. 2015-0051-A
Property: 6530 Mt. Vista Road

Dear Mr. and Mrs. Kuklane:

Enclosed please find a copy of the decision rendered in the above-captioned matter

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE - OR - ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 6530 MT. Vista RD

which is presently zoned RC-2

Deed Reference 07361-0323

10 Digit Tax Account # 2000009392

Property Owner(s) Printed Name(s) Walter and Maria Kuklane

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

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

1. ☒ ADMINISTRATIVE VARIANCE from section(s) 400.3, BC2R, to permit a proposed accessory building (garage) with a height of 23 feet in lieu of the maximum allowed 15 feet

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. ☐ ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4-416(a)(2): (indicate type of work in this space to raze, alter or construct addition to building)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners:

Walter A. Kuklane Maria T. Kuklane
Name #1 - Type or Print Name #2 - Type or Print

Walter Kuklane Maria Kuklane
Signature #1 Signature #2

6530 MT. Vista RD Kingsville MD
Mailing Address City State

21087 410-913-3639 Kuklane5@msn.com
Zip Code Telephone # Email Address

Representative to be contacted:

Walter A. Kuklane
Name - Type or Print

Walter Kuklane
Signature

6530 MT. Vista RD Kingsville MD
Mailing Address City State

21087 410-913-3639 Kuklane5@msn.com
Zip Code Telephone # Email Address

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, 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.

Administrative Law Judge of Baltimore County

CASE NUMBER 2015-0051-A Filing Date 9/9/2014 Estimated Posting Date 9/21/2014 Reviewer JNP

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the 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 property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 6530 MT. Vista RD Kingsville MD 21087
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

Need Storage space - accumulated materials + tools
For storage: need extra space: no room in main house
no additions on main house: 5 people in house. We are unable
to put an addition on the house because of porch and pool area.
Basement is finished so there is no storage space available. We
need an area to put the tractor, tiller, snow blower, lawn mowers
and gardening tools. We have 5 people in the house and would like
to store cars in a garage especially in the winter months. We also
need a location to store my son's jet-ski

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Signature of Affiant

WALTER KUKLANE

Name- Print or Type

Signature of Affiant

MARCIS T. KUKLANE

Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25th day of August, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public

11-14-2014
My Commission Expires

ZONING DESCRIPTION FOR 6530 Mount Vista Rd. Kingsville, MD 21087

Beginning at a point on the North East side of Mount Vista Rd. which is 50 ft. wide at the distance of 740 ft. Northwest of the centerline of the nearest improved intersecting street Brooknoll Drive which is 50 ft. wide. *Being Lot # 4 Block _____, Section # _____ in the subdivision of Dalton property as recorded in Baltimore County Plat Book # 54, Folio # 041 containing 3.39 acres. Also known as 6530 Mt. Vista Road and located in the 11th Election District, 3rd Councilmanic District.

2015-0051-A

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

CASE NO: 2015-0051-A

PETITIONER/DEVELOPER

WALTER KUKLANE

DATE OF HEARING/CLOSING:

OCTOBER 6, 2014

**BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE**

ATTENTION:

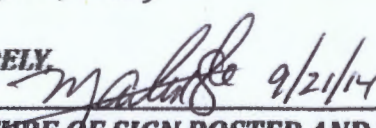
LADIES AND GENTLEMEN:

**THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE
PROPERTY AT** _____

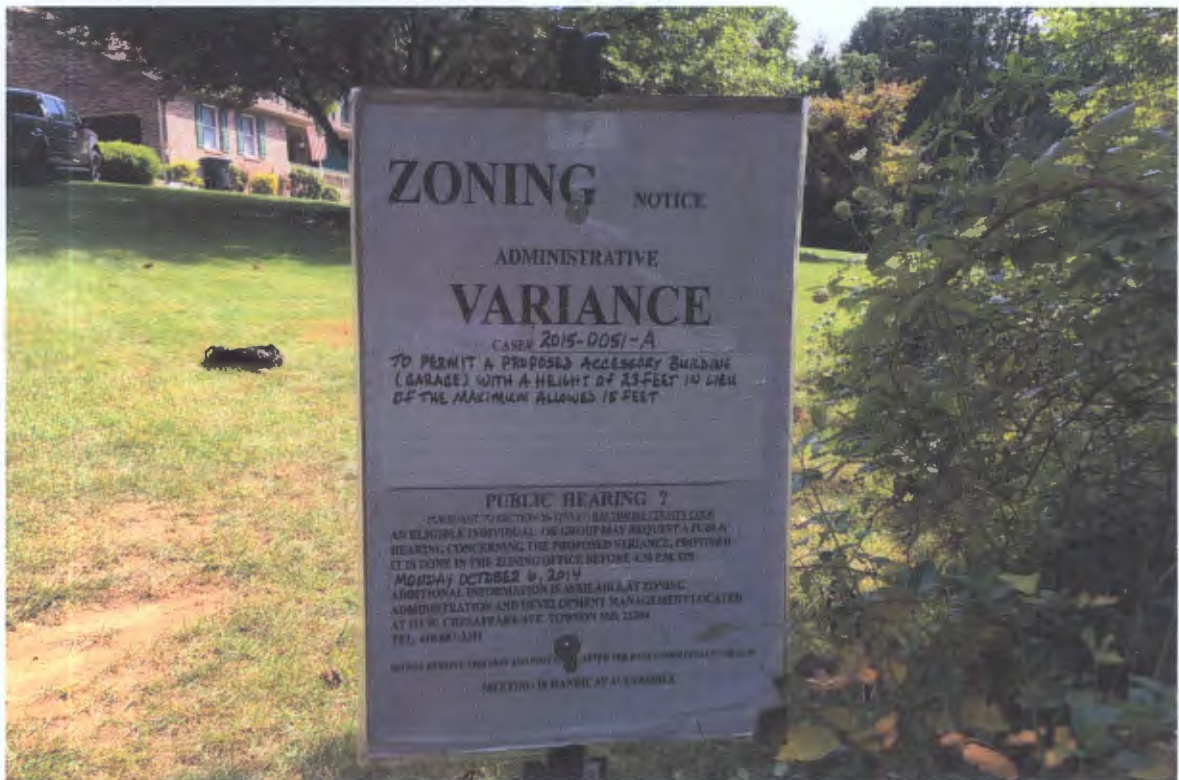
6530 MT. VISTA ROAD

THIS SIGN(S) WERE POSTED ON September 21, 2014
(MONTH, DAY, YEAR)

SINCERELY

 9/21/14
SIGNATURE OF SIGN POSTER AND DATE:

**MARTIN OGLE
(SIGN POSTER)
60 CHELMSFORD COURT
BALTIMORE, MD 21220
(ADDRESS)
PHONE NUMBER: 443-629-3411**



make 9/21/14

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0051 -A Address 6530 Mt. Vista Road

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

Filing Date: 9/9/2014 Posting Date: 9/21/2014 Closing Date: 10/6/2014

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **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.
2. **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.
3. **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.
4. **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 2015- 0051 -A Address 6530 Mt. Vista Road

Petitioner's Name Walter & Marcia Kuklane Telephone 410-913-3639

Posting Date: 9/21/2014 Closing Date: 10/6/2014

Wording for Sign: To permit a proposed accessory building (garage) with a height of 23 feet in lieu of the maximum allowed 15 feet.

