

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
S/S Maple Avenue, 260' E	*	
centerline of Old Harford Road	*	DEPUTY ZONING COMMISSIONER
9th Election District	*	
5th Councilmanic District	*	OF BALTIMORE COUNTY
(2703 Maple Avenue)	*	
	*	CASE NO. 03-597-A
Nancy A. Benton and	*	
James S. Benton, Deceased	*	
<i>Petitioner</i>		

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, Nancy A. Benton and James S. Benton, Deceased. The variance request is for property located at 2703 Maple Avenue in the eastern area of Baltimore County. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing single-family dwelling with addition to have a rear yard setback of 19 ft. and side yard setbacks of 9 ft. and 7 ft. in lieu of the required 30 ft. and 10 ft. respectively. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioner 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 Petitioner has 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

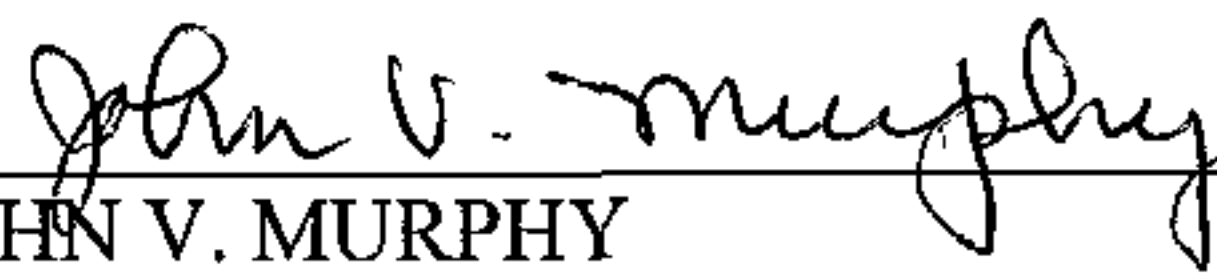
000
 2/15/03
 By *Ray*

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

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 15th day of July, 2003, that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing single-family dwelling with addition to have a rear yard setback of 19 ft. and side yard setbacks of 9 ft. and 7 ft. in lieu of the required 30 ft. and 10 ft. respectively, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

2/15/03
Raj



**Baltimore County
Zoning Commissioner**

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

July 15, 2003

Ms. Nancy A. Benton
2703 Maple Avenue
Baltimore, Maryland 21234

Re: Petition for Administrative Variance
Case No. 03-597-A
Property: 2703 Maple Avenue

Dear Ms. Benton:

