

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
(6 Coniston Road) *
8th Election District * OFFICE OF ADMINISTRATIVE
2nd Election District *
Christopher P. & Victoria A. Compton * HEARINGS FOR
Petitioners *
* BALTIMORE COUNTY
* CASE NO. 2017-0257-A

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Christopher P. and Victoria A. Compton ("Petitioners"). The Petitioners are requesting Administrative Variance relief pursuant to § 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed garage (accessory structure) with a height of 27 ft. in lieu of the required 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 April 4, 2017, 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 § 32-3-303 of the Baltimore County Code (B.C.C.). 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 Administrative Law

ORDER RECEIVED FOR FILING

Date 4-28-17

By kw

Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 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 detached garage height and usage, I will impose conditions that the garage shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

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 28th day of **April, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Administrative Variance seeking relief from § 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed garage (accessory structure) with a height of 27 ft. in lieu of the required 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
2. Petitioners or subsequent owners shall not convert the garage into a dwelling unit or apartment. The garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
3. The garage shall not be used for commercial purposes.

ORDER RECEIVED FOR FILING

Date 4-28-17

2

By law

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 4-28-17

By pw



KEVIN KAMENETZ
County Executive

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

April 28, 2017

Christopher P. and Victoria A. Compton
6 Coniston Road
Towson, MD 21204

RE: Petition for Administrative Variance
Case No. 2017-0257-A
Property: 6 Coniston Road

Dear Petitioners:

Enclosed please find a copy of the Order 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,

A handwritten signature in black ink, appearing to read "JEB", with a long horizontal stroke extending to the right.

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 Hearings for Baltimore County for the property located at:

Address 6 Coniston Rd Towson, MD 21204 Currently zoned Residential
 Deed Reference 35140 / 00484 10 Digit Tax Account # 0819095101
 Owner(s) Printed Name(s) _____

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

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. X **ADMINISTRATIVE VARIANCE** from Section(s) _____

400.3 per Gory 4-27-17 D.W.

To permit a proposed garage (accessory structure) with a height of 27 ft. in lieu of the required 15 ft.

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

2. _____ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

I/ we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

Christopher Compton / Victoria Compton
 Name #1 – Type or Print Name #2 – Type or Print

[Signature] / [Signature]
 Signature #1 Signature #2

6 Coniston Rd Towson MD
 Mailing Address City State

21204 / 410-321-9019 / chriscg@gmail.com
 Zip Code Telephone # Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print _____

Signature _____

Mailing Address _____ City _____ State _____

Zip Code _____ Telephone # _____ Email Address _____

Representative to be contacted:

Name – Type or Print _____

Signature SAME

Mailing Address _____ City _____ State _____

Zip Code _____ Telephone # _____ Email Address _____

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2017-02577A Filing Date 3/27/17 Estimated Posting Date 4/9/17 Reviewer gh

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 and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 6 Coniston Rd Towson MD 21204
Print or Type Address of property City State Zip Code

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

Page 3. See Attached.

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

[Signature]
Signature of Owner (Affiant)
Christopher P. Compton
Name- Print or Type

[Signature]
Signature of Owner (Affiant)
Victoria A. Compton
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 24 day of March, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Christopher Compton

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

AS WITNESS my hand and Notaries Seal

CRYSTAL L BROTH
NOTARY PUBLIC
HARFORD COUNTY
MARYLAND

My Commission Expires 01-14-2020

[Signature]
Notary Public
11/14/2020
My Commission Expires

REV. 5/5/2016

The owners propose to build a 3 car garage with a personal use workshop area on the ground level, with storage above. It would be sited in the northwest corner of the lot, 50'-0" from the rear of the lot (on the rear yard setback) and 20'-0" from the side of the property (on the side yard setback).

There are several practical difficulties in building this garage within the strict interpretation of the zoning code. If the proposed garage were attached to the existing house, it would be at odds with the scale and historic nature of the existing 1936 house due to the size of the proposed garage. Attaching the garage to the house would also eliminate natural light in the house. The lot is quite large, and so it makes sense to build the garage towards the rear of the lot, rather than attaching it to the house.

