

IN RE: PETITION FOR ADMIN. VARIANCE

N side Mussula Road, 245 feet E
centerline Pleasant Plains Road
9th Election District
5th Councilmanic District
(1610 Mussula Road)

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

BALTIMORE COUNTY

Mary G. Piniotti
Petitioner

*

CASE NO. 07-198-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 owner of the subject property, Mary G. Piniotti. The variance request is for property located at 1610 Mussula Road. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed addition (sunroom) to have a side yard setback of 9 feet in lieu of the required 10. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. The Petitioner states that she would like to build an 11 foot x 15 sunroom on the rear of her house. The house is a row house so the proposed location is the only location she can build the room. There is an existing covered patio at this location, but the roof and concrete are both in need of replacement. The shape of the lot is a triangle with 31 feet in the front but only 16.5 feet in the rear which results in a side setback of 9 feet in lieu of the required 10 feet.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: ZAC comments were received from the Office of Planning dated November 22, 2006. That Office does not oppose the Petitioner's request for a sunroom addition as long as the addition is a first floor addition only.

ORDER RECEIVED FOR FILING

12-7-06

[Signature]

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 November 11, 2006 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

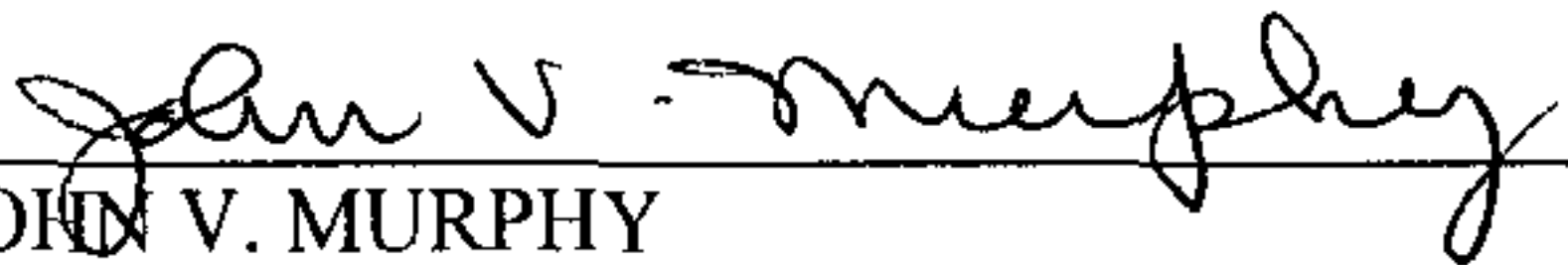
The Petitioner has filed the supporting affidavits and photographs as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide 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 7th day of December, 2006, that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed addition (sunroom) to have a side yard setback of 9 feet in lieu of the required 10 be and is hereby GRANTED, subject to the following:

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.
2. The addition shall be located on the first floor only.

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 FILES
12-7-06
PB



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

December 7, 2006

MARY G. PINIOTTI
1610 MUSSULA ROAD
BALTIMORE MD 21236

Re: Petition for Administrative Variance
Case No. 07-198-A
Property: 1610 Mussula Road

Dear Ms. Piniotti:

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative variance has been granted in accordance with the enclosed Order.

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

Very truly yours,

A handwritten signature in cursive script, reading "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:pz

Enclosure

c: Mike Diehl, 7110 Golden Ring Road, Baltimore MD 21221

RECEIVED FROM FILING
12-7-06
[Signature]



to the Zoning Commissioner of Baltimore County

for the property located at 1610 Mussula Rd.

PETITION FOR ADMINISTRATIVE VARIANCE 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 B 0 2 . 3 . C . 1 - to permit a

proposed addition (sunroom) to have a side yard setback of 9 feet 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):

Mary G Piniotti

Name - Type or Print

Signature

Name - Type or Print

Signature

1610 Mussula Rd. (410) 828-1134

Address Telephone No.

