

IN RE: PETITION FOR ADMIN. VARIANCE
S/S of Cedar Crest Avenue,
S/W of McComas Road
15th Election District
7th Councilmanic District
(2907 Cedar Crest Avenue)

William F. and Charlotte N. Armstrong
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
*
* CASE NO. 06-596-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, William F. and Charlotte N. Armstrong. The variance request is for property located at 2907 Cedar Crest Avenue in the Edgemere area of Baltimore County. The variance request is from Sections 1B02.3.C.1, 303.1 and 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R), to allow proposed additions with a front setback of 32.5 feet and a rear setback of 22 feet 7 inches and an accessory structure (shed) to be located in the side yard in lieu of the minimum required 41.37 feet front average setback, 30 feet rear setback and rear yard respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners state the existing home was built in 1937 before the current zoning rules were enacted. Any additions to the residence would have to comply with the current zoning requirements. These requirements will prevent any addition from conforming to the existing building front and back footprint lines. The improvements call for the front and back of the residence to follow the existing front and rear structure lines defined during initial construction. One proposed addition measures 7 feet x 12 in size. The other addition measures 16 feet x 24 feet in size. The proposed shed measures 24 feet x 14 feet in size. The Petitioners also propose a 3 foot porch extension.

FILED

7-6-06

PJ

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: A ZAC comment letter was received from the Bureau of Development Plans Review dated May 30, 2006, which contains restrictions and is attached hereto and made a part hereof.

Applicable Law

Section 307 of the B.C.Z.R. – *Variances*.

“The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance.”

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on June 4, 2006, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner have filed the supporting affidavits and photographs as required by Section 32-3-303 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

ADDED RECEIVED FOR FILING

7-6-06

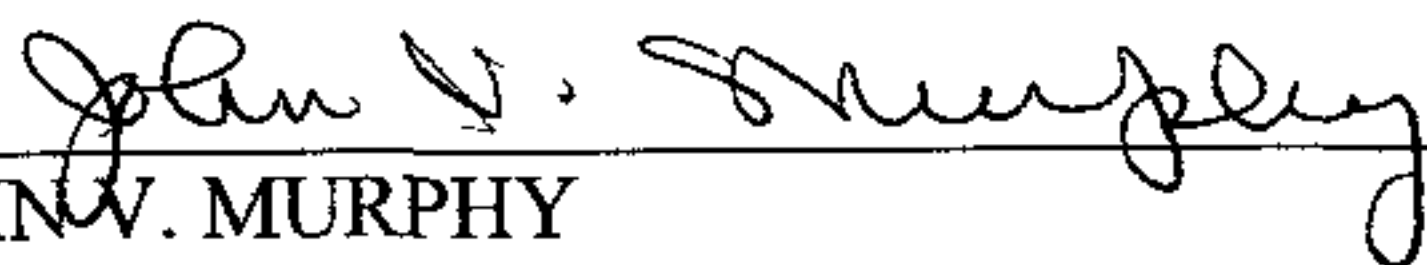
sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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 6th day of July, 2006, that a variance from Sections 1B02.3.C.1, 303.1 and 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R), to allow proposed additions with a front setback of 32.5 feet and a rear setback of 22 feet 7 inches and an accessory structure (shed) to be located in the side yard in lieu of the minimum required 41.37 feet front average setback, 30 feet rear setback and rear yard respectively, be and is hereby GRANTED with conditions:

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.
2. In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.
3. The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.
4. The building engineer shall require a permit for this project.
5. The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of the structure with materials resistant to flood damage.
6. Flood-resistant construction shall be in accordance with the requirement of B.O.C.A. International Building Code adopted by the County.

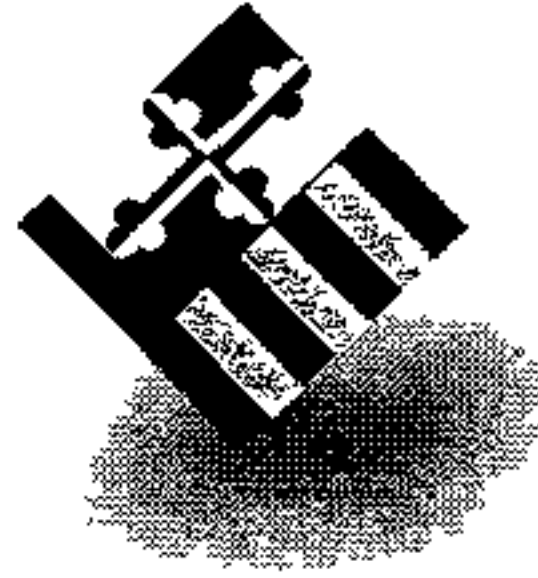
Any appeal of this decision must be made within thirty (30) days of the date of this Order.



