

# BOARD OF ZONING APPEALS MEETING

## A G E N D A

TOWN OF CHINCOTEAGUE

September 13, 2012 - 7:30 P.M. – Council Chambers - Town Hall

CALL TO ORDER

AGENDA ADOPTION:

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1. Approval of Minutes of July 12, 2012
2. Public Participation
3. **Appeal 09-12-1** A request from Donna Martinelli, 4433 Main Street, for a variance from Article 4, section 4.7.31 of the zoning ordinance of the Town of Chincoteague. The applicant wishes to make the existing fence from the rear of the main structure forward to the front of the structure a solid fence instead of the required 30% open. This property is located in C-3 Corridor Commercial.
5. Jon Poulson Comments
6. Adjourn:

MINUTES OF THE MEETING JULY 12, 2012  
CHINCOTEAGUE BOARD OF ZONING APPEALS

MEMBERS PRESENT:

MR. Jesse Speidel  
Mr. Robert Cherrix  
Mr. Jack Gilliss  
Mr. Edward Moran  
Mr. Donald Thornton

MEMBERS ABSENT:

MIKE MCGEE

Kenny L. Lewis, Staff Support

1. Call to Order

Mr. Speidel called the meeting to order at 7:30 pm.

2. Approval of Minutes of June 14, 2012.

Motion by Mr. Moran, second by Mr. Gilliss to approve the minutes of June 14, 2012. All in favor. Motion carried.

3. Appeal 07-12-1 A request from Delmas Mears agent for Robert Tarr Jr., 6055 Peterson Street, for a special use permit from Article 6, section G, 6.10.4 of the zoning ordinance of the Town of Chincoteague. The applicant wishes to replace the existing mobile home with a 8' x 40' camper. Current zoning prohibits campers on residential lots except during pony penning week. This property is located in R-3 Mixed Use Residential.

4. Public Comments on Appeal

Mr. Tarr advised he would like to enclose the walls of the camper and put a slab under it so people would not be able to tell it was a camper.

Mr. Tarr advised that the camper is 8' x 25' in size. It is not 8' x 40' as advertised.

5. Board Action on Appeal

Mr. Gilliss questioned if the camper would be self contained or is sewerage located on the property. Mr. Tarr advised that there is an existing septic system on his lot.

Mr. Moran questioned if the wheels would be removed from the camper and made a permanent fixture on the lot. Mr. Tarr advised yes.

Mr. Lewis questioned Mr. Tarr statement about enclosing the camper with a wall system. Mr. Lewis advised that due to FEMA regulations he has problems with this request.

Mr. Speidel questioned Mr. Tarr if the current trailer on the property is condemned. Mr. Tarr advised he condemned it himself.

Gary Turnquest spoke in favor of the special use permit. He felt that it was a win win for the neighborhood and Mr. Tarr. He requested that the special use permit be approved.

Terry Pace spoke in favor of the request provided the special use permit goes with Robert Tarr and not the land.

Louise Chesser spoke in favor of the request. She asked if any of the Board members had looked at the property. She advised she was sure they would not want anyone live in these conditions.

Mr. Thornton motioned to approve the request with the condition that the camper is for his use only and must be removed when not in use. Second by Mr. Moran. All in favor. Motion carried.

6. Adjournment

Mr. Speidel adjourned the meeting.

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Jesse Speidel, Chairman

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MINUTES OF THE MEETING JULY 12, 2012  
CHINCOTEAGUE BOARD OF ZONING APPEALS

MEMBERS PRESENT:

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Mr. Robert Cherrix  
Mr. Jack Gilliss  
Mr. Edward Moran  
Mr. Donald Thornton

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6. Adjournment

Mr. Speidel adjourned the meeting.

