

IN RE: PETITION FOR ADMIN. VARIANCE
NW/S of Baublitz Road, 210 ft. SW
centerline of Dover Road
4th Election District
2nd Councilmanic District
(2506 Baublitz Road)

Mona & Jacob Sarid
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 04-379-A

*

* * * * *

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 owners of the subject property, Mona & Jacob Sarid. The variance request is for property located at 2506 Baublitz Road in the Reisterstown area of Baltimore County. The variance request is from Section 1A04.3.B.4 (1A003.B.3, RDP) of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 20 ft. in lieu of the required 50 ft. for an addition (garage). The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on February 29, 2004, 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

ORDER RECEIVED FOR FILING

Date

3/18/04

By

J. L. 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 18 day of March, 2004, that a variance from Section 1A04.3.B.4 (1A003.B.3, RDP) of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 20 ft. in lieu of the required 50 ft. for an addition (garage), 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;



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR FILING

Date

3/18/04

By



Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive
Lawrence E. Schmidt, Zoning Commissioner

March 18, 2004

I. William Chase, Esquire
1190 W. Northern Parkway
Baltimore, Maryland 21210

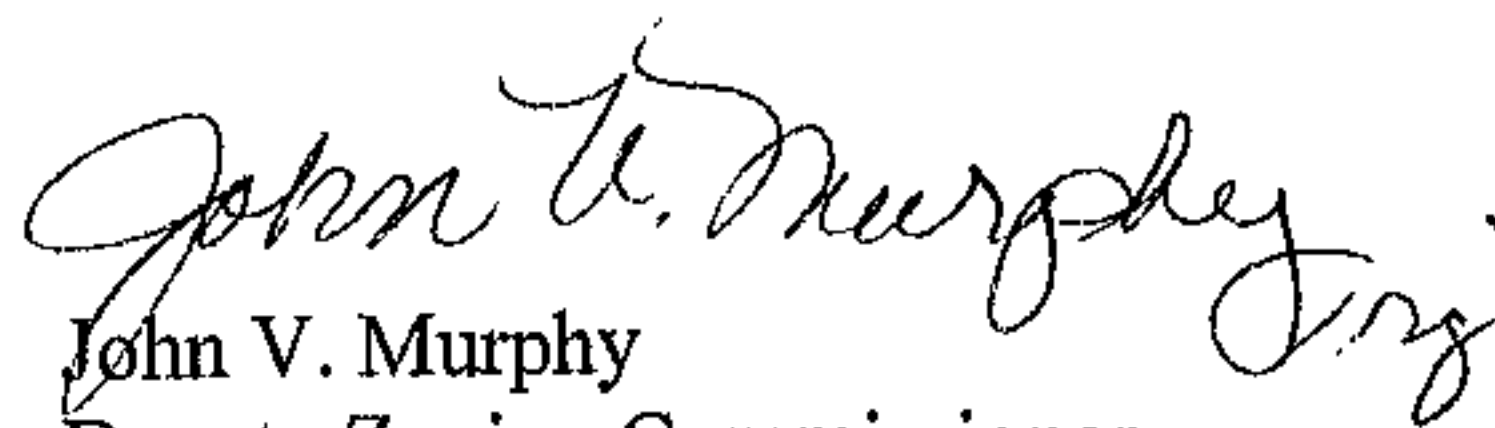
Re: Petition for Administrative Variance
Case No. 04-379-A
Property: 2506 Baublitz Road

Dear Mr. Chase:

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,


John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: Mr. & Mrs. Jacob Sarid
2506 Baublitz Road
Reisterstown, MD 21136

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





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2506 Baublitz Rd.
which is presently zoned RC 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)

1A04.3.B.4 (1A003.B.3, RDP) to permit a 20-FT
side setback in lieu of 50 FT 22
mtl

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:

I William Chase
Name - Type or Print

[Signature]
Signature

Chase & Chase
Company

1190 W Northern Pkwy 410-433-4100
Address Telephone No.

Ba Ht. MD 21210
City State Zip Code

Legal Owner(s):