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,

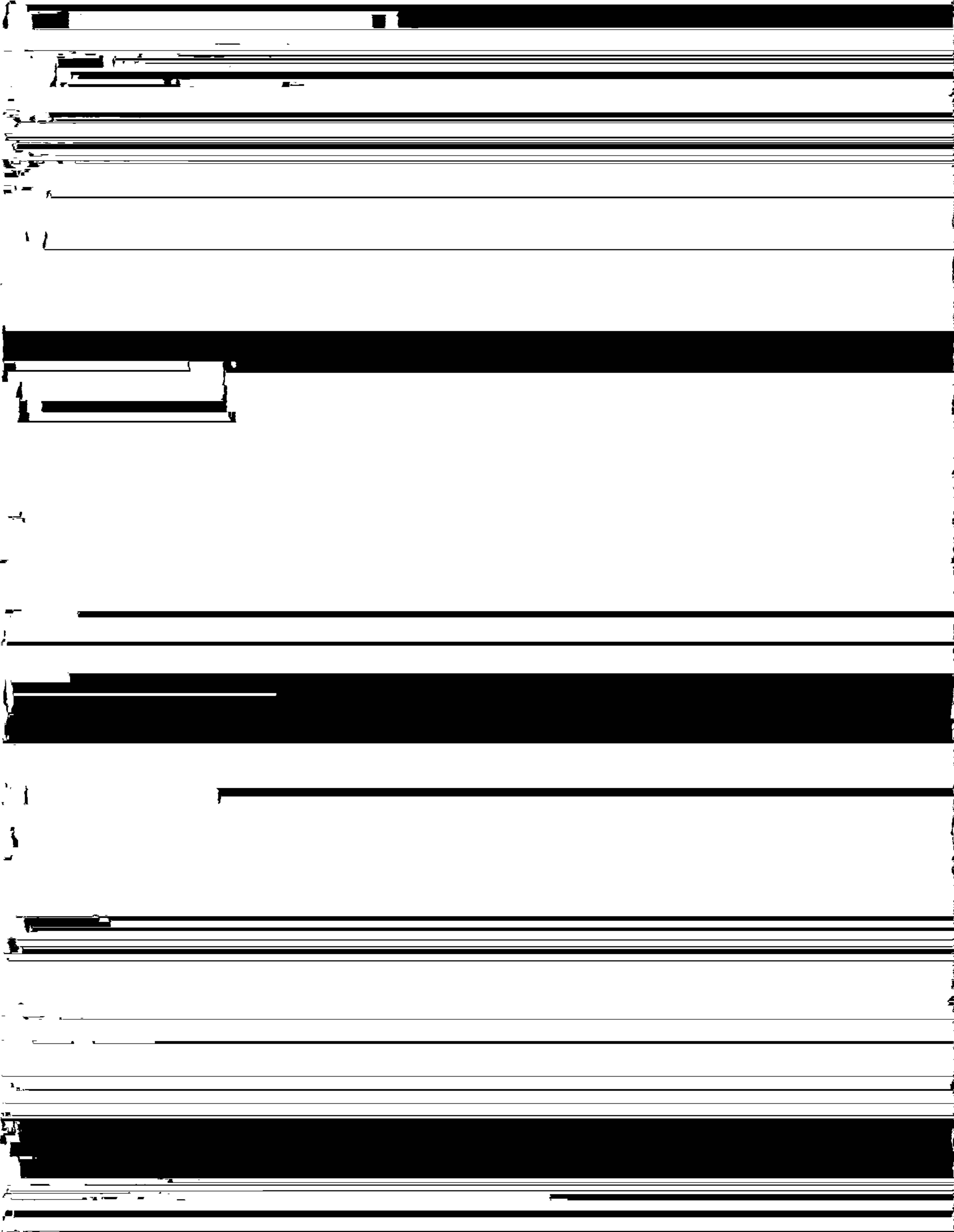
A handwritten signature in black ink, reading "John V. Murphy". The signature is written in a cursive style with a large, stylized "J" and "M".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: Anthony Alcarese
1110 Wiseburg Road
White Hall, MD 21161

Visit the County's Website at www.baltimorecountyonline.info



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

Address 2703 Maple Ave
City Balto State MD Zip Code 21234

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):

to INCREASE living SPACE. A two bedroom house with no closets is too small FOR RAISING three sons

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.

Signature Nancy A Benton
Name - Type or Print Nancy A Benton

Signature _____
Name - Type or Print _____

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 29th day of May, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Rosemary A. Starte
Notary Public

My Commission Expires 5/1/04

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

Address 2703 Maple Ave
City Balto State MD Zip Code 21234

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):

to increase living space a two bedroom house with no closets is too small for raising three sons

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.

Signature Nancy A. Benton
Name - Type or Print Nancy A. Benton

Signature _____
Name - Type or Print _____

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 29th day of May, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Rosemary A. Starte
Notary Public
My Commission Expires 5/1/04



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2703 MAPLE 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 BOZ. 3.C.1 (BCZR)

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING
WITH ADDITION TO HAVE A REAR YARD SETBACK
OF 19' AND SIDEYARD SETBACKS OF 9' AND 7' IN
LIEU OF THE REQUIRED 30' AND 10' RESPECTIVELY

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address Telephone No.

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. 03-597-A

Reviewed By CTM Date 6/19/03

REV 10/25/01

Estimated Posting Date 6/29/03

ZONING DESCRIPTION FOR 2703 MAPLE AVE
BALTIMORE MD 21234

BEGINNING AT A POINT ON THE SOUTH SIDE
OF MAPLE AVE WHICH IS TWENTY FEET WIDE
AT THE DISTANCE OF TWO HUNDRED SIXTY FEET
EAST OF THE CENTERLINE OF THE NEAREST
IMPROVED INTERSECTING STREET - OLD HARFORD RD.
WHICH IS THIRTY FEET WIDE.

BEING LOT # 2 SECTION F IN THE SUBDIVISION
OF MAPLE RIDGE AS RECORDED IN BALTIMORE COUNTY
PLAT BOOK # 12 FOLIO # 26

CONTAINING 3600 SQ. FT. ALSO KNOWN AS 2703 MAPLE AVE
BALTIMORE, MD 21234 AND LOCATED IN THE
ELECTION DISTRICT 09, COUNCILMANIC DISTRICT ~~06~~⁵.