Baltimore MD 21286

City State Zip Code

Representative to be Contacted:

Mike Diehl

Name

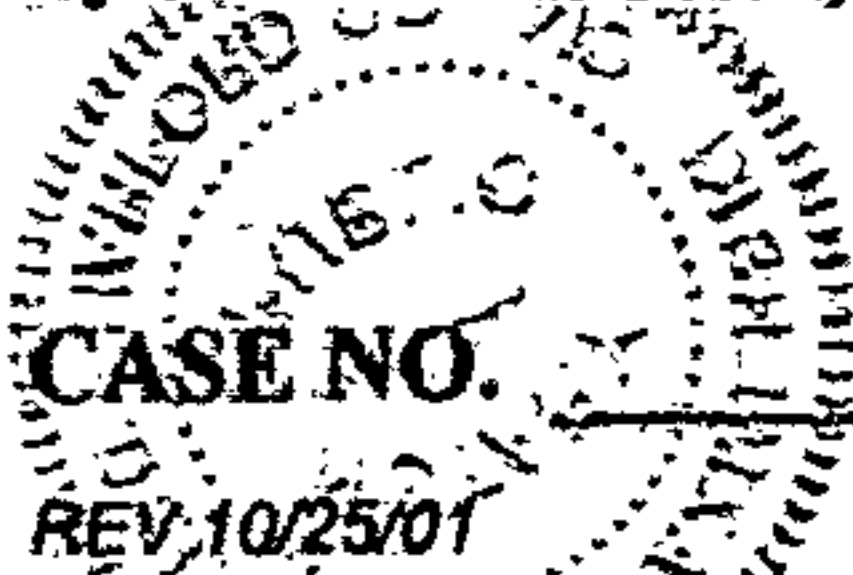
7110 Golden Ring Road 410-780-0062

Address Telephone No.

Baltimore MD 21221

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 11 day of November, 2006, 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.



07-198-A

Zoning Commissioner of Baltimore County

Reviewed By RDD Date 11-1-06

Estimated Posting Date

RECEIVED FOR FILING
12-7-06
[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 1610 Mussula Rd.
Address
Baltimore MD 21286
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 patio room (11' x 15') on the rear of my home. My problem is the shape of my lot is a triangle, with 31ft in the front but only 16.5ft in the rear the result is I will only have a side setback of 9ft in lieu of the required 10ft. Being this is a row home this is the only location I can build this room. There is an existing covered patio at this location but the roof and concrete are both in need of replacement. This being so I am asking for a variance of a side setback of 9ft in lieu of 9ft.

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.

Mary G Pinciotti
Signature
Mary G Pinciotti
Name - Type or Print

Signature

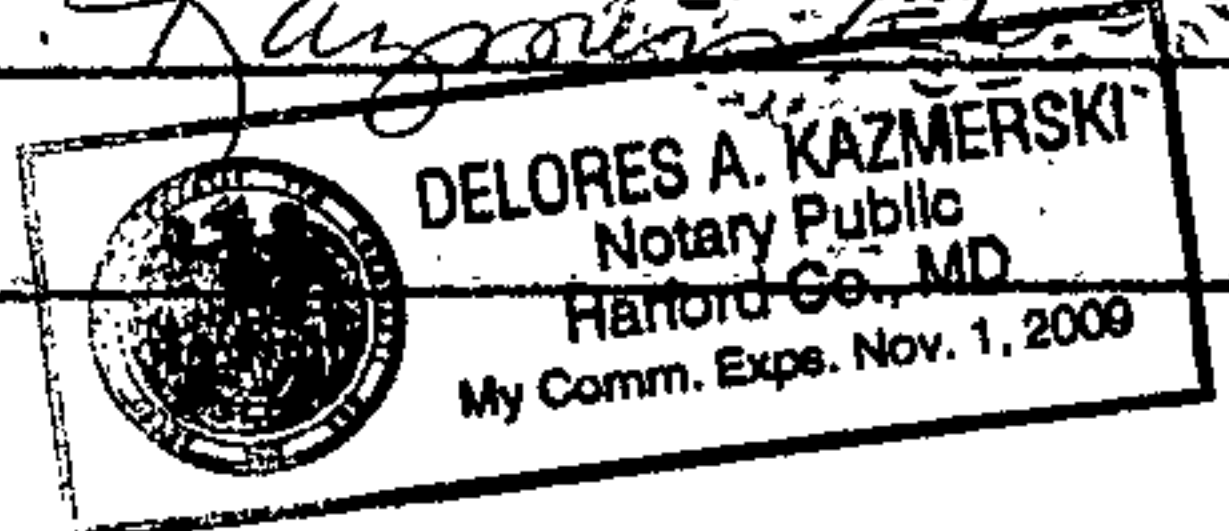
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27 day of October, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Mary G. Pinciotti
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Delores A. Kazmerski
Notary Public
My Commission Expires _____


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 1610 Mussula Rd.
Address
Baltimore MD 21286
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 patio room (11' x 15') on the rear of my home. My problem is the shape of my lot is a triangle, with 31ft in the front but only 16.5ft in the rear the result is I will only have a side setback of 9ft in lieu of the required 10ft. Being this is a row home this is the only location I can build this room. There is an existing covered patio at this location but the roof and concrete are both in need of replacement. This being so I am asking for a variance of a side setback of 9ft in lieu of 9ft.