Jacob Sarid
Name - Type or Print

[Signature]
Signature

Mona Sarid
Name - Type or Print

[Signature]
Signature

2506 Baublitz Rd 410-252
Address Telephone No.

Reisterstown, MD 21136
City State Zip Code

Representative to be Contacted:

I. William Chase
Name

1190 W. Northern Pkwy 410-433-4100
Address Telephone No.

Ba Ht. MD 21210
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. 04-379-A

Reviewed By JRF Date 2-19-04

Estimated Posting Date 2-27-04

V 10/25/01

ORDER RECEIVED FOR FILING

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 2506 Baublitz Rd.
Address
Reisterstown MD 21136
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):

Existing house built near 50 ft front and side restriction lines.
No area for front or side expansion of dwelling. Functionally,
the garage needs to be on side of dwelling
(see attached letter)

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.

x [Signature]
Signature
x Mona Sarid
Name - Type or Print

x [Signature]
Signature
x Jacob Sarid
Name - Type or Print

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

I HEREBY CERTIFY, this 5th day of February, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Mona Sarid and Jacob Sarid
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Jude Brannon
Notary Public

My Commission Expires 12/12/06



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2506 Baublitz Rd.
which is presently zoned RC 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)

1A04.3.B.4 (1A003.B.3, RDP) to permit a 20-FT
side setback in lieu of 50 FT 22 mtl

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:

I William Chase

Name - Type or Print

Signature

Chase & Chase

Company

1190 W. Northern Pkwy 410-433-4100

Address Telephone No.

Balto. MD 21210

City State Zip Code

Legal Owner(s):

Jacob Sarid

Name - Type or Print

Signature

Mona Sarid

Name - Type or Print

Signature

2506 Baublitz Rd 410-252

Address Telephone No.

Reisterstown, MD 21136

City State Zip Code

Representative to be Contacted:

I. William Chase

Name

1190 W. Northern Pkwy 410-433-4100

Address Telephone No.

Balto. MD 21210

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. 04-379-A

Reviewed By JRF Date 2-19-04

REV 10/25/01

Estimated Posting Date 2-29-04

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 2506 Baubitz Rd.
Address
Reisterstown MD 21136
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):

Existing house built near 50 ft front and side restriction lines.
No area for front or side expansion of dwelling. Functionally,
the garage needs to be on side of dwelling
(see attached letter)

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.

x [Signature]
Signature
x Mona Said
Name - Type or Print

x [Signature]
Signature
x SIC 13 SA 217
Name - Type or Print

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

I HEREBY CERTIFY, this 5th day of February, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public
My Commission Expires 12/12/06

Zoning Description (2506 Baublitz Road)

Beginning on the northwest side of Baublitz Road (variable right-of-width), at the distance of 210 feet southwest the centerline of Dover Road. Being Lot Number 3 of the Worthington Ridge subdivision and containing 1.60 acres as recorded in Plat Book 37, Folio 106. Also known as 2506 Baublitz Road within the 4th Election District and 2nd Councilmanic District.

#379

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 32620

DATE 2-19-04 ACCOUNT 001-006 6150

AMOUNT \$ 65.00

RECEIVED FROM: MONA SARID

2506 BAUDLITZ ITEM # 379

FOR: Admin. VARIANCE

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
2/19/2004 2/19/2004 10:17:52 2

REG MS04 WILKIN DOOL DWD
RECEIPT # 257100 2/19/2004 OFLN
Dept S 528 ZONING VERIFICATION
CR NO. 032620

Receipt Tot \$65.00
\$65.00 CK \$1.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 04-379-A

Petitioner/Developer: JACOB F

MONA SARID

Date of Hearing/Closing: 3/15/04

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

ATTN: Kristen Matthews {(410) 887-3394}

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: _____

2506 BAUBLITZ RD

The sign(s) were posted on 2/29/04
(Month, Day, Year)