597

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 25019

DATE 6/19/03 ACCOUNT R0010066150
AMOUNT \$ 65.00

RECEIVED
FROM:

N. BEATON

FOR:

VARIANCE

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

DATE RECEIPT
PAID RECEIPT

BUSINESS ACTUAL TIME DRN
6/19/2003 6/19/2003 11:36:43 5

REG NO. 5 WALKIN NIEL NHH
>> RECEIPT # 313312 6/19/2003 OFLN

Dept 5 528 ZONING VERIFICATION
CR NO. 025019

Recpt Tot \$65.00
65.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

Date: JULY 1, 2003

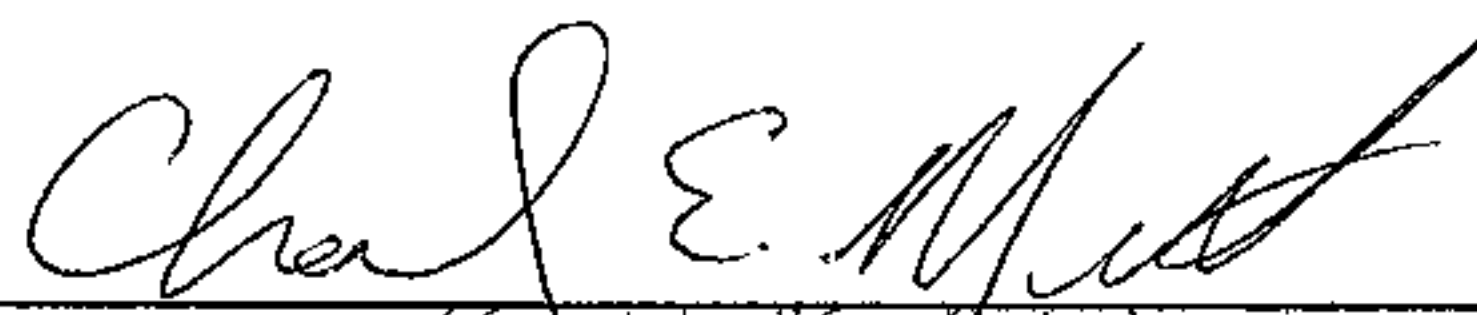
RE: Case Number: 03-597-A

Petitioner/Developer: BENTON

Date of Hearing/Closing: JULY 14, 2003

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 2703 MAPLE AVE.

The sign(s) were posted on JUNE 28, 2003
(Month, Day, Year)



(Signature of Sign Poster)

Charles E. Merritt
9831 Magledt Road
Baltimore, MD 21234
410-665-5562

ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE # 03-577-A

TO PERMIT AN EXISTING SINGLE
FAMILY DWELLING WITH ADDITION
TO HAVE A REARYARD SETBACK
OF 17' AND A SIDETARD SETBACKS
OF 9' AND 7' IN LIEU OF THE REQUIRED
30' AND 10' RESPECTIVELY

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(a)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
3:00 p.m. ON JULY 14, 2003

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE ST.
PARKERSBURG, MD 21501

TEL. 887-3391

NO FEE FOR REVIEW AND FOR THE HEARING. A FEE OF \$100 WILL BE CHARGED FOR THE HEARING. THE FEE WILL BE REFUNDED IF THE VARIANCE IS GRANTED.
MEETING IS PUBLICLY ACCESSIBLE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 03- 597 -AAddress 2703 MAPLE AVE.Contact Person: LLOYD T. MOXLEY

Planner Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 6/19/03Posting Date: 6/29/03Closing Date: 7/14/03

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.

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 03- 597 -AAddress 2703 MAPLE AVENUEPetitioner's Name HANCOY A. BELTONTelephone 410 882 9011Posting Date: 6/29/03Closing Date: 7/14/03

Wording for Sign To Permit AN EXISTING SINGLE FAMILY DWELLING
WITH ADDITION TO HAVE A REARYARD SETBACK OF 19' AND A
SIDEYARD SETBACKS OF 9' AND 7' IN LIEU OF THE REQUIRED
30' AND 10' RESPECTIVELY

I HAVE RECEIVED POSTING / HFO A.A.

