

IN RE: PETITION FOR ADMIN. VARIANCE
S/S Redwood Avenue, 400' E of the c/l
Oakleigh Road
(1819 Redwood Avenue)
9th Election District
5th Council District

Raymond A. Peloquin, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 04-460-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Raymond A. Peloquin and his wife, Mary E. Peloquin. The Petitioners seek relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 0 feet in lieu of the required 10 feet for a proposed (attached) garage. The subject property and requested relief are more particularly described on the site plan submitted with the Petition filed and marked into evidence as Petitioner's Exhibit 1.

The Petition was filed through the administrative variance process, pursuant to Section 26-127 of the Baltimore County Code, which allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. Under the Code, any property owner residing within 1,000 feet of the property in question who objects to the relief requested has 15 days from the date of the sign posting to demand a public hearing for a determination as to the merits of the request. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner can schedule the matter for a public hearing if deemed appropriate.

In this case, the Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file.

Based upon all of the evidence presented therein, I find that the relief requested meets the spirit and intent of Section 307.1 of the B.C.Z.R. and will not result in any detriment to the

ORDER RECEIVED FOR FILING

Date

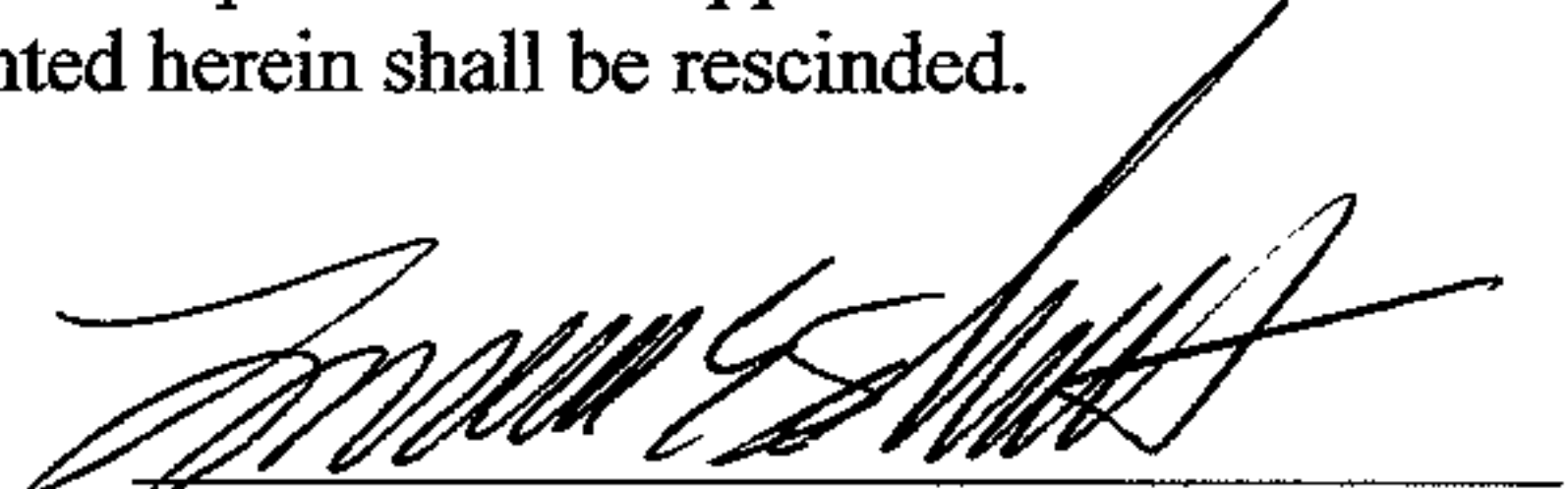
By

health, safety and general welfare of the surrounding locale. As shown on the site plan, the property abuts a drainage/utility easement on the affected side and thus the proposal will not adversely impact any adjacent property. There were no adverse comments submitted by any County reviewing agency and apparently none of the neighbors are opposed. For all of these reasons, I am persuaded to grant the variance.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 5th day of May 2004 that the Petition for Administrative Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 0 feet in lieu of the required 10 feet for a proposed (attached) garage, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at his own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date 5/5/04

By [Signature]

