

IN RE: **PETITION FOR ADMIN. VARIANCE**

S side of Midship Road, 60 feet E of
the c/l of Township Road
(17 Midship Road)
12th Election District
7th Council District

David and Margaret Roberts
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* **Case No. 07-441-A**

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, David and Margaret Roberts. Variance relief is requested from Sections 1B02.3.C.1 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with a side yard setback of 4.2 feet and a rear yard setback of 28.8 feet in lieu of the required 10 feet and 30 feet, respectively, and to permit an open projection addition with a side yard setback of 4.2 feet in lieu of the required 7.5 feet. The subject property and requested relief are more particularly described on the site plan which was accepted into evidence and marked as Petitioners' Exhibit 1.

The Petition was filed through the administrative variance process, pursuant to Section 32-3-303 of the Baltimore County Code. That Section allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. Under the Code, the property in question is posted for a period of 15 days during which time any property owner residing within 1,000 feet of the property may 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 Petitioners have filed the supporting affidavits as required by Section 32-3-303 (a)(2)(i) of the Baltimore County Code. The subject property having been posted and

5-29-07
PB

there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file.

Based upon the evidence contained therein, I am persuaded to grant the requested variance. Relief is necessitated given the unique size of the property and the layout and location of the existing dwelling thereon. As shown on the site plan, the Petitioners propose to construct an addition onto the rear of their home. The home is merely 22 feet x 26 feet in size and additional living space is necessary to accommodate the grandchildren who live with them. Also, the Petitioner (Mr. Roberts) is recovering from critical injuries sustained in a motorcycle accident.

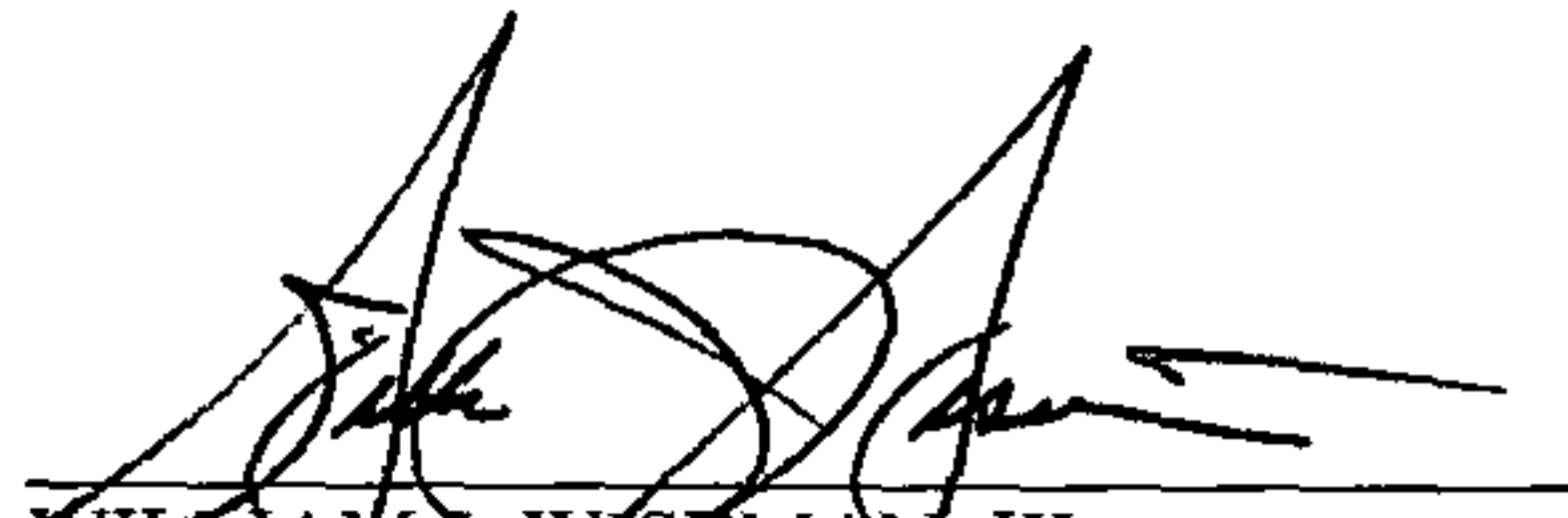
There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency and none of the neighbors voiced any objection. However, it is noted that the Bureau of Development Plans Review points out that there is an easement or right-of-way reservation shown on the original plat (lot 22, plat number 1 of Dundalk plat book 5-56-57 dated 1919), and approval will therefore be conditioned to prevent erection of a permanent structure in this area. Thus, it appears that the relief requested can be granted without detrimental impact to adjacent properties or the surrounding locale.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 29th day of May, 2007 that the Petition for Variance seeking relief from Sections 1B02.3.C.1 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with a side yard setback of 4.2 feet and a rear yard setback of 28.8 feet in lieu of the required 10 feet and 30 feet, respectively, and to permit an open projection addition with a side yard setback of 4.2 feet in lieu of the required 7.5 feet be and is hereby GRANTED, subject to the following restrictions:

RECEIVED FOR FILE
5-29-07
CS

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their 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.
- 2) The Petitioner shall not place an enclosed structure on the northeast side of the existing home which would protrude into the reservation area depicted as a right-of-way shown in the hatched marked area of the attached location drawing.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.



WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:pz

Attachment

RECEIVED FOR FILED
5-27-07



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 17 MIDSHIP Rd.
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 AND 301.1 BCZR

To permit an addition with a side yard setback of 4.2' and a rear yard setback of 28.8' in lieu of the required 10' and 30', respectively. To permit an open projection addition with a side yard setback of 4.2' in lieu of the required 7.5'.

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:

David R
Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

City

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

DAVID ROBERTS
Name - Type or Print

Signature

MARGARET ROBERTS
Name - Type or Print

Signature

17 MIDSHIP Rd (410) 282-5745
Address Telephone No.

DUNDALK MD 21222
City State Zip Code

Representative to be Contacted:

JEREMY CLARK
Name

7051 Macbeth Way (413) 340-1229
Address Telephone No.

ELDELSBURG MD 21784
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. 07-441-A

Reviewed By JF

Date 3-30-07

REV 9/15/98

Estimated Posting Date 4-8-07

529-01
13

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

17 MIDSHIP Pd
Address
DUNDALK MD 21222
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):

SEE ATTACHED

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.

