



**City of College Park
Department of Planning, Community & Economic Development
Staff Report**

Reviewer: Miriam Bader

Date: February 28, 2020

A. APPEAL INFORMATION

Appeal No.: CPV-2020-01

Hearing Date: March 5, 2020

Petitioners: Thomas and Isabel Ahmann, Agents for Clarke Simpson,
Managing Partner for 4715 Norwich Road, LLC

Address: 4715 Norwich Road

Subdivision: Easterday & Haldeman's Subdivision

Neighborhood Association: Old Town Civic Association

Zoning: R-55 and in the Old Town College Park Historic District

Purpose of Request: The Applicants propose to extend second floor dormer windows along the front and construct additional dormer windows along the side.

Requirement: Section 27-442(e), Table IV, footnote 5 prescribes a minimum side yard setback of 15 feet for corner lots fronting a street if adjoining lot doesn't front that street.

Request: A variance of 9 feet from the minimum side yard setback of 15 feet.

Property Characteristics:

1. The property has an area of 6,937.50 square feet and is improved with a 1.5-story, frame house and detached garage.
2. The property is rectangular in shape; 75 feet wide by 92.5 feet long.
3. The subject house was constructed in 1938.

4. The house is set back only 2 feet from the side property line fronting Dartmouth Avenue, at its closest point. The proposal is to set the second-floor dormer windows 6 feet from the side property line. The footprint of the house will remain unchanged.

- Neighborhood Characteristics:
1. The neighborhood is in the Old Town College Park Historic District
 2. The property and immediate neighborhood are predominately zoned R-55. The property at the northeast corner of Norwich Road is zoned MUI, DDOZ.
 3. Second floor dormer windows are common in the neighborhood.
 4. The surrounding residential neighborhood consists of one- and two-story dwellings.
 5. The property located on the southeast corner of Norwich Road and Dartmouth is two stories in height and is similarly located on the lot with a very narrow side yard.

- Other Information:
1. The County denied the Applicants a building permit to construct dormer windows along the side of the house since they will not meet current side yard setbacks. Even though the existing house does not meet the side yard setback, new construction is required to meet current zoning ordinance setbacks and the existing house does not have to be validated.
 2. A side yard setback variance to construct the second story was granted in 2003.

CRITERIA FOR GRANTING A VARIANCE

- 1. Property has exceptional narrowness, shallowness, or shape, exceptional topographic conditions or other extraordinary situations or conditions.**

Despite this property being a large lot (a historical combination of 3 original lots), the house, when constructed in 1938, was set back only two feet from the side yard property line with Dartmouth Avenue, making the property nonconforming.

While the proposal is to set the second-floor dormer windows six feet from the side property line, the footprint of the house will remain unchanged.

2. **The strict application of the County Zoning Ordinance will result in peculiar and unusual practical difficulties to, or exceptional or undue hardship upon the property owner.**

The strict application of the County Zoning Ordinance results in peculiar and unusual practical difficulties for the Applicants by not allowing them to make improvements that do not encroach beyond existing conditions.

3. **The variance will not substantially impair the intent, purpose or integrity of any applicable County General Plan or County Master Plan.**

Granting the variances will not substantially impair the intent, purpose or integrity of any applicable County General Plan or County Master Plan because there will be no negative impact to the appearance of the neighborhood. Neighboring houses are located at similar setbacks and have similar second-story dormer windows.

C. RECOMMENDATION

Staff recommends approval of the 9-foot side yard setback variance for the new dormer windows conditioned on issuance of a Historic Area Work Permit (HAWP).

D. EXHIBITS

1. Application
2. Site Plan
3. Construction Plans for the Dormer Windows
4. Property Information
5. Location Map
6. Zoning and Building Footprint Map
7. Staff Photos



**City of College Park Advisory Planning
8400 Baltimore Avenue, Suite
College Park, MD 20740**

EXHIBIT 1

Phone: 240-487-3538 • www.collegeparkmd.gov

**APPLICATION FOR VARIANCE FROM
THE STRICT APPLICATION OF THE
PRINCE GEORGE'S COUNTY ZONING ORDINANCE**

Instructions: Please complete and mail to the address above or e-mail to Miriam Bader at mbader@collegeparkmd.gov. All required information must be provided before an application is accepted for processing. An appointment with the City Planning Staff must be made to review the application prior to acceptance. Please call (240) 487-3538 to schedule an appointment. The following items must accompany the application: 1) an accurate plat or site plan drawn to scale that, includes all existing structures, driveway and additions; 2) filing fee or financial hardship waiver request.

OWNER INFORMATION

Name of Property Owner (s) 4715 NORWICH ROAD LLC

Address of Property 4715 NORWICH ROAD

Do you reside in the property? Yes No

If no, provide home address 2825 LORCOM LANE, ARLINGTON, VA 22207

Telephone 703-898-2622 Fax _____ E-mail arlington.landlord@gmail.com

Name of Agent/Representative (if any) Thomas Ahmann AIA / ISABEL AHMANN AIA
Type to enter text Ahmann LLC

Address 4408 Beechwood Rd. Telephone 301-864-1374
Univ. Pk, MD 20782 tahmann@ahmannllc.com isahmann@ahmannllc.com

Have you applied for and been denied a permit? Yes No

Have you received a violation notice? Yes No If yes, date of notice _____

Has property been the subject of a previous appeal or zoning application? Yes No

If yes, provide case number(s) and dates CPV-2002-0, HEARING DATE: 02 JAN. 2003

Do you require an interpreter? Yes No

DESCRIPTION OF PROPERTY

| | | | |
|--------------------|--------------|---------------------------|---------------|
| 3220 | 30 / 31 / 32 | 2 | 0 |
| Subdivision | Lot | Block | Parcel |
| R-55 | | 1416 | |
| Zoning | | Total Area (Sq ft) | |

OLD TOWN CIVIC ASSOCIATION
Civic Association Name

VARIANCE REQUEST

List each required variance on a separate line and cite the section of the Zoning Ordinance from which the variance is requested.