Sincerely,

Robert Black 2/29/04
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

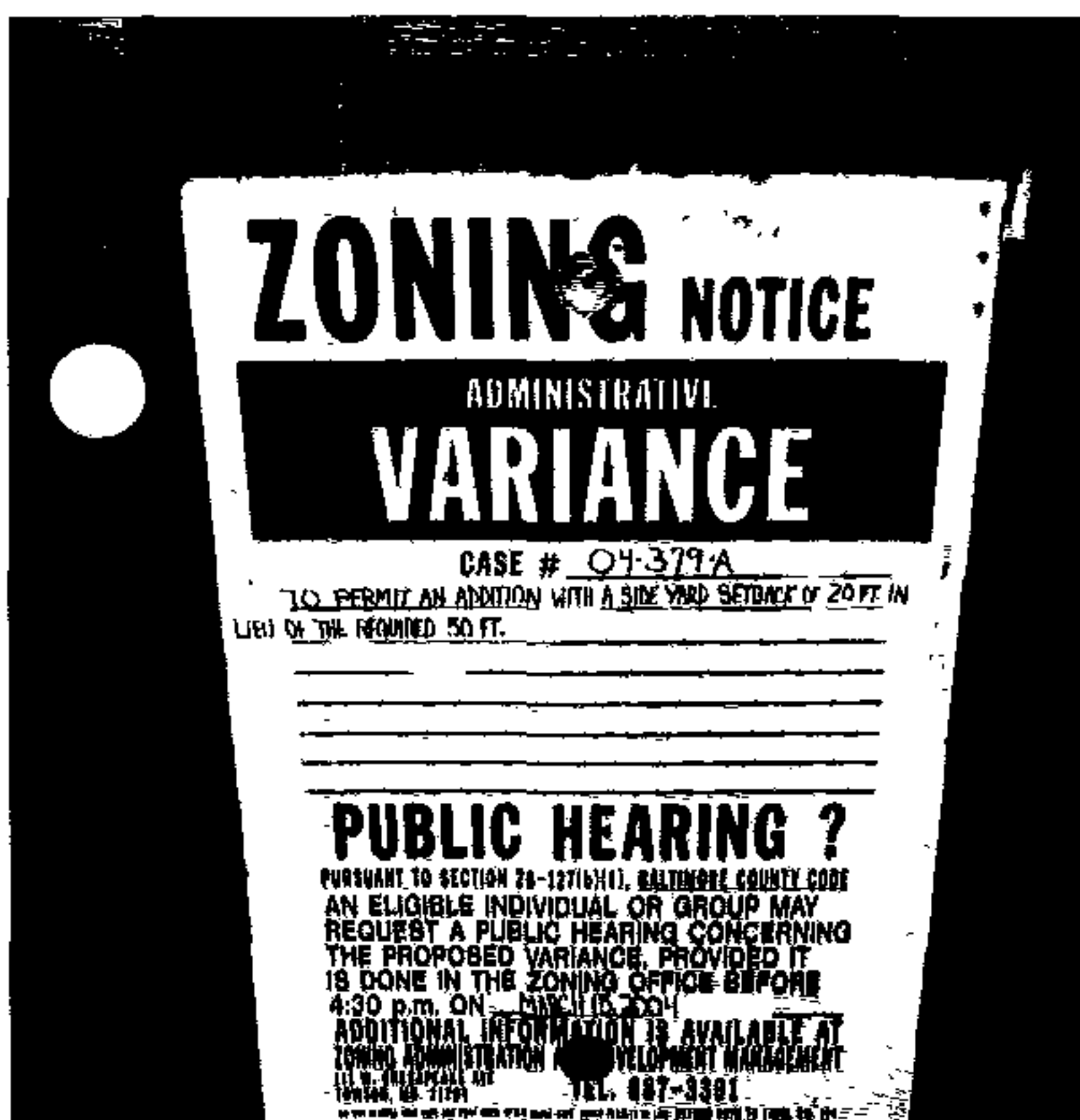
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



RECEIVED

MAR 5 2004

DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

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: 379

Petitioner: Jacob + Mona Sarid

Address or Location: 2506 Baublitz Rd

PLEASE FORWARD ADVERTISING BILL TO:

Name: I William Chase

Address: 1190 W. Northern Parkway
Balti. md

21210

Telephone Number: 410-433-4100

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number ⁰⁴~~03~~ 379 -A Address 2506 BAUBLITZ RD.