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Jesse Speidel, Chairman

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August 20, 2012

Eastern Shore Post  
P.O. Box 318  
Tasley, VA 23441

Dear Sirs:

The Town of Chincoteague request the following notice of public hearing be published in the Eastern Shore Post on Friday August 31, 2012 and Friday September 7, 2012:

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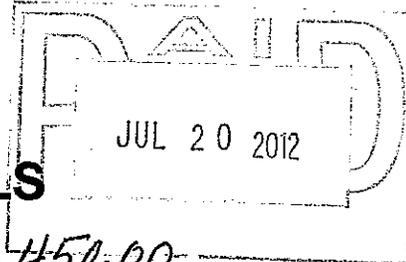
Public Notice

The Board of Zoning Appeals of the Town of Chincoteague will hold a public hearing on September 13, 2012 at 7:30 p.m. in the Council Chambers located at 6150 Community Drive to receive public comments and views on the following zoning matter:

**Appeal 09-12-1** A request from Donna Martinelli, 4433 Main Street, for a variance from Article 4, section 4.7.31 of the zoning ordinance of the Town of Chincoteague. The applicant wishes to make the existing fence from the rear of the main structure forward to the front of the structure a solid fence instead of the required 30% open. This property is located in C-3 Corridor Commercial.

Kenny L. Lewis  
Zoning Administrator

CHINCOTEAGUE, VIRGINIA  
APPEAL TO THE  
BOARD OF ZONING APPEALS



APPEAL CASE NUMBER: 09-12-1

FEE: \$ 450.00

I, Donna Martinelli,

AGENT FOR \_\_\_\_\_ WOULD LIKE TO FILE THE FOLLOWING APPEAL WITH THE BOARD OF ZONING APPEALS BASED UPON THE NOTED STATE CODE(S):

TITLE 15.2, CODE OF VIRGINIA, 1959 (AS AMENDED)

(CHECK ALL THAT APPLY)

1. ( ) AN APPEAL OF AN OFFICER, REQUIREMENT, DECISION OR DETERMINATION OF AN ADMINISTRATIVE OFFICER.
2. (✓) AN APPEAL OF A DECISION OF THE ZONING ADMINISTRATOR.
3. ( ) AN INTERPRETATION OF THE DISTRICT ZONING MAP, IN THAT THERE IS AN UNCERTAINTY AS TO THE LOCATION OF A DISTRICT BOUNDARY.
4. (✓) AN APPEAL FOR A VARIANCE. THE APPLICANT IS REQUIRED TO SHOW THAT A LAND USE HARDSHIP EXIST. SEE ATTACHED EXAMPLE SHEET FOR HARDSHIP CRITERIA.
5. ( ) AN APPEAL FOR A VARIANCE OF THE FLOOD PLAIN MANAGEMENT ORDINANCE

BOARD OF ZONING APPEALS USE ONLY:

MEETING DATE: \_\_\_\_\_

APPEAL ACTION:

( ) APPROVED

( ) DENIED

( ) CONDITIONAL: \_\_\_\_\_

\_\_\_\_\_  
BZA, SECRETARY

DATE: \_\_\_\_\_

**(1.) RULES AND REGULATIONS TO FILE FOR APPEAL:**

**(A.) APPLICANTS OR THEIR AGENTS SHALL NOT CONTACT ANY BOARD MEMBER TO DISCUSS THE CASE PRIOR TO THE SCHEDULED PUBLIC HEARING OF THEIR APPEAL.**

**(B.) FAILURE OF APPLICANT OR AGENT TO APPEAR BEFORE THE BOARD MAY BE REASON FOR DENIAL.**

**(C.) APPLICANT MUST POST APPEAL NOTICE FURNISHED BY THE ZONING ADMINISTRATOR ON SAID PROPERTY, VISIBLE FROM THE STREET.**

**(D.) APPLICANT SHALL SUBMIT A PLOT PLAN, TO SCALE, OF THE SAID PROPERTY IDENTIFYING THE FOLLOWING:**

- 1. ALL EXISTING STRUCTURES LOCATED ON SAID PROPERTY.**
- 2. PROPOSED NEW STRUCTURES.**
- 3. SETBACKS FROM FRONT, SIDES AND REAR PROPERTY LINES.**
- 4. LOCATION OF EXISTING SEPTIC, DRAIN FIELDS OR CESSPOOLS.**
- 5. LOCATION OF EASEMENTS, RIGHT-OF-WAYS AND PUBLIC ROADS THAT ADJOIN OR ENTER SAID PROPERTY.**