- 1) Variance from side yard on Dartmouth street side per Sec. 27-442(e) Table IV, Footnote 5
- 2) _____
- 3) _____
- 4) _____
- 5) _____

PURPOSE OF VARIANCE

Describe what you propose to do and why you need a variance.

Proposed front shed style dormer to increase bedroom space at second floor. Proposed
dormer encroaches on required side yard due to proximity of existing house to side lot line.

IN ORDER FOR A VARIANCE TO BE GRANTED, ALL OF THE FOLLOWING CRITERIA MUST BE MET. PLEASE INDICATE HOW YOU COMPLY WITH EACH OF THESE.

Criteria #1. Property has exceptional narrowness, shallowness, or shape, exceptional topographic conditions or other extraordinary situations or conditions. *(Describe any special conditions and/or circumstances which are peculiar or unique to the property and, that are not characteristic of other property in the neighborhood).*

Location of the existing house at approximately 2 feet from Dartmouth Street property
line poses an extraordinary situation for normal expansion of the property.

Criteria #2. The strict application of the County Zoning Ordinance will result in peculiar and unusual practical difficulties to, or exceptional or undue hardship upon the property owner. *(The property owner is deprived of property rights commonly enjoyed by neighboring property owners because of the property's unusual features or conditions). Hardship cannot be self-imposed.*

Strict application of the Zoning Ordinance would prohibit the shed dormer, which is a normal and natural expansion of the house. Achieving additional bedroom space by dormers is a commonly enjoyed property right.

Criteria #3. The variance will not substantially impair the intent, purpose or integrity of any applicable County General Plan or County Master Plan. *(Granting of the variance will not be in conflict with the public interest as requested in these plans).*

Such dormers are commonly used on neighboring properties to afford additional bedroom space at the second floor. Examples in the neighborhood include: 7015 Wake Forest Dr; 4608 Harvard Rd.; 4701 Drexel Rd.; 4616 Drexel Rd.; 4708 Fordham Rd.; 7510 Princeton Ave.; 7508 Princeton Ave.; 7402 Dickinson Ave.

NAMES & MAILING ADDRESSES OF ALL ADJOINING PROPERTY OWNERS

(These include properties located on either side, behind and across the street from your property).

| | | |
|-------------------------|--|--|
| ✓ 4710 NORWICH RD | STATTON THOMAS M & MARILYN C BALDW | 19 MCKEE AVE HAGERSTOWN MD 21742-3954 |
| Property Address | Owner's Name | Owner's Address |
| ✓ 4711 NORWICH RD | CP PROPERTIES 1 LLC | 11605 TWINING LN POTOMAC MD 20854-1862 |
| Property Address | Owner's Name | Owner's Address |
| ✓ 7507 DARTMOUTH RD | 7507 DARTMOUTH ROAD LLC | 3154 ARUNDEL ON THE BAY RD ANNAPOLIS MD 21403 |
| Property Address | Owner's Name | Owner's Address |
| ✓ 4714 HOWARD LN | YIZAR JASON A ETAL YIZAR DEVIKA A | 5801 CLIPPER LN, SUITE 303 CLARKSVILLE MD 21029 |
| Property Address | Owner's Name | Owner's Address |
| ✓ 4712 HOWARD LN | MALKOV ANYA W ETAL BAERVELDT NOAH S | 630 11TH ST NE, APT 301 WASHINGTON DC 20002 |
| Property Address | Owner's Name | Owner's Address |

+ 4708 Norwich Rd. same owner as 4711 Norwich

Signature of Owner (Required)

Date

Signature of Owner (Required)

Date

Criteria #2. The strict application of the County Zoning Ordinance will result in peculiar and unusual practical difficulties to, or exceptional or undue hardship upon the property owner. (The property owner is deprived of property rights commonly enjoyed by neighboring property owners because of the property's unusual features or conditions). Hardship cannot be self-imposed.

Strict application of the Zoning Ordinance would prohibit the shed dormer, which is a normal and natural expansion of the house. Achieving additional bedroom space by dormers is a commonly enjoyed property right.

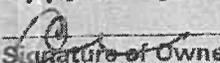
Criteria # 3. The variance will not substantially impair the intent, purpose or integrity of any applicable County General Plan or County Master Plan. (Granting of the variance will not be in conflict with the public interest as requested in these plans)

Such dormers are commonly used on neighboring properties to afford additional bedroom space at the second floor. Examples in the neighborhood include: 7015 Wake Forest Dr; 4608 Harvard Rd.; 4701 Drexel Rd.; 4616 Drexel Rd.; 4708 Fordham Rd.; 7510 Princeton Ave.; 7508 Princeton Ave.; 7402 Dickinson Ave.

NAMES & MAILING ADDRESSES OF ALL ADJOINING PROPERTY OWNERS

(These include properties located on either side, behind and across the street from your property).

| Property Address | Owner's Name | Owner's Address |
|-------------------|--|--|
| 4710 NORWICH RD | STATTON THOMAS M & MARILYN C BALDW | 19 MCKEE AVE HAGERSTOWN MD 21742-3954 |
| 4711 NORWICH RD | CP PROPERTIES 1 LLC | 11605 TWINING LN POTOMAC MD 20854-1862 |
| 7507 DARTMOUTH RD | 7507 DARTMOUTH ROAD LLC | 3154 ARUNDEL ON THE BAY RD ANNAPOLIS MD 21403 |
| 4714 HOWARD LN | YIZAR JASON A ETAL YIZAR DEVIKA A | 5801 CLIPPER LN, SUITE 303 CLARKSVILLE MD 21029 |
| 4712 HOWARD LN | MALKOV ANYA W ETAL BAERVELDT NOAH S | 630 11TH ST NE, APT 301 WASHINGTON DC 20002 |

4715 NORWICH ROAD, LLC
 CHARLES SHAPIRO,
 Signature of Owner (Required) MANAGING PARTNER

2-12-20
 Date

Signature of Owner (Required)

Date

AHMANN LLC

ARCHITECTURAL SERVICES

REGISTERED IN MARYLAND, VIRGINIA, DELAWARE
AND THE DISTRICT OF COLUMBIA

Zoning Summary

4715 Norwich Road, College Park, MD

30 January 2019

Location Drawing Notes:

Location Drawings by Snider and Associates, dated 01-23-2019

- Side yard at Dartmouth Avenue is below minimum required.

