

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
NW/Cor. Patapsco and		
Edgewater Avenues	*	DEPUTY ZONING COMMISSIONER
15th Election District		
7th Councilmanic District	*	OF BALTIMORE COUNTY
(200 Patapsco Avenue)		
	*	CASE NO. 02-166-A
Betty J. & Bryan M. Collison		
Petitioners	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by Betty J. and Bryan M. Collison, the legal owners of the subject property. The variance request is for property located at 200 Patapsco Avenue in the Rosedale area of Baltimore County. The Petitioners herein seek a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a side yard setback of 1 ft. for an attached garage on a corner lot in lieu of the minimum required 25 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, 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 26-127 (b)(1) of the Baltimore County Code. 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 Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict

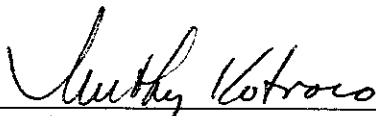
RECEIVED
 12/10/01
 By R. J. Gannon

compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 10th day of December, 2001, that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a side yard setback of 1 ft. for an attached garage on a corner lot in lieu of the minimum required 25 ft., be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

12/10/01
R. J. Jenson



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

December 10, 2001

Mr. & Mrs. Bryan M. Collison
200 Patapsco Avenue
Baltimore, Maryland 21237-3210

Re: Petition for Administrative Variance
Case No. 02-166-A
Property: 200 Patapsco Avenue

Dear Mr. & Mrs. Collison:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 200 PATAPSCO AVE
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 B02.3 C.1.

*To allow a Sideyard Setback
of 1 ft. for an attached garage on a corner lot in lieu
of the minimum required 25 ft.*

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do 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 Petition.

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____

Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

BRYAN M COLLISON
Name - Type or Print _____
Bryan M. Collison
Signature _____
BETTY J. COLLISON
Name - Type or Print _____
Betty J. Collison
Signature _____
W 410-467-8786
Telephone No. _____
200 PATAPSCO AVE
Address _____
H 410-574-5842
Telephone No. _____
ROSEDALE
City _____
MD
State _____
21237-3210
Zip Code _____

Representative to be Contacted:

Name _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 02-166-A

Reviewed By [Signature] Date 10-23-01

Estimated Posting Date 11-04-01

ORDER TO POST FOR FILING
12/10/01
By [Signature]
9/13/98

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 200 PATAPSCO AVE
Address
ROSEDALE MD 21237-3210
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

- 1) I WOULD LIKE TO BUILD A 2 CAR GARAGE, I HAVE A PLATEGITTANT IN MY NECK AND THE GARAGE WOULD HELP ME IN BAD WEATHER (RAIN OR SNOW) PLUS I HAVE BAD NEES
- 2) THE GROUND DOES NOT HAVE ANYTHING BUT GRASS
- 3) THE GARAGE ON THAT SIDE OF THE HOUSE WOULD GIVE ME ACCESS TO THE BASEMENT IN BAD WEATHER
- 4) THE BASEMENT STEPS ARE ENCLOSED
- 5) I HAVE ANOTHER KNEE AND FOOT TO GET SURG.
- 6) I AM BEING CHECKED FOR ASBESTIS BECAUSE I AM SHORT OF BREATH

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Bryan M. Collison
Signature

BRYAN M COLLISON
Name - Type or Print

Betty J. Collison
Signature

BETTY J. COLLISON
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18 day of October, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

BRYAN M. COLLISON AND BETTY J. COLLISON
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

10-18-01
Date

Wilhelmina Price
Notary Public

My Commission Expires _____

REV 09/15/98

WILSIE PRICE
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires June 12, 2002

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 200 PATAPSCO AVE
Address
ROSEDALE MD 21237-3210
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