Contact Person: JUN R. FERNANDO Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 2-19-04 Posting Date: 2-29-04 Closing Date: 3-15-04

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 ⁰⁴~~03~~ 379 -A Address 2506 BAUBLITZ RD.

Petitioner's Name JACOB & MONA SARID Telephone 410-252-5757

Posting Date: 2-29-04 Closing Date: 3-15-04

Wording for Sign: To Permit an addition with a side yard setback
of 20 ft. in lieu of the required 50 ft.
22

**Department of Permits and
Development Management**

Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708



Baltimore County

*James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director*

March 15, 2004

I. William Chase
Chase & Chase
1190 W. Northern Parkway
Baltimore, Maryland 21210

Dear Mr. Chase:

RE: Case Number: 04-379-A, 2506 Baublitz Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 19, 2004.

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." The signature is fluid and cursive, with a large, stylized "W" and "C".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Jacob and Mona Sarid 2506 Baublitz Road Reisterstown 21136

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

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 2.27.04

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

RE: Baltimore County
Item No. 379 JRF

Dear Ms. Matthews:

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

*Granted
3/18/04*

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
FROM: R. Bruce Seeley *AMS*
DATE: March 25, 2004
SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of March 1, 2004

X The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

04-376
04-377
04-378
04-379
04-380
04-382
04-384
04-386
04-388

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 2, 2004

RECEIVED

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

MAR 3 2004

SUBJECT: Zoning Advisory Petition(s): **Case 4-379 and 4-385**
Administrative Variance

ZONING COMMISSIONER

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: Mark A. Cunningham

Section Chief: Lynne Jackson

AFK/LL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: March 25, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For March 8, 2004
Item Nos. 349, 376, 377, 378, 379 380,
381, 382, 384, 385, 388, and 389

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

RWB:CEN:jrb

cc: File

Jan-13-04 12:39P sgs chartered

P.01

Mona and Jacob Sarid
2506 Baublitz Road
Reisterstown, MD 21136
(410) 252-5757

January 10, 2004

To Whom It May Concern:

This letter is to explain the reason for construction of a two and a half car garage at our home. I (Mona Sarid) sustained a back injury recently and was treated in the medical offices of Drs. Feirtag & Ramos, PA and Towson Orthopedic Associates. Specifically, I herniated three disks in my lower back and a surgery was recommended. Currently I am restricted in any weight lifting and the type of physical activity involved in shoveling snow. Support documentation is available upon request. As our neighborhood does not offer any street parking, when our vehicles can be garaged, no manual snow shoveling will be required. Rather a snow plow can clear the driveway.

Additionally, while currently our dwelling only has a single car garage, there are 2 adult drivers, each owning a vehicle. Our son will be driving in less than 2 years and will be needing to garage a third car.