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

May 5, 2004

Mr. & Mrs. Raymond A. Peloquin
1819 Redwood Avenue
Baltimore, Maryland 21234

RE: PETITION FOR ADMINISTRATIVE VARIANCE
S/S Redwood Avenue, 400' E of the c/l Oakleigh Road
(1819 Redwood Avenue)
9th Election District – 5th Council District
Raymond A. Peloquin, et ux - Petitioners
Case No. 04-460-A

Dear Mr. & Mrs. Peloquin:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel; Case File





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1819 REDWOOD AVE.
which is presently zoned RESIDENTIAL
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) 1B02.3.C.1 BC2R

To permit an addition (garage) with a side yard setback of 0' in lieu of the required 10'.

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

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 5/6/04 day of May, 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.

Legal Owner(s):

RAYMOND A. PELOQUIN

Name - Type or Print

Raymond A. Pelouquin

Signature

MARY E. PELOQUIN

Name - Type or Print

Signature

1819 REDWOOD AVE. 410-882-6977

Address

Telephone No.

BALT., MD. 21234

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 04-460-A

Reviewed By JP Date 4/7/04

Estimated Posting Date 4/18/04

ORDER RECEIVED FOR FILING

Date 5/6/04
By [Signature]

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 1819 REDWOOD AVE.
Address
BALTIMORE, MD. 21234
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):

I WOULD LIKE TO BUILD A GARAGE ATTACHED TO MY HOUSE UP TO MY PROPERTY LINE.

I WANT A LEVEL PLACE TO STORE AND WORK ON MY CAR. MY PROPERTY SLOPES OFF IN THE BACK OF MY PROPOSED GARAGE SITE.

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.

Raymond A. Peloguin
Signature
RAYMOND A. PELOQUIN
Name - Type or Print

MARY E. PELOQUIN
Signature
Mary E. Peloguin
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5th day of April, 2024, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Bonnie S. Kneaz
Notary Public
My Commission Expires 12/1/04

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 1819 REDWOOD AVE.
Address
BALTIMORE MD. 21234
City State Zip Code

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Raymond A. Peloguin
Signature
RAYMOND A. PELOQUIN
Name - Type or Print

MARY E. PELOQUIN
Signature
Mary E. Peloguin
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

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

AS WITNESS my hand and Notarial Seal

Bonnie L. Kneass
Notary Public
My Commission Expires 12/1/04



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1819 REDWOOD AVE.

which is presently zoned RESIDENTIAL

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) 1302.3.C.1 BCZR

To permit an addition (garage) with a side yard setback of 0' in lieu of the required 10'.

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):

RAYMOND A. PELOQUIN

Name - Type or Print

Signature

MARY E. PELOQUIN

Name - Type or Print

Signature

1819 REDWOOD AVE. 410-882-6977

Address

Telephone No

BALT., MD. 21234

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. 04-460-A

Reviewed By IF Date 4/7/04

REV 10/25/01

Estimated Posting Date 4/18/04

EXAMPLE 3 -- Zoning Description

ZONING DESCRIPTION FOR 1819 REDWOOD AVE., BALT., MD. 21234
(address)

Beginning at a point on the SOUTH side of
(north, south, east or west)

REDWOOD AVENUE which is 65 FEET
(name of street on which property fronts) (number of feet of right-of-way width)

wide at the distance of 400' ~~195~~ FEET SOUTH EAST of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street OAKLEIGH ROAD
(name of street)

which is 50 FEET wide. *Being Lot # 177 & 176
(number of feet of right-of-way width)

Block _____, Section # _____ in the subdivision of HILLENDALE FARMS
(name of subdivision)

as recorded in Baltimore County Plat Book # 8, Folio # ~~428~~ 92

containing 12,675 sq. ft. Also known as 1819 REDWOOD AVENUE
(square feet or acres) (property address)

and located in the 9 Election District, 5 Councilmanic District.