- 1) I WOULD LIKE TO BUILD A 2 CAR GARAGE, I HAVE A PLATECTITIAN IN MY NECK AND A GARAGE WOULD HELP ME IN BAD WEATHER (RAIN OR SNOW). PLUS I HAVE BAD KNEES
- 2) THE GROUND DOES NOT HAVE ANYTHING BUT GRASS
- 3) THE GARAGE ON THAT SIDE OF THE HOUSE WOULD GIVE ME ACCESS TO THE BASEMENT IN BAD WEATHER
- 4) THE BASEMENT ARE ENCLOSED
- 5) I HAVE ANOTHER KNEE 9 FOOT TO GET SURG.
- 6) I AM ALSO BEING CHECKED FOR ASBESTOS BECAUSE I AM SHORT OF BREATH

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Bryan M. Collison
Signature
BRYAN M COLLISON
Name - Type or Print

Betty J. Collison
Signature
BETTY J. COLLISON
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18 day of October, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

BRYAN M. COLLISON AND BETTY J. COLLISON
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

10-14-01
Date

Wilsie Price
Notary Public

My Commission Expires _____

RD0 09/15/98

WILSIE PRICE
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires 12 2002



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 200 PATAPSCO AVE
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 B02.3.C.1

*To allow a side yard setback
of 1 ft. for an attached garage on a corner lot in lieu of
the minimum required 25 ft.*

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do 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 Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

BRYAN M. COLLISON
Name - Type or Print

Bryan M. Collison
Signature

BETTY J COLLISON
Name - Type or Print

Betty J. Collison
Signature

200 PATAPSCO AVE. W 410-467-8786
Address Telephone No.

ROSEDALE MD 21237-3210
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of , that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 02-166-A

Reviewed By [Signature] Date 10-23-01

REV 9/15/98

Estimated Posting Date 11-04-01

Zoning Description
200 PATAPSCO AVE.

✓

BEGINNING AT A POINT ON THE NORTH WEST CORNER
OF PATAPSCO AND EDGEWATER AVENUES. ~~AND~~ A 60 FT.
AND A 40 FT. RIGHT OF WAY RESPECTIVELY. BEING
LOTS 100, 101 AND 102 IN THE PLAT OF CHESACO PARK
AS RECORDED IN PLAT BOOK # 3 FOLIO 111.

BEING .20 AC ± IN THE 15TH ELECTION DISTRICT,
7TH COUNCIL DISTRICT.

166

RE COUNTY, MARYLAND

BUDGET & FINANCE
ANEOUS RECEIPT

Case No. 06622
02-166-A

73-01 ACCOUNT R-001-006-6152

AMOUNT \$ 50.⁰⁰

MR. Callison

Residential Variance filing fee
200 PATAPSCO AVE (21537)

R PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL

07/23/2001 10/23/2001

REF MS01 CASHIER JRIC J

>> RECEIPT # 068714

Dept 5 528 ZONING VER

CR NO. 006622

Recpt Tot

.00 CK

Baltimore County,

CASHIER'S VAL

CERTIFICATE OF POSTING

RE: Case No.: 02-166-A

Petitioner/Developer: BRYAN M.

COLLISON

Date of Hearing/Closing: 11-19-01

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

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 200 PATAPSCO AVE.

The sign(s) were posted on 11-04-01
(Month, Day, Year)

Sincerely,

[Signature] 11/04/01
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

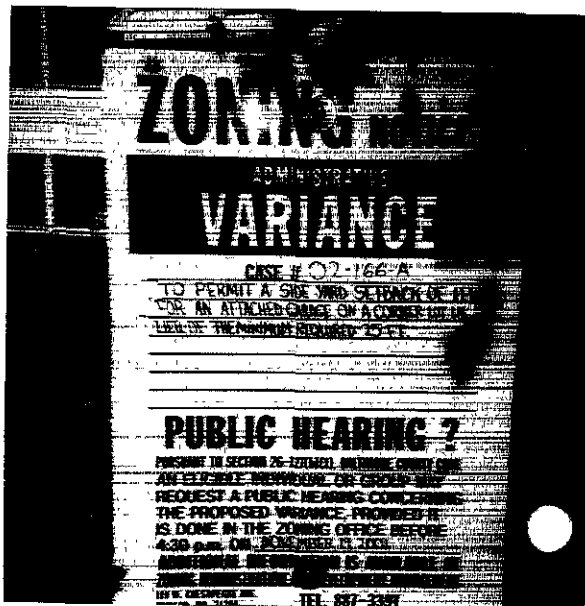
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 02- 166 -A Address 200 PATAPSCO AVE.

