



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

January 2, 2024

Michael and Debra Doyle – [mddoyle@verizon.net](mailto:mddoyle@verizon.net)  
7318 Yorktowne Drive  
Towson, MD 21204

RE: Petition for Administrative Variance  
Case No. 2023-0248-A  
Property: 7318 Yorktowne Drive

Dear Mr. and Mrs. Doyle:

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 black ink that reads "Maureen E. Murphy". The signature is written in a cursive style.

MAUREEN E. MURPHY  
Chief Administrative Law Judge  
for Baltimore County

MEM:dlw  
Enclosure

c: David Lombardo, American Deck – [info@amdeck.com](mailto:info@amdeck.com)

|                                     |   |                          |
|-------------------------------------|---|--------------------------|
| IN RE: PETITION FOR ADMIN. VARIANCE | * | BEFORE THE               |
| (7318 Yorktowne Drive)              |   |                          |
| 9 <sup>th</sup> Election District   | * | OFFICE OF ADMINISTRATIVE |
| 6 <sup>th</sup> Council District    |   |                          |
| Michael & Debra Doyle               | * | HEARINGS FOR             |
| Petitioners                         | * | BALTIMORE COUNTY         |
|                                     | * | CASE NO. 2023-0248-A     |

\* \* \* \* \*

### OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Michael and Debra Doyle (“Petitioners”) for the property located at 7318 Yorktowne Drive, Towson (the “Property”). The Petitioners are requesting Variance relief pursuant to the Baltimore County Zoning Regulations (“BCZR”), Sections 1B02.3.C.1 and 301.2, to permit an open projection (screen porch) with a rear yard setback of 13 ft. in lieu of the 22.5 feet required. The Property and requested relief are more fully depicted on the site plan (the “Site Plan”) (Pet. Ex.1). Street view photographs were submitted showing the location of the proposed carport. (Pet. Ex. 2A- 2F).

Zoning Advisory Committee (“ZAC”) comments were received from Department of Environmental Protection and Sustainability (“DEPS”) and Development Plans Review (“DPR”) which agencies did not oppose the requested relief.

The Petitioners having filed a Petition for Administrative Variance and the Property having been posted on December 10, 2023, 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 (“BCC”). 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 Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the BCZR. The Site Plan shows the Property is in the shape of a baseball diamond which is substantially different than other properties in the neighborhood. This unique physical feature creates a practical difficulty in meeting the rear yard setbacks. Furthermore, I find that strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners in that they would not be able to construct a screened porch. I find that 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.

Pursuant to the posting of the Property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested Variance should be granted.

THEREFORE, IT IS ORDERED, this 2<sup>nd</sup> day of **January, 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Baltimore County Zoning Regulations (“BCZR”), Sections 1B02.3.C.1 and 301.2, to permit an open projection (screen porch) with a rear yard setback of 13 ft. in lieu of the 22.5 ft. required, 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,

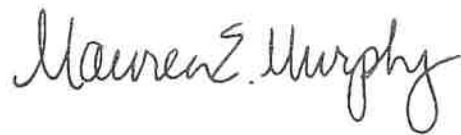
Petitioners would be required to return the subject property to its original condition.

2. Building materials for the open projection (screen porch) addition shall be compatible with those of the existing principal dwelling.

3. The open projection (screen porch) addition shall remain open and shall not be enclosed at any time.

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

Order.

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

MAUREEN E. MURPHY  
Chief Administrative Law Judge  
for Baltimore County

MEM:dlw



**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 7318 Yorktowne Drive Towson, MD 21204 Currently Zoned DR S-5  
Deed Reference 28977 / 00001 10 Digit Tax Account # 0916150670  
Owner(s) Printed Name(s) Michael + Debra Doyle

(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. ☒ **ADMINISTRATIVE VARIANCE** from Section(s)