460

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 34690

DATE 4-7-04

ACCOUNT 001-006-6150

AMOUNT \$ 65.00

RECEIVED FROM: Raymond Pelosquin

FOR: 1519 Redwood Ave. Item # 4160
Admin. Vac. and fee

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME IN
4/07/2004 4/07/2004 09:31:27 4

REG #506 WALKIN KNCB KCM

SYNCEPT # 248650 4/07/2004 OFLN

Dept B 528 ZONING VERIFICATION

CR NO. 024690

Receipt Tot \$65.00

\$65.00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 04-460-A

Petitioner/Developer: RAYMOND &

MARY PELOQUIN

Date of Hearing/Closing: 5-3-04

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:

1819 REDWOOD AVE

The sign(s) were posted on

4/17/04
(Month, Day, Year)

Sincerely,

Robert Black 4/17/04
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

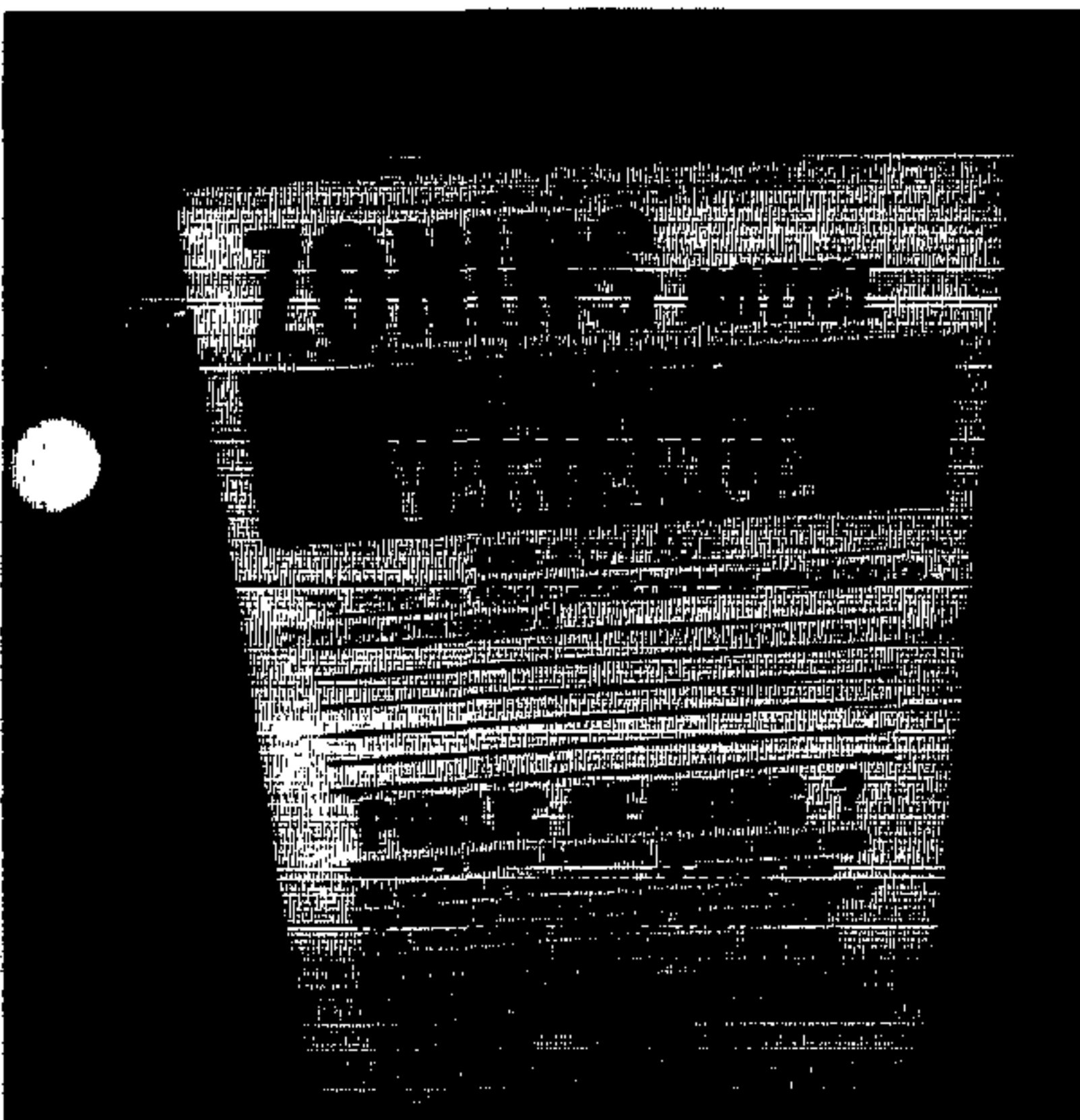
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



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 04-460-A

Petitioner RAYMOND A. PELOQUIN

Address or Location 1819 REDWOOD AVE., BALT., MD. 21234

PLEASE FORWARD ADVERTISING BILL TO:

Name RAYMOND A. PELOQUIN

Address 1819 REDWOOD AVE.
BALT., MD. 21234

Telephone Number 410-882-6977 (CELL) 410-456-3113

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 04- 460 -A Address 1819 REDWOOD AVE.