Property:

4715 Norwich Road, College Park, MD

Lots: 30, 31 & 32 / Block 2 / Easterday & Haldeman's Subdivision of College Park

Property Zoning

Zone: R-55

Proposed Use

One-family detached dwelling is a permitted use.

Lot Area

Min. net lot area: 6500 sq. ft.

Lot area: 6937.50 sq. ft.

Lot Coverage and Green Area

Maximum percent of lot area: 30% (2081.25 sq. ft.)

Existing percentage of lot occupancy: 29.3% (2030.16 sq. ft.) / Includes garage and approx. driveway area

- Lot Coverage: The percentage of a "Lot" which is covered by "Buildings" (including covered porches) and areas for vehicular access and parking of vehicles.

Lot Width

Min. Lot width: 65 ft.

Lot width: 75' +/-

Yards

Req. front yard: 25 ft.

Exist. front: 26 ft. +/- at Norwich Road

4408 BEECHWOOD ROAD, UNIVERSITY PARK, MARYLAND 20782-1129
DC METRO: 301.864.1334 DELMARVA: 410.641.6225 FX: 301.864.6818
WWW.AHMANNLLC.COM

ZONING SUMMARY / 4715 NORWICH ROAD
PAGE 2 OF 3

- When the building height exceeds thirty-five (35) feet, the minimum front yard shall be increased by one (1) foot for each additional foot of building height.

Req. side yards: Per Sec. 27-442(e) TableIV footnote 5, side yard required on Dartmouth is 15 ft. Side yard required opposite Dartmouth is 8 ft.

Exist side yards: 2 ft. +/- Dartmouth / 46 ft. +/- Opposite Side

- For each one (1) foot the building exceeds thirty-five (35) feet in height, the minimum side yards shall be increased by one-half (1/2) foot.

Req. rear yard: 20 ft.

Exist rear yard: 25 ft. +/-

Additional Yard Notes:

- A bay window, oriel, entrance, vestibule, or balcony may project up to three (3) feet beyond the front or rear building line, if the projection is not more than ten (10) feet long (measured along the building).
- Cornices and eaves may project up to two and one-half (2 1/2) feet beyond the building line. The projection shall be at least two (2) feet from any lot line.
- Steps, terraces, and open porches (not over one (1) story high) may extend beyond the front building line up to nine (9) feet. No open porch, step, terrace, or other projection which extends beyond a building line shall be enclosed and under roof. No required rear yard shall be encroached upon by the extension.
- *The existing structure is grandfathered as to side yards, but not any new development (dormer addition). Therefore 15 feet is required on the Dartmouth Ave. side or a variance would be required (College Park process not County process - see below).*

Building Height

Max. Building height: 35 ft.

- Not more than two and one-half (2 1/2) stories. If additional side yard is provided, the height may be increased to forty (40) feet, but not over three (3) stories.

Accessory Buildings:

Maximum percentage of yard: 25%

Setback from front street line: 60 ft.

Setback from side lot line: 2 ft.

Setback from rear lot line: 2 ft.

Maximum height: 15 ft.

- Accessory buildings, generally, shall be located only in the rear yard; however, on lots having no rear yard (through lots) and on corner lots where the designated front of the main building faces the side street, accessory buildings may be located in the yard opposite the designated front of the main building.

Parking:

One family detached dwellings: 2 parking spaces

Parallel parking space size: 22 ft. x 8 ft.

ZONING SUMMARY / 4715 NORWICH ROAD
PAGE 3 OF 3

- No parking space, parking area, or parking structure other than a driveway no wider than its associated garage, carport, or other parking structure may be built in the front yard of a dwelling, except a townhouse or multifamily dwelling, in the area between the front street line and the sides of the dwelling.

Appeals Process:

Any deviation from the the above is subject to a variance from the City of College Park. They indicate this would likely be a two to three month process. The Planning Board meets the first Thursday of every month and the application needs to be submitted a minimum of a month in advance. After the Planning Board makes a recommendation, it must be approved by the City Council - a month or so later.



SUBJECT PROPERTY FRONT VIEW



SUBJECT PROPERTY SIDE VIEWS



SUBJECT PROPERTY REAR VIEWS



7015 WAKE FOREST DRIVE



4608 HARVARD ROAD

NEIGHBORING DORMERS 1



4701 DREXEL ROAD



4616 DREXEL ROAD

NEIGHBORING DORMERS 2



4708 FORDHAM ROAD



7510 PRINCETON AVENUE

NEIGHBORING DORMERS 3



7508 PRINCETON AVENUE



7402 DICKINSON AVENUE

NEIGHBORING DORMERS 4

CONSUMER INFORMATION NOTES:

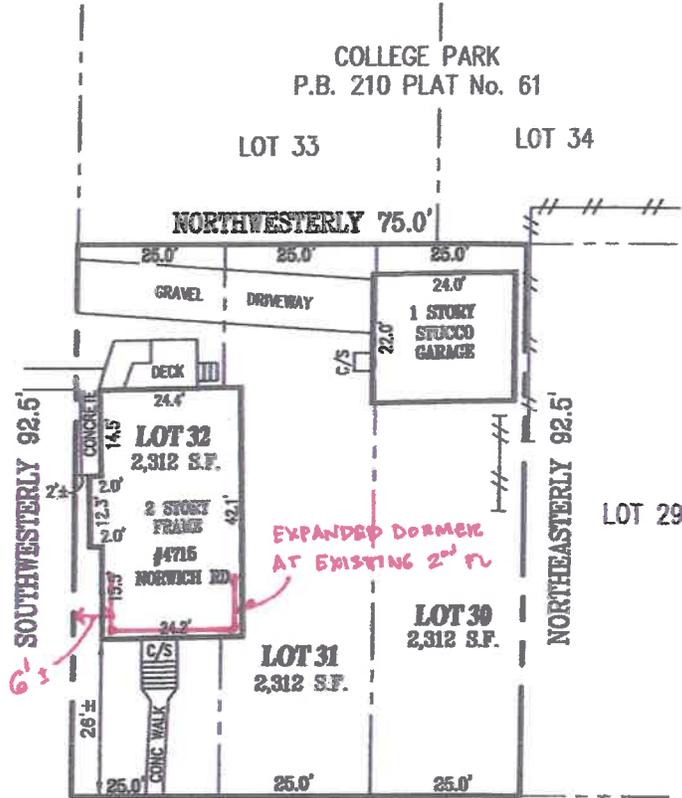
1. This plan is a benefit to a consumer insofar as it is required by a lender or agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
5. No Title Report furnished.

Notes:

1. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 3 feet. No Property Corners found.
2. Fences, if shown, have been located by approximate methods.
3. Total Area = 8,252 S.F. per Tax Records.



DARTMOUTH AVENUE



SOUTHEASTERLY 75.0'
NORWICH ROAD
 (VASSOR AVENUE - PER PLAT)

LOCATION DRAWING
 LOT 30, LOT 31 & LOT 32, BLOCK 2
 EASTERDAY & HALDEMAN'S
 SUBDIVISION
 OF
COLLEGE PARK
 PRINCE GEORGE'S COUNTY, MARYLAND

| SURVEYOR'S CERTIFICATE | REFERENCES |  | SNIDER & ASSOCIATES LAND SURVEYORS 19544 Amaranth Drive Germantown, Maryland 20874 301/948-6100 Fax 301/948-1288 WWW.SNIDERSURVEYS.COM |
|--|---|--|--|
| THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION.  MARYLAND PROPERTY LINE SURVEYOR REG. NO. 592 Expires: 04-07-2021 | PLAT REG. JEB20 A PLAT NOS. 108 47 | DATE OF LOCATIONS SCALE: 1" = 30' | DRAWN BY: K.D.S. JOB NO: 20-00171 |
| | LIBER 42456 FOLIO 309 | WALL CHECK: HSE. LOC.: 01-23-2020 | |

EXHIBIT 3

ARCHITECTS

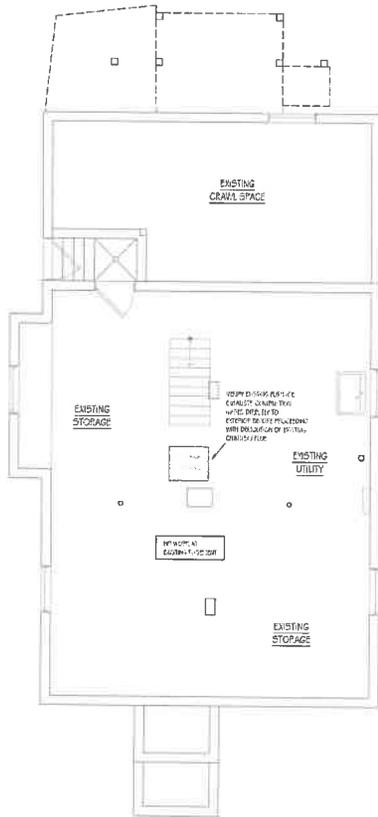
1612 N Fillmore St
Arlington, VA 22201
703-346-9819
www.rethresearch.com

ADDITION / RENOVATION
4715 NORWICH RD
COLLEGE PARK, MD 20740

A-100

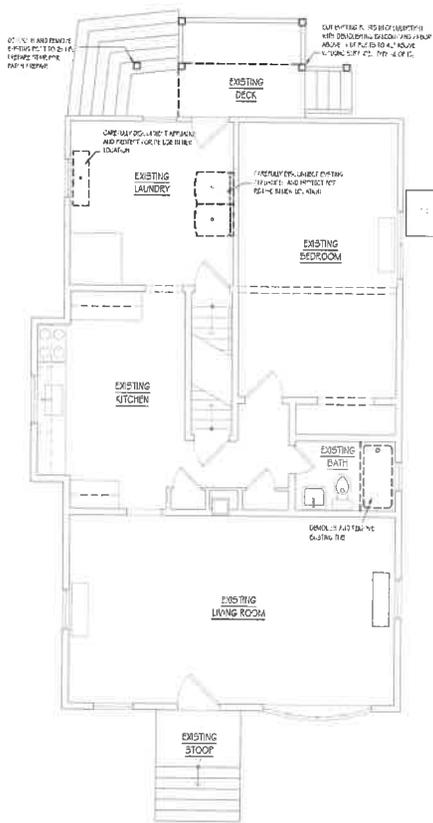
EXISTING /
DEMOLITION
PLANS

02 05 20



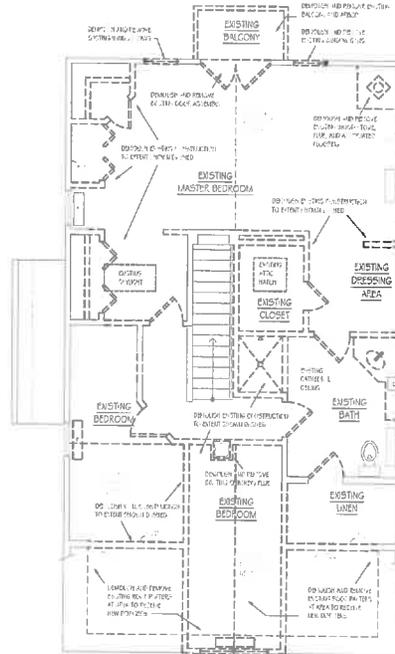
1 BASEMENT DEMO PLAN

SCALE: 1/4" = 1'-0"