1B02.3.C.1 and 301.2 To permit an open projection (screen porch) with a rear yard setback of 13 ft in lieu 22.5 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 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/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):**

|                                    |                               |                            |
|------------------------------------|-------------------------------|----------------------------|
| <u>Michael Doyle</u>               | /                             | <u>Debra Doyle</u>         |
| Name #1 – Type or Print            |                               | Name #2 – Type or Print    |
| <u>[Signature]</u>                 | /                             | <u>[Signature]</u>         |
| Signature #1                       |                               | Signature #2               |
| <u>7318 Yorktowne Drive Towson</u> |                               | <u>MD</u>                  |
| Mailing Address                    |                               | City State                 |
| <u>21204 / (443) 613-7787</u>      |                               | <u>mddoyle@verizon.net</u> |
| Zip Code                           | Telephone #'s (Cell and Home) | 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:**

David Lombardo/American Deck  
Name - Type or Print \_\_\_\_\_  
David R Lombardo  
Signature \_\_\_\_\_  
16944 York Rd PO Box 618 Munkin MD  
Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_  
21111 / 410-254-7360 info@amdeck.com  
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 2023-0248-A Filing Date 11/30/23 Estimated Posting Date 12/10/23 Reviewer CF

Revised 8/2022

2023-0248-A

ZONING PROPERTY DESCRIPTION FOR 7318 Yorktowne Drive Towson, MD 21204

\*Beginning at a point on the west side of Yorktowne Drive which is 50ft wide at the distance of 389ft north of the centerline of the nearest improved intersecting street Stevenson Lane which is 50ft + wide.

Option 2- Yorktowne Lot 35

Being Lot # 35, Block # , Section # , in the subdivision of Yorktowne as recorded in Baltimore County Plat Book # 0012, Folio # 0050, containing 9,164 square feet. Located in the Towson Election District and 09.

028917 005

Case No.: TS09-0220-TC-/

**EXHIBIT A  
LEGAL DESCRIPTION**

BEGINNING FOR THE SAME thereof at point on the east side of West Yorktowne Drive distant three hundred ninety-nine (previously incorrectly referred to as one) and 21/100ths (399.21) (previously incorrectly referred to as 389.21) feet northerly measured along the said east side West Yorktowne Drive from the intersection of the productions of said east side of West Yorktowne Drive and the north side of Rodgers Forge Road and running thence binding on said east side of West Yorktowne Drive the following courses and distances namely northeasterly by a curve to the right with one hundred (100) foot radius the distance of 12 and 93/100ths (12.93) feet North thirty-six (36) degrees, heretofore erroneously referred to as thirty-two (32) degrees, twenty-two (22) minutes East forty-three and 22/100ths (43.22) feet and northeasterly by a line curving to the right with a one hundred (100) foot radius the distance of one hundred three and 29/100ths (103.29) feet thence leaving said east side of West Yorktowne Drive South nine (9) degrees twenty-five (25) minutes forty (40) seconds West one hundred sixteen and 54/100ths (116.54) feet thence North seventy-four (74) degrees twenty (20) minutes and thirty (30) seconds West one hundred seven and 68/100ths (107.68) feet to the place of beginning. Being a portion of Lot No. 35 as shown on a Plat entitled "Yorktowne" prepared by W. Lloyd Wallace, Surveyor and Civil Engineer, dated April 17, 1939 and recorded among the Land Records of Baltimore County in Plat Book CWB, Jr. No. 12, folio 50.

2023-0248-A

**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.

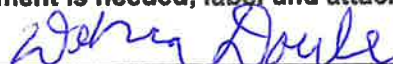
Address: 7318 Yorktowne Drive Towson MD 21204  
Print or Type Address of Property City State Zip Code

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)**

We are looking to construct 12'x20' screened porch on  
the rear of our SFD. Due to the odd shape of  
the lot, the rear setback is not enough to obtain a  
building permit

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

  
Signature of Owner (Affiant)

  
Signature of Owner (Affiant)

Michael Doyle  
Name - Print or Type

Debra Doyle  
Name - Print or Type

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

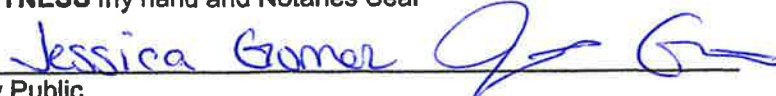
**STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:**