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

Filing Date: 4-7-04 Posting Date: 4-18-04 Closing Date: 5-3-04

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- 460 -A Address 1819 REDWOOD AVE

Petitioner's Name Raymond & Mary Polegoin Telephone 410-882-6977

Posting Date: 4-18-04 Closing Date: 5-3-04

Wording for Sign: To Permit on addition (garage) with a side yard setback of 0' in lieu of the required 10'.

**Department of Permits
Development Management**

Development Processing
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204



Baltimore County

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

April 29, 2004

Raymond A. Peloquin
Mary E. Peloquin
1819 Redwood Avenue
Baltimore, Maryland 21234

Dear Mr. and Mrs. Peloquin:

RE: Case Number:04-460-A, 1819 Redwood Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 7, 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

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



Fire Department

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



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

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

April 20, 2004

ATTENTION: Rebecca Hart

Distribution Meeting of: April 26, 2004

Item No.: ⁴⁶⁰ 457-469

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.

6. 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

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: 4.13.04

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

RE: Baltimore County
Item No. 460

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,

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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: R. Bruce Seeley *RBS/TDD*

DATE: April 5, 2004

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of March 8, 2004

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

04-457

04-458

04-459

04-460

04-461

04-462

04-465

04-466

04-467

04-468

04-468

04-469

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 23, 2004

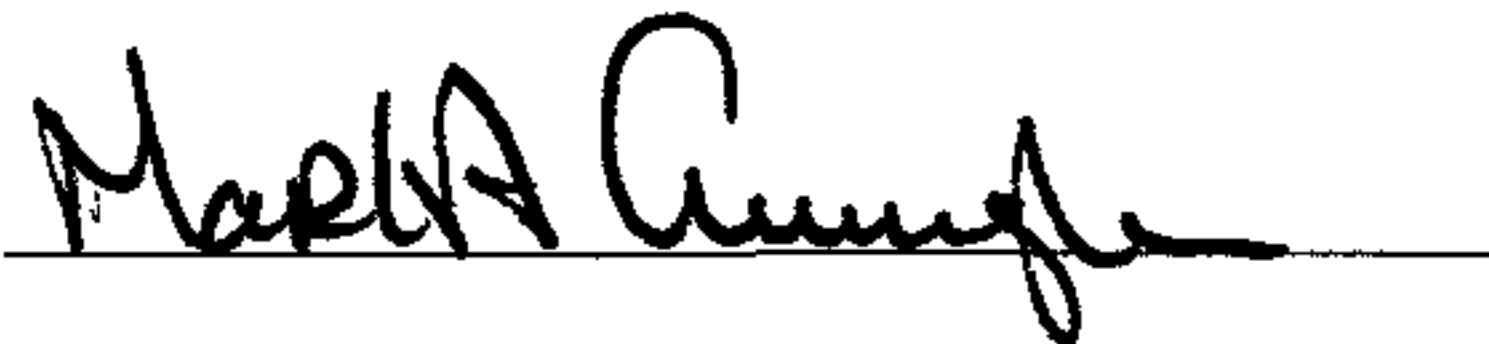
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case 4-457 and 4-460 – Administrative Variance**

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.