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.

Mary G Pinciotti
Signature
Mary G Pinciotti
Name - Type or Print

Signature

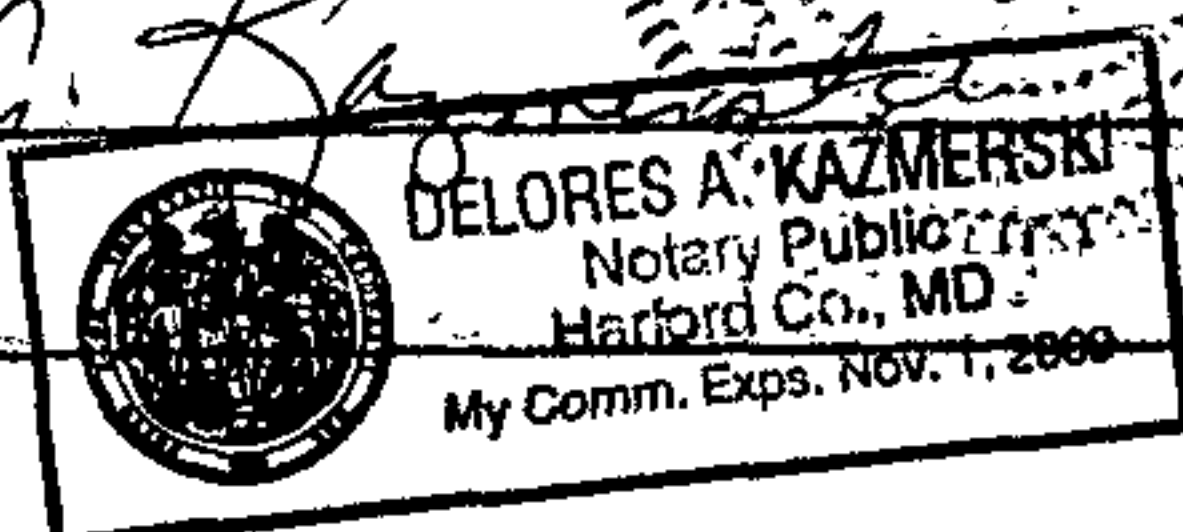
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21 day of October, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Mary G Pinciotti
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

DeLores A. Kazmerski
Notary Public
My Commission Expires




to the Zoning Commissioner of Baltimore County

for the property located at 610 Mussula Rd.

PETITION FOR ADMINISTRATIVE VARIANCE

which is presently zoned DR 5.5

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

(sunroom) to have a side yard setback of 9 feet 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):

Mary G Piniotti

Name - Type or Print

Signature

Name - Type or Print

Signature

1610 Mussula Rd.

(410) 828-1134

Address

Telephone No.

Baltimore

MD

21286

City

State

Zip Code

Representative to be Contacted:

Mike Diehl

Name

7110 Golden Ring Road

410-780-0062

Address

Telephone No.