David Roberts
Signature

DAVID ROBERTS
Name - Type or Print

Margaret Roberts
Signature

MARGARET ROBERTS
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

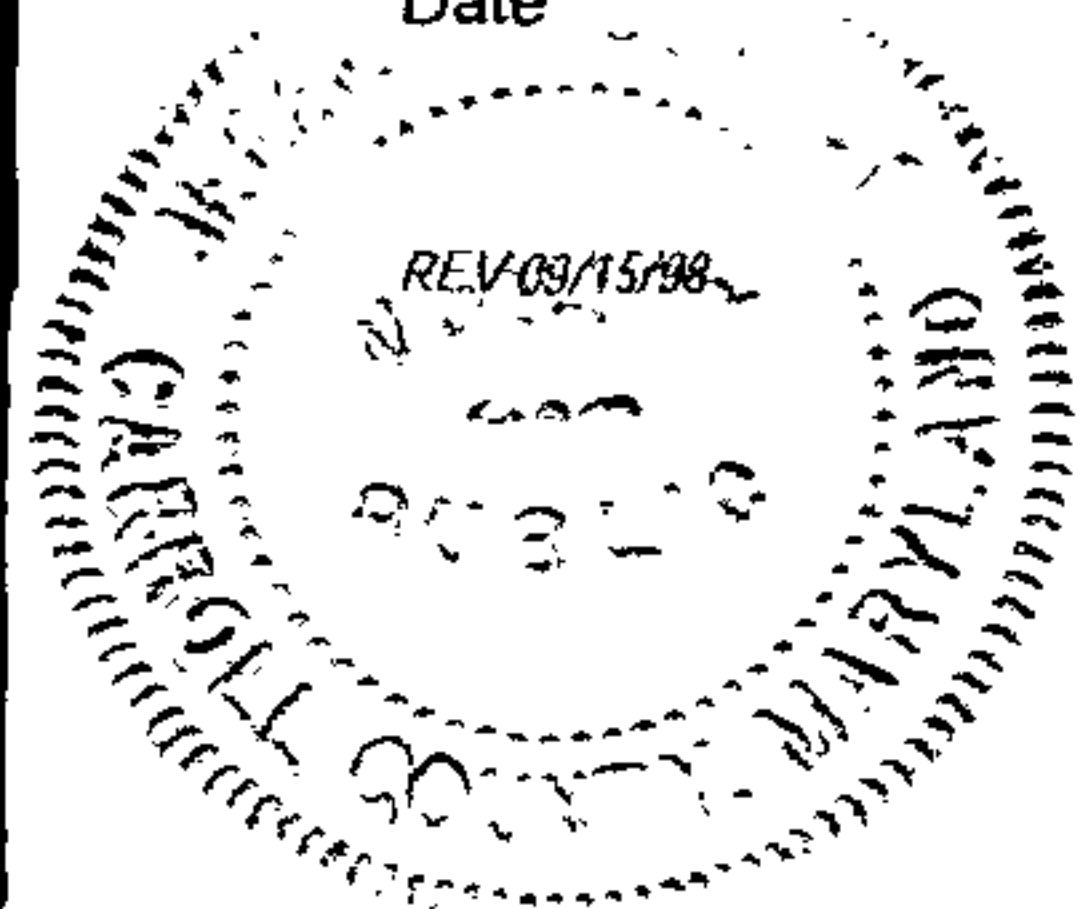
I HEREBY CERTIFY, this 25th day of MARCH, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

DAVID - MARGARET ROBERTS
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

3/25/07
Date

[Signature]
Notary Public
My Commission Expires 12/27/08



JUSTIFICATION

We are asking for a variance of the property setbacks to allow a much needed addition to our house. As you can see from the plot plan and subsequent pictures, our house is merely 22' x 26' and any additional living space would greatly improve our quality of life. We also keep our grandchildren at our house due to family issues making living space a premium. The lots are very narrow in our area and any improvement outside the current sides of our home would require a variance.

Last November I (Mr. Roberts) suffered a severe motorcycle accident; one which left me with critical head injuries, not to mention several other broken bones. After being released from Shock Trauma, I spent much time at Kernan working with neuro-surgeons attempting to make some sort of recovery. The probability was very low and my wife was basically told to buy me some pajamas as I was probably not going to be able to further live my normal life. Against all odds I made that recovery, regained the ability to walk and talk, even though I still find the need to gather my thoughts as it remains difficult to maintain memory and speech. However, I was fired from my job due to my new medical conditions. I am determined to re-enter the workforce and continue to be an asset to our community, but while I continue recovery and work at the job search, I am confined to the house.

It is for this reason as others that I beg of your consideration for the approval of our variance. Our neighbors have no objections; in fact you can see from one of the pictures that our neighbor on the left already has a similar addition. This proposal will in no way adversely affect the community in a negative way. Please consider our request and thank you in advance for helping us move forward with our lives.

* House DOES NOT meet setbacks currently - Built Before New Zoning

Re: 5

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 17 MIDSHIP ROAD

Beginning at a point on the South side of Midship Road which is 50' wide at the distance of 60' East of the centerline of the nearest improved intersecting street Township Road which is 50' wide. Being Lot # 22, Block 22, (no section or listed subdivision), as recorded in Baltimore County Plat Book # 5, Folio # 56, containing 3,534 square feet.

Also known as 17 Midship Road and located in the 12th Election District, *Seventh (7th)* Councilmanic District.

441

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

No. 25002

DATE 3-30-07

ACCOUNT 001-006-6150

AMOUNT \$ 65.00

RECEIVED FROM: DAVID ROBERTS

17 MASHUM RD.

FOR: Admin. Services

ITEM # 1441

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ADDRESS

3/30/2007 3/30/2007 09:23:23

125 H301 WALKER DR. JED

RECEIPT # 125767 5/20/2007 BFLH

Dept 5 528 ZONING REGISTRATION

CH NO. 125002

Receipt Tot 65.00

\$65.00 PR 125767 03 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No: 07-441-A

Petitioner/Developer: DAVE
S. MARGARET ROBERTS

Date Of Hearing/Closing: 4/23/07

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

Attention:

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
at 17 MIDSHP RD.