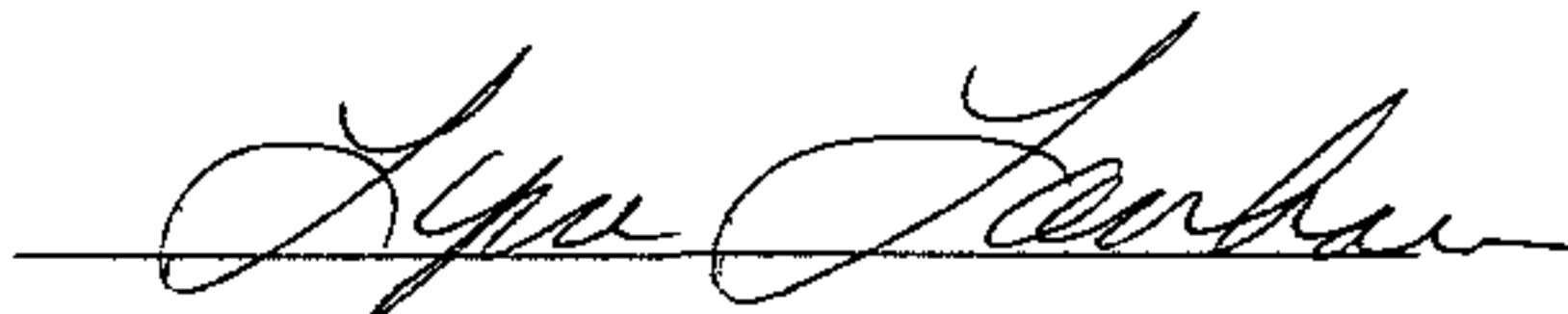
RECEIVED

Prepared By:



APR 27 2004

Division Chief:



ZONING COMMISSIONER

AFK/LL

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: May 18, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For April 26, 2004
Item Nos. 457, 458, 459, 460, 461, 462,
465, 466, 468, and 469

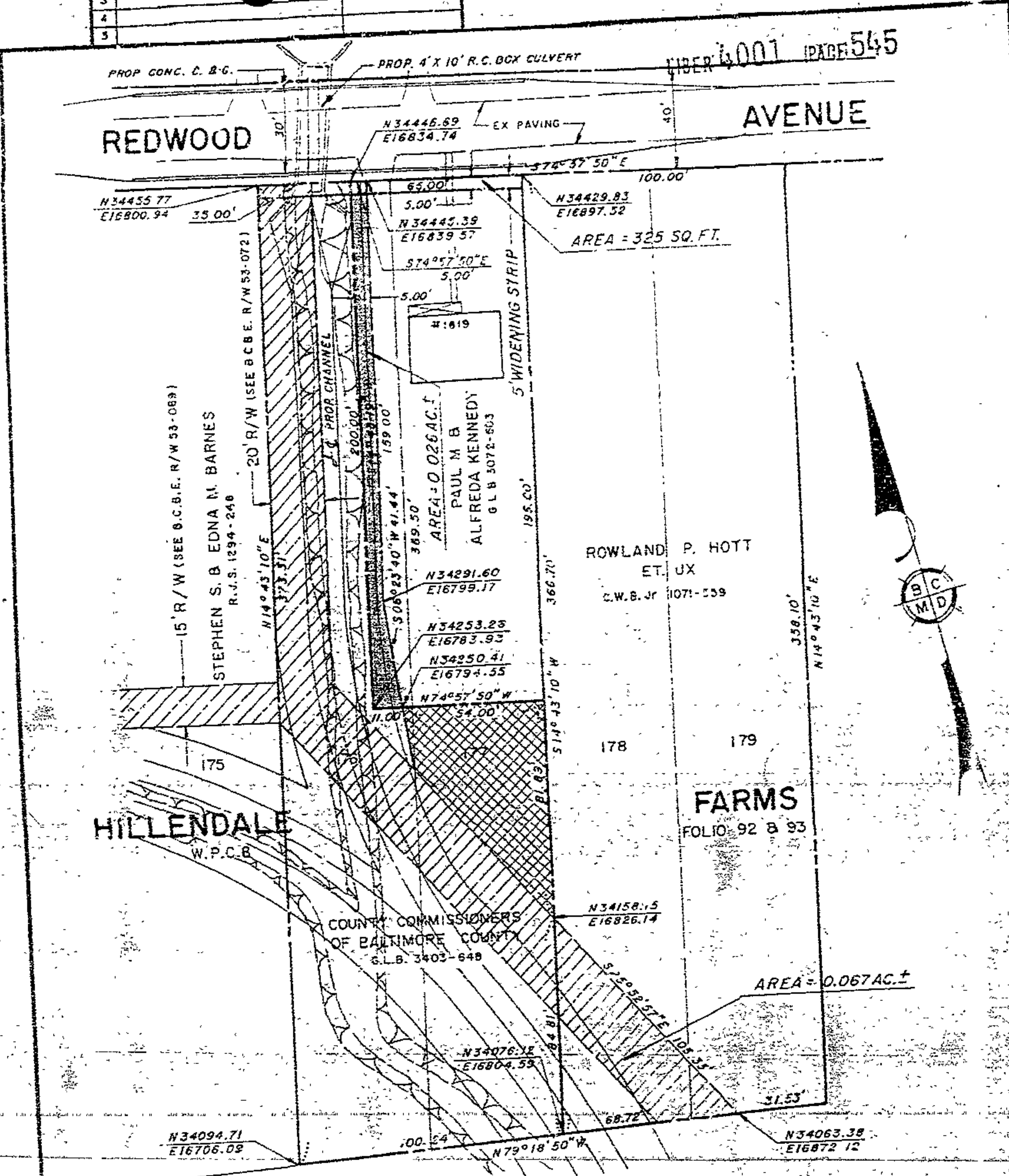
The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