**(E.) THE CHINCOTEAGUE BOARD OF ZONING APPEALS HAS SEVEN (7) MEMBERS. TO OBTAIN APPROVAL FOR A VARIANCE OR SPECIAL USE PERMIT, FOUR (4) MEMBERS MUST VOTE IN YOUR FAVOR.**

**(F.) ANY DECISION OF THE BOARD OF ZONING APPEALS MAY BE APPEALED TO THE CIRCUIT COURT OF ACCOMACK COUNTY WITHIN 30 DAYS OF RECEIPT OF THE DECISION MADE.**

**(G.) THE BZA MAY IMPOSE SUCH CONDITIONS REGARDING THE LOCATION, CHARACTER AND OTHER FEATURES OF THE PROPOSED STRUCTURE OR USE AS IT MAY DEEM NECESSARY IN THE PUBLIC INTEREST.**

**(2.) NOTIFICATION OF PROPERTY OWNERS:**

**ALL APPLICATIONS SHALL BE ACCOMPANIED BY WRITTEN COMMENTS FROM OWNERS OF REAL ESTATE AS FOLLOWS:**

**(A.) VARIANCE:**

**APPLICANTS SHALL SUBMIT WRITTEN COMMENTS FROM ALL ADJOINING PROPERTY OWNERS INCLUDING THE PROPERTY OWNERS ACROSS THE STREET(S) OR ACROSS BODIES OF WATERS ADJACENT TO OR DIVIDING TWO PROPERTIES. THE BZA MAY REQUIRE THE APPLICANT TO SUBMIT WRITTEN COMMENTS FROM ADDITIONAL PROPERTY OWNERS.**

**(B.) WRITTEN NOTIFICATION OF APPEAL:**

**PROPERTY OWNERS NOT AVAILABLE FOR WRITTEN COMMENT SHALL BE NOTIFIED OF THE PROPOSED REQUEST BY CERTIFIED MAIL.**

**A COPY OF THE REGISTERED MAIL AND THE CERTIFIED MAIL RECEIPT MUST BE SUBMITTED AT THE TIME OF FILING THE APPEAL.**

**RETURN RECEIPT OF THE CERTIFIED MAIL MUST BE GIVEN TO THE ZONING ADMINISTRATOR A MINIMUM OF 5 DAYS PRIOR TO THE MEETING DATE.**

**PLEASE PRINT**

PLEASE PRINT

THE PROPERTY IN WHICH THIS APPEAL IS SUBMITTED IS LOCATED AT (911 ADDRESS)  
4433 Main Street, Chincoteague, VA, TAX MAP # 30A5-A-2

THIS PROPERTY IS OWNED BY:

NAME: Donna Martinelli  
ADDRESS: 1923 Tuckahoe Road  
CITY, STATE, ZIP: Petersburg, NJ 08270

PHONE: 609-628-2283-home WORK PHONE: 609-390-9618  
609-425-6268-cell

HAS ANY PREVIOUS APPLICATION OR APPEAL BEEN FILED IN CONNECTION WITH THESE PREMISES?

(X) NO  
( ) YES, EXPLAIN: \_\_\_\_\_

IS THIS APPEAL FILED DUE TO A ZONING VIOLATION IDENTIFIED BY THE ZONING ADMINISTRATOR?

(X) NO  
( ) YES, IF THE VIOLATION HAS NOT BEEN CORRECTED, EXPLAIN WHY;  
\_\_\_\_\_  
\_\_\_\_\_

ARTICLE(S) AND SECTION(S) THAT APPLIES TO YOUR APPEAL:

(1.) ARTICLE: 4 SECTION: 4.7.31  
REQUIRES: FENCE BE 30% OPEN

(2.) ARTICLE: \_\_\_\_\_ SECTION: \_\_\_\_\_  
REQUIRES: \_\_\_\_\_

(3.) EXPLAIN REASON FOR APPEAL  
Wish to CONSTRUCT 4' Solid FENCE ALONG SIDE OF  
RESIDENCE and add spindle to front fence.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

GUIDELINES USED BY THE BOARD OF ZONING APPEALS IN GRANTING A VARIANCE

In order for the Board of Zoning Appeals to review your request for a variance, the threshold question for the BZA in considering an application for a variance "is whether the effect of the zoning ordinance upon the property under consideration, as it stands, interferes with all reasonable beneficial uses of the property, taken as a whole". If the answer is in the negative, the BZA has no authority to go further.