This sign(s) were posted on April 7, 2007
(Month, Day, Year)

Sincerely,

Martin Ogle 4/7/07
(Signature of sign Poster and Date)

Martin Ogle

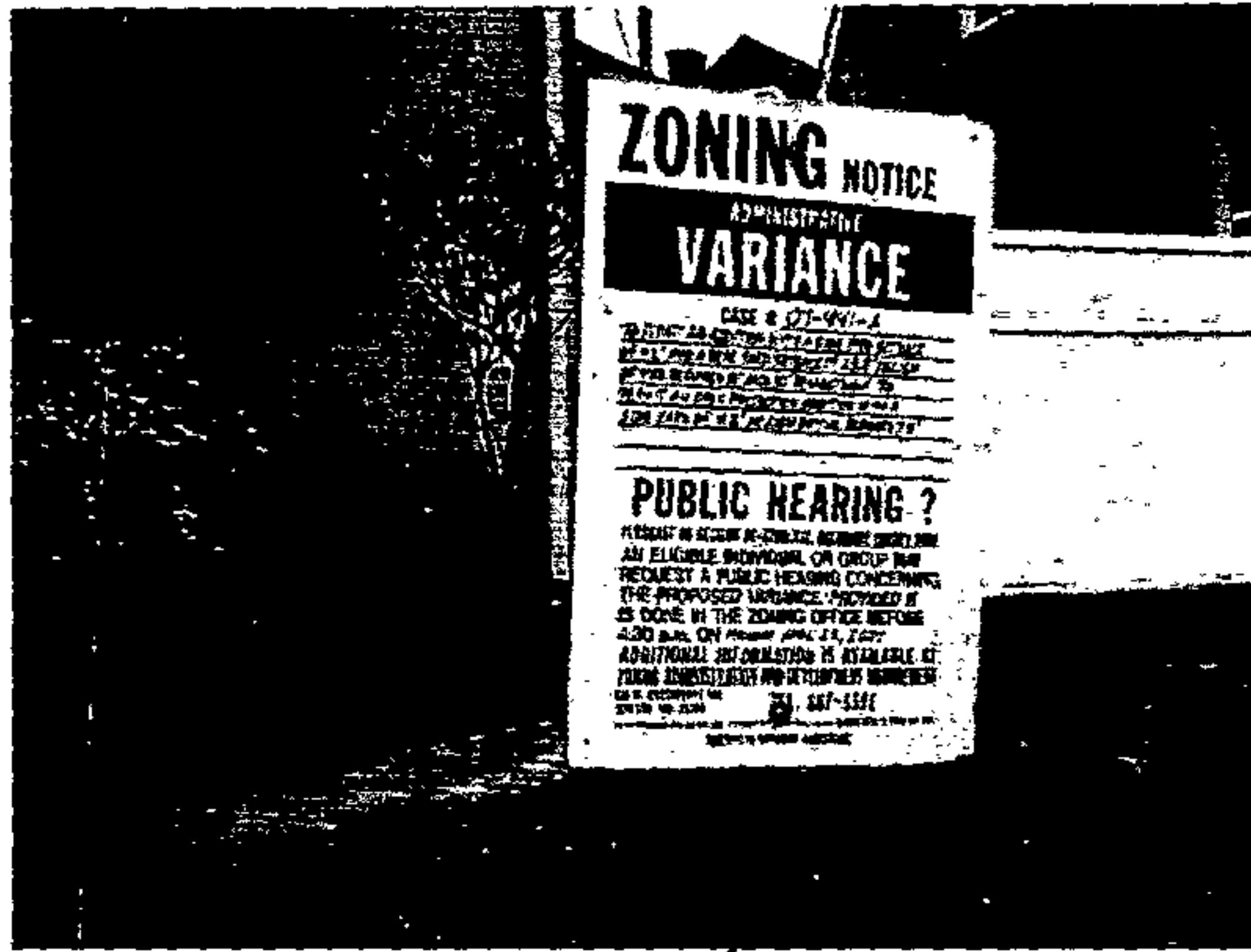
Sign Poster

16 Salix Court

Address

Balto, Md 21220

(443-629 3411)



negative 4/7/07

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 441 -A

Address 17 MIDSHIP RD

Contact Person: JUN FERNANDO

Phone Number: 410-887-3391

Planner, Please Print Your Name

Filing Date: 3-30-07

Posting Date: 4-8-07

Closing Date: 4-23-07

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- 441 -A

Address 17 MIDSHIP RD

Petitioner's Name Dave & Margaret Roberts

Telephone 410-282-5745

Posting Date: 4-8-07

Closing Date: 4-23-07

Wording for Sign: To Permit an addition with a side yard setback of 4.2' and a rear yard setback of 28.8' in lieu of the required 10' and 30', respectively. To permit an open projection addition with a side yard setback of 4.2' in lieu of the required 7.5'.

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 07-441-A

Petitioner David Roberts

Address or Location 17 midship Rd Dundalk md 21222

PLEASE FORWARD ADVERTISING BILL TO

Name JEREMY CLANCY

Address 7051 Maebeth Way
Eldersburg md 21784

Telephone Number 443-340-1229



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

April 24, 2007

David Roberts
Margaret Roberts
17 Midship Road
Dundalk, MD 21222

Dear Mr. and Mrs. Roberts:

RE: Case Number: 07-441-A, 17 Midship Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 30, 2007.

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
Jeremy Clancy 7051 Macbeth Way Eldersburg 21784

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 16, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For April 16, 2007
Item No. 07-441

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

The corner of the proposed addition appears to be within a reservation from the original plat. Ownership of the reservation is not known and we recommend that either the addition be reduced or that no decision be made until the status of the reservation is known.

DAK:CEN:clw

cc: File

ZAC-ITEM NO 07-441-04132007.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 27, 2007

RECEIVED
MAY 03 2007

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

BY:

SUBJECT: Zoning Advisory Petition(s): Case(s)07-441-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:

Cynthia P. Murray

Division Chief:

Lynn L. Latham

CM/LL

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 10, 2007

ATTENTION: Zoning Review planners

Distribution Meeting of: April 9, 2007

Item No.: 439, 440, 441, 442, 443, 445, 446, 447, 448, 449, 450, 451, 452, and 453.

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.