Revised 7/18/14



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

October 7, 2014

Walter A. & Marcia T. Kuklane
6530 Mt. Vista Road
Kingsville MD 21087

RE: Case Number: 2015-0051 A, Address: 6530 Mt. Vista Road

Dear Mr. & Ms. Kuklane:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 9, 2014. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:jaf

Enclosures

c: People's Counsel

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



James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 9/15/14

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

RE: Baltimore County
Item No. 2015-0051-A
Administrative Variance
Walter A. & Marcia K. Kline
6530 MH Vista Road

Dear Ms. Lewis:

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. 2015-0051-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,

Steven D. Foster, Chief
Development Manager
Access Management Division

SDF/raz

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.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: September 17, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For September 22, 2014
Item No. 2015-0049, 0050, 0051 and 0052

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

DAK:CEN
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC09222014 -.doc



**County Council
of
Baltimore County**

Court House
Towson, Maryland 21204

410-887-3196
Fax: 410-887-5791

Tom Quirk
FIRST DISTRICT

Vicki Almond
SECOND DISTRICT

Todd Huff
THIRD DISTRICT

Kenneth N. Oliver
FOURTH DISTRICT

David Marks
FIFTH DISTRICT

Cathy Bevins
SIXTH DISTRICT

John Olszewski, Sr.
SEVENTH DISTRICT

Thomas J. Peddicord, Jr.
LEGISLATIVE COUNSEL
SECRETARY

September 3, 2014

Lawrence M. Stahl, Esquire
Managing Administrative Law Judge
The Jefferson Building
105 W. Chesapeake Avenue
Towson, Maryland 21204

RECEIVED

SEP 05 2014

OFFICE OF ADMINISTRATIVE HEARINGS

Dear Mr. Stahl:

Attached please find a copy of Resolution 77-14 concerning the public disclosure of Walter Kuklane, an employee of the Baltimore County Department of Permits, Approvals and Inspections. Mr. Kuklane has applied for a variance to raise the height of an existing detached garage at his residence at 6530 Mount Vista Road, Kingsville, Maryland 21087.

This Resolution was approved by the County Council at its September 2, 2014 meeting and is being forwarded to you for appropriate action.

Sincerely,

Thomas J. Peddicord, Jr.
Legislative Counsel/Secretary

TJP:jlh
Enclosure

cc: Walter Kuklane

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2014, Legislative Day No. 14

Resolution No. 77-14

Mr. Todd Huff, Councilman

By the County Council, September 2, 2014

A RESOLUTION concerning the public disclosure of Walter Kuklane, an employee of the Baltimore County Department of Permits, Approvals and Inspections.

WHEREAS, Walter Kuklane, an employee of the Baltimore County Department of Permits, Approvals and Inspections, has applied for a variance to raise the height of an existing detached garage at his residence at 6530 Mount Vista Road, Kingsville, Maryland 21087.

WHEREAS, this Resolution is intended to provide full public disclosure under Section 32-1-102 of the Baltimore County Code.

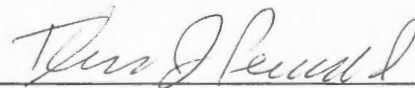
NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the zoning request filed by Walter Kuklane does not contravene the public welfare.

clb

r07714.wpd

READ AND PASSED this 2nd day of SEPTEMBER, 2014.

BY ORDER

A handwritten signature in cursive script, appearing to read "Thomas J. Peddicord, Jr.", written over a horizontal line.

Thomas J. Peddicord, Jr.
Secretary

ITEM: RESOLUTION 77-14

MEMORANDUM

DATE: November 12, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0051-A – Appeal Period Expired

The appeal period for the above-referenced case expired on November 10, 2014. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

Pool zoning

Sh
11/12/11

IN RE: PETITION FOR ADMIN. VARIANCE

NE/S Mt. Vista Road, 600' S
of Brooknoll Road
11th Election District
3rd Councilmanic District
(6530 Mt. Vista Road)

Marcia and Walter A. Kuklane
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 03-190-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Marcia and Walter A. Kuklane. The variance request is for property located at 6530 Mt. Vista Road in the Kingsville area of Baltimore County. The Petitioners herein seek a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (pool) to be located in the side yard in lieu of the required rear yard. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