- yes  
 no

Please answer the following questions:

(1). Does the strict application of the ordinance result in unnecessary or unreasonable hardship to the property owner?

yes, Explain;

we would like a solid fence between properties to prevent pets from visually having contact with each other. We also do not want small children having contact with others' pets - this is a safety issue. We want to avoid animals passing through the fence as they do now.

no

(2). Is the need for the variance shared generally by other properties?

yes, Explain;

The neighbor is a "pet-friendly" rental and this creates a conflict between our dog and their renters' dog(s). They can walk through the fence as it is and have contact.

no

(3). Is the variance contrary to the intended spirit and purpose of the ordinance, and would result in substantial justice being done.

yes, Explain; Should the variance be granted, it would alleviate potential problems that may arise when two or more dogs meet each other. This will improve the aesthetics of both properties. It will also prevent children having contact with unfamiliar dogs.

no

All of the above questions must be answered. Failure to complete the above questions shall result in your application not being processed.

Donna Martinelli  
1923 Tuckahoe Road  
Petersburg, NJ 08270  
(609) 425-6268

**CERTIFIED MAIL**

July 18, 2012

Dear Neighbor:

This notice is to advise you that I will be appearing before the Chincoteague Board of Zoning Appeals to request a variance from Article 4 section 4.7.31 of the Town's Zoning Ordinance.

I would like to install a 4' solid fence along the side of my residence and add a spindle to the fence in front of my residence located at 4433 Main Street.

Current zoning requires that fences placed forward of the rear of the house be no greater than 4 feet in height and must be 30% open.

As a property owner adjoining my parcel, the Board of Zoning Appeals requires that you be notified of this request.

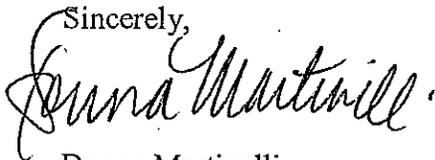
Please complete the enclosed notification form and return it to: Kenny L. Lewis, Zoning Administrator, Town of Chincoteague, 6150 Community Drive, Chincoteague Island, VA 23336. I have enclosed a pre-addressed, stamped envelope for your convenience.

The meeting will be held on September 13, 2012 at 7:30 pm in the Council Chambers located at the above address.

You may contact me at 609-425-6268 or Kenny L. Lewis, Zoning Administrator for the Town of Chincoteague at 757-336-6519 if you have any questions or concerns regarding this matter.

Your attention in responding to this request is appreciated.

Sincerely,



Donna Martinelli

PLEASE INDICATE YOUR APPROVAL OR DISAPPROVAL OF THE PROPOSED LAND USE AS STATED IN THE APPLICATION BY CHECKING THE APPROPRIATE SPACE. SPECIFY THE LOCATION OF YOUR PROPERTY; NORTH, EAST, SOUTH OR WEST OF THE APPLICANTS PROPERTY.

TAX MAP # 30A5-A-1 LOCATION OF PROPERTY NORTH  
 NAME: Wm & MARYANN GUTHRIE  
 ADDRESS: 4619 SHEPPARD MANOR DR ELICOTT CITY MD 21042 PHONE: \_\_\_\_\_  
 COMMENTS: \_\_\_\_\_  
 APPROVE REQUEST                       DISAPPROVE REQUEST  
 SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

TAX MAP # 30A5-A-4 LOCATION OF PROPERTY SOUTH  
 NAME: John & Mary SPANGLER  
 ADDRESS: 3812 MAIN ST PHONE: \_\_\_\_\_  
 COMMENTS: \_\_\_\_\_  
 APPROVE REQUEST                       DISAPPROVE REQUEST  
 SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