I HEREBY CERTIFY, this 9<sup>th</sup> day of November, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

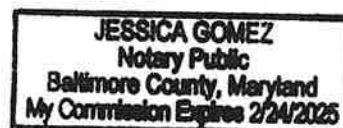
Print name(s) here: Michael Doyle + Debra Doyle

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

**AS WITNESS** my hand and Notaries Seal

  
Notary Public

2/24/2025  
My Commission Expires



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

No. 228906

Date: \_\_\_\_\_

| Fund   | Dept | Unit | Sub Unit | Rev Source/ Obj | Sub Rev/ Sub Obj | Dept Obj | BS Acct | Amount |
|--------|------|------|----------|-----------------|------------------|----------|---------|--------|
| 001    | 806  | 2000 |          | 6150            |                  |          |         | 75.00  |
|        |      |      |          |                 |                  |          |         |        |
|        |      |      |          |                 |                  |          |         |        |
|        |      |      |          |                 |                  |          |         |        |
|        |      |      |          |                 |                  |          |         |        |
| Total: |      |      |          |                 |                  |          |         | 75.00  |

Rec

From: 7318 YORKTOWN DRIVE

For:

1023-0248-A

12/10 - 12/25

DR5.5

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S  
VALIDATION

CP 23-1000

AMERICAN DECK, INC.  
(800) 592-3325  
WWW.AMDECK.COM

18069

7-11/520

PAY  
TO THE  
ORDER OF

Baltimore County MD

DATE 10/30/2023

\$ 75.00

Seventy five dollars & 00/100

DOLLARS

M&T Bank

FOR

Doyle Varone

Paul X. Zindel

⑈018069⑈ ⑆052000113⑆

5045606⑈

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS  
ZONING REVIEW OFFICE

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number: 2023 - 0248 -A Address 7318 York Towne Dr

Contact Person: Christina Frink Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 11/30/23 Posting Date: 12/10/23 Closing Date: 12/25/23

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 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 a neighbor (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 Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written 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 Administrative Law Judge), 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.

---

**Petitioner: This Part of the Form is for the Sign Poster Only** (Detach Along Dotted Line)

**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**

Case Number: 2023 - 0248 -A Address 7318 York Towne Drive

Petitioner's Name: Doyle Telephone (Cell) 443-613-7767

Posting Date: 12/10/23 Closing Date: 12/25/2023

Wording for Sign: To Permit an open projection (screen porch) with  
a rear yard setback of 13 ft. in lieu of the  
required 22.5 ft.

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**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 December 12, 2023  
Item No. 2023-0248-A

**DATE:** December 12, 2023

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

DPW-T: N/C

DPR: N/C

Landscape: N/C

Rec & Parks: N/C & No Greenways affected

VKD: JK  
cc: file

# CERTIFICATE OF POSTING

2023-0248-A

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_

Michael and Debra Doyle

December 25, 2023

Date of Hearing/Closing: \_\_\_\_\_

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

Attn: Jeff Perlow:

Ladies and Gentlemen:

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

**7318 Yorktown Drive** ***SIGN 1***

December 10, 2023

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



Sincerely,

 December 10, 2023  
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

**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: December 7, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0248-A  
Address: 7318 YORKTOWNE DR.  
Legal Owner: Michael & Debra Doyle

Zoning Advisory Committee Meeting of December 12, 2023.

X The Department of Environmental Protection and Sustainability has no  
comment on the above-referenced zoning item.