As a detached accessory building, the height limitation is the 15'-0". The ceiling of the garage will be 9'-0" and the ceiling structure will be approximately 12". Therefore the total rise of the roof would be approximately 5'-0". The slope of the roof would then be less than 3:12 which is a lower slope than roofing manufacturers recommendations. It would also eliminate the possibility for any storage in the "attic" of the garage. Storage is badly needed.

Finally, allowing the roof slope to be steeper in more in keeping with the unique architectural character of the original 1936 house. This would create a garage with a total height of approximately 26'-6".

0517-0257-A

Zoning Description for 6 Coniston Drive, Towson Maryland 21204

Beginning at a point on the North side of Coniston Drive

which is 30 feet wide

at the distance of 450'-0" to the centerline of the

nearest improved street Joppa Road

which is 40'-0" wide.

Being Lot # 3, Plat Book 10, Folio 93 in the plat entitled Plat of Ellenham Farm

as recorded in Baltimore County Plat Book # 10, Folio #93

Containing 2.88 acres

Also known as 6 Coniston Drive

And located in the 8 Election District, 2 Councilmanic District.

2017-0257-A

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

№ 151403

Date: 3/27/17

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
0011	806	0000		0150				75.00

Total: 75.00

Rec From: Christopher Compton

For: Administrative Varrang
6 Coniston Rd
2017-0257-A

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME JRM
 3/28/2017 3/27/2017 09:10:35 5
 REG WSO5 WALKIN LRD
 RECEIPT # 892112 3/27/2017 OFLN
 Dept 5 528 ZONING VERIFICATION
 CR NO. 151403

Receipt Tot \$75.00
 \$0.00 OK \$100.00 CA
 \$25.00 CG

Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

Bruce E. Doak Consulting, LLC

5001 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

CERTIFICATE OF POSTING

April 5, 2017

Re:

Zoning Case No. 2017-0257-A

Legal Owner: Christopher & Victoria Compton

Closing date: April 27, 2017

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

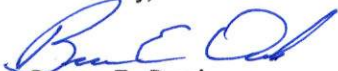
Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at **6 Coniston Road**.

The sign was posted on **April 4, 2017**.

Sincerely,



Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)



Land Use Expert and Surveyor

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2017-0257-A

6 Coniston Road

**REQUEST: TO PERMIT A PROPOSED GARAGE
(ACCESSORY STRUCTURE) WITH A HEIGHT OF 27
FEET IN LIEU OF THE REQUIRED 15 FEET.**

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 APRIL 27, 2017.**

**ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT 111 W.
CHESAPEAKE AVENUE TOWSON, MD 21204 410-887-3391**

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2017-0257-A

6 Coniston Road

REQUEST: TO PERMIT A PROPOSED GARAGE
(ACCESSORY STRUCTURE) WITH A HEIGHT OF 27
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ADMINISTRATION AND DEVELOPMENT MANAGEMENT 111 W.
CHESAPEAKE AVENUE TOWSON, MD 21204 410-887-3391

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 7-0257 -A Address 6 Coniston Rd 21204

Contact Person: Gary Hucik Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3/27/17 Posting Date: 4/9/17 Closing Date: 4/27/17

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 2016- 7-0257 -A Address 6 Coniston Rd 21204
Petitioner's Name Christopher & Victoria Compton Telephone 410-321-9019
Posting Date: 4/9/17 Closing Date: 4/27/17
Wording for Sign: To Permit a proposed garage (accessory structure) with a height of 27 feet in lieu of the required 15 feet.