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

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Real Property Data Search (w3)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 11 Account Number - 2000009392			
Owner Information					
Owner Name:		KUKLANE WALTER A		Use: RESIDENTIAL	
Mailing Address:		6530 MT VISTA RD KINGSVILLE MD 21087-1341		Principal Residence: YES Deed Reference: /07361/ 00323	
Location & Structure Information					
Premises Address:		6530 MT VISTA RD 0-0000		Legal Description: 3.39 AC DALTON PROPERTY	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0054	0017	0113		0000	4 2015 0054/0141
Special Tax Areas:			Town: NONE Ad Valorem: Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1988	2,650 SF		3.3900 AC	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	BRICK	3 full/ 1 half	1 Attached
Value Information					
	Base Value	Value As of 01/01/2012	Phase-in Assessments As of 07/01/2014 As of 07/01/2015		
Land:	185,800	185,800			
Improvements	252,700	252,700			
Total:	438,500	438,500	438,500		
Preferential Land:	0				
Transfer Information					
Seller: DALTON ROBERT E		Date: 10/22/1988		Price: \$60,000	
Type: ARMS LENGTH IMPROVED		Deed1: /07361/ 00323		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2014		07/01/2015	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00		0.00	
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: No Application					

2015-0051-A



2015-0051-A

2015-0051-



2015-0051-A

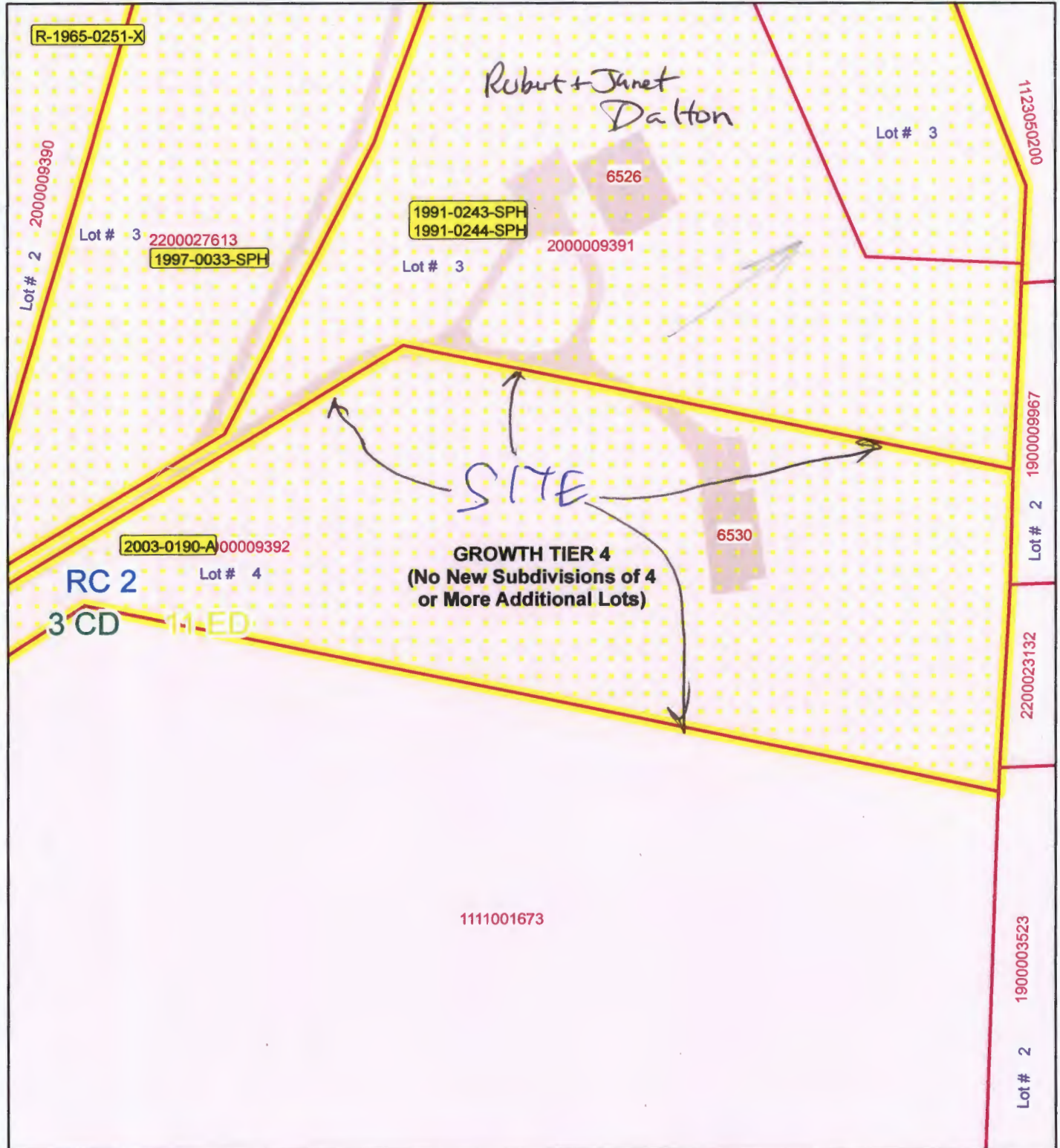




Proposed
Location
garage

2015-0051-A

6530 Mt Vista Rd



Publication Date: 8/22/2014



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 25 50 100 150 200 Feet