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

Acting Lieutenant Don W. Muddiman
Fire Marshal's Office
(O) 410-887-4880
MS-1102F

cc: File



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

State Highway
Administration

John D. Porcari, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: April 9, 2007

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

RE: Baltimore County
Item No. 7-441-A
17 MIDSHIP RD.
ROBERTS PROPERTY
ADMINISTRATIVE VARIANCE

Dear Ms. Matthews:

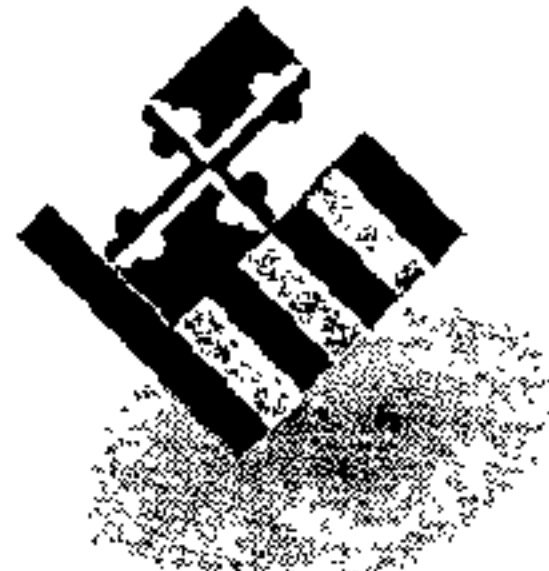
Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has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

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



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

May 8, 2007

DAVID AND MARGARET ROBERTS
17 MIDSHIP ROAD
DUNDALK MD 21222

Re: Petition for Administrative Variance
Case No. 07-441-A
Property: 17 Midship Road

Dear Mr. and Mrs. Roberts:

Your request for Administrative Variance has been given to me for review. We are in receipt of Zoning Advisory Committee (ZAC) comments from the Bureau of Development Plans Review. That office states that the proposed addition appears to be within a reservation from the original plat. Ownership of the reservation is not known and they recommend that either the addition be reduced in size or that no decision be made until the status of the reservation is known.

Please write to me at your earliest convenience if you are able to modify the site plan by reducing the size of the addition and amending the Petition for Administrative Variance. If not, I must hold the decision on the matter until the status of the reservation is known.

Thank you for your attention and cooperation in this matter.

Very truly yours,

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

John V. Murphy
Deputy Zoning Commissioner

JVM:pz

Enclosure

c: Jeremy Clancy, 7051 Macbeth Way, Eldersburg MD 21784



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

May 29, 2007

David and Margaret Roberts
17 Midship Road
Dundalk MD 21222

RE: Petition For Administrative Variance
Property: 17 Midship Road
Case No. 07-441-A

Dear Mr. and Mrs. Roberts:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted with a restriction, 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 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "William J. Wiseman, III", written over a horizontal line.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:pz

Enclosure

c: Jeremy Clancy, 7051 Macbeth Way, Eldersburg MD 21784

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 27, 2007

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

SUBJECT: Zoning Advisory Petition(s): Case(s)07-441-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:

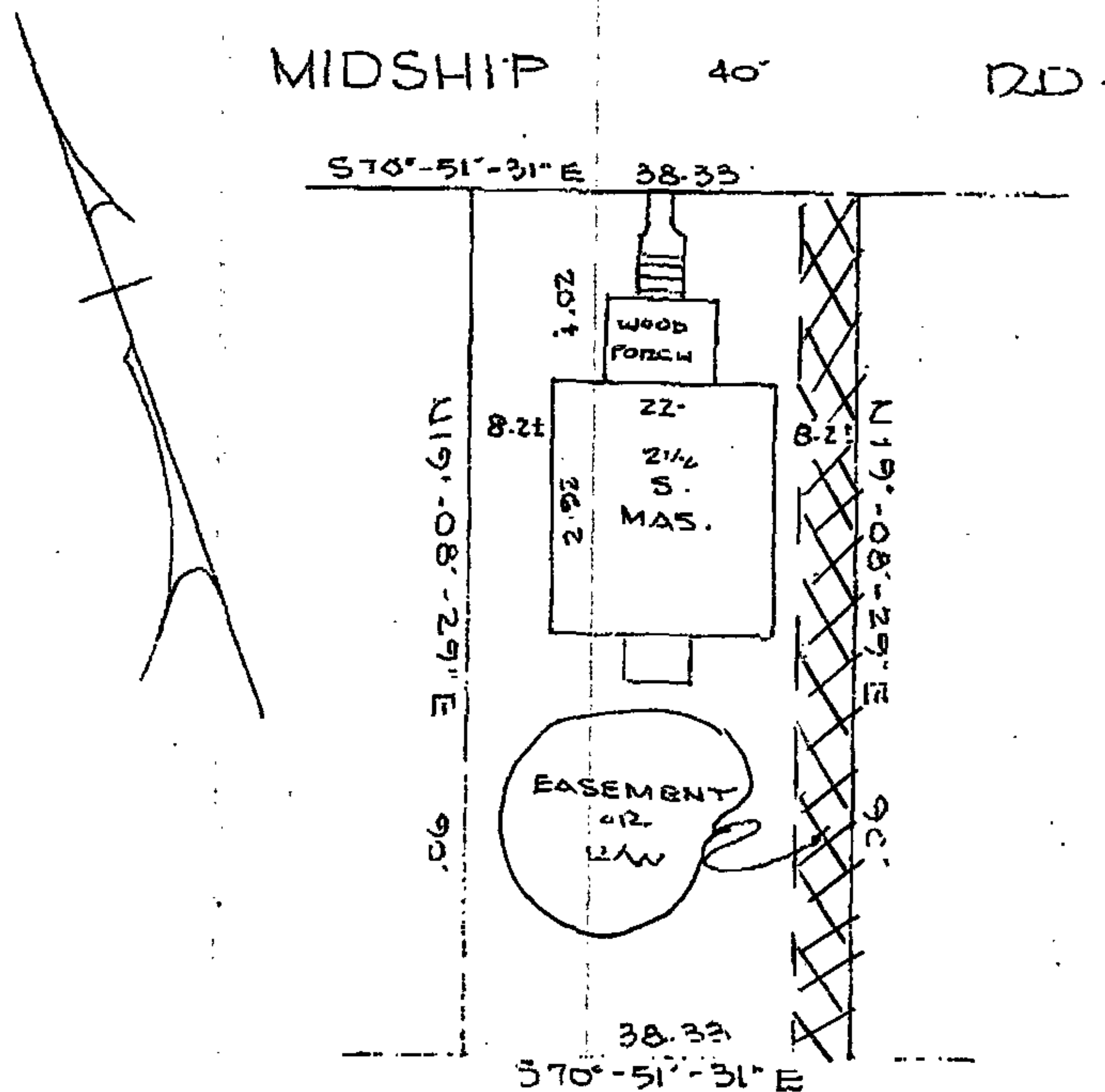
Curtis P. Lussery

Division Chief:

Lynn L. Lussery

CM/LL

This is to certify that I have surveyed the premises known as No. 17 Midship Road for the purpose of locating the improvements and the improvements are located as hereon shown.