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: 03-597-A
Petitioner: NANCY BENTON
Address or Location: 2703 MAPLE AVE BALTIMORE MD 21234

PLEASE FORWARD ADVERTISING BILL TO

Name: NANCY BENTON
Address: 2703 MAPLE AVE
BALTIMORE MD 21234

Telephone Number: 410 882-9011



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

July 14, 2003

Nancy Benton
2703 Maple Avenue
Baltimore, MD 21234

Dear Mrs. Benton:

RE: Case Number: 03-597-A, 2703 Maple Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 19, 2003.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel
Anthony Allarese, 1110 Wiseburg Road, White Hall MD 21161

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



Robert L. Ehrlich, Jr., Governor
Michael S. Steele, Lt. Governor



Robert L. Flanagan, Secretary
Neil J. Pedersen, Acting Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 7.1.03

Ms. Rebecca Hart
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 597 LTM

Dear Ms. Hart:

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,

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

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com



Baltimore County
Fire Department

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

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

July 1, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: June 30, 2003

Item No.: 577-580, 583-588, 590-601⁵⁹⁷

Dear Ms. Hart:

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.

7. The Fire Marshal's Office has no comments at this time.

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

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: July 7, 2003

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

SUBJECT: 2703 Maple Avenue

INFORMATION:

Item Number: 03-597

Petitioner: Nancy A. Benton

Zoning: DR 5.5

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the petitioner's request to permit an existing dwelling with an addition to have a rear yard setback of 19 feet and side yard setbacks of 7 feet and 9 feet in lieu of the minimum required 30 feet and 10 feet respectively.

Prepared by: Mark A. Gungor

Section Chief: Kedmy Schlack
AFK/LL:MAC:

RECEIVED

JUL - 9 2003

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: September 5, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For July 7, 2003
Item Nos. 577, 578, 580, 581, 587,
589, 590, 593, 594, 595, 596, 597,
598, 599, and 600

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

RWB:CEN:jrb

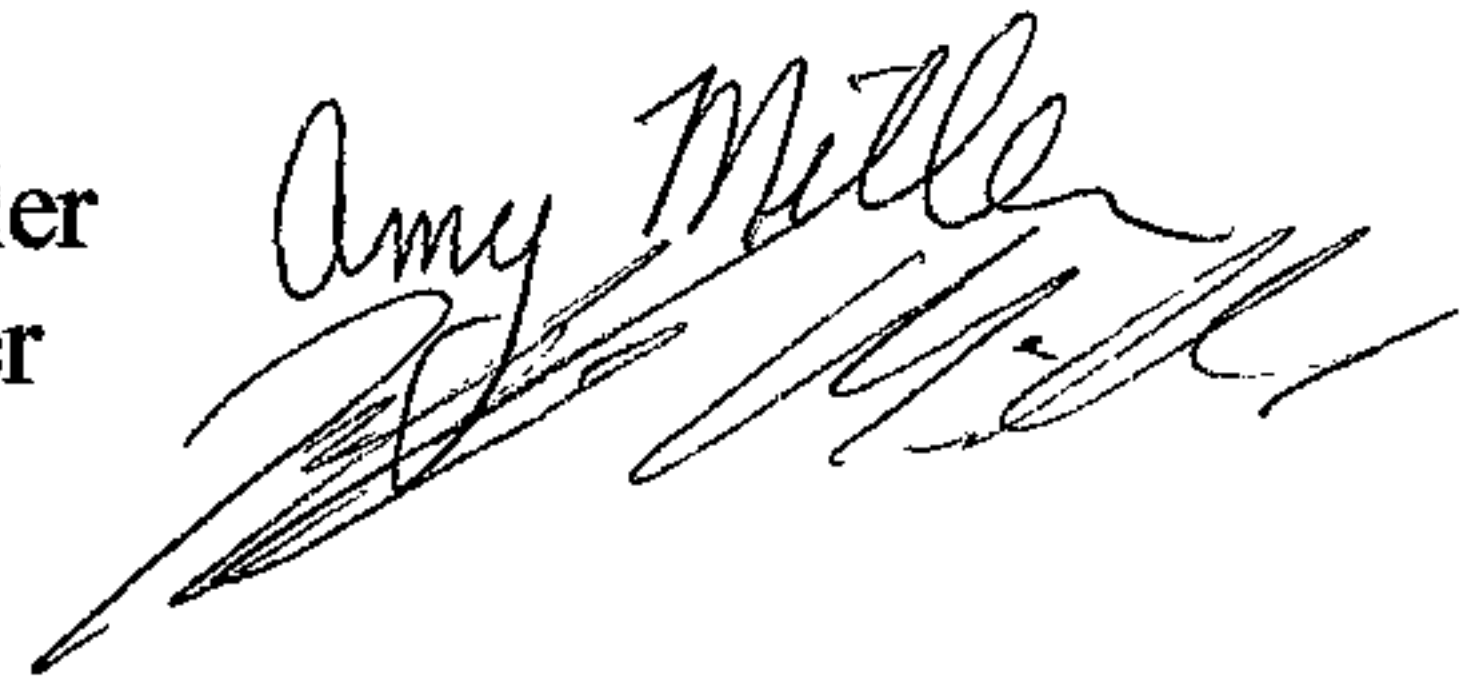
cc: File

6/30/03

To Whom It May Concern:

We have been made aware of the construction to take place at 2703 Maple Ave, the residence of Nancy Benton. We have no problem with the proposed construction. The residents of 2701 Maple Avenue, Jeff and Amy Miller.

Amy Miller
Jeff Miller

Handwritten signatures of Amy Miller and Jeff Miller. The signature of Amy Miller is written in cursive and is positioned above the signature of Jeff Miller, which is also in cursive and appears to be a stylized, bold script.

#597

McDonnell Family
2705 Maple Avenue
Baltimore, MD 21234

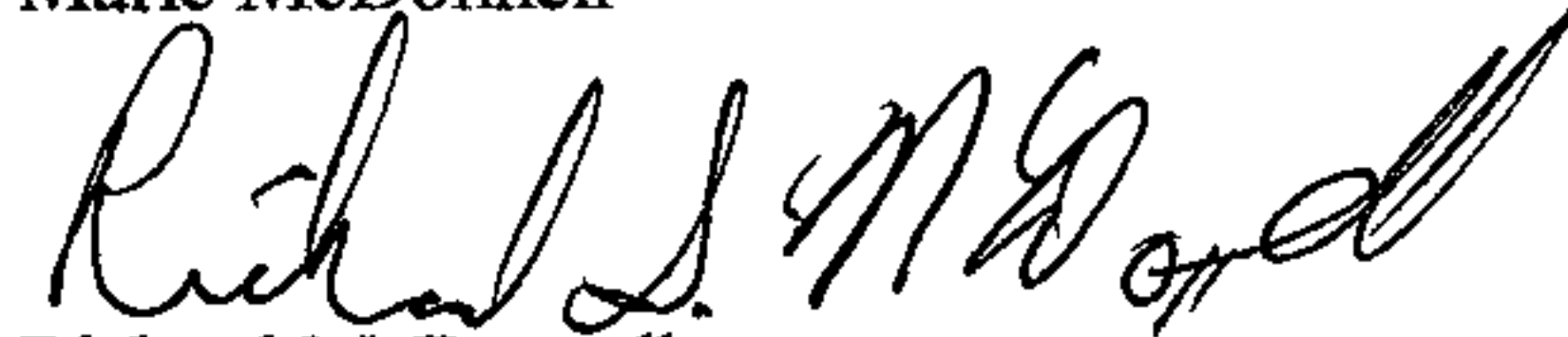
June 29, 2003

To Whom It May Concern:

We understand that the Benton family is in the process of securing a contractor to implement a kitchen addition and renewal of their home. This letter is to inform those in charge and concerned about the construction process that we, as a property-line sharing neighbor, fully support this remodeling project.

If you have any questions regarding our support of the Benton family kitchen construction and renewal, please feel free to contact us at 410-665-2803. Thank you for your time.


Marie McDonnell


Richard McDonnell

597

Administrative Variances Check List

Case Number

03 - 597 - A

Location

2703 Maple Ave

Zoning

DR 5.5

Request

Rear Y SB 19 ft instead 30 ft
Side Y SB 9 & 7 feet instead of 10

Zoning Regs

1 B02.3.C1

Verify sign posting

6/28 +15 = 7/14 ok

ZAC comments

Plan - supports

Reason for request

- small house - kitchen

Site Plan

- 40 foot wide lots -

Pictures

~~none available~~ ok

Opinion

ok - Neighbors support

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor



Maryland Department of Planning

Audrey E. Scott
Secretary

Florence E. Barlan
Deputy Secretary

July 1, 2003

Ms. Rebecca Hart
Baltimore County Department of Permits and Development Management
County Office Building
111 West Chesapeake Avenue
Room 111, Mail Stop # 1105
Towson MD 21204