Revised 7/9/15

Pt. Bk./Folio # 046059
Pt. Bk. 0000046, Folio 00
1900004158

Lot # 3 PAI # 080188

Pt. Bk./Folio # 042122A
PAI # 080188
PAI # 080188
2200011922
Pt. Bk. 0000042, Folio 0122

DRIVEWAY
DRIVEWAY

PAI # 080154

PAI # 080681

Pt. Bk./Folio # 034017A
1600010158

Pt. Bk. 0000034, Folio 0017

PAI # 080681 Lot # 3
PAI # 080681
0813021225
Pt. Bk./Folio # MP94077
PAI # 080681

Lot # 1
PAI # 080154

1815

0807015425

08190915201809

1803

2 CD 8 ED
069B1 DR 1

Lot # 2 0823004550

2 4

PAI # 088016

PAI # 088016

Lot # 3 0819095101
Pt. Bk. 0000010, Folio 0093

3

6

Pt. Bk./Folio # 010093B

NW 11-B

CONISTON RD

Lot # 8 0819011420

Lot # 7 0813077940

Lot # 5 0813040250

10

8

7

5

4

8

2017-0257-A



Attached is a photo of the property. The location of the garage is in the Northwest corner of the property at the end of the driveway.

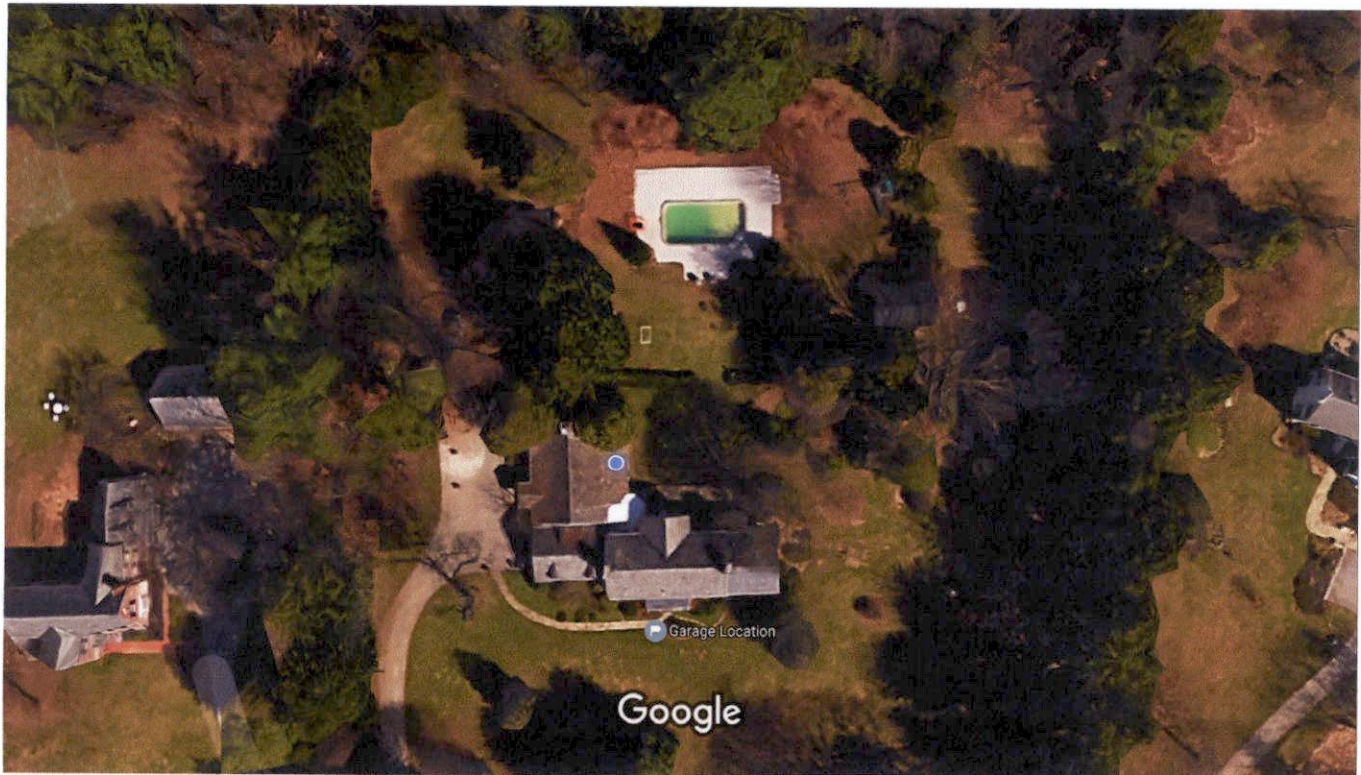


Imagery ©2017 Google, Map data ©2017 Google 200 ft

2017-0257-A



Attached is a closer image of the property. The garage will be directly west of the pool in the open grassy area. It is completely screened from all neighboring properties by pine trees that are over 40'.



Imagery ©2017 Google, Map data ©2017 Google 50 ft

2017-0257



2017-0257-A



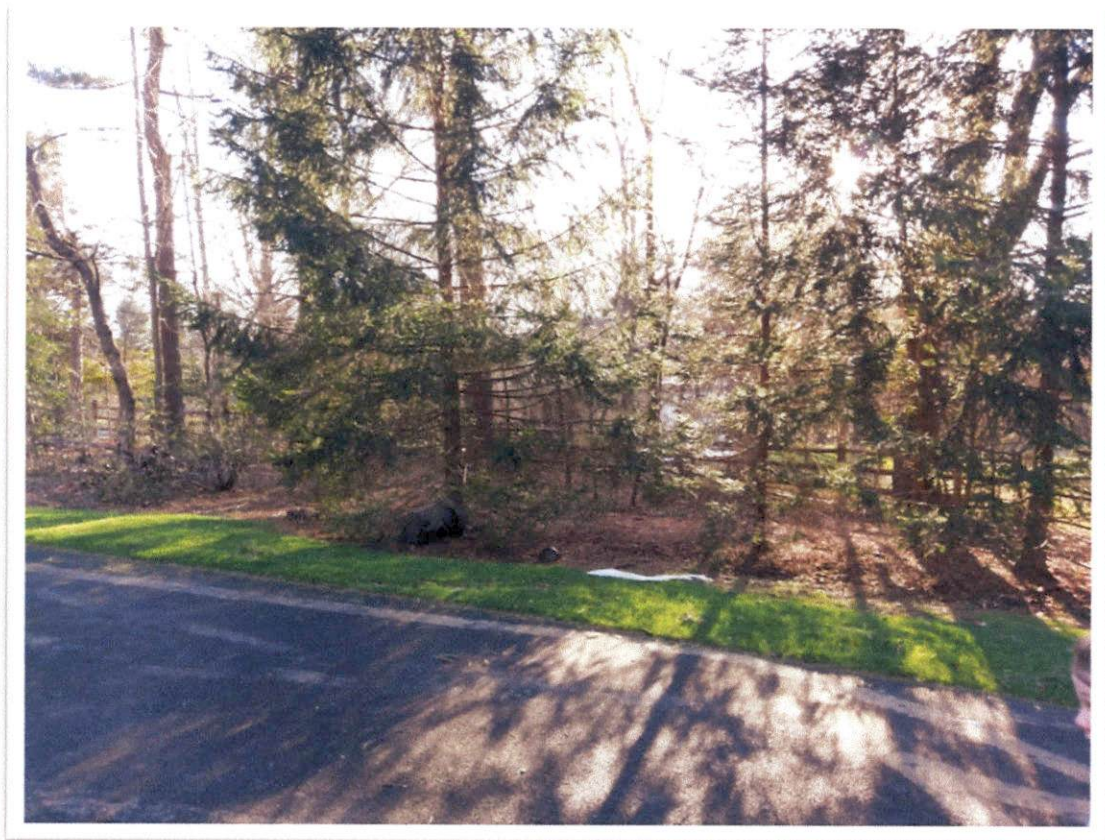
2017-0257-A

2017-0257-A





2017- 0257-A



2017-0257-A



KEVIN KAMENETZ
County Executive

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

April 25, 2017

Christopher & Victoria Compton
6 Coniston Road
Towson MD 21204

RE: Case Number: 2017-0257 A, Address: 6 Coniston Road

Dear Mr. & Ms. Compton:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 27, 2017. 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: jaw