Sincerely yours,

Mona and Jacob Sarid

379

February 23, 2004

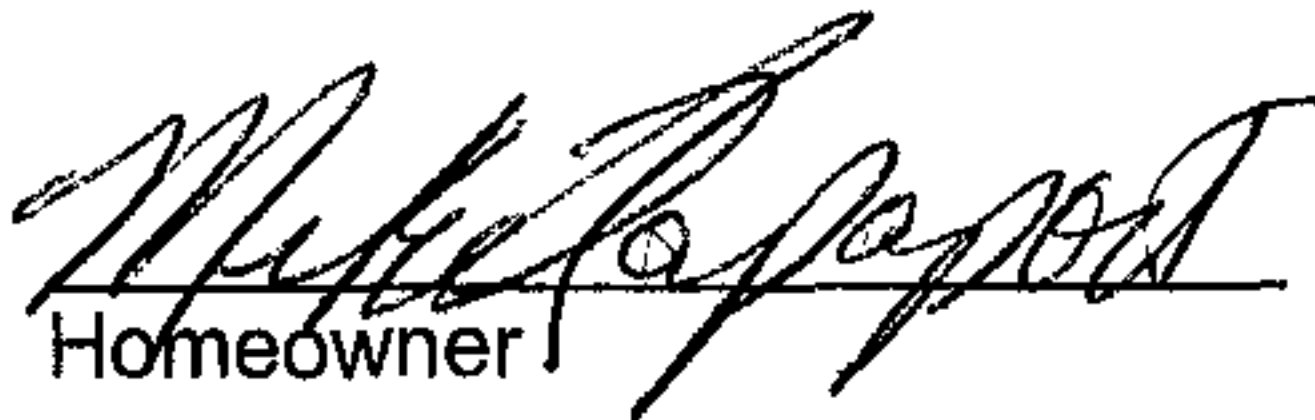
RE: Addition to 2506 Baublitz Road

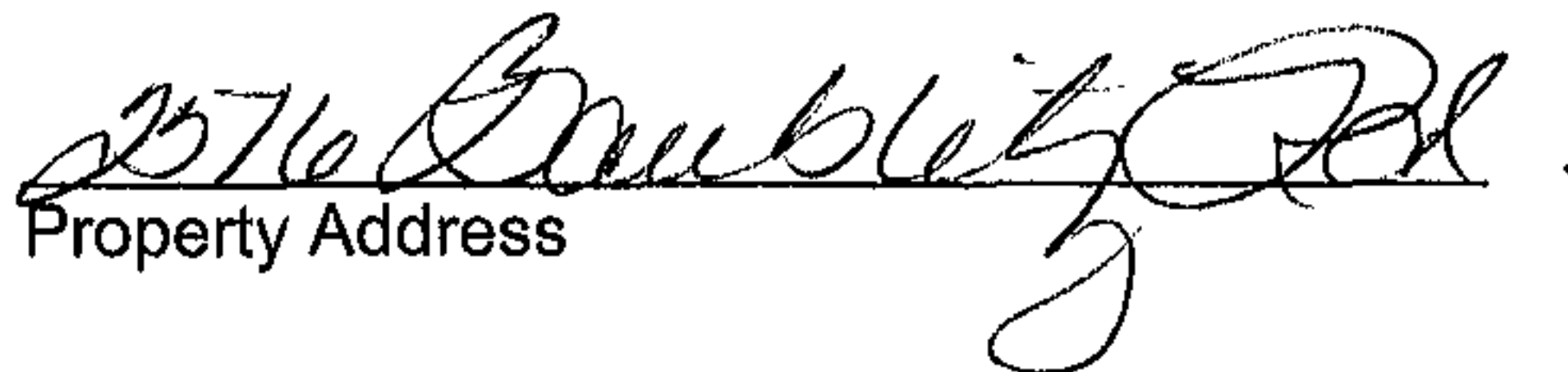
Dear Neighbors of 2506 Baublitz Road

I am planning to add an addition on to the garage end of my home located at 2506 Baublitz Road. If you do not have any issues or concerns with the addition please sign below.

Thank you,

Jacob and Monai Sarid


Homeowner


Property Address

February 23, 2004

RE: Addition to 2506 Baublitz Road

Dear Neighbors of 2506 Baublitz Road

I am planning to add an addition on to the garage end of my home located at 2506 Baublitz Road. If you do not have any issues or concerns with the addition please sign below.

Thank you,

Jacob and Monai Sarid

Rebecca Plin
Homeowner

12602 Worthington Ridge Rd.
Property Address

February 23, 2004

RE: Addition to 2506 Baublitz Road

Dear Neighbors of 2506 Baublitz Road

I am planning to add an addition on to the garage end of my home located at 2506 Baublitz Road. If you do not have any issues or concerns with the addition please sign below.