TAX MAP # 30A5-A-46<sup>45</sup> LOCATION OF PROPERTY EAST  
 NAME: Robert & Carol RANNO  
 ADDRESS: 905 Johns Cir DEALE MD 20751 PHONE: \_\_\_\_\_  
 COMMENTS: \_\_\_\_\_  
 APPROVE REQUEST                       DISAPPROVE REQUEST  
 SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

TAX MAP # 30A5-A-52 LOCATION OF PROPERTY EAST  
 NAME: Charles & Debra Barton  
 ADDRESS: 3101 Monkton Rd Monkton Md 21111 PHONE: \_\_\_\_\_  
 COMMENTS: \_\_\_\_\_  
 APPROVE REQUEST                       DISAPPROVE REQUEST  
 SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

TAX MAP # 31-A-28A LOCATION OF PROPERTY West  
 NAME: Bie Incorp.  
 ADDRESS: P.O. Box 909 Chincoteague PHONE: \_\_\_\_\_  
 COMMENTS: \_\_\_\_\_  
 APPROVE REQUEST                       DISAPPROVE REQUEST  
 SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

TAX MAP # \_\_\_\_\_ LOCATION OF PROPERTY \_\_\_\_\_  
 NAME: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 COMMENTS: \_\_\_\_\_  
 APPROVE REQUEST                       DISAPPROVE REQUEST  
 SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

TAX MAP # \_\_\_\_\_ LOCATION OF PROPERTY \_\_\_\_\_  
 NAME: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 COMMENTS: \_\_\_\_\_  
 APPROVE REQUEST                       DISAPPROVE REQUEST  
 SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