Enclosures

c: People's Counsel

Date: 4/5/17

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2017-0257-A

*Administrative Variance
Christopher & Victoria Compton
6 Coniston Road.*

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,



Wendy Wolcott, PLA
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

20BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
DATE: April 10, 2017

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 3, 2017
Item No. 2017-0257, 0258, 0259, 0260, 0262, 0263, 0264, 0265, 0267
and 0268

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

DAK:CEN
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC04102017.doc

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 08 Account Number - 0819095101			
Owner Information					
Owner Name:	COMPTON CHRISTOPHER P COMPTON VICTORIA A		Use:	RESIDENTIAL	
Mailing Address:	6 CONISTON RD BALTIMORE MD 21204-1843		Principal Residence:	YES	
			Deed Reference:	/35140/ 00484	
Location & Structure Information					
Premises Address:		6 CONISTON RD BALTIMORE 21204-1843		Legal Description: 6 CONISTON RD ELLENHAM FARMS	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0069	0003	0936		0000	
					Block:
					3
					Lot:
					2017
					Assessment Year:
					0010/ 0093
					Plat No:
					Plat Ref:
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1936	4,266 SF		2.8800 AC	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	NO	STANDARD UNIT	STONE	6 full/ 1 half	1 Attached
					Last Major Renovation
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2017	07/01/2016	07/01/2017	
Land:	356,400	356,400			
Improvements	640,100	688,900			
Total:	996,500	1,045,300	996,500	1,012,767	
Preferential Land:	0			0	
Transfer Information					
Seller: MEYER CHARLES A JR		Date: 07/09/2014		Price: \$1,520,000	
Type:		Deed1: /35140/ 00484		Deed2:	
Seller: HALL ALBERT R		Date: 12/03/2002		Price: \$1,216,315	
Type: ARMS LENGTH IMPROVED		Deed1: /17182/ 00461		Deed2:	
Seller: SYMINGTON W WALLACE		Date: 10/29/1992		Price: \$550,000	
Type: ARMS LENGTH IMPROVED		Deed1: /09435/ 00175		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2016		07/01/2017	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: Approved 09/11/2014					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application			Date:		