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:pz

RECEIVED FOR PLANNING
7-6-06
Pz



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

July 6, 2006

WILLIAM F. AND CHARLOTTE N. ARMSTRONG
2907 CEDAR CREST AVENUE
SPARROWS POINT MD 21215

Re: Petition for Administrative Variance
Case No. 06-596-A
Property: 2907 Cedar Crest Avenue

Dear Mr. and Mrs. Armstrong:

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 that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:pz
Enclosure

CBCA



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2907 CEDARCREST 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) 1B02.3.C.1, 303.1, 400.1

To allow proposed additions with a front setback of 32 1/2 ft and a rear setback of 22 ft 7 in. AND, an accessory structure (shed) to be located in the side yard, in lieu of the minimum required 41.37 ft front average setback, 30 ft rear setback and rear yard 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. 06-596 A

Reviewed By [Signature]

Date 5-22-06

REV 9/15/98

Estimated Posting Date 6-04-06

7600
PO

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 2907 CEDAR CREST AVE.
Address
SPARROWS POINT MD 21219-1202
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):

The existing structure was built in 1937 before the current zoning rules were enacted. Any additions to the residence would have to comply with the current zoning requirements. These requirements will prevent any addition from conforming to the existing building front and back footprint lines. The current improvements call for the front and back of the residence to follow the existing front and rear structure lines defined during initial construction.

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]
Signature
William F. Armstrong Jr
Name - Type or Print

[Signature]
Signature
CHARLOTTE N. ARMSTRONG
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit.

I HEREBY CERTIFY, this 22 day of MAY, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

William F. Armstrong Jr & Charlotte N. Armstrong
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

5/22/06
Date

[Signature]
Notary Public
My Commission Expires FRANK LAY
Notary Public State of Maryland
My Commission Expires June 1, 2007

ZONING DESCRIPTION FOR 2907 CEDARCREST AVENUE, SPARROWS
POINT, MD 21219-1202.

Beginning at a point on the southeast side of Cedarcrest Avenue which is fifty feet wide at the distance of one hundred and sixty feet ~~southeast~~^{west} of the centerline of the nearest improved intersecting street MComas Road which is forty feet wide. Being Lot #7, Block A, in the subdivision of Cedarcrest as recorded in Baltimore County Plat Book #10, Folio #103, containing 7697 square feet. Also known as 2907 Cedarcrest Avenue and located in the 15th Election District, 7th Councilmanic District.

596

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

*1050 No. 110
06-596-1*

DATE 5-22-06 ACCOUNT R-001-006-6150

AMOUNT \$ 65.00

RECEIVED FROM: MR. Wm. Armstrong

FOR: Resident of Baltimore City, Md.
for 2007 Corridor Project

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME DATE
5/24/2006 5/22/2006 15140134
REG 0506 MARKIN KRM-KRM
>>RECEIPT # 476476 5/22/2006
Dept 5 528 ZENDING VERIFICATION
CR NL 007110
Receipt Tot \$45.00
\$45.00 CK \$4.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 06-596-A

Petitioner/Developer: WILLIAM

ARMSTRONG

Date of Hearing/Closing: 6-19-06

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:

2907 CEDARCREST AVE

The sign(s) were posted on 6-4-06
(Month, Day, Year)

Sincerely,

Robert Black 6-6-06
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

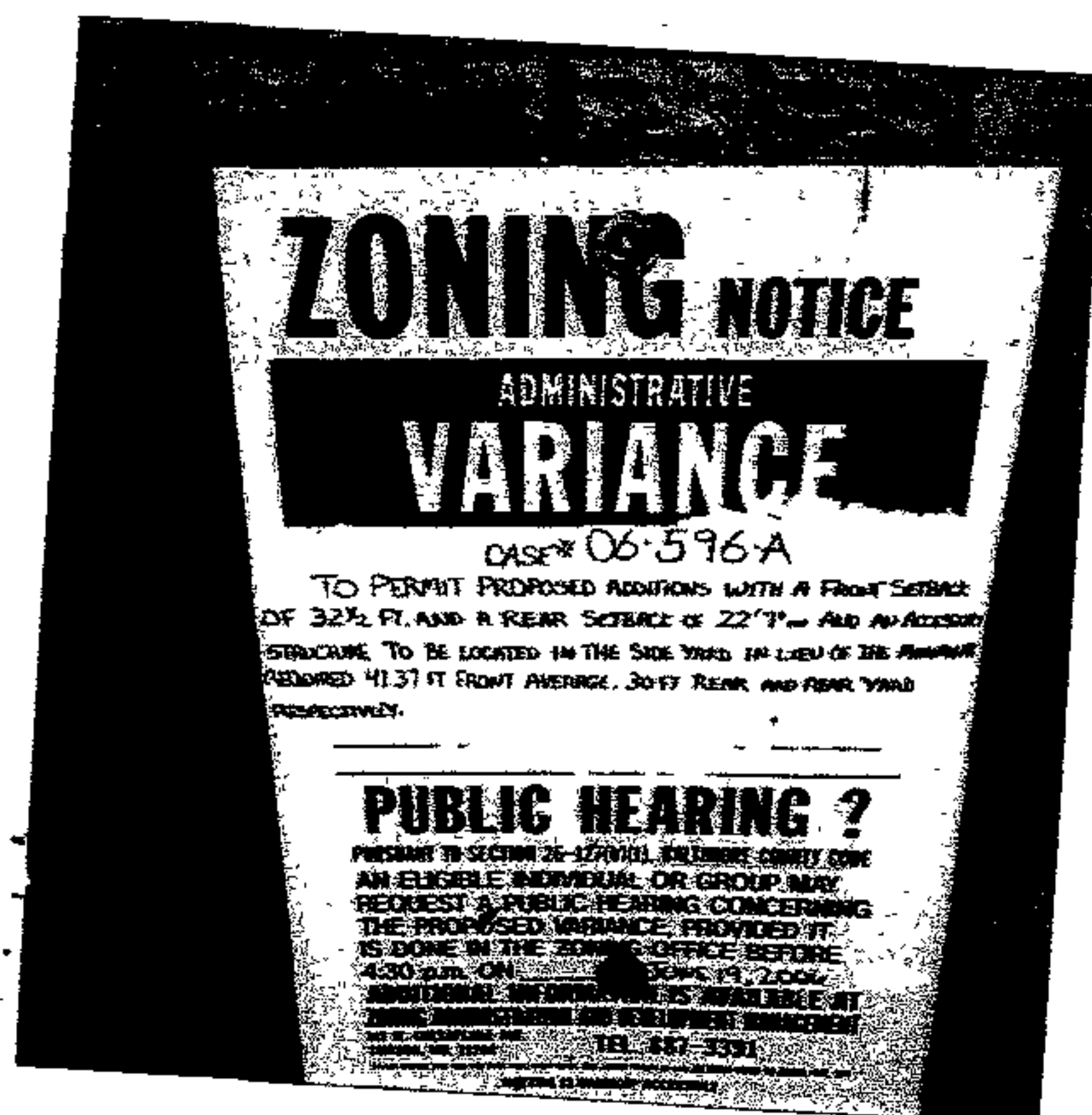
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06- 596 -A Address 2907 Cedarcrest Ave.

