



JOHN A. OLSZEWSKI, JR.
County Executive

MAUREEN E. MURPHY
Chief Administrative Law Judge
ANDREW M. BELT
Administrative Law Judge
DEREK J. BAUMGARDNER
Administrative Law Judge

November 20, 2023

Charles and Janet Westerman – chucksbnf@aol.com
8402 Belair Road
Baltimore, MD 21235

RE: Petition for Variance
Case No. 2023-0186-A
Property: 7705 Iboquois Avenue

Dear Petitioners:

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

Pursuant to Baltimore County Code § 32-3-401(a), "a person aggrieved or feeling aggrieved" by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in cursive script that reads "Maureen E. Murphy".

MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM:dlm

Enclosure

C: David Billingsley – dwb0209@yahoo.com

IN RE: PETITION FOR VARIANCE
(7705 Iroquois Avenue)
15th Election District
7th Council District
Charles and Janet Westerman
Legal Owners

Petitioners

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS OF
* BALTIMORE COUNTY
* **CASE NO. 2023-0186-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Variance filed by Charles and Janet Westerman, legal owners (“Petitioners”) for property located at 7705 Iroquois Avenue, Sparrows Point (“Property”). Petitioners filed for Variance relief from the Baltimore County Zoning Regulations (“BCZR”), §400.1 to permit an accessory structure (swimming pool) to be located in the front yard in lieu of the required back yard.

A public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. David Billingsley, Central Drafting & Design, prepared a Site Plan (the “Site Plan”) and appeared on behalf of the Petitioners at the hearing in support of the Petition. (Pet. Ex. 1).

Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”), the Department of Environmental Protection and Sustainability (“DEPS”) and the Department of Public Works and Transportation (“DPWT”) which agencies did not oppose the requested relief.

The Property is a 13,104 sf +/-, waterfront lot located on Old Road Bay in the Sparrows Point area. It is largely rectangular in shape, but is not symmetrical. It was created as Lot 1164 on the Plat of Lodge Forest as filed in the Land Records of Baltimore County on September 20, 1933

(Liber LMCLM 10, folio 76). (Pet. Ex. 2). It is improved with a newly constructed 3-story home and existing detached garage located on the street side. An aerial photograph showed the extent of the improvements. (Pet. Ex. 4). Petitioners desire to construct an in-ground pool on the waterfront side and were instructed to request zoning relief based on the assumption that the front yard is always the waterfront side. (Pet. Ex. 1). Street view photographs show the front of the home faces Iroquois Avenue. (Pet. Ex. 5A-5F). As a result, in this particular case, the waterfront side is actually the rear yard. Accordingly, the Petitioners do not need Variance relief for the pool. However, because they are improving the Property with a pool, they do need Variance relief to retain the existing detached garage on the street side/front yard.

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

The Property is unique due its asymmetrical shape in combination with its waterfront location limits the extent of the improvements on the Property because it must comply with the Chesapeake Bay Critical Area ("CBCA") regulations. I find that the Petitioner would suffer a practical difficulty and unreasonable hardship if the existing detached garage located on street side/front yard had to be removed. The detached garage is needed for storage space particularly for watercraft because the first floor of the new home cannot be used for living space due to the tidal zone AE special hazard area on the Property. Relocating the garage to the waterfront side is not possible due to the location of the AE special hazard area. I also find that the requested Variance relief can be granted in strict harmony with the spirit and intent of the BCZR and without

injury to the health, safety or general welfare, particularly in light of the lack of opposition.

THEREFORE, IT IS ORDERED, this 20th day of **November, 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from BCZR, §400.1 to permit an accessory structure (existing detached garage) to be located in the front yard in lieu of the required rear yard, be, and it 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 shall comply with the DEPS and DPR/DPWT ZAC comments, copies of which are attached hereto.
3. The Site Plan is attached hereto and incorporated herein.

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



MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM/dlm



PETITION FOR ZONING HEARING(S)

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 7705 IROQUOIS AVENUE Currently Zoned DR5.5
Deed Reference L 38570, 490 10 Digit Tax Account # 1501850030
Owner(s) Printed Name(s) CHARLES AND JANET WESTERMAN

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

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. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. X a **Variance** from Section(s) 400.1 (BCZR) TO PERMIT AN ACCESSORY STRUCTURE (SWIMMING POOL) TO BE LOCATED IN THE FRONT YARD IN LIEU OF THE REQUIRED REAR YARD.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT HEARING

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.