Baltimore

MD

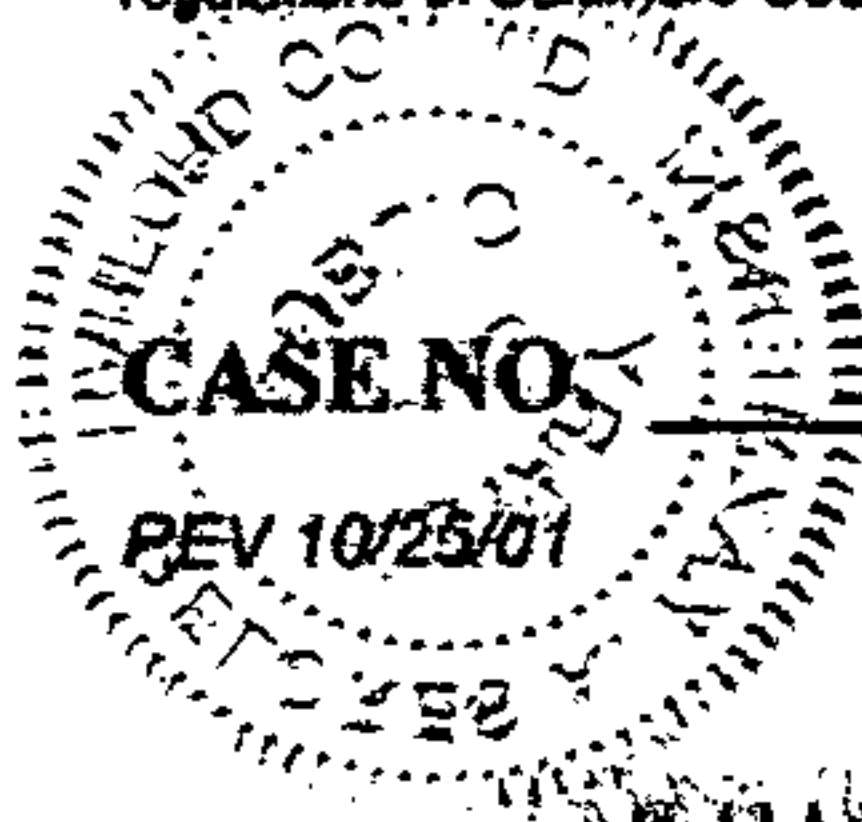
21221

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 07 day of August, 2006, 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.



07-198-A

Zoning Commissioner of Baltimore County

Reviewed By KPD

Date 11-1-06

Estimated Posting Date _____

12-7-06
[Signature]

Zoning Description for 1610 Mussula Rd.

Beginning at a point on the North side of Mussula Rd. which is 50 ft. wide at the distance of 245 ft. east of the centerline of the nearest improved intersecting street Pleasant Plains which is 50 ft. wide. In the subdivision of Ridgeleigh as recorded in the Baltimore county Plat Book #13, Folio #72, containing 3,220 sq. ft. Also known as 1610 Mussula Rd. and located in the 9th election district, 5th Councilmanic District.

Item #198

20.

K001-006 C17D

FOR: Joining - Vardha

case # 07-198-A

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

THE UNIVERSITY OF CHICAGO

DATE	DESCRIPTION	AMOUNT	BALANCE
11/01/77	CASH ON HAND	\$100.00	\$100.00
11/01/77	PAYROLL	(50.00)	50.00
11/01/77	RENT	(25.00)	25.00
11/01/77	UTILITIES	(10.00)	15.00
11/01/77	SUPPLIES	(5.00)	10.00
11/01/77	SALES TAX	(2.50)	7.50
11/01/77	INVENTORY	(2.50)	5.00
11/01/77	DEPRECIATION	(1.00)	4.00
11/01/77	TOTAL		\$4.00

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 07-198-A

Petitioner/Developer: MARY

PINIOTTI

Date of Hearing/Closing: 11-27-06

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:

1610 MUSSULA RD

The sign(s) were posted on

11-11-06
(Month, Day, Year)