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

Filing Date: 5-22-06 Posting Date: 6-04-06 Closing Date: 6-19-06

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 06- 596 -A Address 2907 Cedarcrest Ave.

Petitioner's Name Wm. Armstrong Telephone 410-388-0509

Posting Date: 6-04-06 Closing Date: 6-19-06

Wording for Sign. To Permit a proposed addition with a front setback of 32 1/2 ft. & a rear setback of 22.7 in. AND an accessory structure to be located in the side yard in lieu of the minimum required 41.37 front average, 30 ft rear & rear yard respectively.

WCR - Revised 6/25/04

**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: 06-596 A
Petitioner: William Armstrong
Address or Location: 2907 Cedarcrest Ave.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Same
Address: _____

Sparrows Point, Md, 21219

Telephone Number: (H) 410-388-0509
(B) 410-612-4808

Revised 7/11/05 - SCJ

**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

June 20, 2006

William Armstrong
Charlette Armstrong
2907 Cedar Crest Ave.
Sparrows Point, MD 21219

Dear: Mr. & Mrs. Armstrong,

RE: Case Number: 06-596-A, 2907 Cedar Crest Ave.

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 22, 2006.

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:sma

Enclosures

c: People's Counsel

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



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: May 30, 2006

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For June 5, 2006
Item No. 596

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The base flood elevation for this site is 9.4 feet Baltimore County Datum.

The flood protection elevation for this site is 10.4 feet.

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

The building engineer shall require a permit for this project.

The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with the requirement of B.O.C.A. International Building Code adopted by the county.

DAK:CEN:clw

cc: File

ZAC-ITEM NO 596-05302006.doc

RECEIVED FOR FILING

7-6-06



BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: June 22, 2006

SUBJECT: Zoning Item # 06-596-A
Address 2907 Cedar Crest Avenue
Armstrong Property

Zoning Advisory Committee Meeting of May 30, 2006

- X 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 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 33-3-101 through 33-3-120 of the Baltimore County Code).
- Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).
- Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

Reviewer: G. Shaffer

Date: June 22, 2006

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 20, 2006

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 6-596- 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 Amy Mantay in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