Additional Comments:

Reviewer: Earl D. Wrenn

Real Property Data Search ( )  
Search Result for BALTIMORE COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier:

District - 09 Account Number - 0916150670

**Owner Information**

Owner Name:

DOYLE MICHAEL  
DOYLE DEBRA  
7318 YORKTOWNE DR  
TOWSON MD 21204-7624

Use:  
Principal Residence:  
Deed Reference:

RESIDENTIAL  
YES  
/28977/ 00001

Mailing Address:

**Location & Structure Information**

Premises Address:

7318 YORKTOWNE DR  
TOWSON 21204-7624

Legal Description:

PRT LT 35  
7318 YORKTOWNE DR  
YORKTOWNE

|            |       |         |               |              |          |        |      |                  |          |            |
|------------|-------|---------|---------------|--------------|----------|--------|------|------------------|----------|------------|
| Map:       | Grid: | Parcel: | Neighborhood: | Subdivision: | Section: | Block: | Lot: | Assessment Year: | Plat No: | Plat Ref:  |
| 0070       | 0019  | 0825    | 9090096.04    | 0000         |          |        | 35   | 2023             |          | 0012/ 0050 |
| Town: None |       |         |               |              |          |        |      |                  |          |            |

|                         |                         |                        |                           |            |                |        |                                   |
|-------------------------|-------------------------|------------------------|---------------------------|------------|----------------|--------|-----------------------------------|
| Primary Structure Built | Above Grade Living Area | Finished Basement Area | Property Land Area        | County Use |                |        |                                   |
| 1940                    | 1,770 SF                | 396 SF                 | 9,164 SF                  | 04         |                |        |                                   |
| Stories                 | Basement                | Type                   | Exterior                  | Quality    | Full/Half Bath | Garage | Last Notice of Major Improvements |
| 2                       | YES                     | STANDARD UNIT          | 1/2 BRICK,FRAME/<br>FRAME | 5          | 1 full/ 1 half |        |                                   |

**Value Information**

|                    | Base Value | Value      | Phase-In Assessments |            |
|--------------------|------------|------------|----------------------|------------|
|                    |            | As of      | As of                | As of      |
|                    |            | 01/01/2023 | 07/01/2023           | 07/01/2024 |
| Land:              | 129,700    | 138,600    |                      |            |
| Improvements       | 247,400    | 300,000    |                      |            |
| Total:             | 377,100    | 438,600    | 397,600              | 418,100    |
| Preferential Land: | 0          | 0          |                      |            |

**Transfer Information**

|                            |                      |                  |
|----------------------------|----------------------|------------------|
| Seller: JOSEPH MATTHEW H   | Date: 12/15/2009     | Price: \$385,000 |
| Type: ARMS LENGTH IMPROVED | Deed1: /28977/ 00001 | Deed2:           |
| Seller: LASSITER LANCE K   | Date: 08/08/2003     | Price: \$316,500 |
| Type: ARMS LENGTH IMPROVED | Deed1: /18522/ 00471 | Deed2:           |
| Seller: WELLER WAYNE N     | Date: 09/18/2000     | Price: \$212,500 |
| Type: ARMS LENGTH IMPROVED | Deed1: /14699/ 00668 | 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  | 0.00 0.00  |

Special Tax Recapture: None

**Homestead Application Information**

Homestead Application Status: Approved 08/19/2010

**Homeowners' Tax Credit Application Information**

Homeowners' Tax Credit Application Status: No Application

Date:





FRONT  
RIGHT  
SIDE







Back yard



REAR YARD



7331

Lot # 13  
0918720260

Lot # 14  
0911470521

Lot # 15  
0912592150

Lot # 16  
0923000910

Lot # 12  
0916152760

7333

Lot # 11  
0918103970

7335  
Pt. Bk. 000012, Folio 0020

Lot # 10  
0911890150

Lot # 9  
0908300760

NE 8-A

070A3

Pt. Bk./Folio # 012050

Lot # 35  
0916150670  
Pt. Bk. 000012, Folio 0050

7318

Lot # 34  
0916350720

7314

0918101401  
Lot # 33

PAI # 098014

PAI # 098014

1988-032

Lot # 36  
0907150360

Lot # 31  
0919329040

Lot # 37  
0907472940

7322

Lot # 30  
0923352900

YORKTOWN DR

Lot # 38  
0908010730

7324

091155900

Lot # 5

0903478860

Lot # 39

1982-0229-A

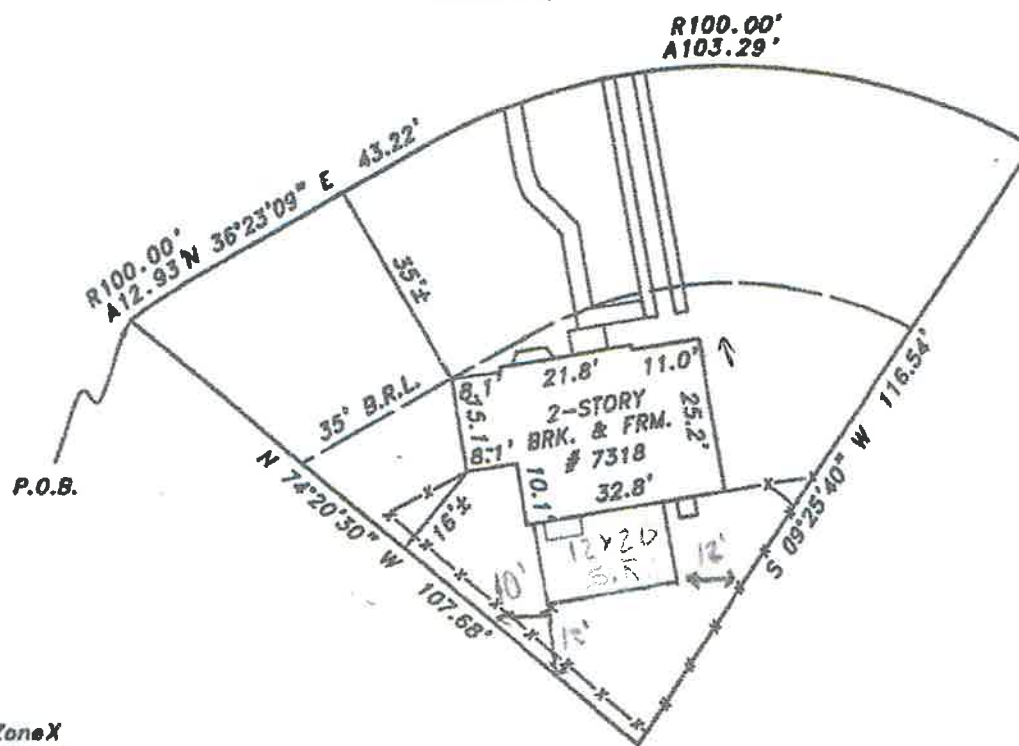
0903471130

Lot # 29

2025-029

Zoning Hearing Plan for Variance \_\_\_\_\_ for Special Hearing \_\_\_\_\_ Mark Type Requested with (X)  
 Address 7319 Yorktowne Drive Owners(s) Name(s) Michael + Debra Doyle  
 Subdivision Name Yorktowne Lot # 35 Block # \_\_\_\_\_ Section # \_\_\_\_\_  
 Plat Book # 0002 Folio # 0050 10 Digit Tax # 0916150670 Deed Reference# 28977/00001

# YORKTOWNE DRIVE



Object property is shown in Zone X  
 the FIRM Map of Baltimore County,  
 Maryland on Community Panel  
 2010 0265 F Effective Sept. 26, 2008

N

Plan Drawn By David Lombardi/American Deck Date 10/4/2023 Scale: 1 inch = 30 scale Feet

## Site Vicinity Map



Zoning Map # 0070A3  
 Zoning DE S.5  
 Election District 09  
 Council District 06  
 Lot Area Acreage \_\_\_\_\_  
 Lot Square Footage 9164 SF  
 Historic (Yes or No) \_\_\_\_\_  
 CBCA (Yes or No) \_\_\_\_\_  
 Flood Plain (Yes or No) \_\_\_\_\_  
 Utilities – Mark with (X)  
 Water is:  
 Public ☒ Private \_\_\_\_\_  
 Sewer is:  
 Public ☒ Private \_\_\_\_\_  
 Prior Hearing (Yes or No) \_\_\_\_\_  
 If (Yes) list Case Number(s)  
 and order result(s) below:

Violation Case Number(s)

2023-0248-A