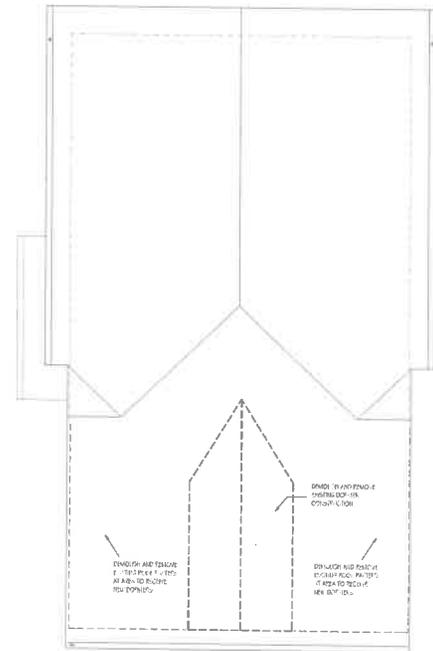
2 1st FLOOR DEMO PLAN

SCALE: 1/4" = 1'-0"



3 2nd FLOOR DEMO PLAN

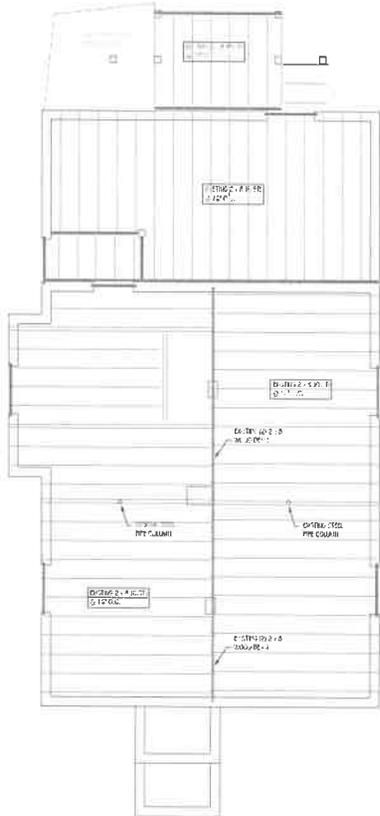
SCALE: 1/4" = 1'-0"



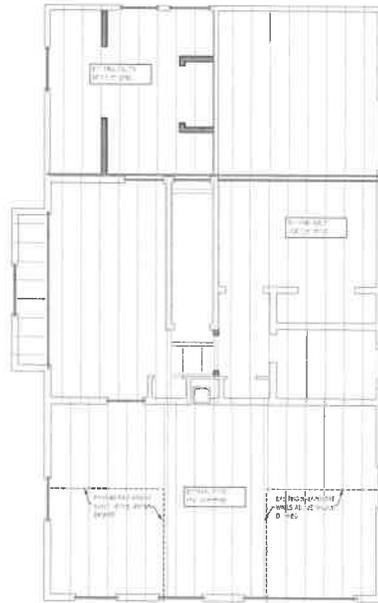
4 ROOF DEMO PLAN

SCALE: 1/4" = 1'-0"

ADDITION / RENOVATION
4715 NORWICH RD
COLLEGE PARK, MD 20740



1 1st FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



2 2nd FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

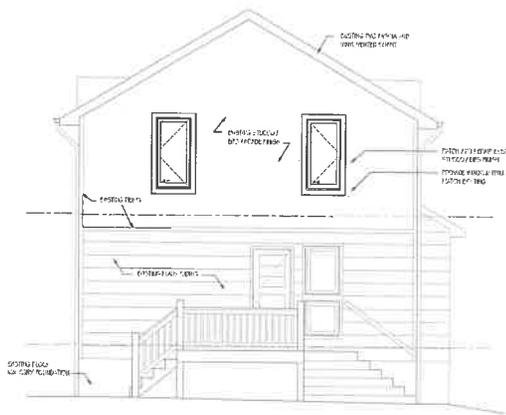


3 ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

A-103

PROPOSED
FRAMING
PLANS

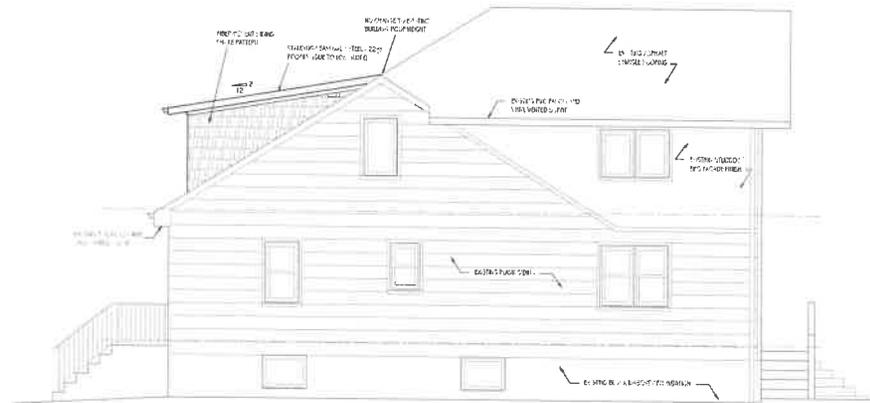
02 05 20



3

REAR (SOUTH) ELEVATION

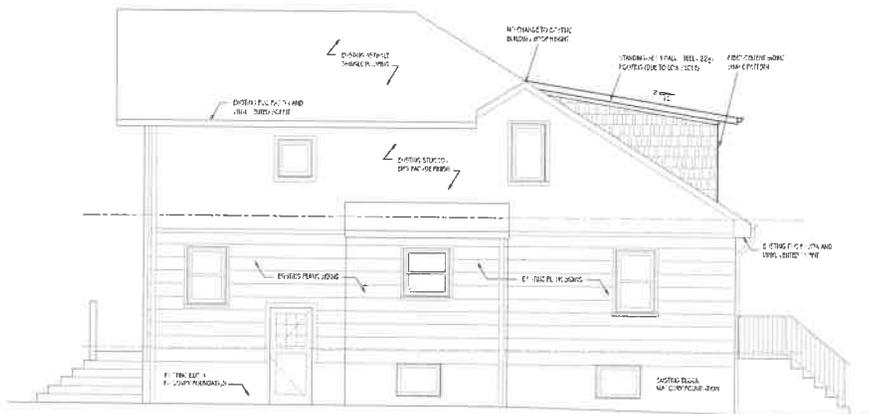
SCALE: 1/4" = 1'-0"