CM/LL



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

Driven to Excel
State Highway
Administration

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

Maryland Department of Transportation

Date: 5.25.04

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

RE: Baltimore County
Item No. 596 JJS

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,

Steven D. Foster, 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

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

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

May 8, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting of: May 30, 2006

Item Numbers: Item Number 590-596

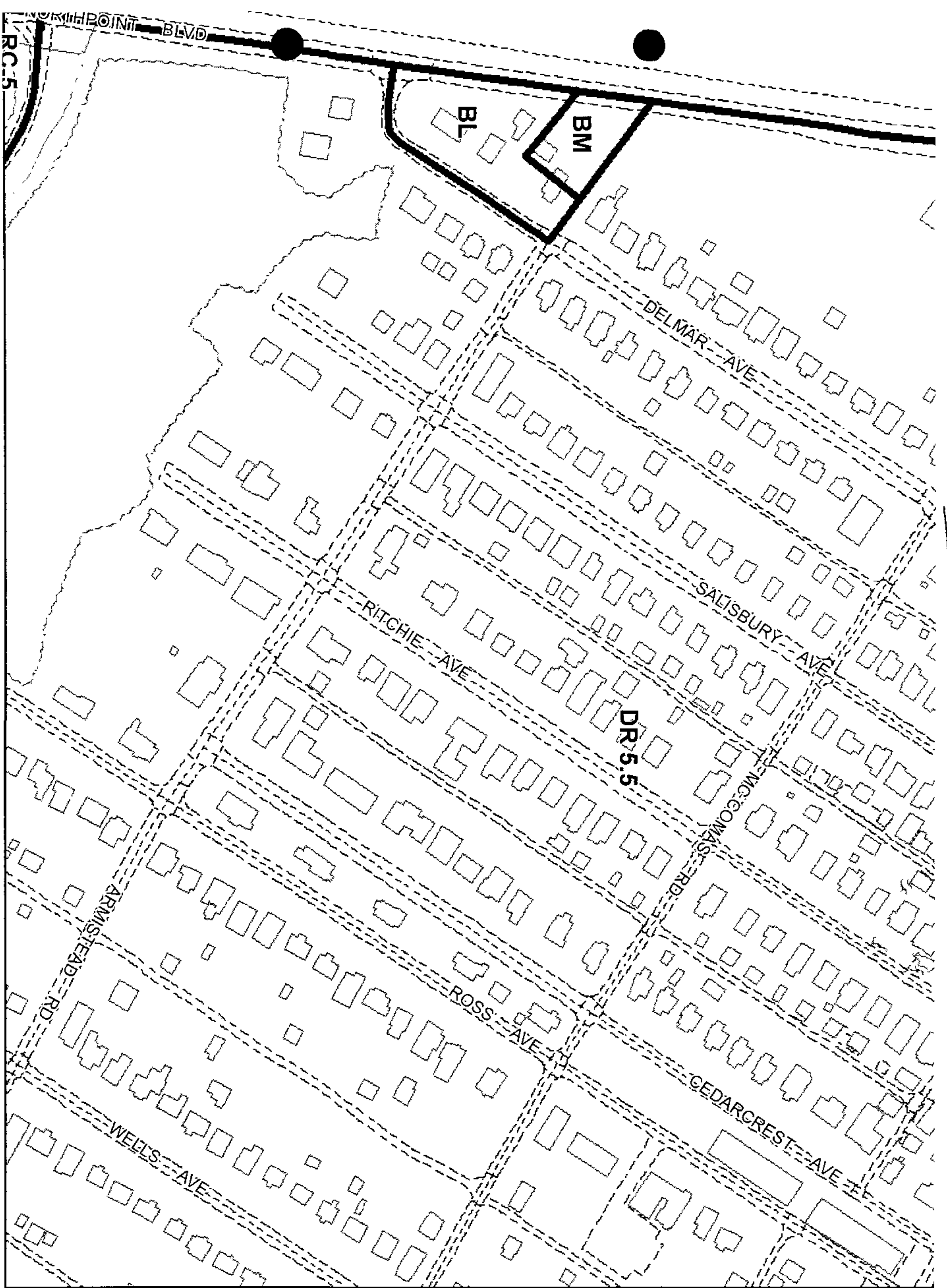
Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File





ZONING MAP # 111B1
(Flood Zone C)
MAP # 0555

4596

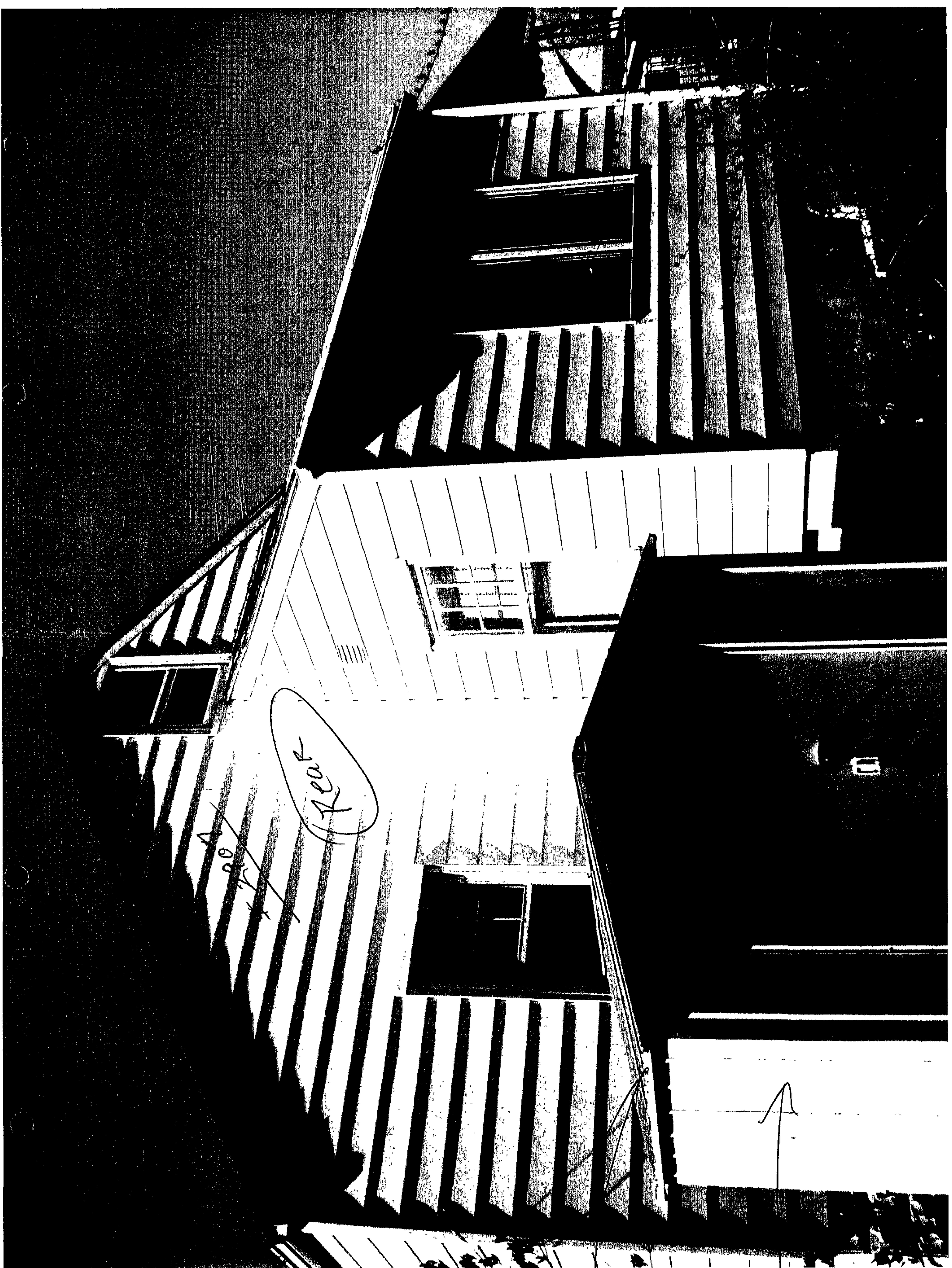
$$\begin{array}{l} \text{F.} \\ \text{Addn} \\ \text{SFD} = 32.5' \text{ to } \underline{\text{L}} \end{array}$$