Sincerely,

Robert Black 11-12-06
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

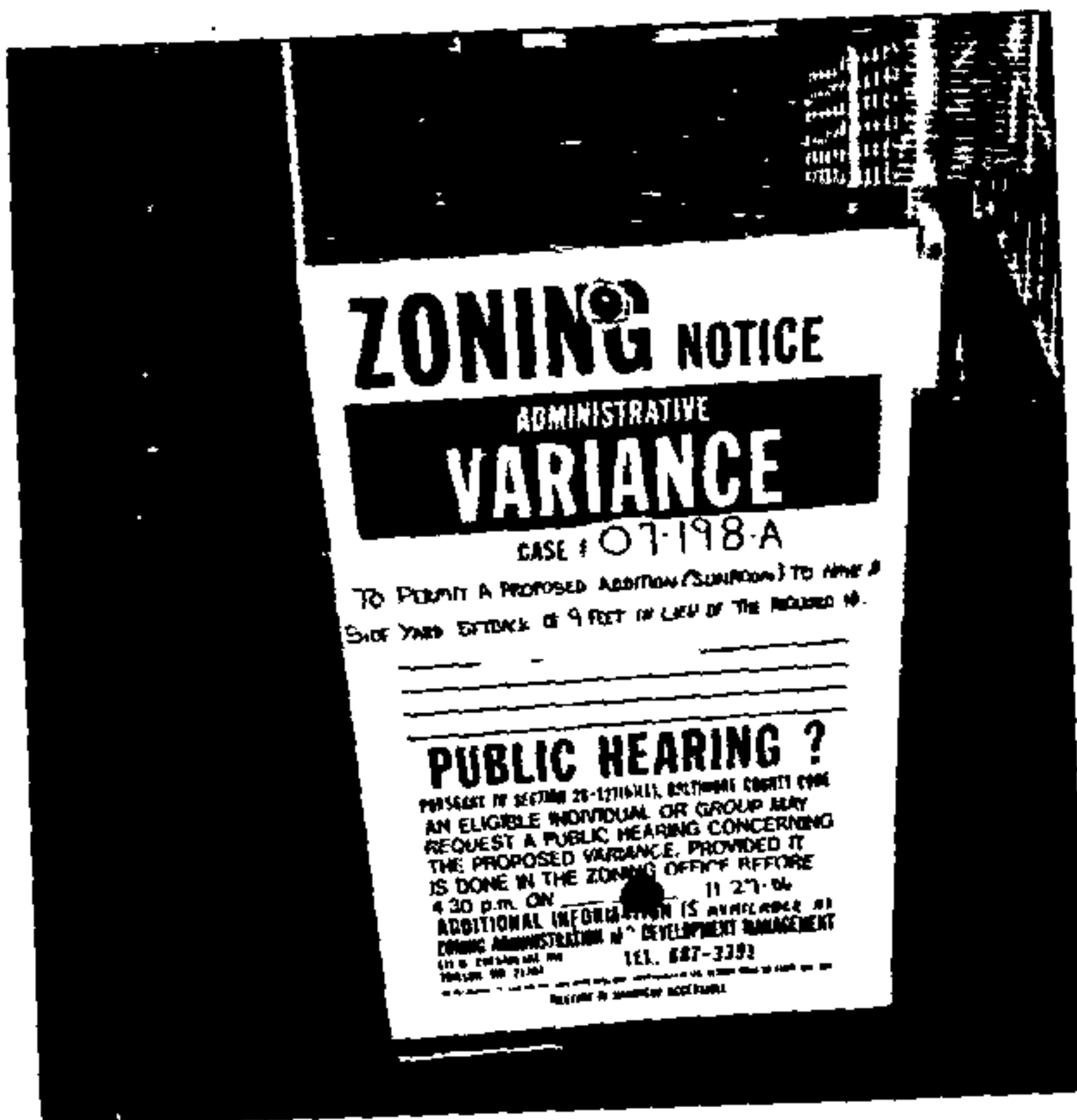
(Address)

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 07- 198 -A Address 1610 Mussula Rd

Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 11-1-06 Posting Date: 11-12-06 Closing Date: 11-27-06

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 07- 198 -A Address 1610 Mussula Rd

Petitioner's Name Mary Piniotti Telephone 410 828 1134

Posting Date: 11-12-06 Closing Date: 11-27-06

Wording for Sign: To Permit a proposed addition (sunroom) to have a side yard setback of 9 feet in lieu of the required 10

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: 07-198-A

Petitioner: Mary Piniotti

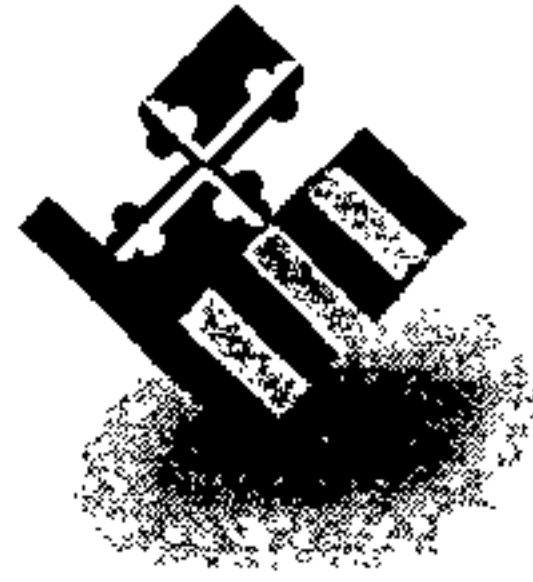
Address or Location: 1610 Mussula Rd Balto Md. 21286