Contact Person: John Sullivan Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10-23-01 Posting Date: 11-04-01 Closing Date: 11-19-01

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 (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
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 zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 02- 166 -A Address 200 PATAPSCO AVE.

Petitioner's Name Bryan M. Collison Telephone (410) 462-8788 (W)
574-5542 (H)

Posting Date: 11-04-01 Closing Date: 11-19-01

Wording for Sign: To Permit a sideyard setback of 1 ft. for an
attached garage on a corner lot in lieu of the minimum
required 25 ft.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

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 petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

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

Item Number or Case Number: 02-166-A
Petitioner: Bryan M. Collison
Address or Location: 200 Patapsco Ave - Balto, Md. 21237-3210

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Address: Same

Telephone Number: W (410) 467-8788 H 574-5842

Revised 2/20/98 - SCJ

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt. **DATE:** December 20, 2001

FROM: Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For December 3, 2001
Item No. [REDACTED]

The Bureau of Development Plans Review has reviewed the subject zoning item.

Adequate line of sight shall be maintained.

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

December 10, 2001

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF November 26, 2001

Item No.: See Below

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

151, 152, 155, 156, 157, 159, 161, 164, 165, ~~166~~, 167, 168, 169,
170, 171, 172, 173, 174, and 175

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: Todd G. Taylor ¹⁶¹
DATE: 11/30/01
SUBJECT: Zoning Item ~~166~~
Address, 200 Patapsco Ave

Zoning Advisory Committee Meeting of 11/26/01

- _____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- _____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- _____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- _____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Additional Comments:

Reviewer: Kieth Kelley

Date: 12/3/01

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

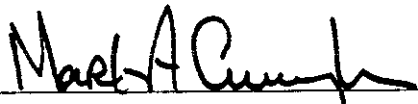
DATE: December 7, 2001

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

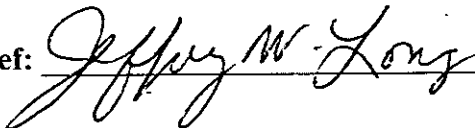
SUBJECT: Zoning Advisory Petition(s): Case(s) 02-164, 02-166 & 02-170

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

_____

Section Chief:

_____

AFK/JL:MAC



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 12.3.01

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. [REDACTED]