$$\begin{array}{r} 28.91' \\ 23.83' \\ \hline 52.74 \div 2 \quad \text{prop line} \\ 15.00 \quad \text{to } \underline{\text{L}} \\ \hline 67.74 \end{array}$$

$$\begin{array}{r} 26.37 \text{ ft} \\ 15.00 \quad \text{to } \underline{\text{L}} \\ \hline 41.37 \text{ to } \underline{\text{L}} \end{array}$$

$$\text{SFD} = 32.5' \text{ to } \underline{\text{L}}$$

5965



PROP
Add to

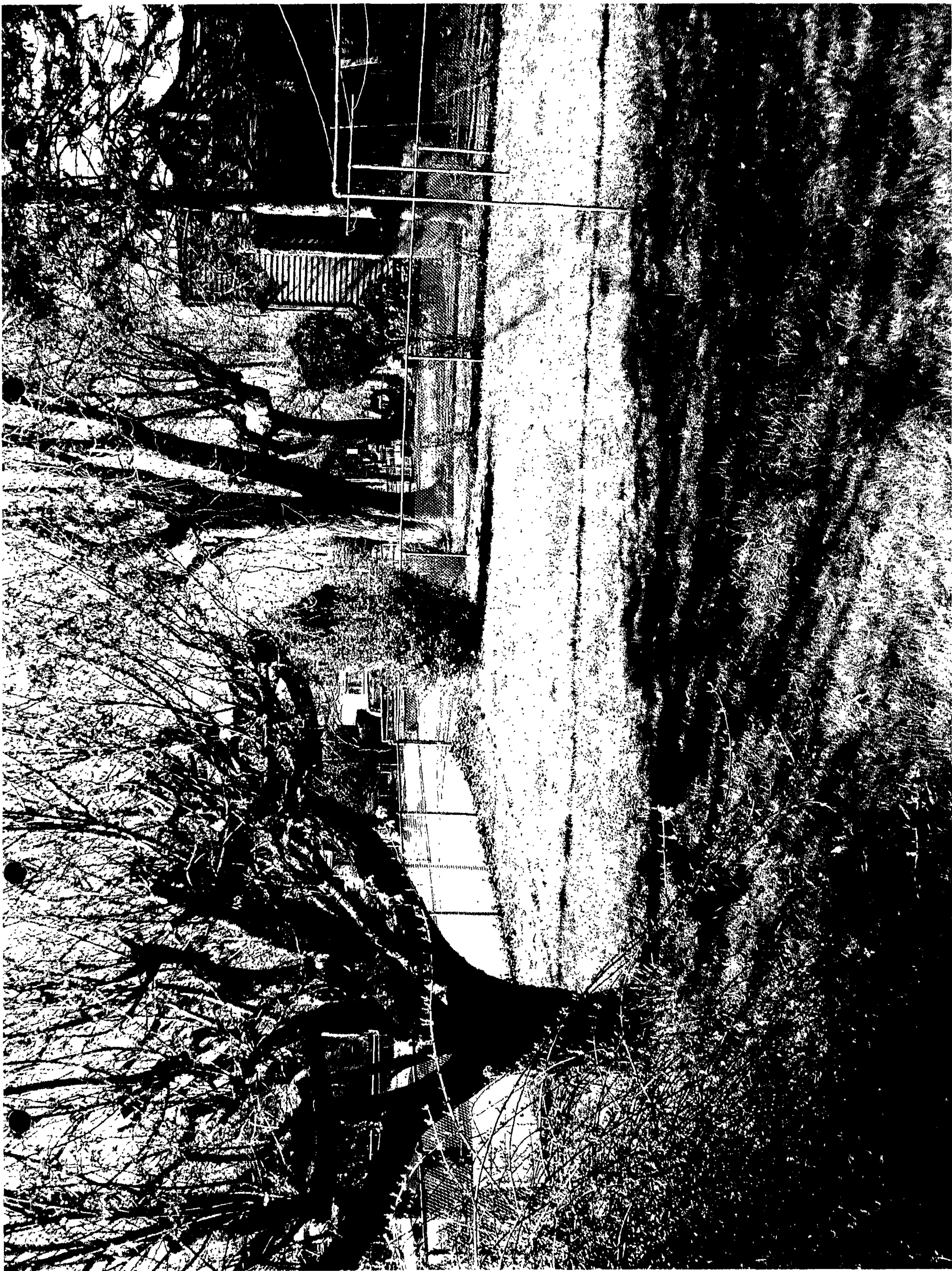
Shed to
be
RAZED

7202

7202

#2907
side
yard

596



#2907

2nd floor

2' ↓

side

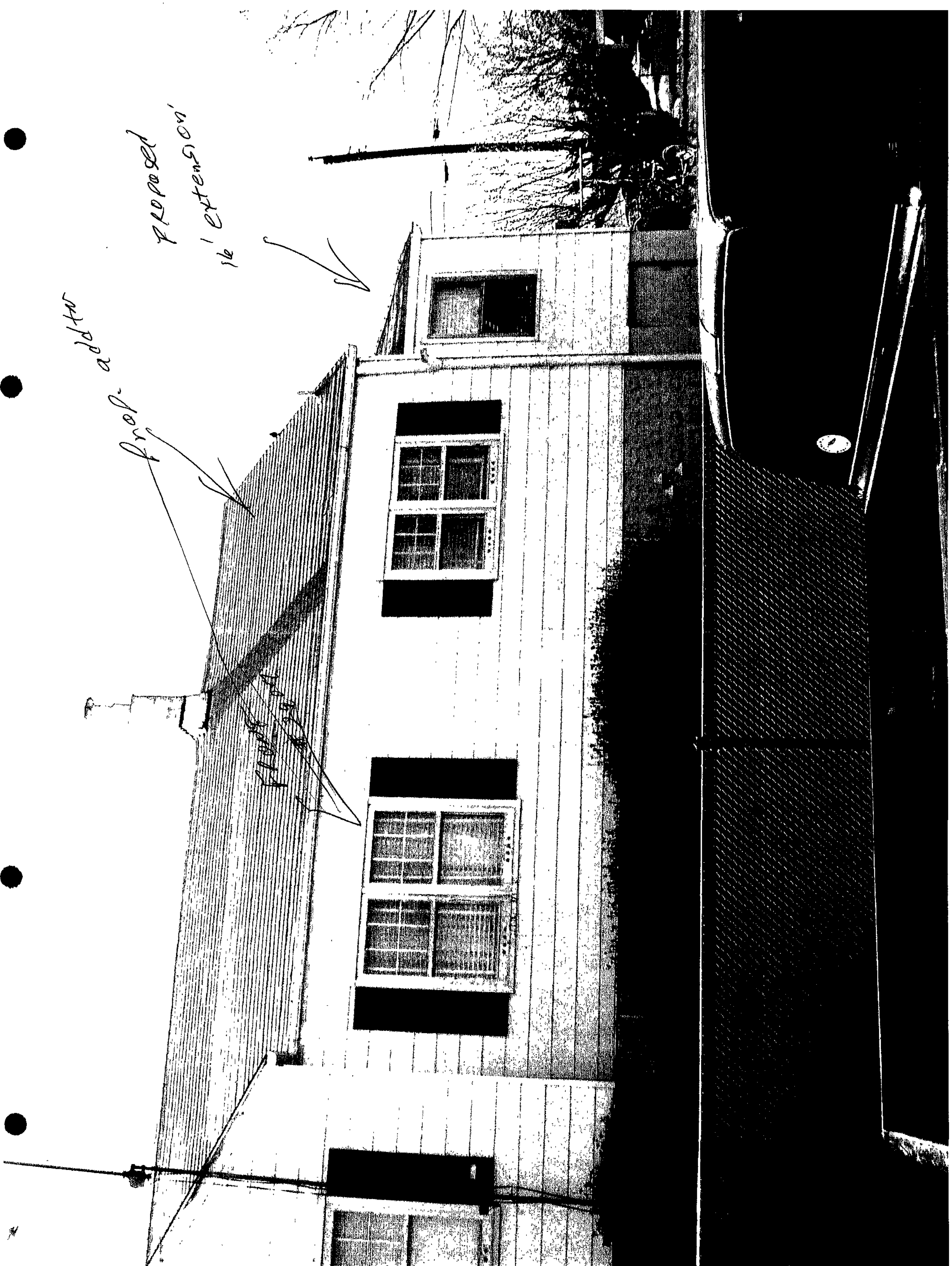
prop. 16' Addition +
2nd flr

596



proposed
16' extension

prop. add to



PROB.
ADD TX

596



front
add. in 2nd fl.
prop.