1 inch = 100 feet



2015-0051-A

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

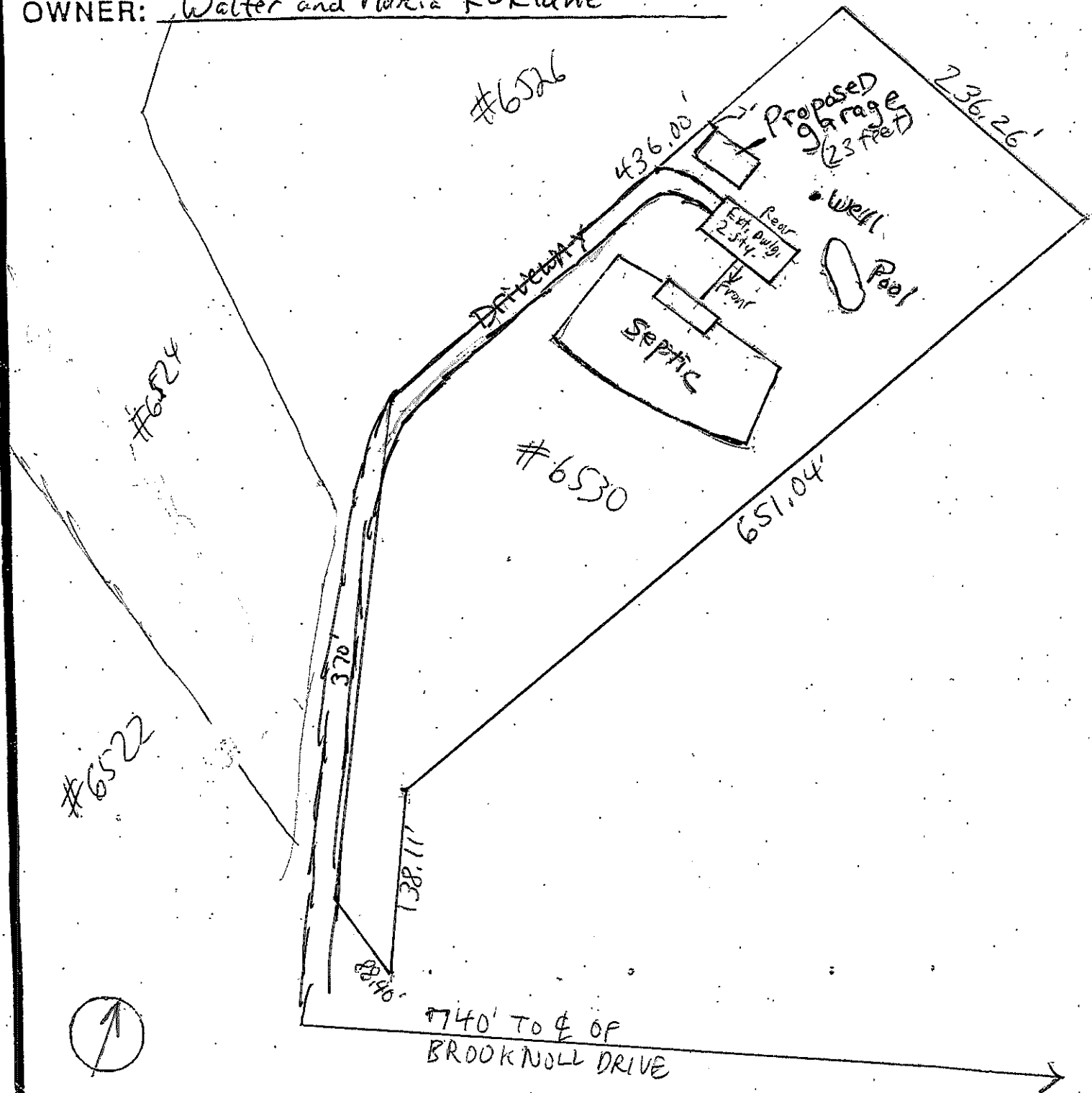
PROPERTY ADDRESS: 6530 MT. Vista RD

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Dakota property

plat book# 54, folio# 141, lot# 4, section#

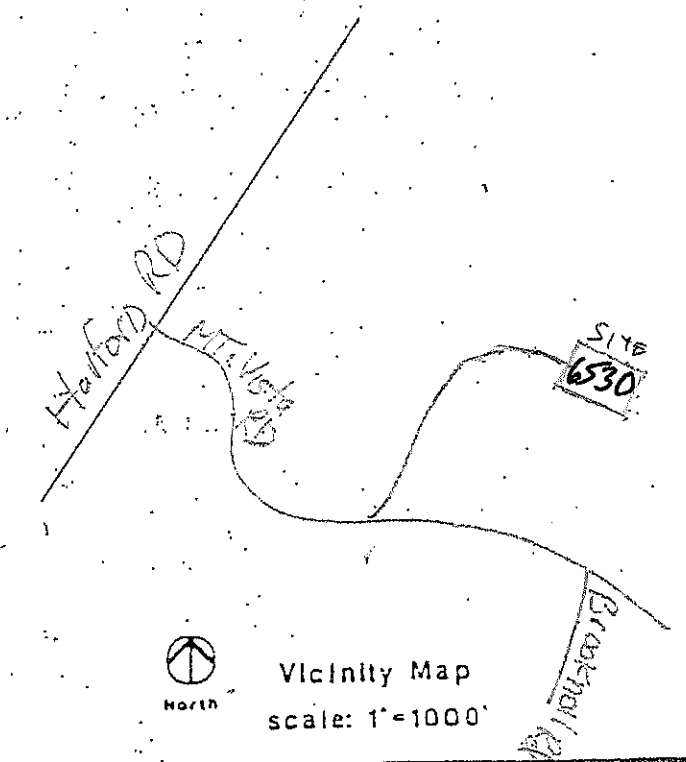
OWNER: Walter and Marcia Kuklane



North
date: 9/3/2014
prepared by: Walter Kuklane

Scale of Drawing: 1" = 100'

2015-0051-A



LOCATION INFORMATION

Election District: 11

Councilmanic District: 3

1"=200' scale map#: 054C2

Zoning: RC2

Lot size: 3.39
acres square feet

SEWER: ☐ public ☒ private
WATER: ☐ public ☒ private

Chesapeake Bay Critical Area: ☐ yes ☒ no
Prior Zoning Hearings: 2003-0190-A
Historic Property: NO
100 Year Flood Plain: NO

Zoning Office USE ONLY!

reviewed by: JNP ITEM #: CASE#: 2015-0051-A

Pet.
Exh.
1