LOT 22 BLOCK 22 FLAT No. 1

DUNDALK

FLAT BOOK 5/56-57

12TH DISTRICT BALTIMORE CO, MARYLAND

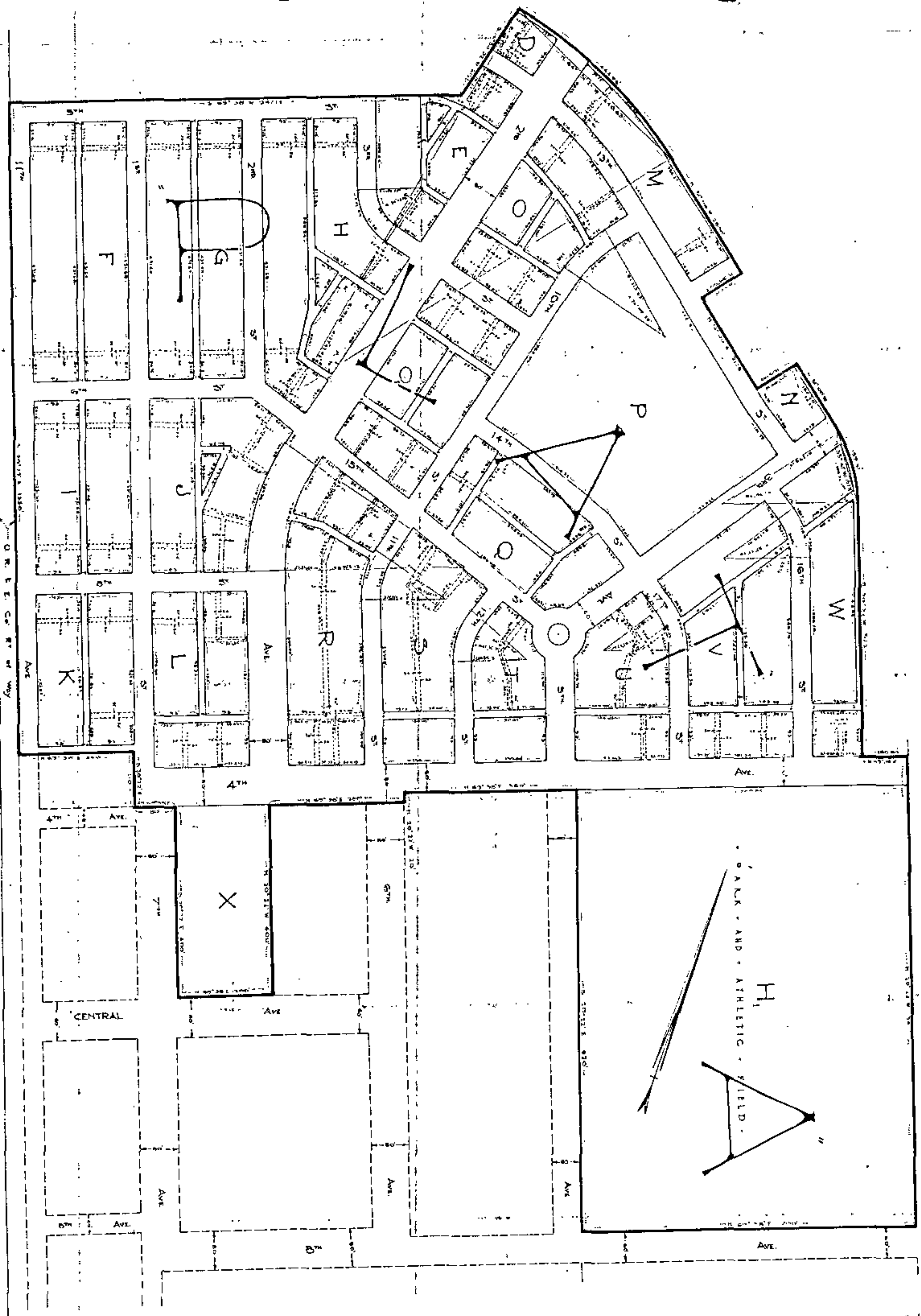
SCALE:- 1" = 20'