Thank you,

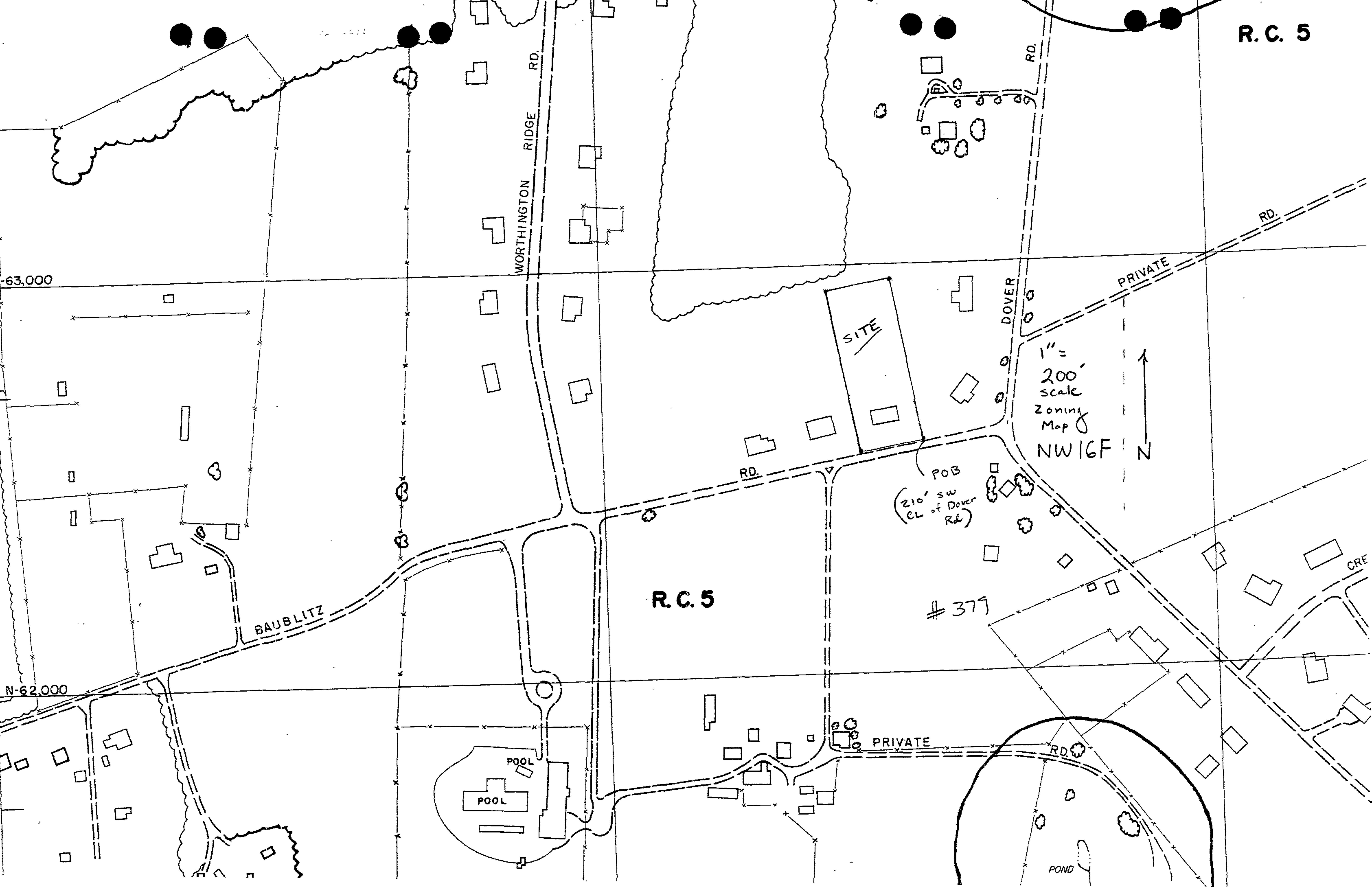
Jacob and Monai Sarid

Katherine F. Schen

Homeowner

2512 BAUBLITZ ROAD

Property Address



R.C. 5

WORTHINGTON RIDGE RD.

RD.

RD.

PRIVATE

1" =
200'
scale
Zoning
Map
NW 16F
N

POB
(210' SW
CL of Dover
Rd.)