4

SIDE (WEST) ELEVATION

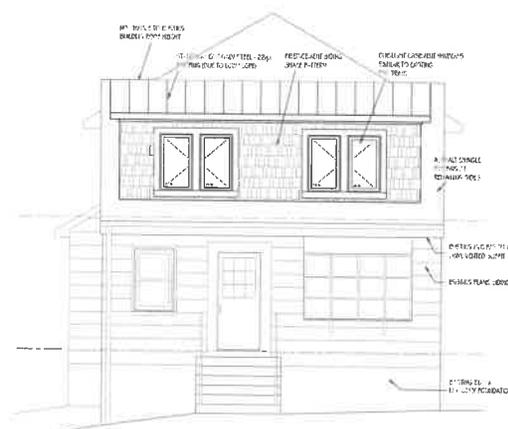
SCALE: 1/4" = 1'-0"



2

SIDE (EAST) ELEVATION

SCALE: 1/4" = 1'-0"



1

FRONT (NORTH) ELEVATION

SCALE: 1/4" = 1'-0"



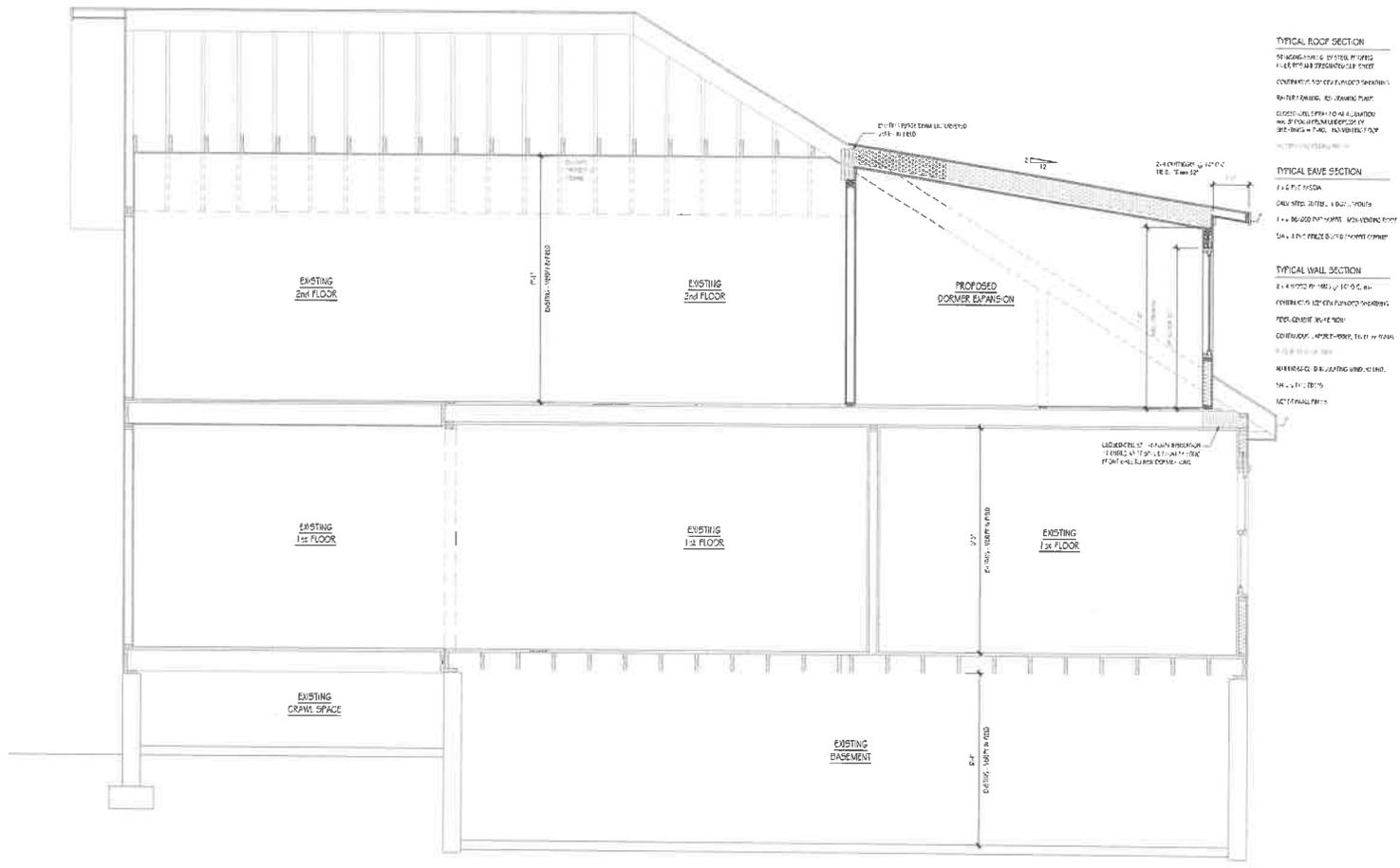
1512 N Fillmore St
Arlington, VA 22201
703-346-9819
www.redhousearch.com

ADDITION / RENOVATION
4715 NORWICH RD
COLLEGE PARK, MD 20740

A-104

ELEVATIONS

02 05 20



TYPICAL ROOF SECTION
 2x12 RAFTERS @ 16" O.C.
 2x12 TRUSSES @ 16" O.C.
 1/2" OSB SHEATHING
 1" X 6" JOISTS @ 16" O.C.
 1" X 6" JOISTS @ 16" O.C.
 1" X 6" JOISTS @ 16" O.C.