DATE:- 5-7-77

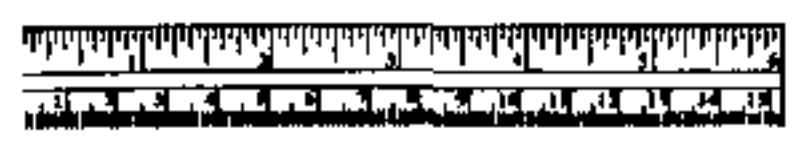
FORM RECEIVED FOR FILING

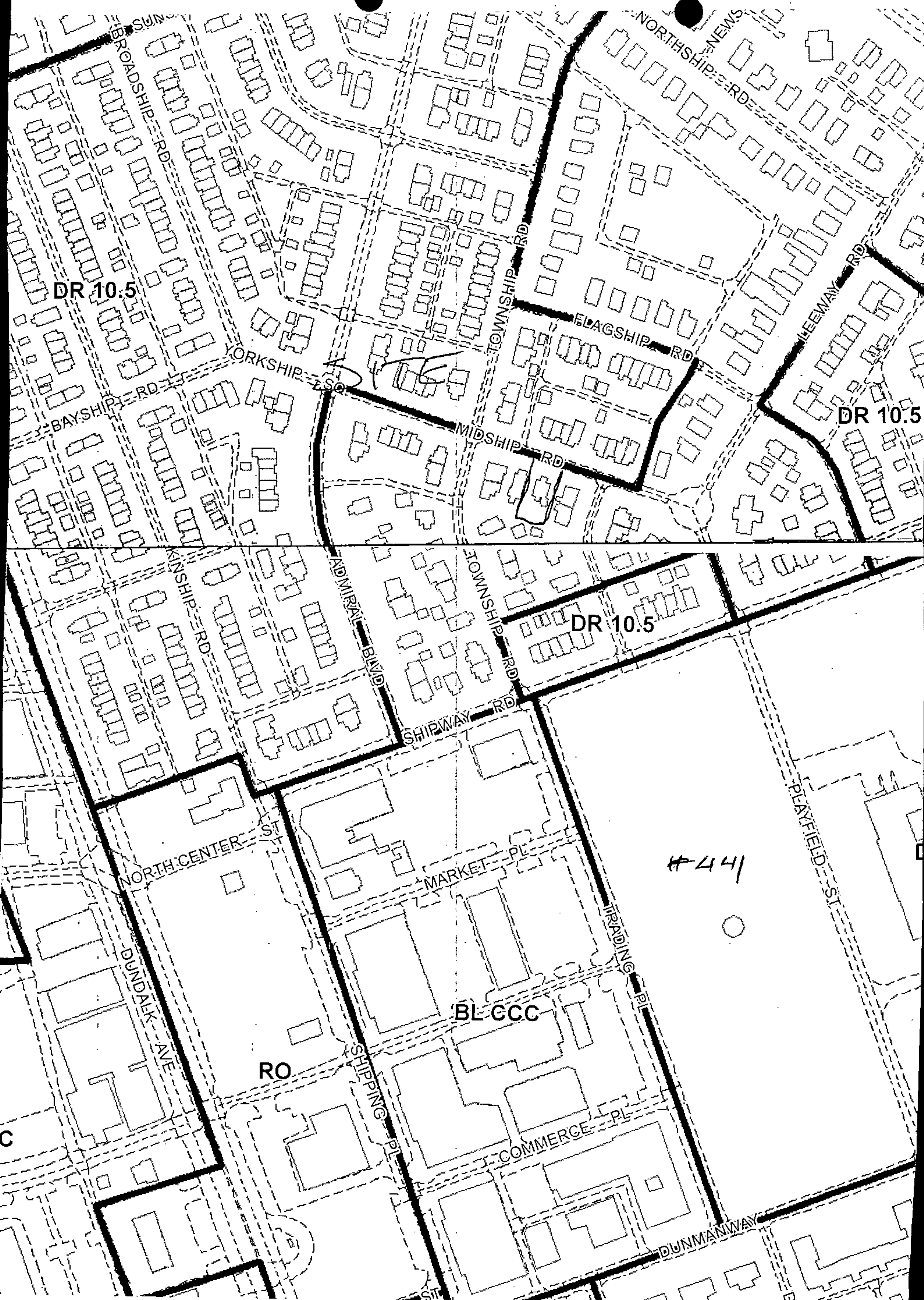
5-29-77

PM



MAP SHOWING PLAT A AND NEIGHBORING LAND
 SCALE 1/4" = 100' JUNE 5, 1915
 THE DUNDALK COMPANY
 BY WELDON, MD





DR 10.5

DR 10.5

DR 10.5

BL CCC

RO

#441



DR 10.5

FLAGSHIP

103B2

DR 5.5

12 ED
7 CD

SE 4-E

103B3

DR 10.5

DR 1

P.B.009017

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

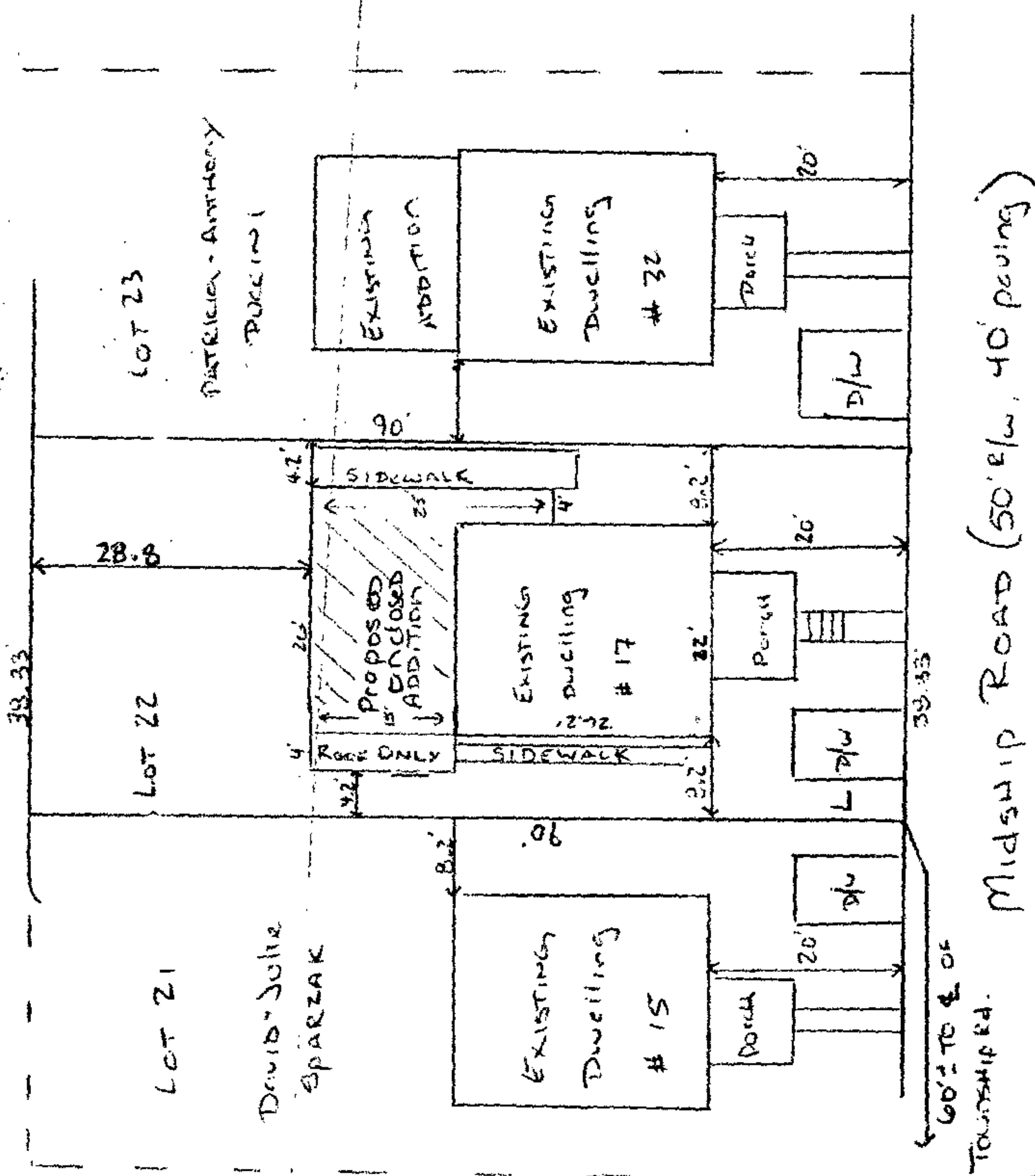
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