596

#2907

front

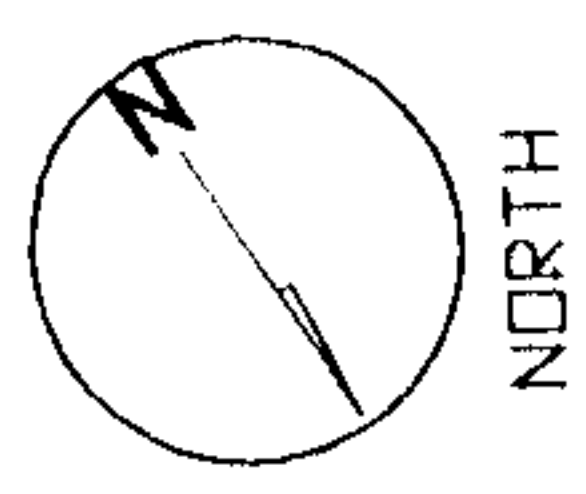
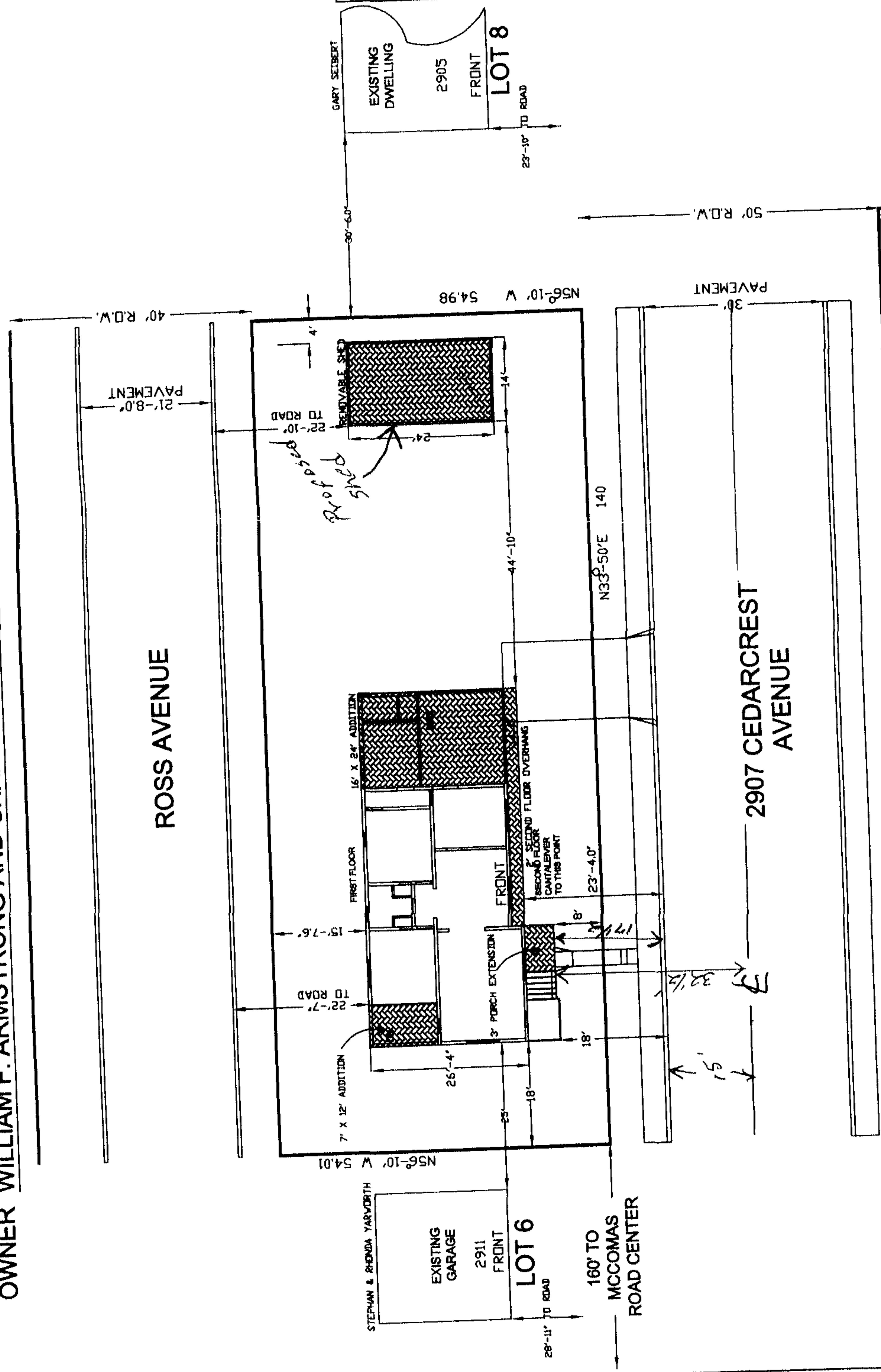
#2007