RWB:CEN:jrb

cc: File

NO.	ACQUIRED FROM	RECORD NO.
1		
2		
3		
4		
5		

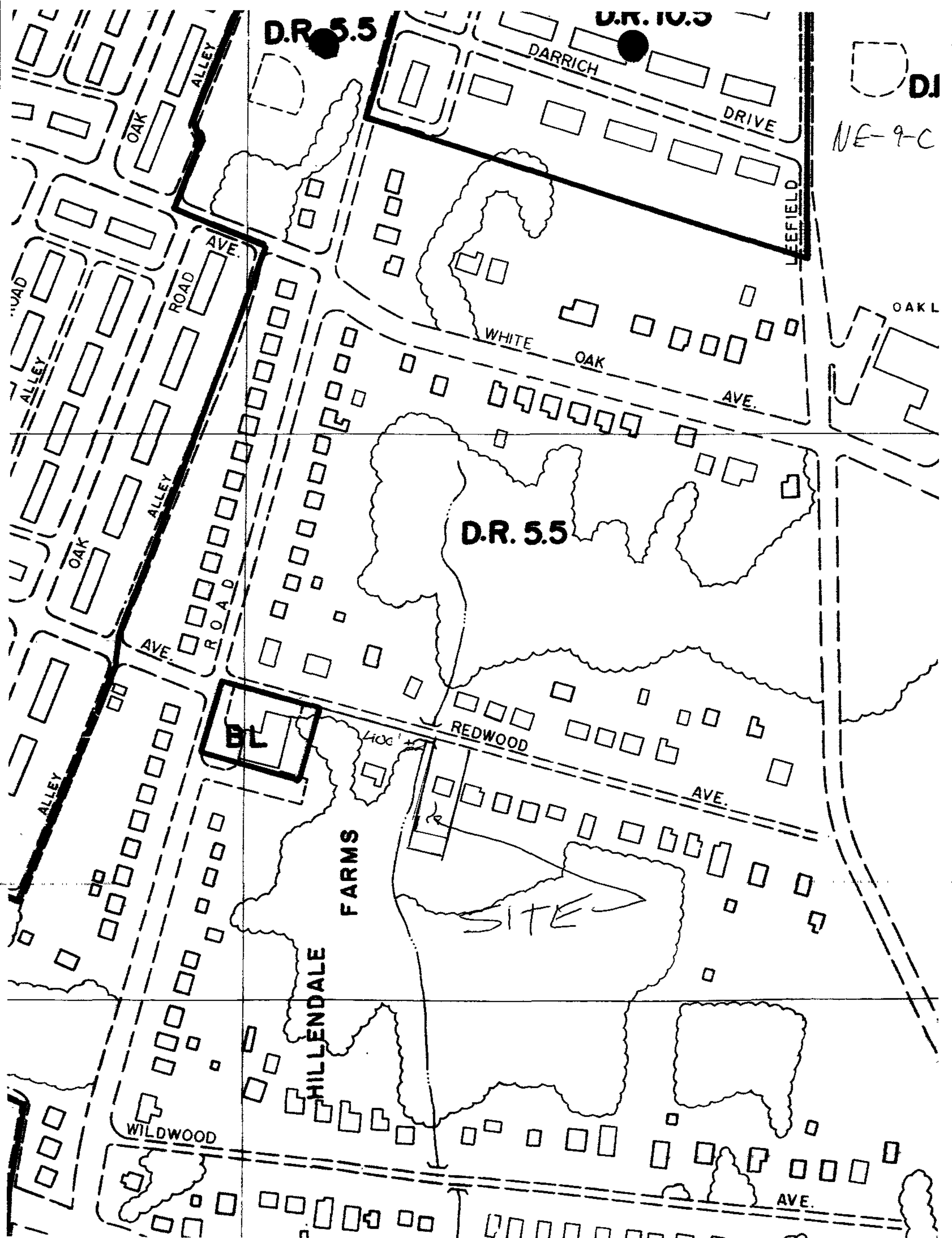
- ② SLANT LETTERING DENOTES PROPOSED CHANGES TO PROPERTIES.
- ③ ALL AREAS FOR EASEMENT, UNLESS OTHERWISE NOTED.



BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS		BUREAU OF LAND ACQUISITION	
PLAN TO ACCOMPANY RIGHT-OF-WAY AGREEMENT			
BUREAU OF LAND ACQUISITION		COORDINATES SHOWN HEREON ARE BASED ON E.C.M.D. TRAVERSE STATIONS OR SUBSTATIONS OF LOW 302	
APPROVED: <i>H.O. [Signature]</i> CHIEF	DATE: 7-5-1961	APPROVED: <i>[Signature]</i> CONSULTING ENGINEER OR SURVEYOR	DATE: MAY 12, 1961 REG. NO. 992
DIVISION OF DRAFTING		APPROVED: <i>[Signature]</i> ROADS ENGINEER	
APPROVED: <i>[Signature]</i> SUPERVISOR		DATE: 9/7/61	
DRAWN: R.B.C. CHECKED: R.M.H.		CONSTRUCTION PLAN NO. 60-52-A-9	
THIS PLAT IS COMPILED FROM DEEDS AND SURVEYS. THE COURSES AND DISTANCES SHOWN ON PROPERTIES ADJOINING THE PROPOSED RIGHT OF WAY ARE THOSE CONTAINED IN THE DEED REFERRED TO BY LIBER AND FOLIO NUMBER AND DO NOT NECESSARILY REFER TO THE MERIDIAN SHOWN HEREON NOR DO THEY IMPLY A CURRENT SURVEY OF SAID PROPERTIES UNLESS SO NOTED.		AREA TO BE ACQUIRED SLOPE AREA EXISTING COUNTY R/W AREA TO BE RELEASED SCALE: 1" = 50' J.O. 4-146-1 DISTRICT 9TH HRW 60-223-6	