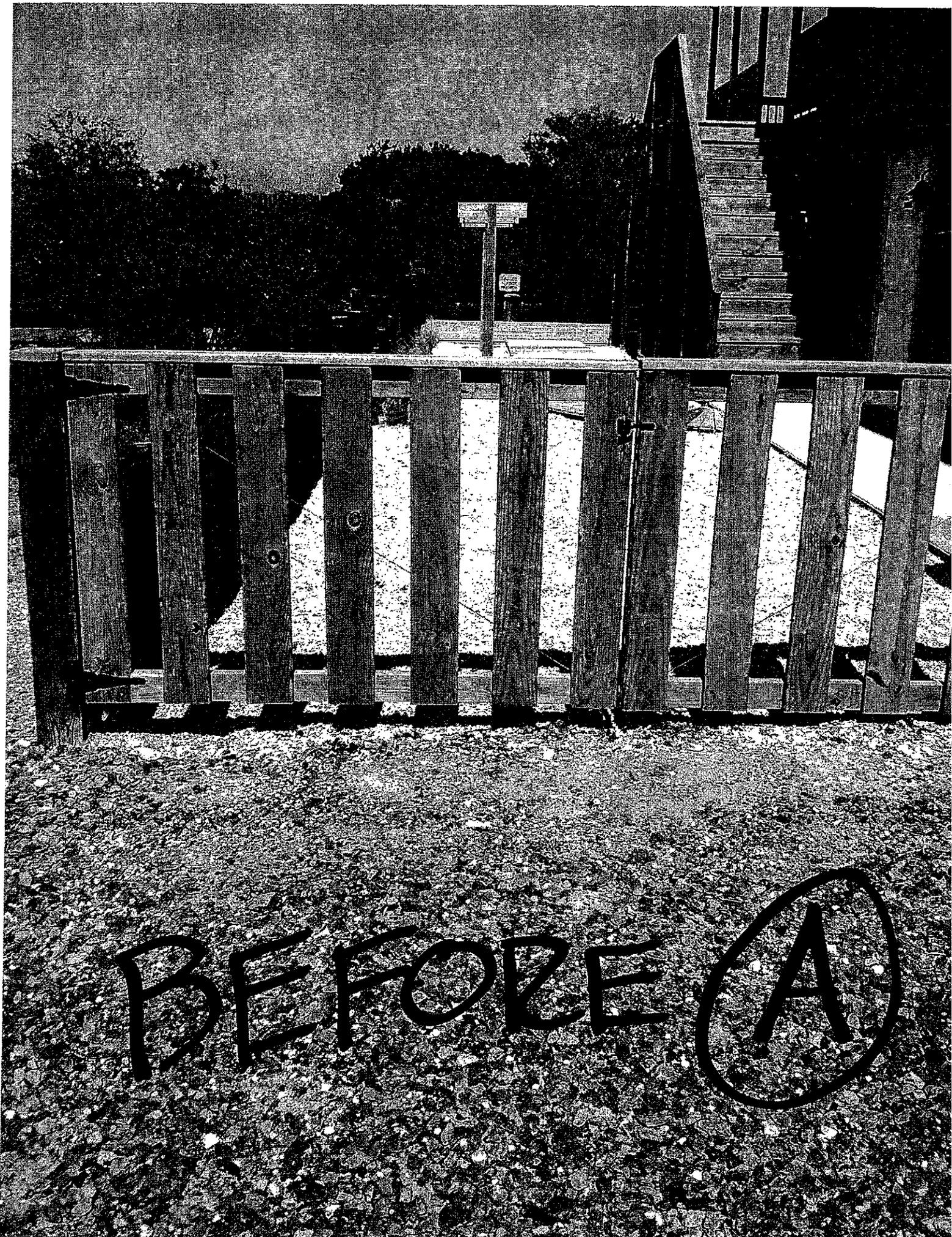


BEFORE (A)