TYPICAL EAVE SECTION
 1" X 6" JOIST
 1" X 6" JOIST @ 16" O.C.
 1" X 6" JOIST @ 16" O.C.
 1" X 6" JOIST @ 16" O.C.

TYPICAL WALL SECTION
 2x4 STUDS @ 16" O.C.
 1/2" OSB SHEATHING
 1" X 6" JOISTS @ 16" O.C.
 1" X 6" JOISTS @ 16" O.C.
 1" X 6" JOISTS @ 16" O.C.

BUILDING SECTION
SCALE: 1/2" = 1'-0"

1

Real Property Data Search

Search Result for PRINCE GEORGE'S COUNTY

View Map View GroundRent Redemption

Special Tax Recapture: None

Account Identifier: District - 21 Account Number - 2401750

Owner Information

Owner Name: 4715 NORWICH ROAD LLC Use: RESIDENTIAL
 Principal Residence: NO
 Mailing Address: 5235 WILSON BLVD Deed Reference: /42456/ 00309
 ARLINGTON VA 22205-

Location & Structure Information

Premises Address: 4715 NORWICH RD Legal Description: EASTERDAY &
 COLLEGE PARK 20740-0000 HALDERMANS SUB
 SQ 11 LTS 30.31.32

| Map: | Grid: | Parcel: | Neighborhood: | Subdivision: | Section: | Block: | Lot: | Assessment Year: | Plat No: | A-0806 |
|------|-------|---------|---------------|--------------|----------|--------|------|------------------|-----------|--------|
| 0033 | 00D4 | 0000 | 21053220.17 | 3220 | | 2 | | 2019 | Plat Ref: | |

Town: COLLEGE PARK

| Primary Structure Built | Above Grade Living Area | Finished Basement Area | Property Land Area | County Use |
|-------------------------|-------------------------|------------------------|--------------------|------------|
| 1938 | 1,416 SF | | 9,252 SF | 001 |

| Stories | Basement | Type | Exterior | Quality | Full/Half Bath | Garage | Last Notice of Major Improvements |
|---------|----------|---------------|----------|---------|----------------|------------|-----------------------------------|
| 1 1/2 | YES | STANDARD UNIT | FRAME/ | 4 | 1 full | 1 Detached | |

Value Information

| | Base Value | Value As of 01/01/2019 | Phase-in Assessments As of 07/01/2019 | As of 07/01/2020 |
|--------------------|------------|------------------------|---------------------------------------|------------------|
| Land: | 150,500 | 200,500 | | |
| Improvements | 171,000 | 238,900 | | |
| Total: | 321,500 | 439,400 | 360,800 | 400,100 |
| Preferential Land: | 0 | | | 0 |

Transfer Information

| Seller: | Date: | Price: |
|------------------------------------|----------------------|-----------|
| DINEEN DAWN M | 08/21/2019 | \$506,047 |
| Type: ARMS LENGTH IMPROVED | Deed1: /42456/ 00309 | Deed2: |
| HERNANDEZ ANA L ETAL | 02/25/2011 | \$345,000 |
| Type: ARMS LENGTH IMPROVED | Deed1: /32457/ 00388 | Deed2: |
| STRICKLAND,CLIFTON A & ELIZABETH G | 05/11/1994 | \$120,050 |
| Type: ARMS LENGTH IMPROVED | Deed1: /09553/ 00766 | Deed2: |

Exemption Information

| Partial Exempt Assessments: | Class | 07/01/2019 | 07/01/2020 |
|-----------------------------|-------|------------|------------|
| 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: No Application

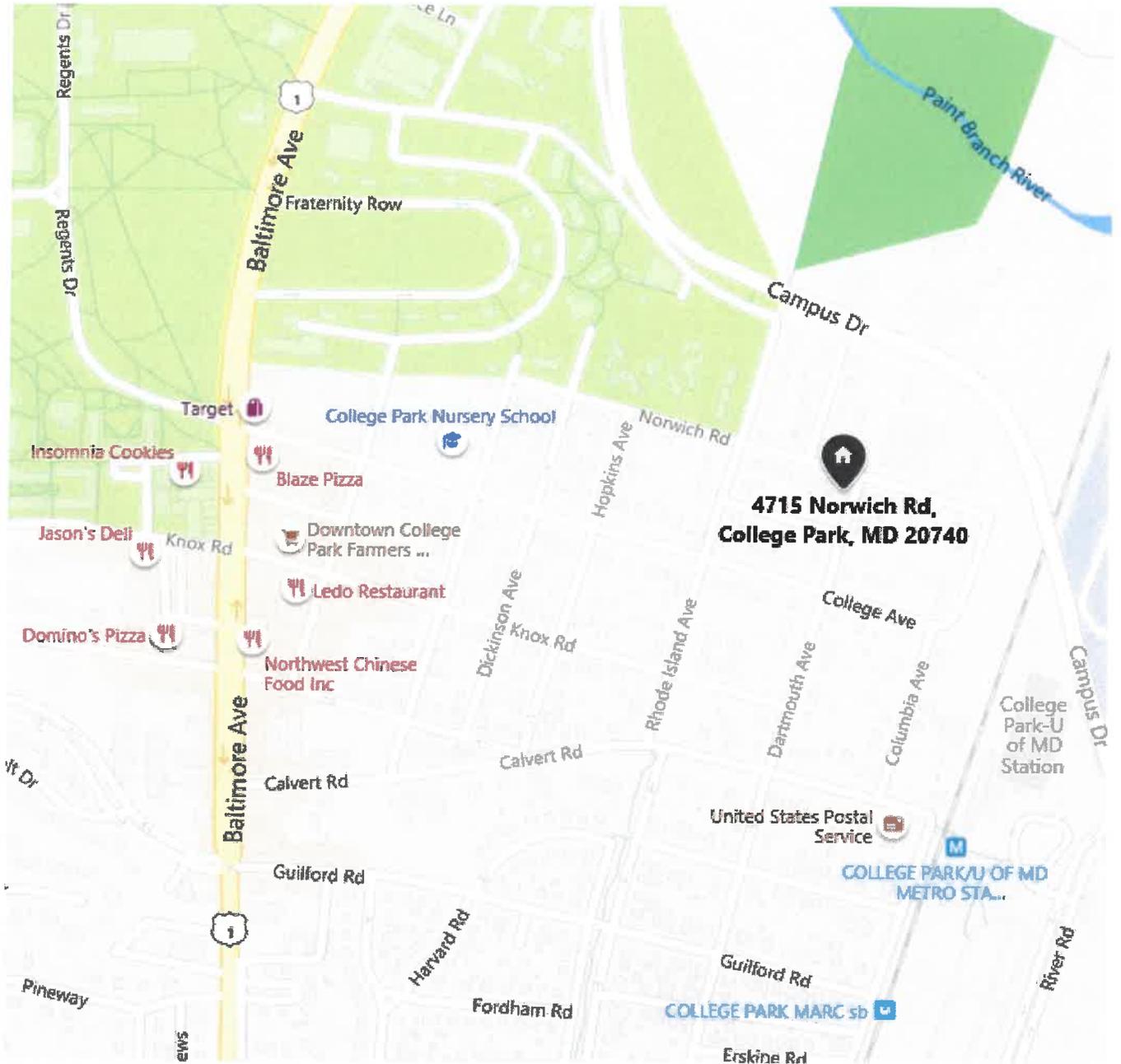
Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