PLEASE FORWARD ADVERTISING BILL TO:

Name: Champion

Address: 7110 Golden Ring Rd
Balto MD 21221

Telephone Number: 410-780-0062



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

November 27, 2006

Mary G. Piniotti
1610 Mussula Road
Baltimore, MD 21286

Dear Ms. Piniotti:

RE: Case Number: 07-198-A, 1610 Mussula Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 1, 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:amf

Enclosures

c: People's Counsel
Mike Diehl 7110 Golden Ring Road Baltimore 21221

Fire Department

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



Baltimore County

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

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

November 9, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: November 13, 2006

Item Number(s): 193 through 201

198

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

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



Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: November 9, 2006

FROM: ^{DAK} Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For November 13, 2006
Item Nos. 07-193, 197, 198, 199, 200 and 201

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

DAK:CEN:cab

cc: File

ZAC-NO COMMENTS-11132006.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 22, 2006

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

SUBJECT: 1610 Mussula Road

INFORMATION:

Item Number: 7-198

Petitioner: Mary G. Piniotti

Zoning: DR 5.5

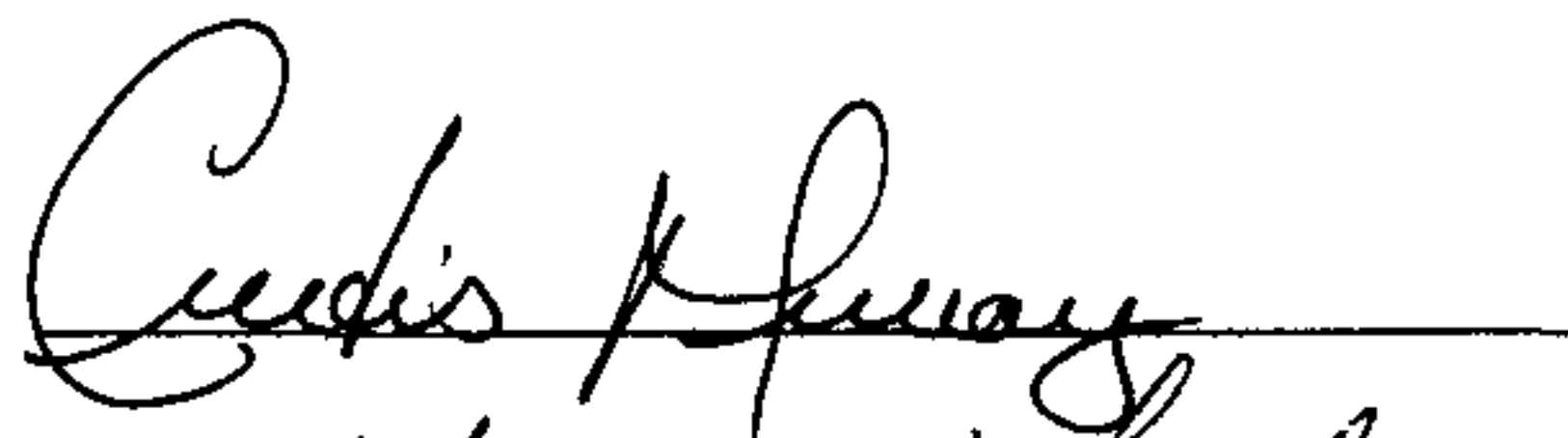
Requested Action: Administrative Variances

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request to permit a proposed sunroom addition to have a side yard setback of 9 feet in lieu of the required 10 feet. It should be noted by the zoning commissioner that the said position is based on the predication of a first floor addition only. Further, these comments do not imply support for additions to the existing single family semi-detached, which may rise above the first level of the structure.

For further information concerning the matters stated here in, please contact Kevin Gambrill at 410-887-3480.