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 (Petitioners):

CHARLES WESTERMAN JANET WESTERMAN
Name #1 - Type or Print _____ Name #2 - Type or Print _____
Signature #1 _____ Signature #2 _____
8402 BELAIR ROAD BALTO MD
Mailing Address _____ City _____ State _____
21236 (410) 241-9716 chucksbnf@aol.com
Zip Code _____ Telephone #s (Cell and Home) _____ Email Address _____

Representative to be contacted:

DAVID BILLINGSLEY
Name - Type or Print _____
Signature _____
601 CHERRYWOOD CT EDGEWOOD MD
Mailing Address _____ City _____ State _____
21040 (410) 679-8719 dwb0203@yahoo.com
Zip Code _____ Telephone # _____ Email Address _____

Case Number 2023-0186-A Filing Date 9, 12, 23 Do Not Schedule Dates _____ Reviewer X

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: October 5, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0186-A
Address: 7705 IROQUOIS AVE.
Legal Owner: Charles & Janet Westerman

Zoning Advisory Committee Meeting of October 2, 2023.

The Department of Environmental Protection and Sustainability has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within a Limited Development Area (LDA) and is subject to Critical Area requirements. The applicant is proposing to permit an accessory structure (swimming pool) to be located in the front yard in lieu of the required rear yard. The lot is waterfront and is within a Modified Buffer Area (MBA). Any proposed development must meet all LDA and MBA requirements, including lot coverage limits, MBA mitigation, and afforestation requirements. Lot coverage is limited to a maximum of 31.25% (4,095 square feet), with mitigation required for any new lot coverage between 25% and 31.25%. Proposed lot coverage information was not provided. 15% afforestation (4 trees) is required. Mitigation for any new impacts to the MBA will be required. While the proposed pool will be located within the MBA, quantified impacts to the MBA have not been provided. If the lot coverage, afforestation, and MBA mitigation requirements are met, then the relief requested by the applicant will result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

This property is waterfront and is within a Modified Buffer Area (MBA). The property must meet all lot coverage, afforestation requirements, and any MBA mitigation requirements. If lot coverage, afforestation, and MBA mitigation requirements are met, this request will help conserve fish, plant, and wildlife habitat in the Chesapeake Bay.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts;

This is a grandfathered lot. Provided that the applicants meet their lot coverage, afforestation, and MBA mitigation requirements, then the relief requested will be consistent with the established land-use policies.

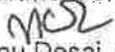
Additional Comments:

Reviewer: Libby Errickson 10/4/23

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

FROM:  Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For October 2, 2023
Item No. 2023-0186-A

DATE: October 2, 2023

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

DPW&T Comments:

- A) The proposed pool is in a tidal Zone AE special hazard area, per FEMA FIRM 2400100555F dated 9/26/08. The pool shall be anchored against floatation, and the electrical equipment shall be placed above the special flood hazard area base flood elevation (7.7).
- B) The property is within the Tidal Special Flood Hazard Area Zone AE (BFE = 7.7), per panel FIRM 2400100555F dated 9/26/08. Must comply with the Flood Plain Ordinance (see County Bill 40-15, the latest edition of the Baltimore County Code, and Bill 42-15, and Section 32-4-414 of Article 32, Title 4 of the Baltimore County Code, 2003, as amended). The LiMWA is not on the property.