Re: Zoning Advisory Committee Agenda, 07/07/03 re: case numbers 03-577-A, 03-578-A, 03-579-SPH, 03-580-SPHA, 03-583-A, 03-584-A, 03-585-SPHXA, 03-586-SPH, 03-587-A, 03-588-A, 03-589-SPH, 03-590-A, 03-591-A, 03-592-A, 03-593-A, 03-594-A, 03-595-SPH, 03-596-SPH, 03-597-A, 03-598-SPHA, 03-599-A, 03-600-HAS & 03-601-A

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 07/01/03. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this review process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,

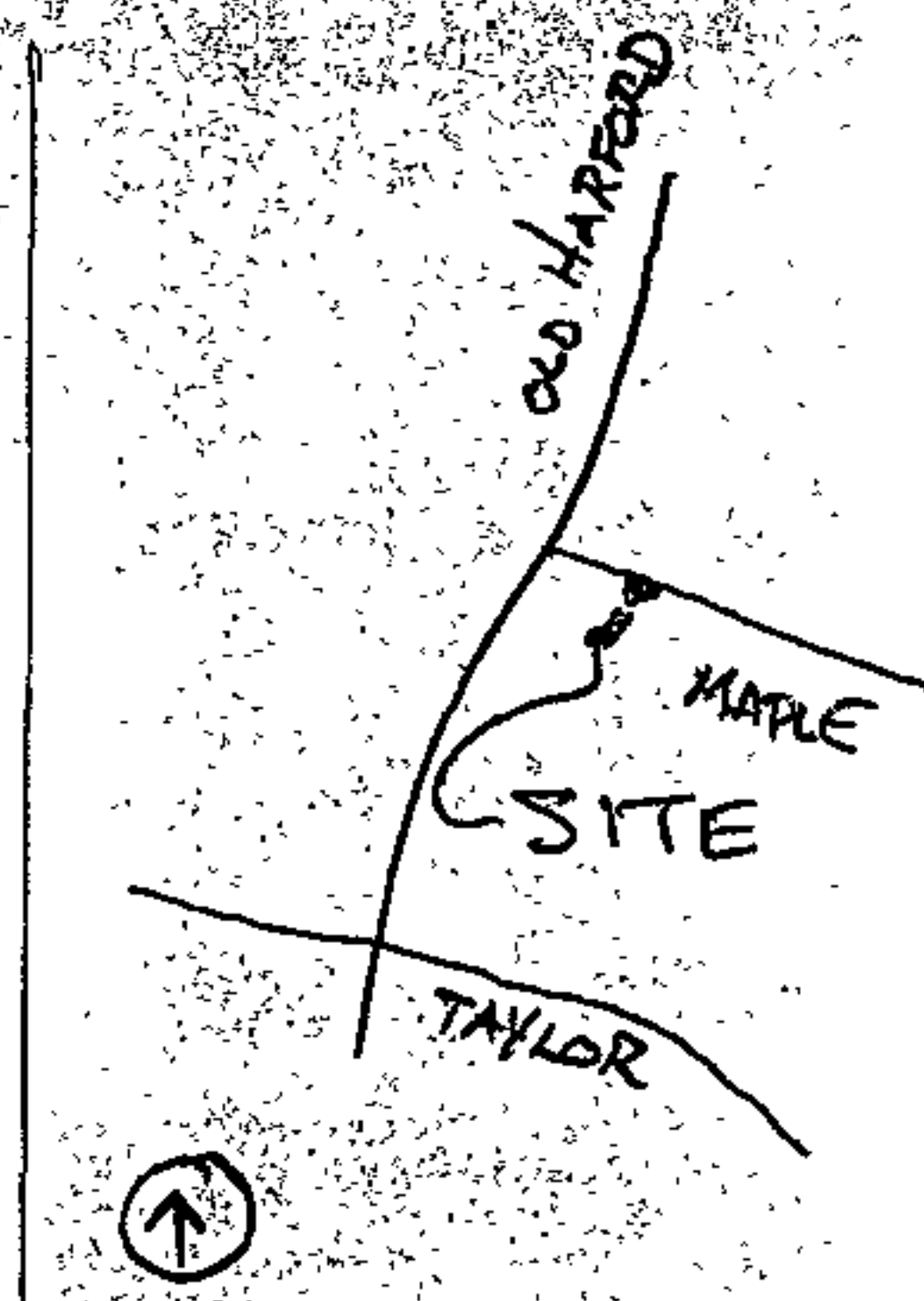
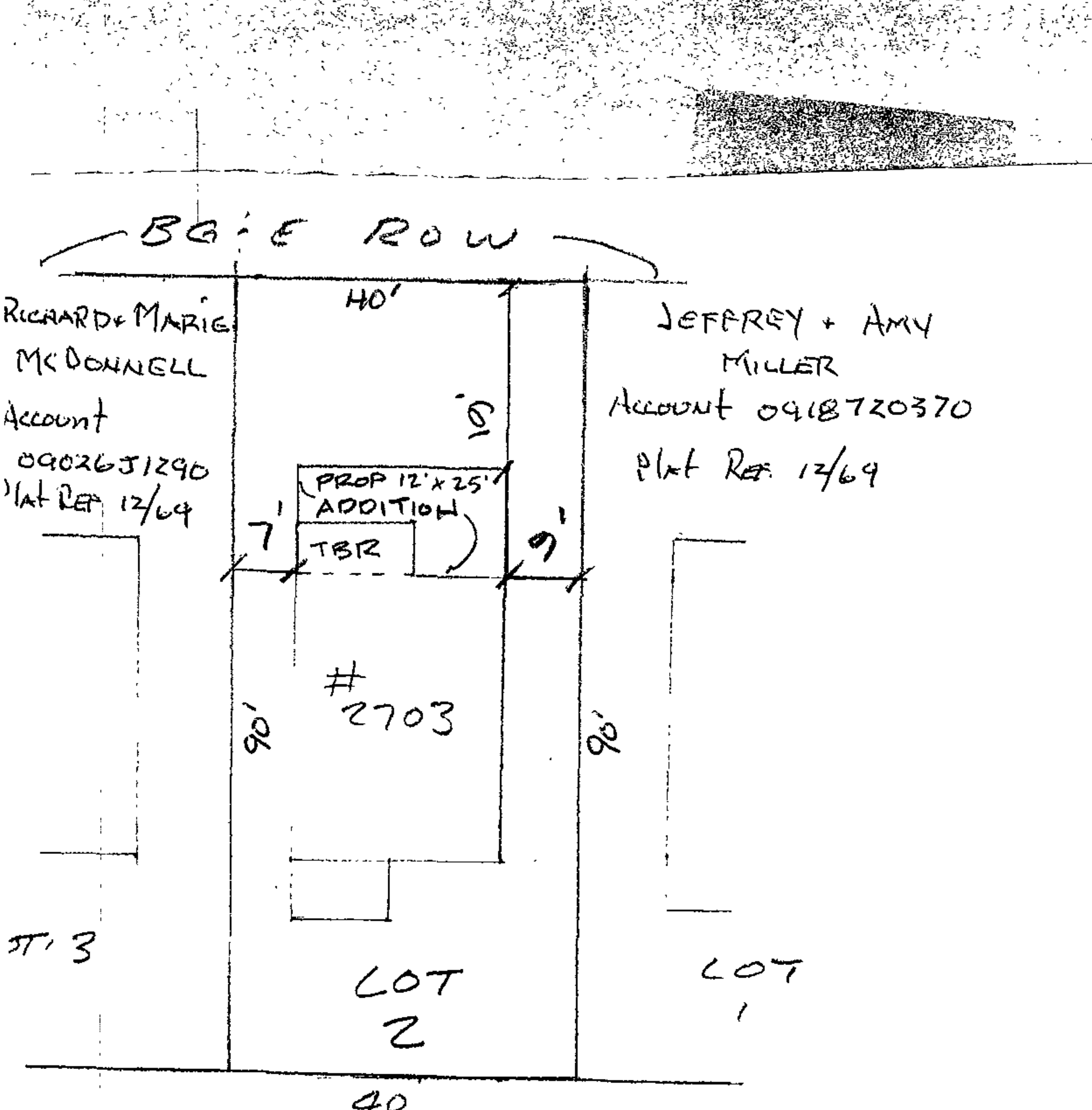
A handwritten signature in cursive script, reading 'James R. Gatto', is written over a horizontal line.