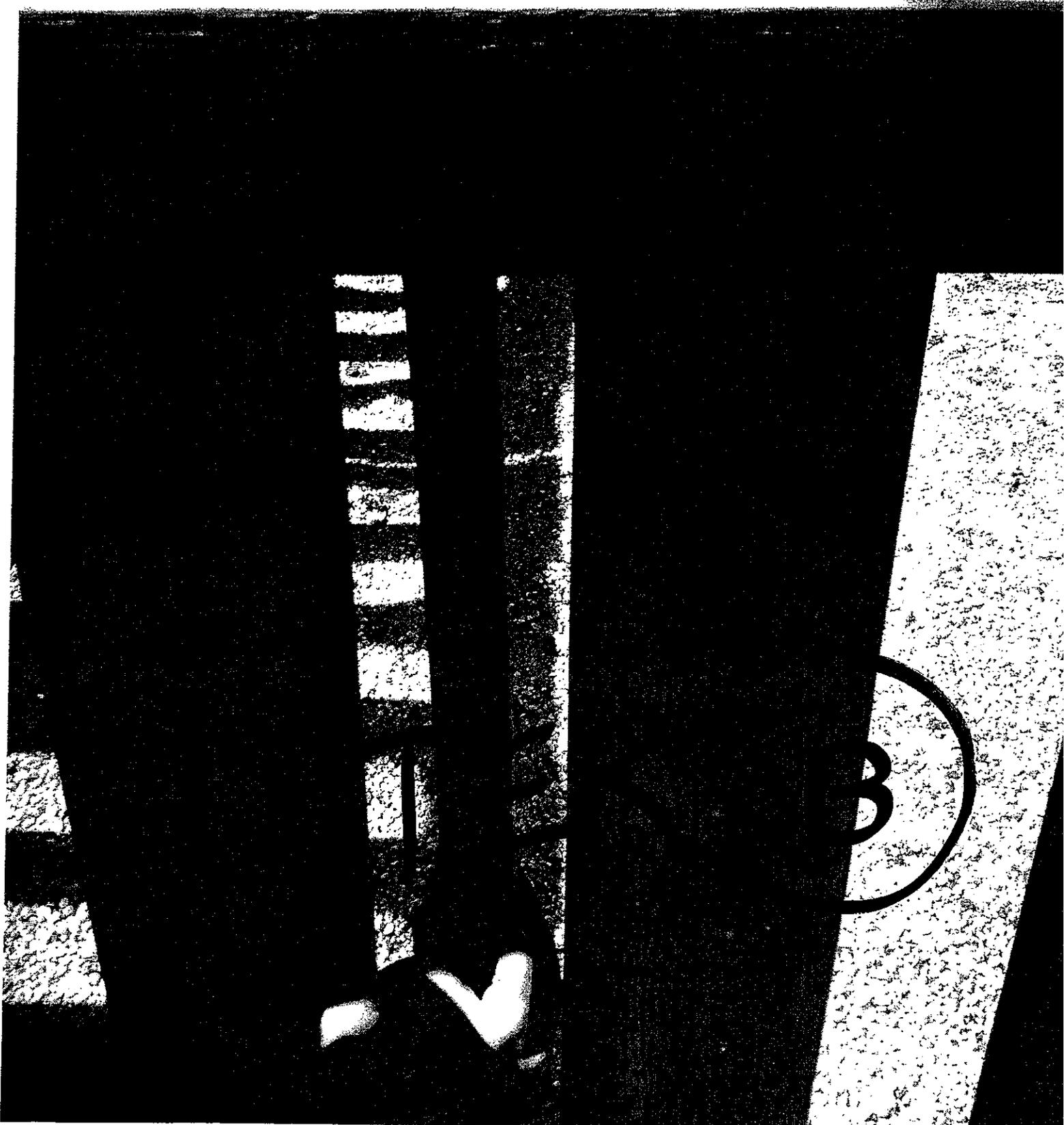
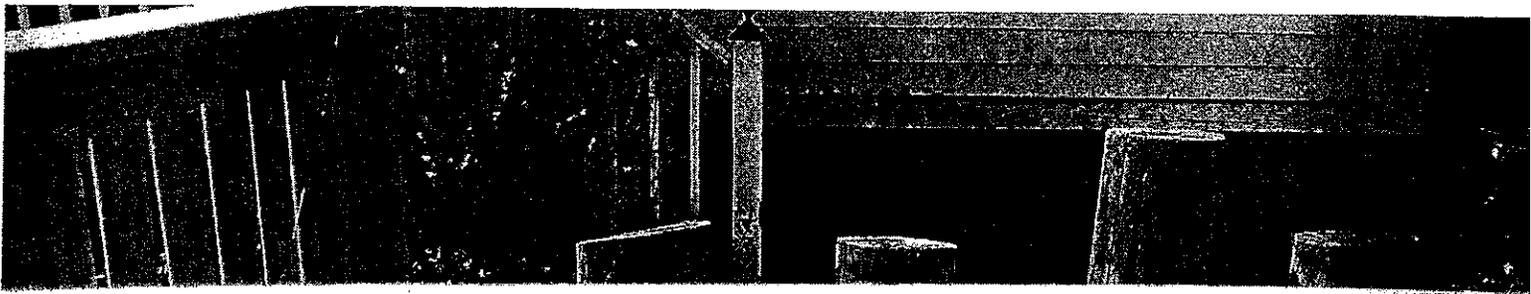


AFTER

ⓑ



BEFORE A



TAX MAP # 30A5-A-52 LOCATION OF PROPERTY EAST

NAME: CHARLES & DEBRA BARTON

ADDRESS: 3101 MONKTON RD Monkton Md 21111 PHONE: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

( ) APPROVE REQUEST ( ) DISAPPROVE REQUEST

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

TAX MAP # 31-A-28A LOCATION OF PROPERTY WEST

NAME: BIE INCORP.

ADDRESS: P.O. BOX 909 Chincoteague PHONE: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

APPROVE REQUEST ( ) DISAPPROVE REQUEST

SIGNATURE:  DATE: 7/26/12

TAX MAP # \_\_\_\_\_ LOCATION OF PROPERTY \_\_\_\_\_

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

( ) APPROVE REQUEST ( ) DISAPPROVE REQUEST

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

TAX MAP # \_\_\_\_\_ LOCATION OF PROPERTY \_\_\_\_\_

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

( ) APPROVE REQUEST ( ) DISAPPROVE REQUEST

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

PLEASE INDICATE YOUR APPROVAL OR DISAPPROVAL OF THE PROPOSED LAND USE AS STATED IN THE APPLICATION BY CHECKING THE APPROPRIATE SPACE. SPECIFY THE LOCATION OF YOUR PROPERTY; NORTH, EAST, SOUTH OR WEST OF THE APPLICANTS PROPERTY.