VKD: JK
cc: file

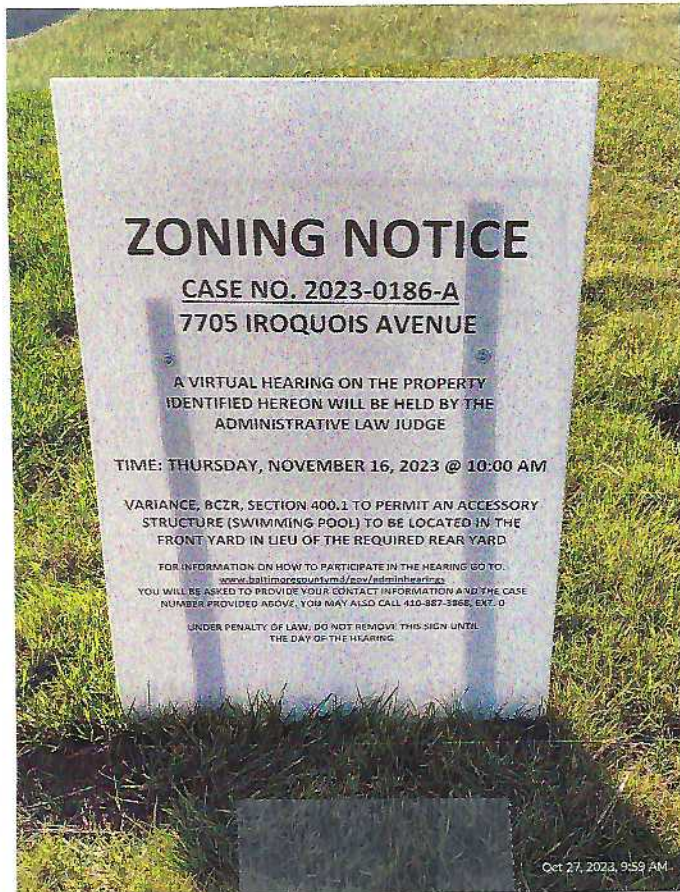
CERTIFICATE OF POSTING

Date: OCTOBER 28, 2023

RE: Project Name: 7705 IROQUOIS AVENUE #1
Case Number /PAI Number: 2023-0186-A
Petitioner/Developer: WESTERMAN
Date of Hearing/Closing: NOVEMBER 16, 2023

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 7705 IROQUOIS AVENUE

The sign(s) were posted on OCTOBER 27, 2023
(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)

CERTIFICATE OF POSTING

Date: OCTOBER 28, 2023

RE: Project Name: 7705 IROQUOIS AVENUE #2
Case Number /PAI Number: 2023-0186-A
Petitioner/Developer: WESTERMAN
Date of Hearing/Closing: NOVEMBER 16, 2023

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 7705 IROQUOIS AVENUE

The sign(s) were posted on OCTOBER 27, 2023
(Month, Day, Year)

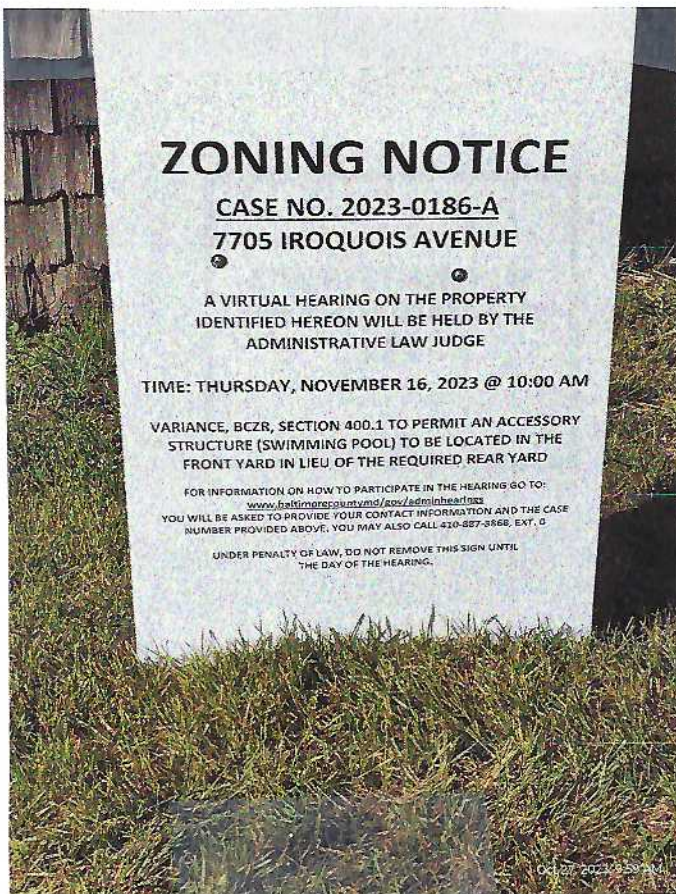

(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)



BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: October 5, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0186-A
Address: 7705 IROQUOIS AVE.
Legal Owner: Charles & Janet Westerman

Zoning Advisory Committee Meeting of October 2, 2023.

The Department of Environmental Protection and Sustainability has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within a Limited Development Area (LDA) and is subject to Critical Area requirements. The applicant is proposing to permit an accessory structure (swimming pool) to be located in the front yard in lieu of the required rear yard. The lot is waterfront and is within a Modified Buffer Area (MBA). Any proposed development must meet all LDA and MBA requirements, including lot coverage limits, MBA mitigation, and afforestation requirements. Lot coverage is limited to a maximum of 31.25% (4,095 square feet), with mitigation required for any new lot coverage between 25% and 31.25%. Proposed lot coverage information was not provided. 15% afforestation (4 trees) is required. Mitigation for any new impacts to the MBA will be required. While the proposed pool will be located within the MBA, quantified impacts to the MBA have not been provided. If the lot coverage, afforestation, and MBA mitigation requirements are met, then the relief requested by the applicant will result in minimal adverse impacts to water quality.