Reviewed by:



Division Chief:
AFK/LL: CM





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

Driven to Excel
State Highway
Administration

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: NOVEMBER 8, 2006

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

RE: Baltimore County
Item No. 7-198-A
1610 MUSSULA ROAD
MARY G. PINIOTTI PROPERTY
VARIANCE - A PROPOSED ADDITION
(SUN ROOM) SIDE YARD SETBACK

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 7-198-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

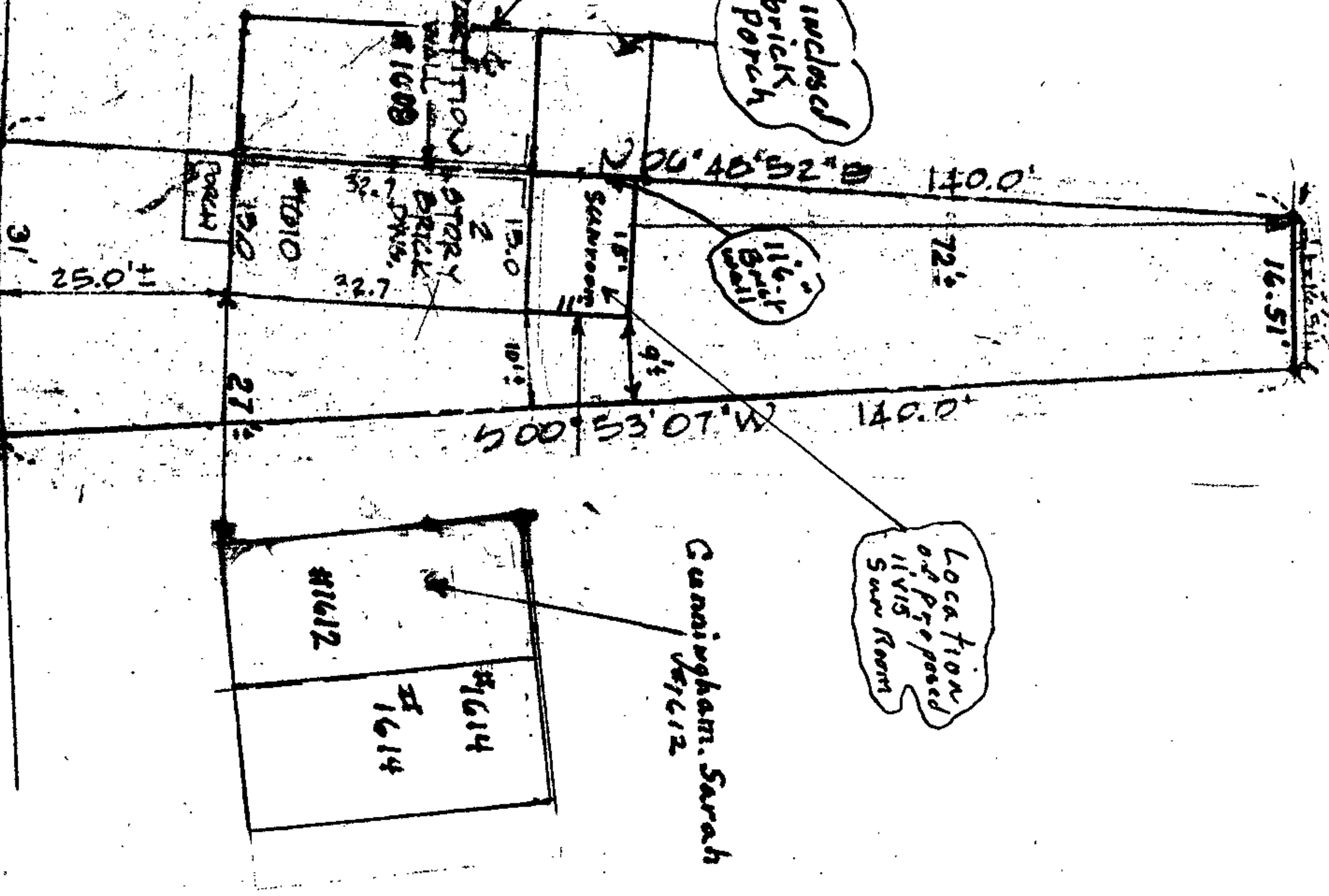
For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

PROPERTY ADDRESS 1610 Mussula Rd
 SUBDIVISION NAME Ridgelaigh
 PLAT BOOK # 13 FOLIO # 72 LOT # 1 SECTION # 1
 OWNER Pinciotti Mary

245' to East Pleasant Plains



PREPARED BY Gerard Andersen

SCALE OF DRAWING: 1" = 20'