PLAN TO ACCOMPANY PERMIT

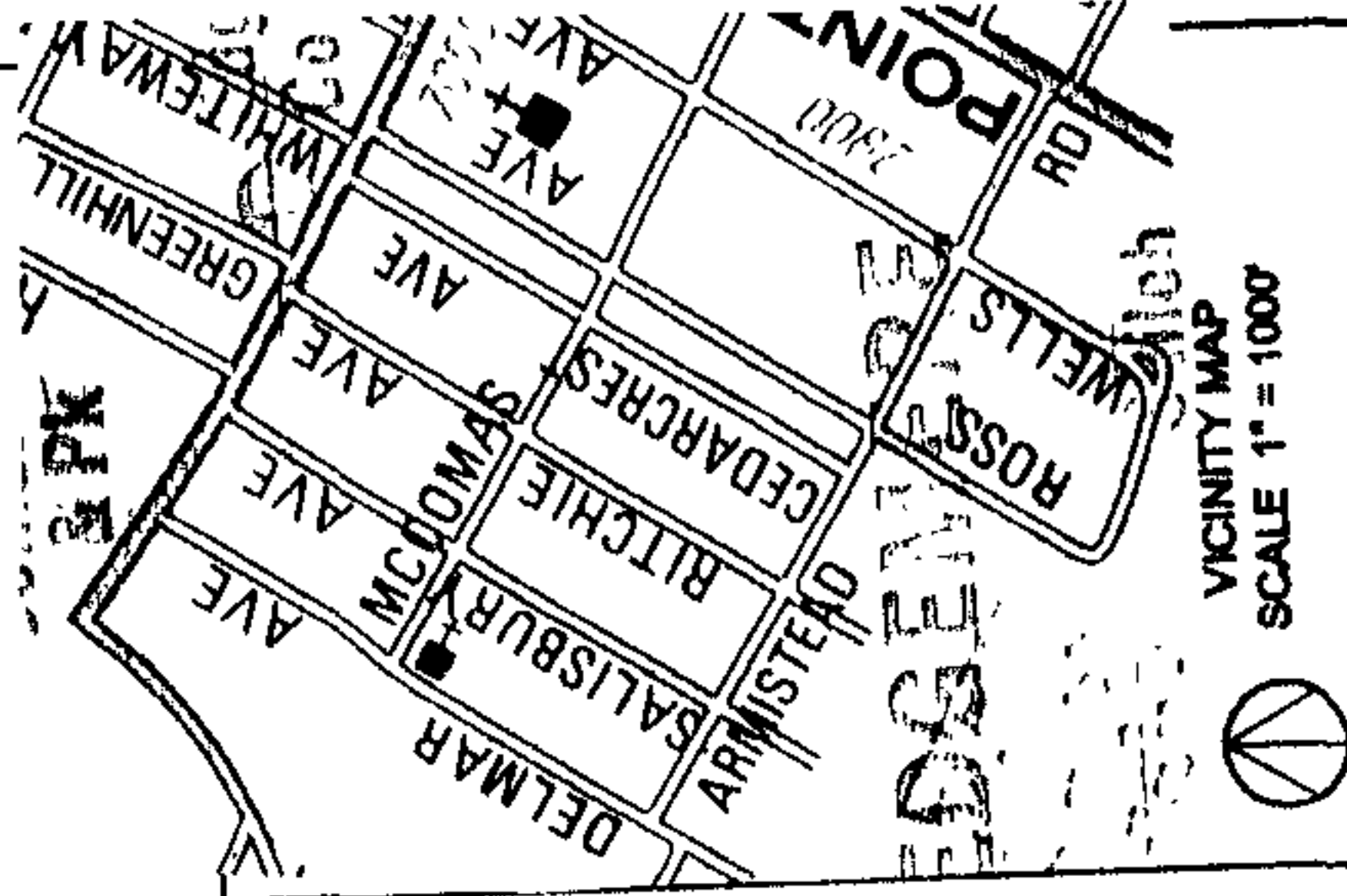
5/22/2006

PROPERTY ADDRESS 2907 CEDAR CREST AVENUE, SPARROWS POINT, MD 21219-1202
SUBDIVISION NAME CEDAR CREST
PLAT BOOK # 10 FOLIO # 103 LOT # 7 BLOCK A
OWNER WILLIAM F. ARMSTRONG AND CHARLOTTE N. ARMSTRONG



NORTH

LOT 3 BLOCK F	LOT 4 BLOCK F	LOT 5 BLOCK F	LOT 6 BLOCK F	LOT 7 BLOCK F
------------------	------------------	------------------	------------------	------------------



LOCATION INFORMATION

ELECTION DISTRICT 15
COUNCILMANIC DISTRICT 7
1"-200' SCALE MAP # 111B1

ZONING DR 5.5

LOT SIZE 0.177 ACRES
7697 SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE ☐
WATER ☒ PUBLIC ☐ PRIVATE ☐

CHESAPEAKE BAY ☒ YES ☒ NO ☐
CRITICAL AREA ☒ YES ☒ NO ☐
100 YEAR FLOOD PLAN ☐ YES ☒ NO ☐
HISTORIC PROPERTY/
BUILDING ☐ YES ☒ NO ☐
PRIOR ZONING HEARING ☐ YES ☒ NO ☐
ZONING OFFICE USE ONLY

REVIEWED BY ITEM # CASE #
596