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3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts;

This is a grandfathered lot. Provided that the applicants meet their lot coverage, afforestation, and MBA mitigation requirements, then the relief requested will be consistent with the established land-use policies.

Additional Comments:

Reviewer: Libby Errickson 10/4/23

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: C. Pete Gutwald
Director, Department of Permits, Approvals and Inspections

DATE: 9/27/2023

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2023-0186-A

INFORMATION:

Property Address: 7705 Iroquois Avenue
Petitioner: Charles and Janet Westerman
Zoning: DR 5.5
Requested Action: Variance

The Department of Planning has reviewed the petition for the following:

Variance -

1. From Section 400.1 of the Baltimore County Zoning Regulations to permit an accessory structure (swimming pool) to be located in the front yard in lieu of the required rear yard.

The subject site is an approximately 13,104 square foot waterfront parcel in the Sparrows Point area. The property fronts Old Road Bay/North Point Creek and is improved with a single family detached dwelling, which was constructed in 2022 following the issuance of Permit B987313 – as well as an existing garage and driveway. Per the submitted site plan, the Petitioner's wish to construct a pool between the dwelling and the water.

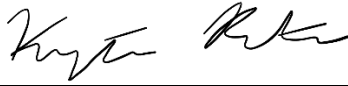
Uses surrounding the subject site are primarily residential with single family detached homes on relatively narrow lots. McCluskey's Marina is located northeast of the subject site at Bay Front Road and Iroquois Avenue. Per Google Streetview from 2020 available to the Department of Planning, multiple nearby homes have swimming pools between the home and the water, including 7607, 7711, and 7715 Iroquois Avenue.

The subject site is within the boundaries of the Greater Dundalk-Edgemere Community Conservation Plan, the Eastern Baltimore County Revitalization Strategy, and the Eastern Baltimore County Pedestrian and Bicycle Access Plan. The Greater Dundalk-Edgemere Community Conservation Plan explains that the Greater Dundalk area has 64 of the approximately 219 miles of shoreline in Baltimore County, and it emphasizes what an asset the waterfront is and how it is a nice place to live (pages 3-4).

The Department of Planning has no objections to the requested Variance relief. The proposed location of the pool in the front yard will not be visible from the public right of way. Further, the location is only considered the front yard due to the dwelling's orientation towards the water.

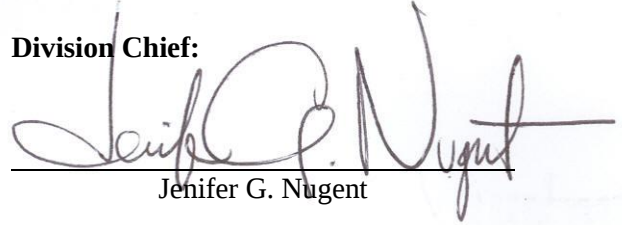
For further information concerning the matters stated herein, please contact Taylor Bensley at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: David Billingsley
David Birkenthal, Community Planner
Maria Mougridis, Community Planner
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW OFFICE

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 legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.*

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/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:

Case Number: 2023-0186-A

Property Address: 7705 INDIAN AVENUE

Legal Owners (Petitioners): Charles and Janet WESTERMAN

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): _____

Address: _____

Telephone Number: _____

*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a \$250.00 rescheduling fee may be required after two failed advertisings and/or postings.

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

[View Map](#) [View GroundRent Redemption](#) [View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 15 Account Number - 1501850030

Owner Information

Owner Name:	WESTERMAN CHARLES	Use:	RESIDENTIAL
	WESTERMAN JANET	Principal Residence:	NO
Mailing Address:	8402 BELAIR RD	Deed Reference:	/38570/ 00490
	BALTIMORE MD 21236-3019		

Location & Structure Information

Premises Address:	7705 IROQUOIS RD	Legal Description:
	SPARROWS POINT 21219-2218	
	Waterfront	LODGE FOREST

Map: GrId: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0111 0017 0098 15130121.04 0000 11642024 Plat Ref: 0010/ 0076

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			13,104 SF	34

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2021	07/01/2023	07/01/2024
Land:	162,700	162,700		
Improvements	10,500	10,500		
Total:	173,200	173,200	173,200	
Preferential Land:	0			