R.C. 5

379

BAUBLITZ

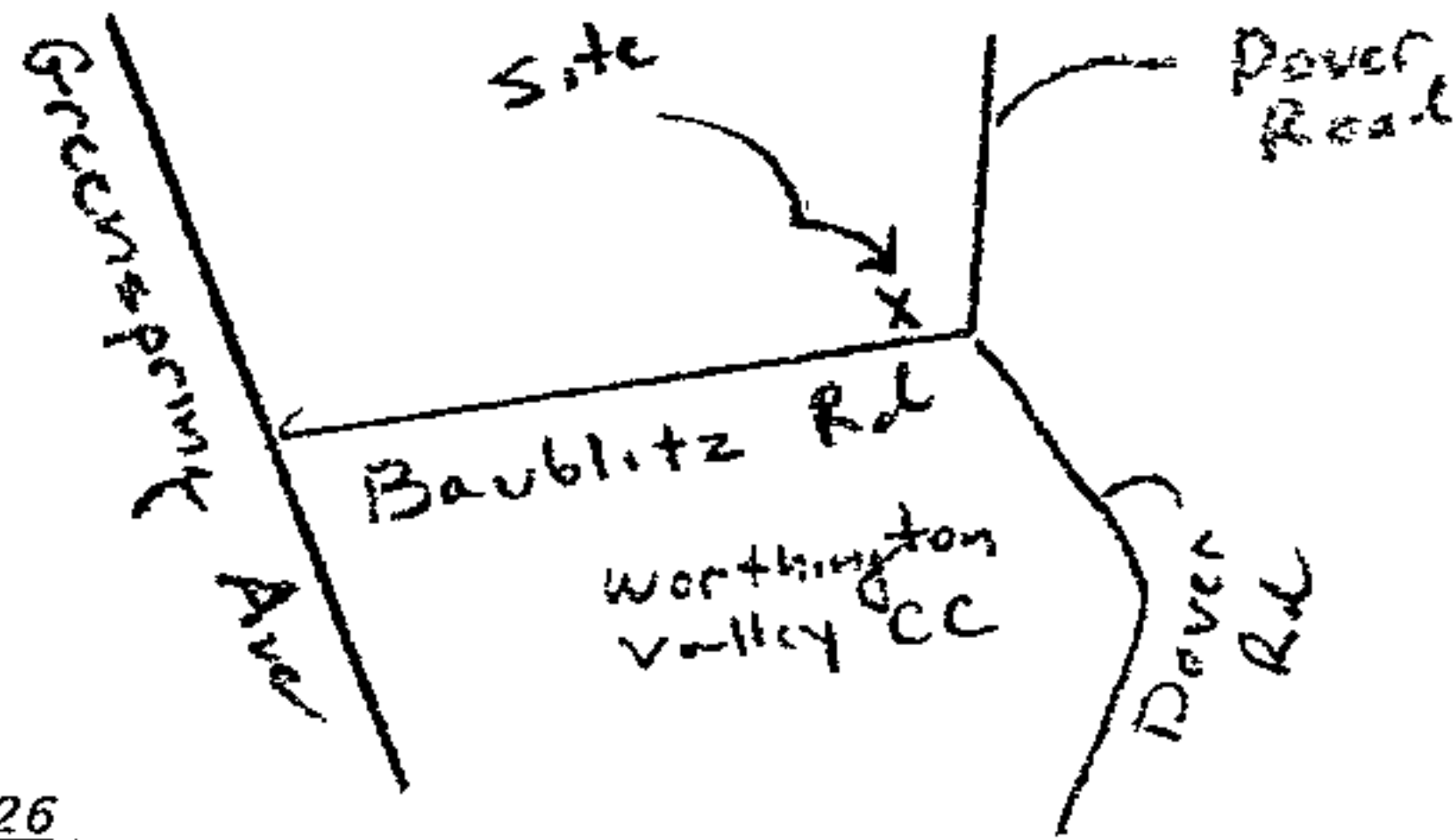
PRIVATE

RD.