TAX MAP # 30A5-A-4 LOCATION OF PROPERTY 4427 N MAIN (South)

\* NAME: JOHN DAVID SPANGLER

ADDRESS: 3812 S MAIN ST PHONE: 336 1221

COMMENTS:

APPROVE REQUEST ( ) DISAPPROVE REQUEST

SIGNATURE: John David Spangler DATE: 11/23/2012

TAX MAP # \_\_\_\_\_ LOCATION OF PROPERTY \_\_\_\_\_

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

( ) APPROVE REQUEST ( ) DISAPPROVE REQUEST

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

TAX MAP # \_\_\_\_\_ LOCATION OF PROPERTY \_\_\_\_\_

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

APPROVE REQUEST                       DISAPPROVE REQUEST

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

TAX MAP # 30A5-A-1                      LOCATION OF PROPERTY 4439 N. Main St. (North)

NAME: William Guthrie                      Chattanooga TN 37336

ADDRESS: 41619 Shepherd Manor Dr                      PHONE: \_\_\_\_\_  
Chattanooga TN 37422

COMMENTS: \_\_\_\_\_

APPROVE REQUEST                       DISAPPROVE REQUEST

SIGNATURE: [Signature]                      DATE: 6/15/2012

TAX MAP # \_\_\_\_\_                      LOCATION OF PROPERTY \_\_\_\_\_

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_                      PHONE: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

APPROVE REQUEST                       DISAPPROVE REQUEST

SIGNATURE: \_\_\_\_\_                      DATE: \_\_\_\_\_

TAX MAP # \_\_\_\_\_                      LOCATION OF PROPERTY \_\_\_\_\_

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_                      PHONE: \_\_\_\_\_

TAX MAP # 30A5-A-52 LOCATION OF PROPERTY EAST

NAME: Charles & Debra Barton

ADDRESS: 3101 Monkton Rd Monkton Md 21111 PHONE: 21111

COMMENTS: \_\_\_\_\_

APPROVE REQUEST      ( ) DISAPPROVE REQUEST

SIGNATURE: [Signature] DATE: 7/20/12

TAX MAP # 31-A-28A LOCATION OF PROPERTY West

NAME: BIC INCORP.

ADDRESS: P.O. Box 909 Chincoteague PHONE: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

( ) APPROVE REQUEST      ( ) DISAPPROVE REQUEST

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

TAX MAP # \_\_\_\_\_ LOCATION OF PROPERTY \_\_\_\_\_

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

( ) APPROVE REQUEST      ( ) DISAPPROVE REQUEST

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

TAX MAP # \_\_\_\_\_ LOCATION OF PROPERTY \_\_\_\_\_

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

( ) APPROVE REQUEST      ( ) DISAPPROVE REQUEST

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

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 NAME: Wm & MARYANN GUTHRIE  
 ADDRESS: 4619 Sheppard Manor Dr Ellicott City Md 21042 PHONE: \_\_\_\_\_  
 COMMENTS: \_\_\_\_\_  
 APPROVE REQUEST                       DISAPPROVE REQUEST  
 SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

TAX MAP # 30A5-A-4 LOCATION OF PROPERTY South  
 NAME: John & Mary Spangler  
 ADDRESS: 3812 Main St PHONE: \_\_\_\_\_  
 COMMENTS: \_\_\_\_\_  
 APPROVE REQUEST                       DISAPPROVE REQUEST  
 SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

TAX MAP # 30A5-A-46<sup>45</sup> LOCATION OF PROPERTY East  
 NAME: Robert & Carol Ranno  
 ADDRESS: 905 Johns Cir DEALE Md 20751 PHONE: \_\_\_\_\_  
 COMMENTS: \_\_\_\_\_  
 APPROVE REQUEST                       DISAPPROVE REQUEST  
 SIGNATURE: Robert Ranno DATE: 7-23-2012  
Carol Ranno