Transfer Information

Seller: REVERSE MORTGAGE SOLUTIONS INC	Date: 01/31/2017	Price: \$175,000
Type: NON-ARMS LENGTH OTHER	Deed1: /38570/ 00490	Deed2:
Seller: WILLIAMS JOHN W SR	Date: 12/20/2016	Price: \$217,807
Type: NON-ARMS LENGTH OTHER	Deed1: /38412/ 00214	Deed2:
Seller: PEGG MICHAEL S	Date: 11/15/2000	Price: \$148,000
Type: ARMS LENGTH IMPROVED	Deed1: /14809/ 00286	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2023	07/01/2024
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00	0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2023-0186-A

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

No. 226628

Date: 9/12/23

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					\$75

Total: \$75

Rec

From: Central Drafting and Design

For:

Variance 2023-0186-A

7705 IROQUOIS AVE

DISTRIBUTION

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

CASHIER'S
VALIDATION

10595

CENTRAL DRAFTING & DESIGN

601 CHARWOOD COURT
EDGEWOOD, MD 21040-2714
(410) 679-8719

PNC BANK, N.A.

15-3/540

8/30/23

PAY TO THE ORDER OF BALTIMORE COUNTY, MD

\$ 75.00

SEVENTY FIVE AND

00/100

DOLLARS

MEMO 7705 IROQUOIS AVE



David Billingsley
AUTHORIZED SIGNATURE

⑈010595⑈ ⑈054000030⑈ 5501309789⑈

ZONING DESCRIPTION
7705 IROQUOIS AVENUE

Beginning for the same at a point on the south side of Iroquois Avenue (20 feet wide), distant 475 feet southwesterly from its intersection with the south side of Bay Front Road, thence being all of Lot 1164 as shown on the plat entitled Lodge Forest recorded among the Baltimore County plat records in plat Bok 10 Folio 76.
Containing 13,104 square feet or 0.301 acre of land, more or less.

Being known as 7705 Iroquois Avenue and located in the 15TH Election District, 7TH Councilmanic District of Baltimore County, Maryland

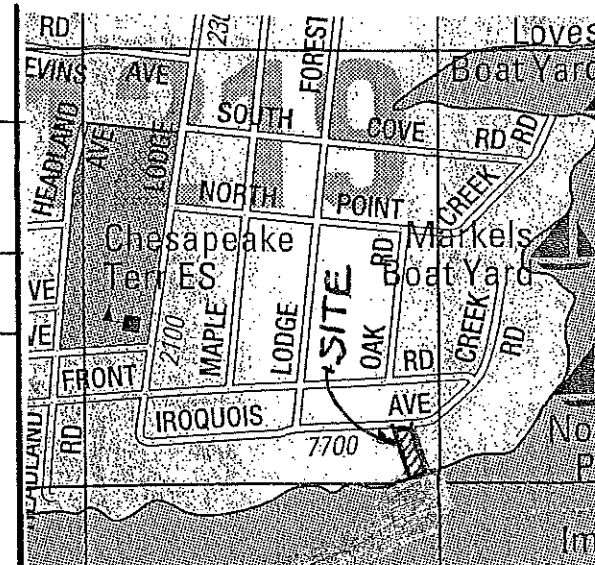
2023-0186-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