JLL

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

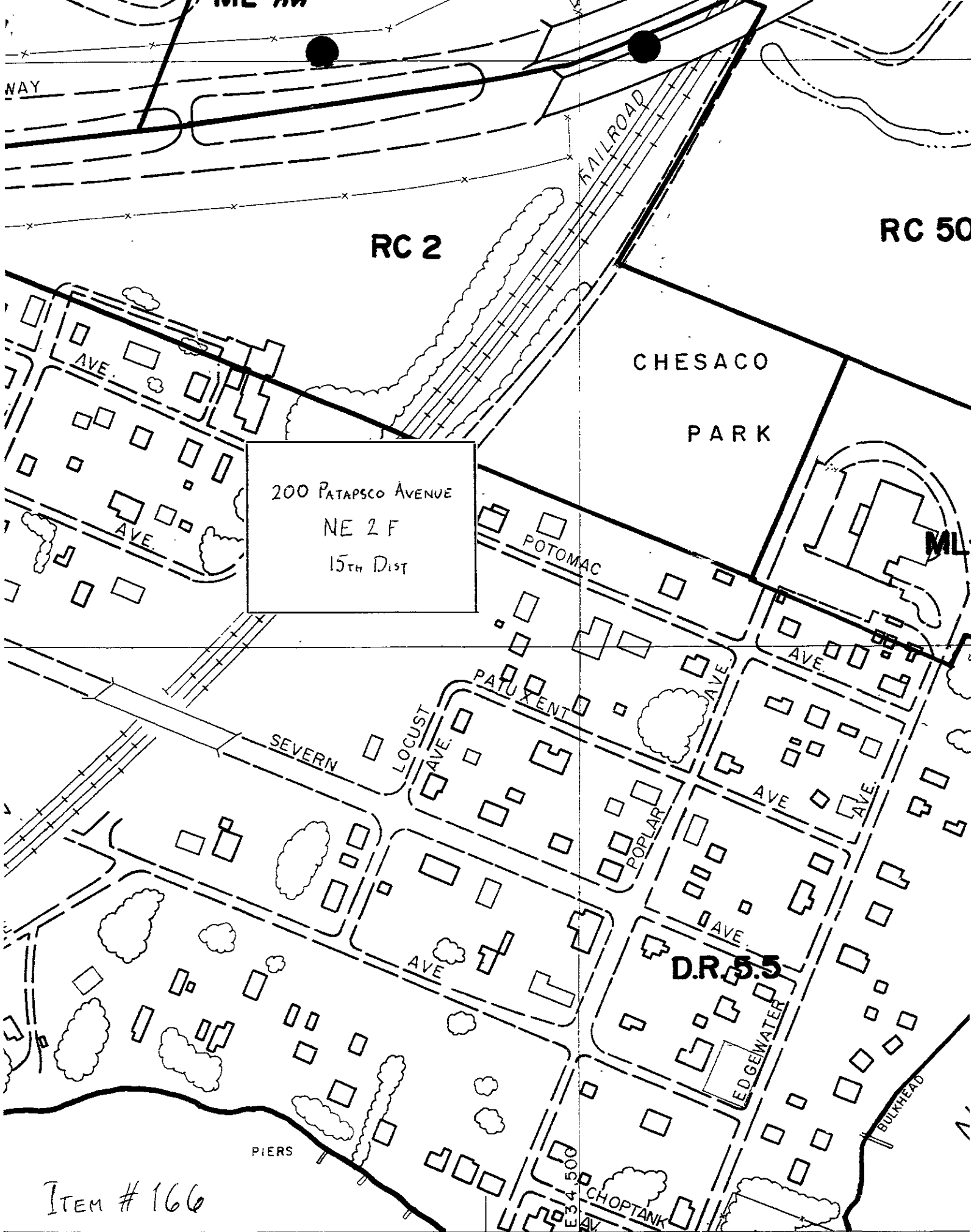
Very truly yours,

K.A. Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



RC 2

RC 50

CHESACO
PARK

200 PATAPSCO AVENUE
NE 2 F
15TH DIST

ML

D.R. 5.5

PIERS

E 34 500
AV

CHOPTANK
AV

SCALE

ITEM # 166

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 200 PATAPSCO AVE

Subdivision name: CHESAPEE PARK

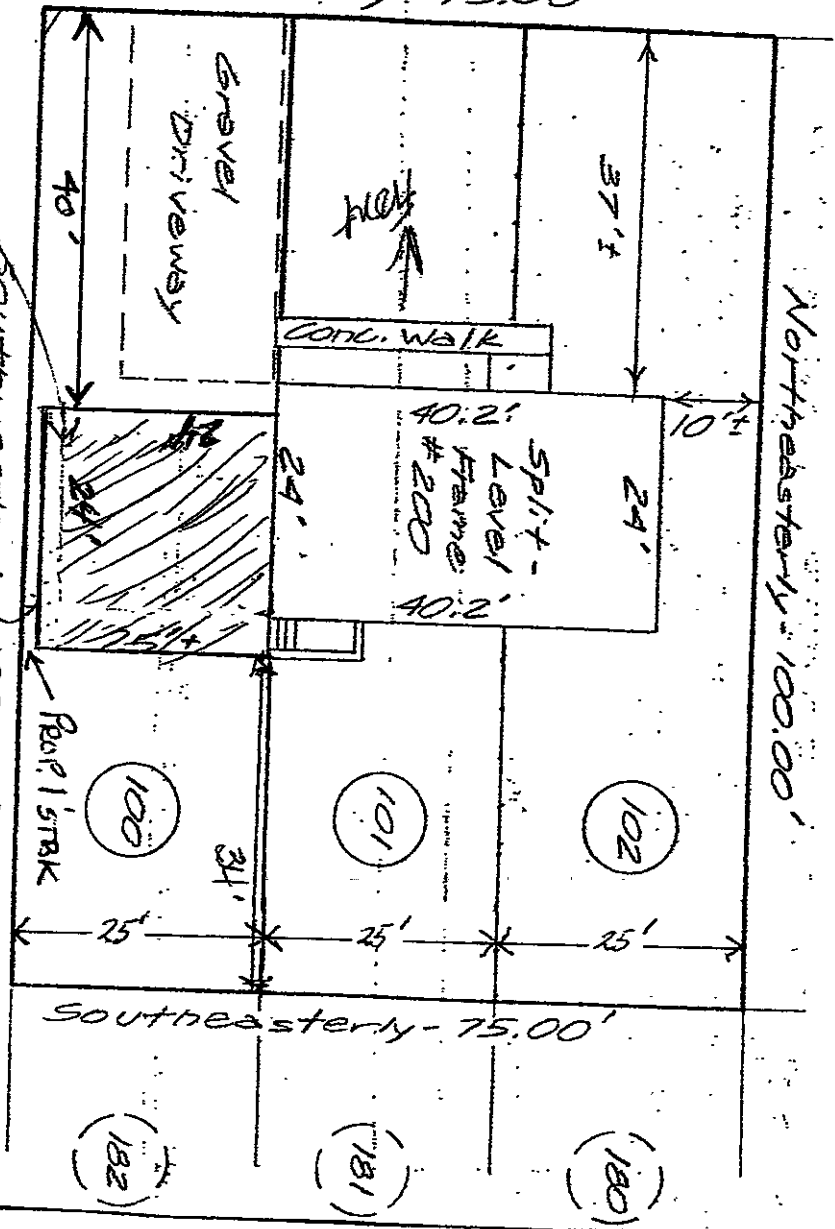
plat book # 3, folio # 111, lot # 100, 101 AND 102, section #

OWNER: RAYAN & BETTY COXSON

EXIST DWLG.

see pages 5 & 6 of the CHECKLIST for additional required information

PATAPSCO AVE 60' RW
Northwesterly - 75.00'

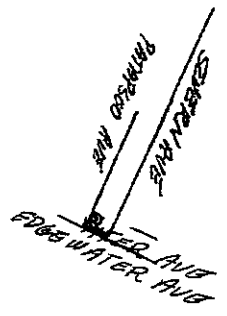


PROP. EDGEWATER AVE 40' RW
GAR ADDITION

date: North
prepared by:

Scale of Drawing: 1" = 20 FT

Vicinity Map
North
Scale: 1" = 1000'



LOCATION INFORMATION

Election District: 15

Councilmanic District: 7

1" = 200' scale map #: NE 21

Zoning: RA 5.5

Lot size: 0.20 acreage 2500 square feet

public private
SEWER: ☒ ☐
WATER: ☒ ☐

Chesapeake Bay Critical Area: ☒

Prior Zoning Hearings: NONE

FLOOD ZONE: C ELEV. 13

Zoning Office USE ONLY

reviewed by: 166 ITEM #: CASE #:

Ret. Ex. #1