MICROFILMED

D-20







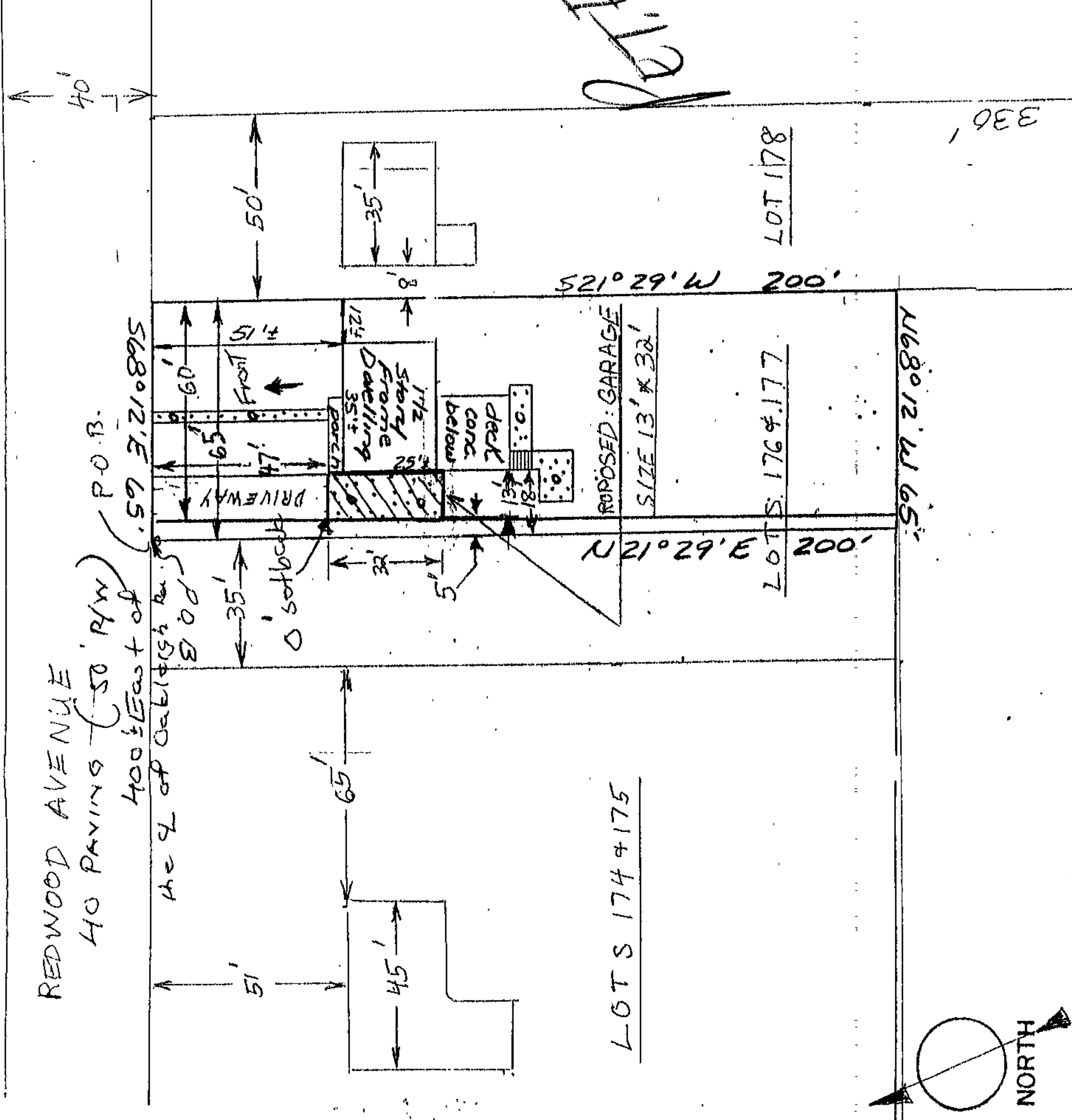
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 1819 REDWOOD AVENUE

SUBDIVISION NAME HILLENDALE FARMS

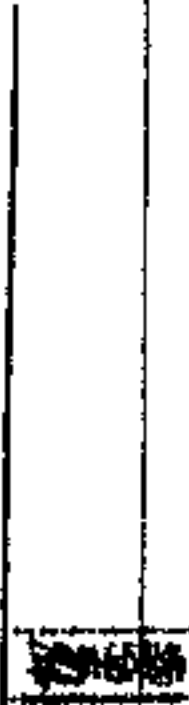
PLAT BOOK # 8 FOLIO # 1769 SECTION # 17

OWNER MARY & RAY. PELLOQUIN



PREPARED BY RAY PELOQUIN

SCALE OF DRAWING: 1" = 40'

	VICINITY MAP SCALE: 1" = 1000'	SUBJECT PROPERTY	REDWOOD AVE.  OAKLEIGH ROAD
LOCATION INFORMATION			
ELECTION DISTRICT 09			
COUNCILMANIC DISTRICT 5			
1" = 200' SCALE MAP # NE9C			
ZONING PR5.5			
LOT SIZE 0.255		11,115	
ACREAGE		SQUARE FEET	
SEWER ☒		PUBLIC ☒ PRIVATE ☐	
WATER ☒		YES ☐ NO ☒	
CHESAPEAKE BAY CRITICAL AREA			
100 YEAR FLOOD PLAIN		YES ☐ NO ☒	
HISTORIC PROPERTY/ BUILDING			
PRIOR ZONING HEARING		YES ☐ NO ☒	
NONE			
ZONING OFFICE USE ONLY			
REVIEWED BY		CASE #	
ITEM #		04-460-A	