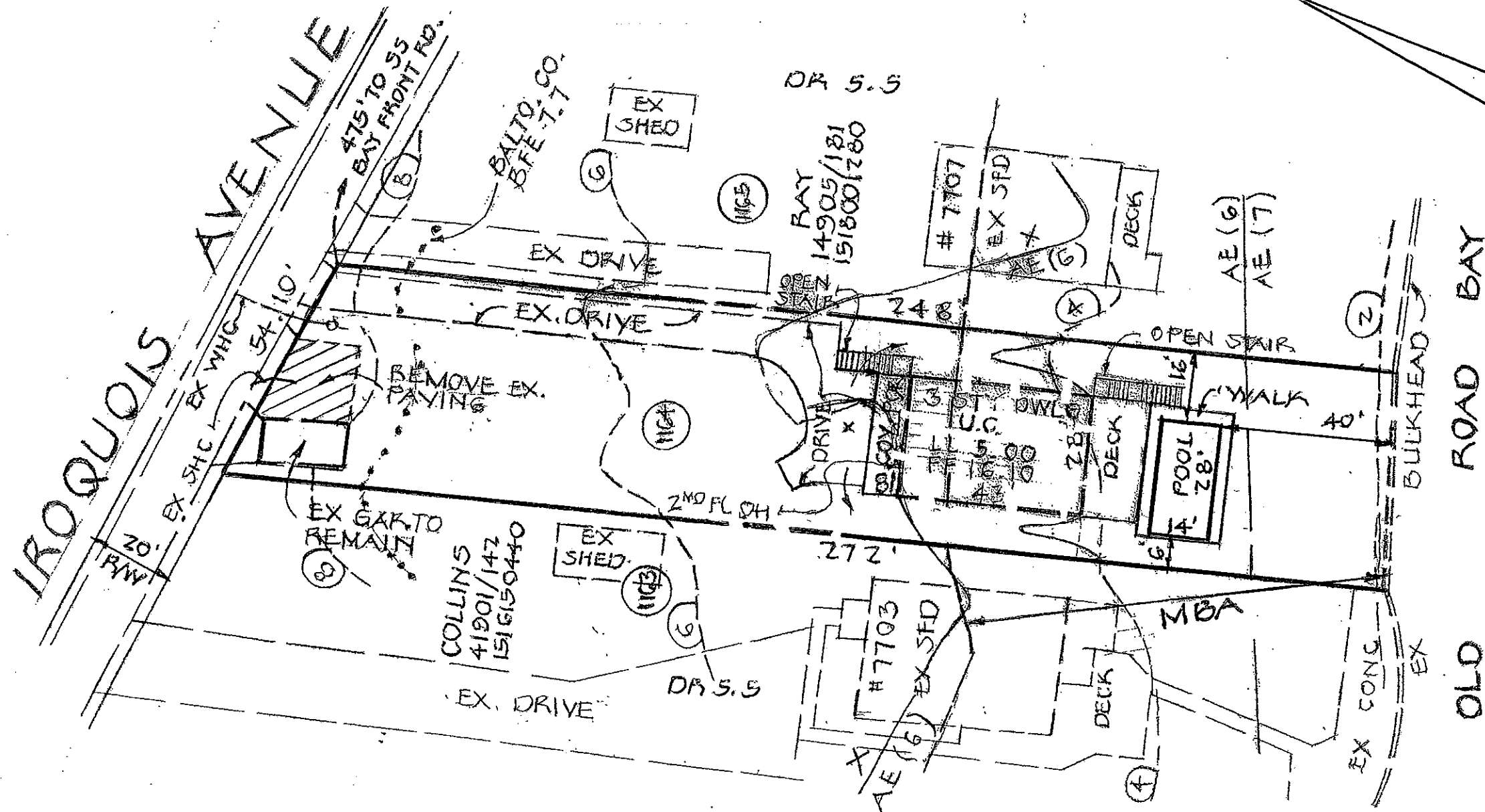
ADDRESS 7705 IROQUOIS AVENUE OWNER(S) NAME(S) CHARLES & JANET WESTERMAN

SUBDIVISION NAME LODGE FOREST LOT # 1164 BLOCK # _____ SECTION # _____

PLAT BOOK # 10 FOLIO # 76 10 DIGIT TAX # 1501850030 DEED REF. # 38570 / 490



LOCATION PLAN
SCALE 1" = 1000'



CENTRAL DRAFTING & DESIGN
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719

PLAN DRAWN BY DWB

DATE 8/25/23 SCALE: 1 INCH = 30' FEET

ZONING MAP# 111C3

SITE ZONED DR 5.5

ELECTION DISTRICT 13

COUNCIL DISTRICT 7

LOT AREA ACREAGE _____

OR SQUARE FEET 13,104

HISTORIC? NO

IN CBCA? YES

IN FLOOD PLAIN? YES

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? N/A

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO:

N/A

2023-0186-A

ZONING MAP# 111C3
SITE ZONED DR 5.5
ELECTION DISTRICT 13
COUNCIL DISTRICT 7
LOT AREA ACREAGE _____
OR SQUARE FEET 13,104
HISTORIC? NO
IN CBQA? YES
IN FLOOD PLAIN? YES
UTILITIES? MARK WITH X
WATER IS: _____
PUBLIC X PRIVATE _____
SEWER IS: _____
PUBLIC X PRIVATE _____
PRIOR HEARING? N/A
IF SO GIVE CASE NUMBER _____
AND ORDER RESULT BELOW
N/A

VIOLATION CASE INFO:
N/A

DATE 8/25/23 SCALE: 1 INCH = 30' FEET