PROPERTY ADDRESS 17 MIDSHIP RD

SUBDIVISION NAME DUNDALK

PLAT BOOK # 5 FOLIO # 50 LOT # 22 SECTION #

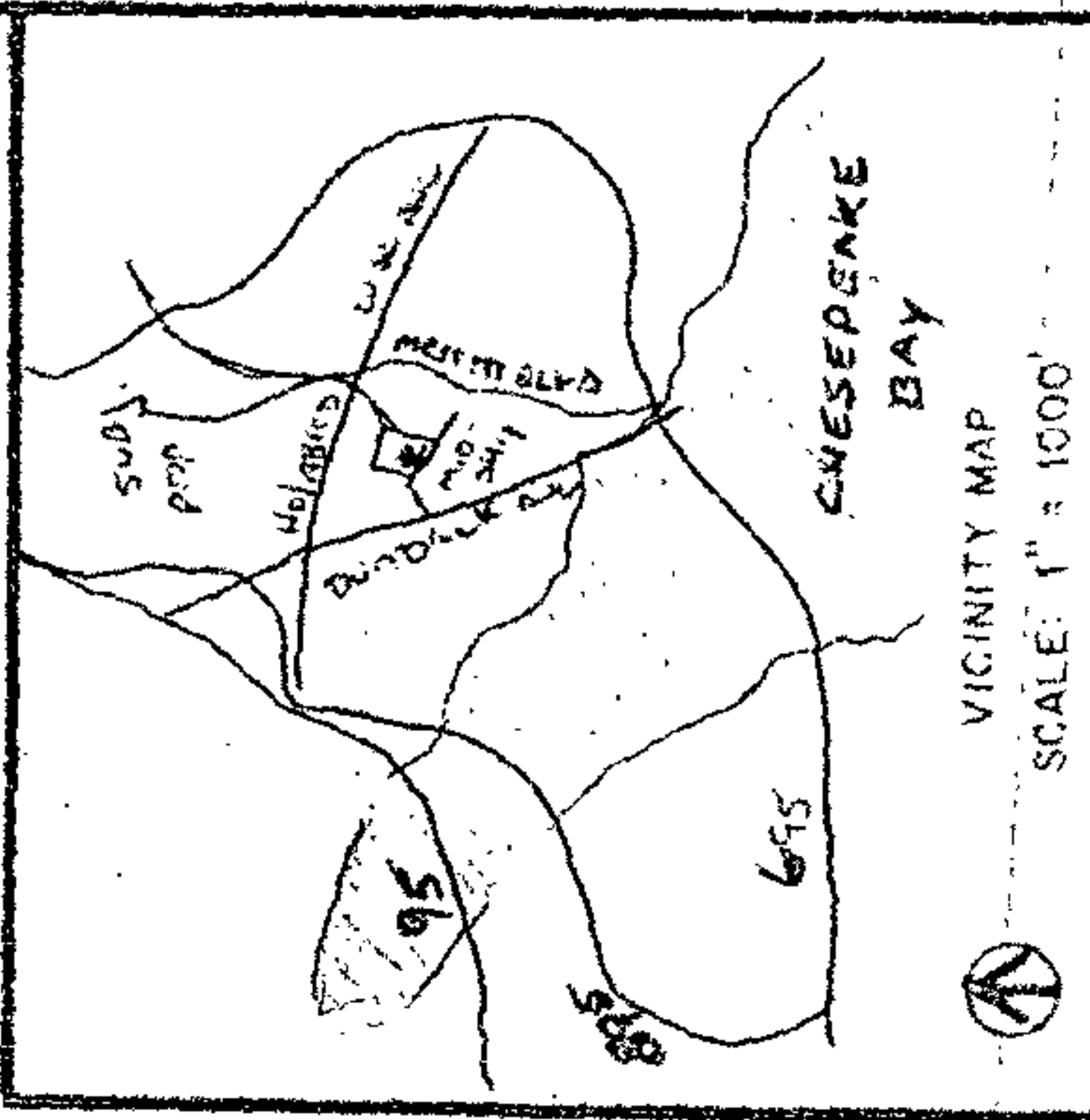
OWNER DAVID - MARGARET ROBERTS



NORTH

PREPARED BY JEREMY CLANCY

SCALE OF DRAWING: 1" = 20'