LOCATION INFORMATION

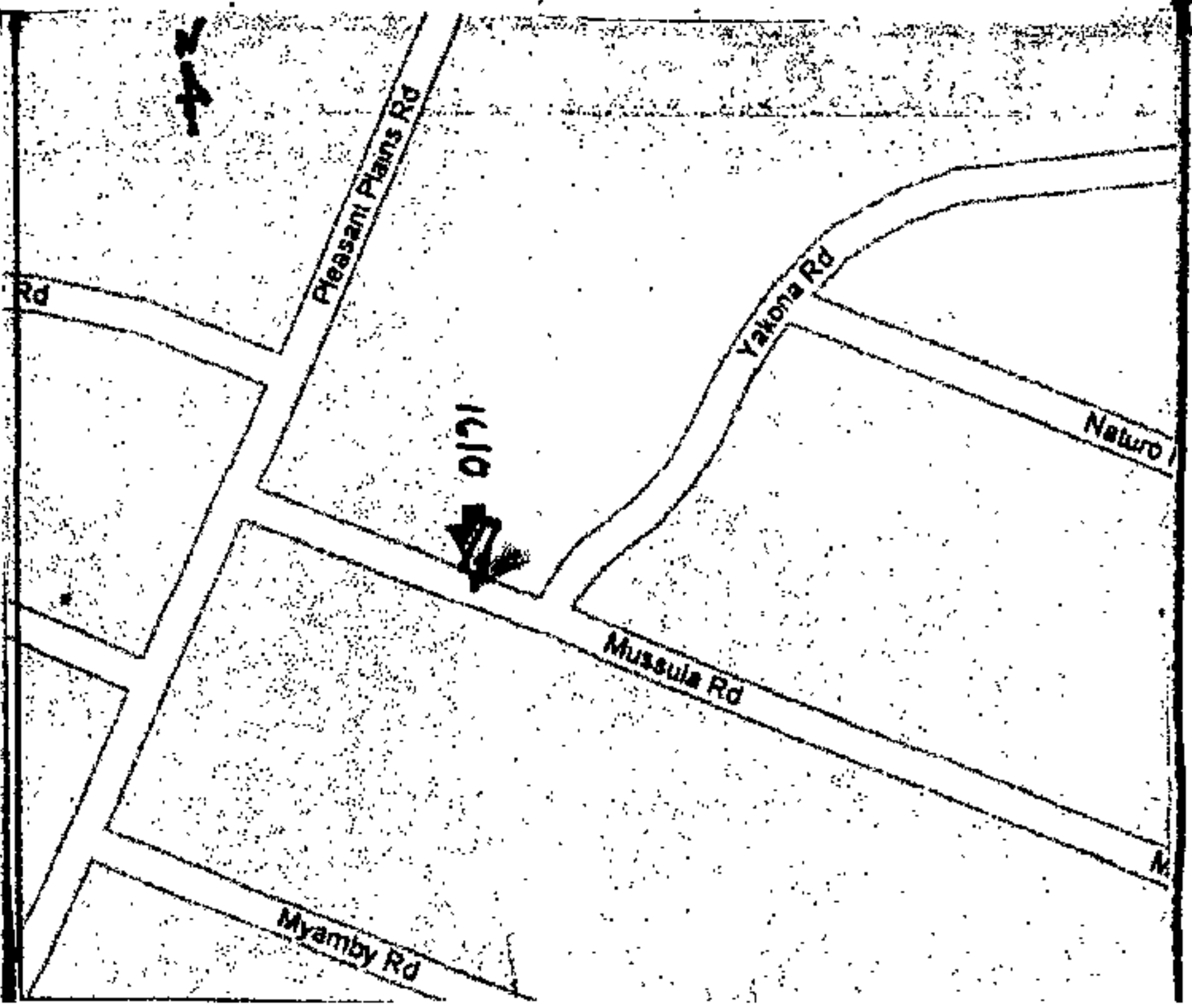
ELECTION DISTRICT 9th
 COUNCILMANIC DISTRICT 5th
 1" = 200' SCALE MAP # 070C2
 ZONING DR 5.5

LOT SIZE 3,220 ACREAGE 3,220 SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE
 WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO
 100 YEAR FLOOD PLAIN ☐ YES ☒ NO
 HISTORIC PROPERTY / BUILDING ☐ YES ☒ NO
 PRIOR ZONING HEARING NO

ZONING OFFICE USE ONLY
 REVIEWED BY ITEM # CASE # 07-198-A





MAP 070C2

Item #198



Location of proposed
Sun Room 11x15'
1610 Mussula Rd
Balto MD 21286

Item #198