James R. Gatto
Manager
Metropolitan Planning
Planning Services

cc: Mike Nortrup

[illegible]

PETITION FOR ZONING VARIANCE
 Property Address 2703 MAPLE AVE
 Subdivision MAPLE RIDGE
 Plat Book #12 Folio #26 Lot #2 SECTION F
 OWNER NANCY A. BENTON

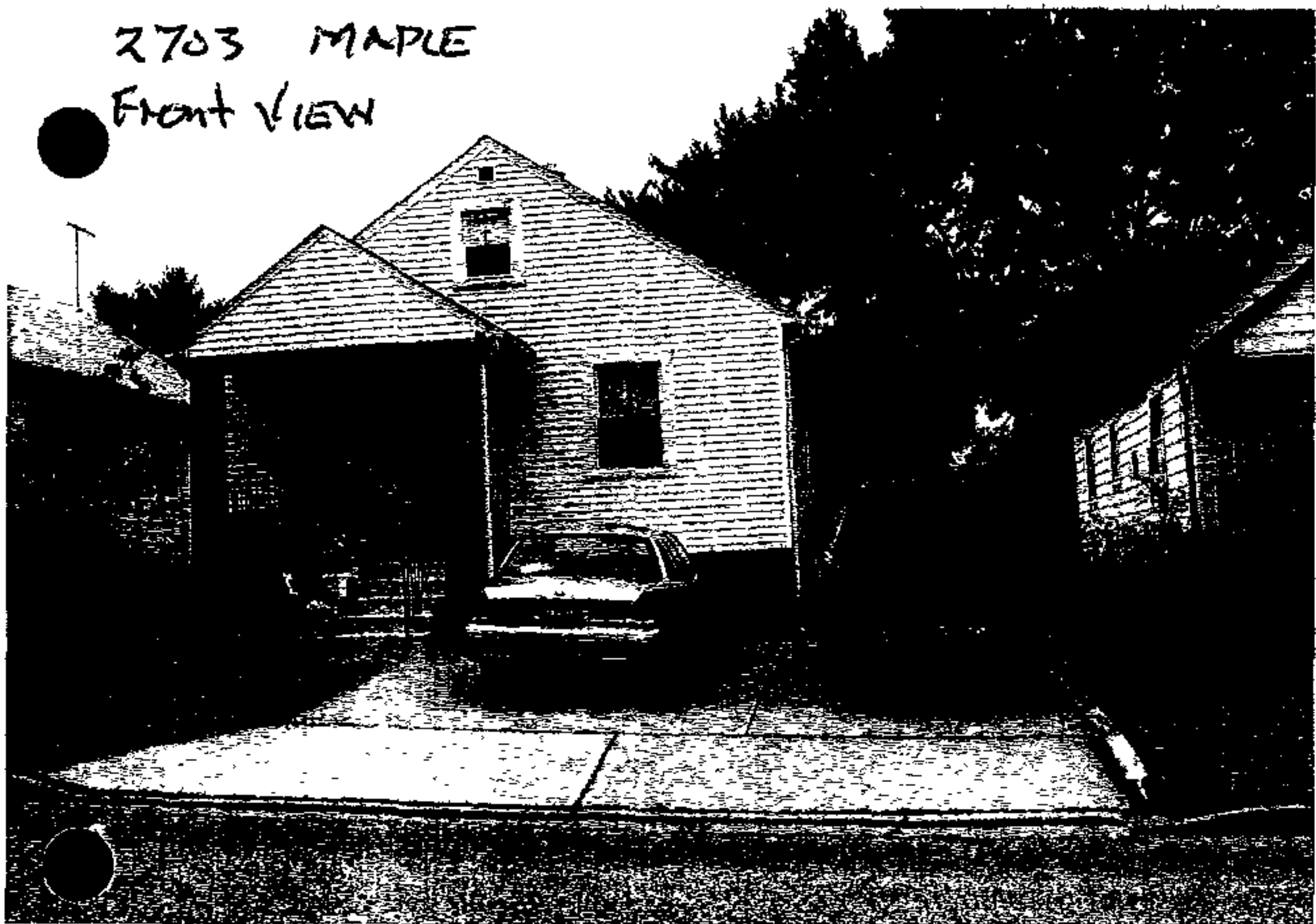


ELECTION DISTRICT 09
 COUNCILMANIC DISTRICT ~~06~~ 5
 ZONING DR 5.5
 MAP NE 8 D
 LOT SIZE .083
 3600 sq ft
 Public SEWER
 WATER
 CHESTERPARK BAY NO
 CRITICAL
 100 YEAR FLOODPLAIN NO
 HISTORICAL PROPERTY NO
 BLDG
 PRIOR ZONING/PLANNING NO

MAPLE AVE.
 30' WIDE
 Det A #1
 BY ANTHONY ALCARESE
 SIGNED 11-20

2703 MAPLE

Front View







2703 MAPLE - BACK of Ho

to which addition will be

ATTACHED