LOCATION INFORMATION

ELECTION DISTRICT 12

COUNCILMANIC DISTRICT 7

1" = 200' SCALE MAP # 10332

ZONING DR 5.5

LOT SIZE 0.03 ACRES 3,534 SQUARE FEET

SEWER ☒ PUBLIC ☒ PRIVATE

WATER ☒

YES ☐ NO ☒

CHESAPEAKE BAY CRITICAL AREA

100 YEAR FLOOD PLAIN

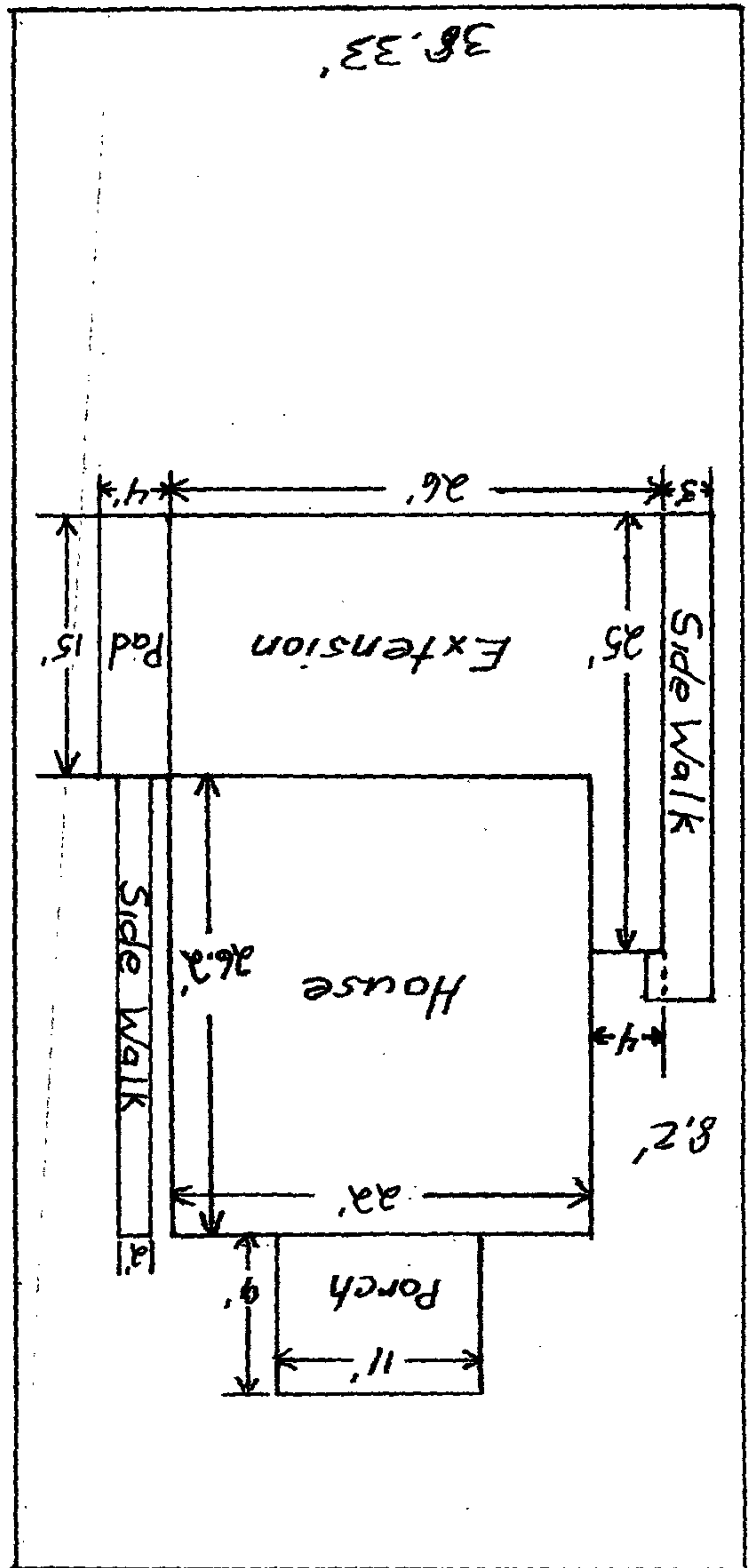
HISTORIC PROPERTY / BUILDING

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY JP ITEM # 441 CASE #

17 Midship Rd.
 Balto, MD 21222
 Scale: 1" = 10'

90'





x6 RIGHT property line of subject property



MIDSHIP RD

* LEFT PROPERTY LINE OF SUBJECT PROPERTY



* Rear of Subject Property

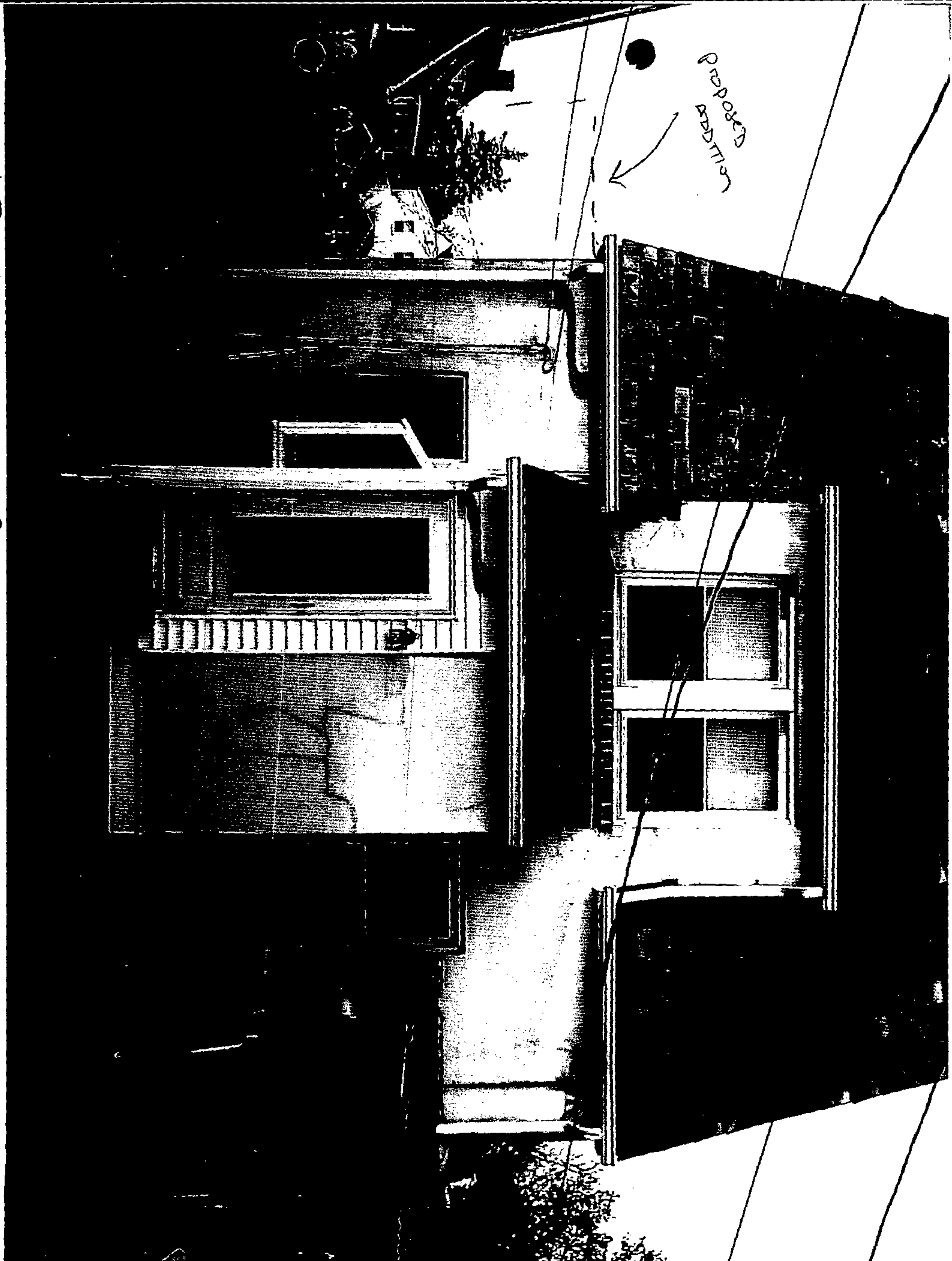


* FRONT OF SUBJECT PROPERTY

* From back yard of 5065. Prop. shows next door neighbor w/ similar addition



REPORTED
ADDITION



REMOVING THIS



* REAR OF SUBJECT PROPERTY