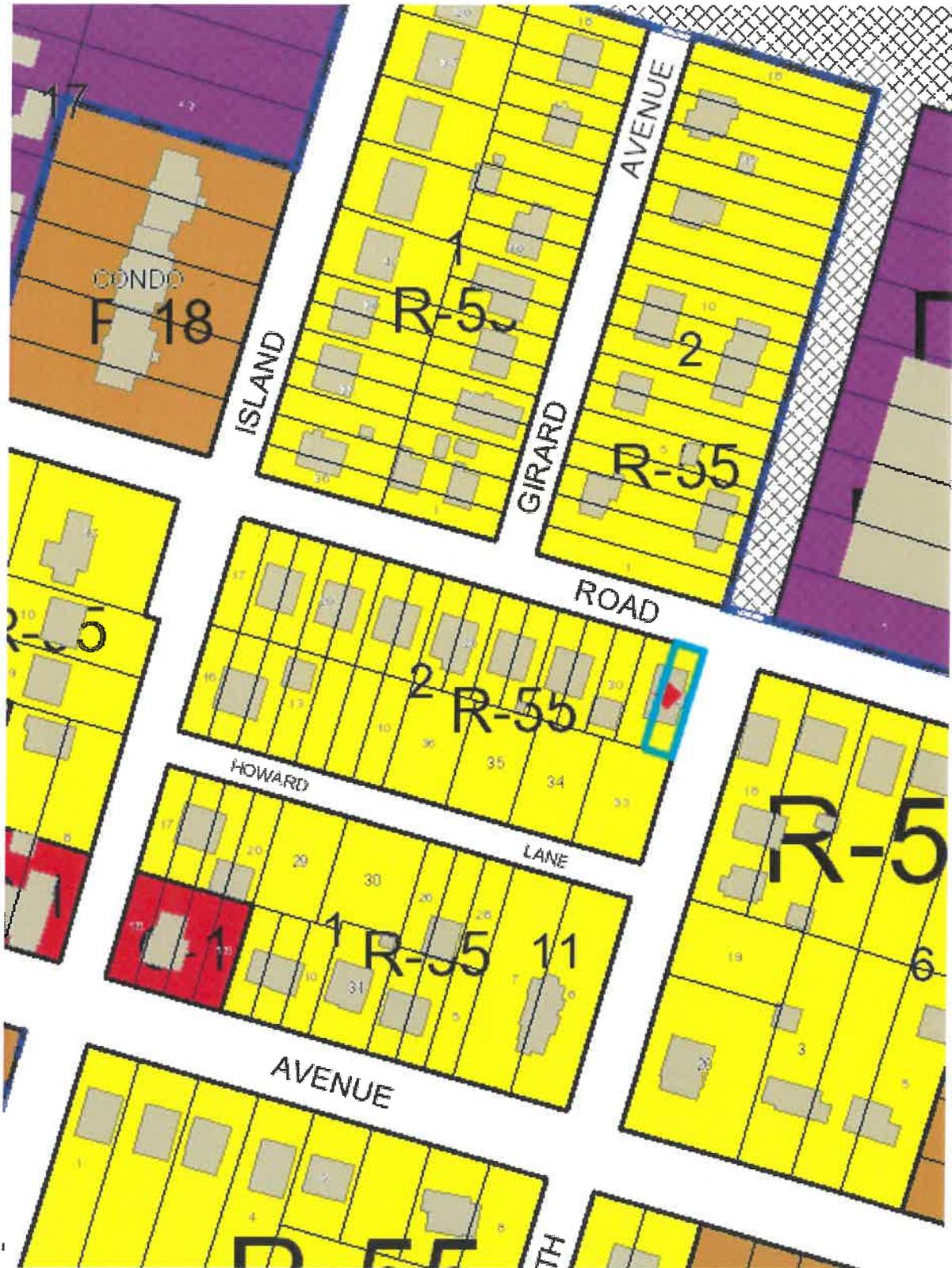
Date:

EXHIBIT 5

Location Map



Zoning and Building Footprint Map



Staff Photos



A: Subject Property, 4715 Norwich Road



B: Left side of house to have dormers



C: Full view of left side of house to have dormers



D. Rear view of house