POND

POOL

POOL



Plan To Accompany

Administrative Variance

Owner: Jacob & Mona Sarid

32326

Zoning: RC5

Lot Number : 3
Block/Section : -
Plat Reference : Book : 37 Page : 106
Title of Plat : Worthington Ridge, Section 1

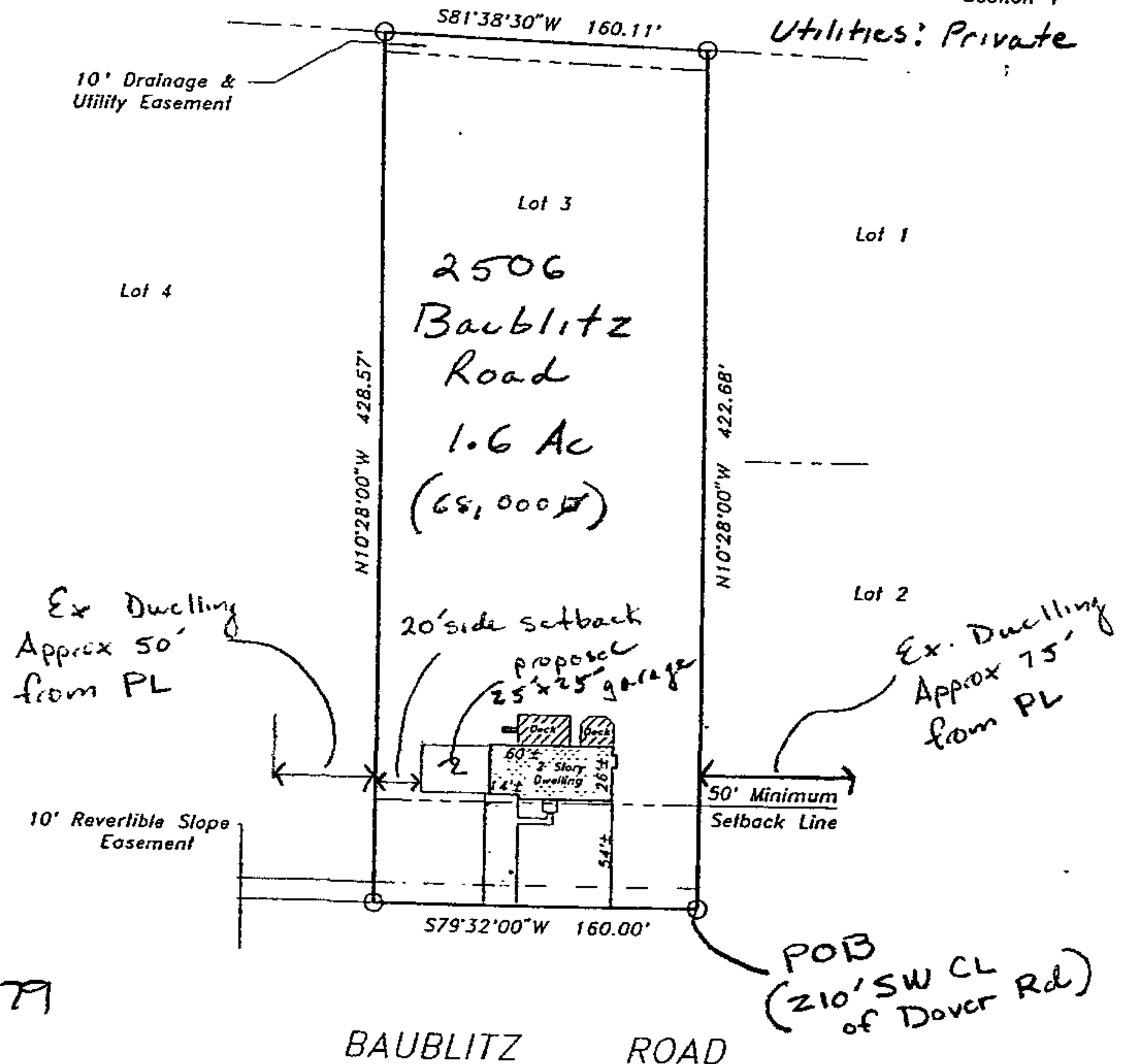
Utilities: Private

General Notes:

1. The site is not within the CBCA or an 'A' or 'B' Flood plain
2. The site is not historic nor within a historic district
3. There are no prior zoning actions on the property.
4. 1" = 200' Zoning Map: NW 16 F
5. Election District: 4
6. Councilmanic District: 2

Scale 1" = 100'

#379



Property Lies in Flood Zone C

Plat Ex #1