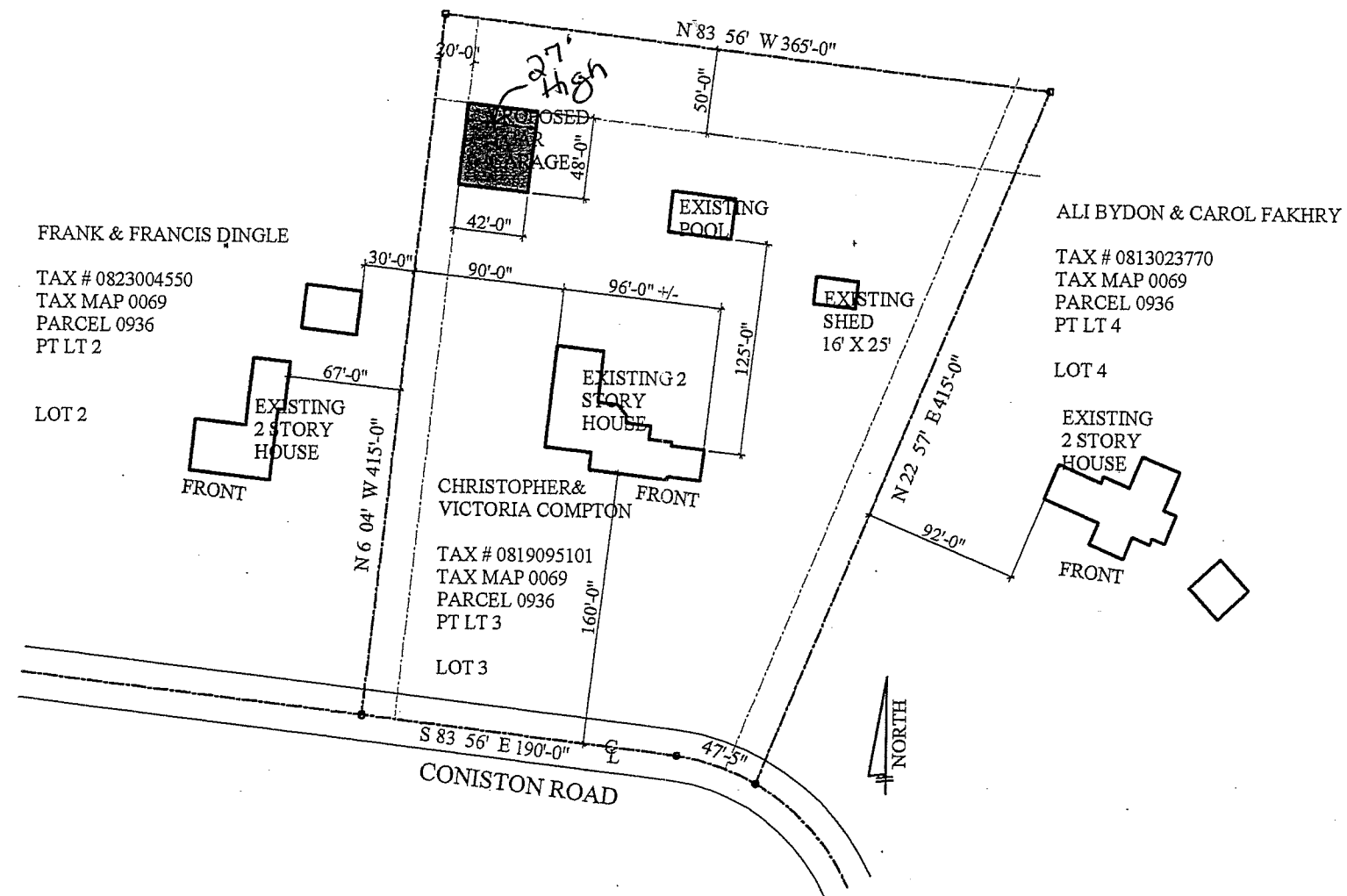
M E M O R A N D U M

DATE: May 31, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0257-A – Appeal Period Expired

The appeal period for the above-referenced case expired on May 30, 2017. 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

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 6 CONISTON RD OWNER(S) NAME(S) CHRISTOPHER & VICTORIA COMPTON
 SUBDIVISION NAME EVENHAM FARMS LOT # 3 ~~SECTION~~ SECTION #
 PLAT BOOK # 16 FOLIO # 93 10 DIGIT TAX # 0819095101 DEED REF. # 35140/00484

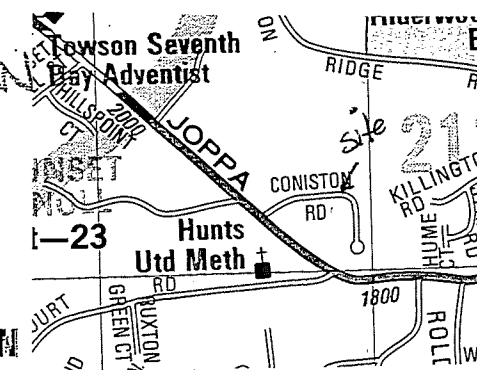


PLAN DRAWN BY LISA KYLE

DATE 3/20/2017 SCALE: 1 INCH = 100 FEET

*Pet
Ear
1*

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 009B1

SITE ZONED DR-1

ELECTION DISTRICT 8

COUNCIL DISTRICT 2

LOT AREA ACREAGE 2.99

OR SQUARE FEET _____

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH 'X'

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? No

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2017-0257-A