

IN RE: PETITION FOR ADMIN. VARIANCE *

BEFORE THE

W side Saratoga Avenue, 350 feet

N of Clyde Avenue

13th Election District

1st Councilmanic District

(2418 Saratoga Avenue)

*

DEPUTY ZONING

*

COMMISSIONER

*

FOR BALTIMORE COUNTY

Rafael and Michele Rosales

Petitioners

*

Case No. 08-095-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, Rafael and Michele Rosales for property located at 2418 Saratoga Avenue. The variance request is from Section V.C.3 1945-53 Regulations of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side yard setbacks of 4 feet for a proposed addition and 6 inches for a previously existing roofed and screened patio, with a sum of side setbacks of 4 foot, 6 inches in lieu of the required 7 feet, 7 feet and 15 feet, respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners wish to expand their home to accommodate a growing family. The screened patio existed prior to the Petitioners owning the subject property. The proposed addition measures 7 feet x 41 feet for 287 square feet, and 16 feet x 14 feet for 224 square feet. The property is narrow at 50 feet wide. The Petitioners provided letters of support from their neighbors residing at 2416 Saratoga Avenue, 2421 Saratoga Avenue, 2420 Saratoga Avenue, 2417 Saratoga Avenue, and 2419 Saratoga Avenue.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

UNDER RECORDED FOR FILING

9-24-07
fb

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on August 31, 2007 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 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 24th day of September, 2007 that a variance from Section V.C.3 1945-53 Regulations of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side yard setbacks of 4 feet for a proposed addition and 6 inches for a previously existing roofed and screened patio, with a sum of side setbacks of 4 foot, 6 inches in lieu of the required 7 feet, 7 feet and 15 feet, respectively is hereby GRANTED, subject to the following:

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.

~~ORDER RECEIVED FOR FILING~~

~~9-24-07~~
~~(P)~~

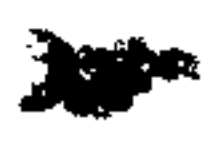
Any appeal of this decision must be made within thirty (30) days of the date of this Order.



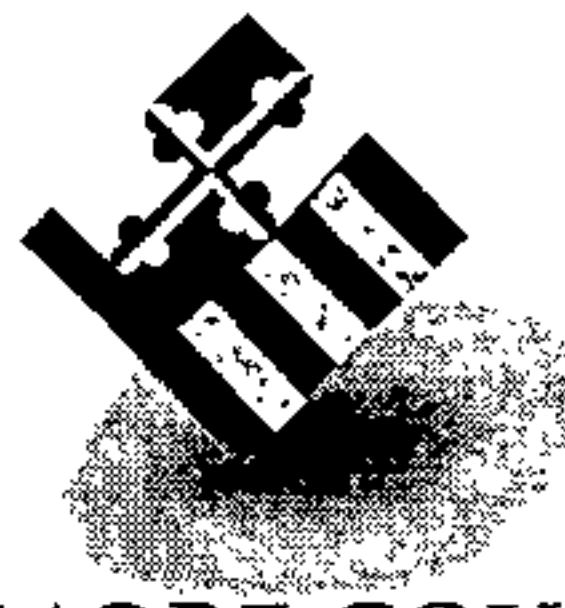
THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILING

 9-24-07

 B



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

September 24, 2007

RAFAEL AND MICHELE ROSALES
2418 SARATOGA AVENUE
BALTIMORE MD 21227

Re: Petition for Administrative Variance
Case No. 08-095-A
Property: 2418 Saratoga Avenue

Dear Mr. Baylor:

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 black ink, appearing to read "J. H. Bostwick", written over the typed name.

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

ORIGINAL KEEP IN FILE



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2418 SARATOGA AVE
which is presently zoned D.R. S.S.

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) V.C.3. 1945-53 BCZR.

TO PERMIT SIDE YARD SETBACKS OF 4 FT. FOR A PROPOSED ADDITION AND 6 INCHES FOR A PREVIOUSLY EXISTING ROOFED AND SCREENED PATIO, ~~WITH~~ WITH A SUM OF SIDE SETBACKS OF 4' 6" IN LIEU OF THE REQUIRED 7 FT, 7 FT, AND 15 FT. 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. 09 085 A

REV 10/25/01

Reviewed By VL

Date 9/21/07

Estimated Posting Date 9/02/07

9-24-07

B

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

2418 SARATOGA AVE
Address
BALTIMORE MARYLAND 21227
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):

- 1) LOT SIZE SMALL, NO ROOM TO EXPAND DO TO SIDE SETBACKS
- 2) NEED TO EXPAND HOUSE BECAUSE OF FAMILY SIZE
- 3) ROOM SIZES TO SMALL ON SIDE NEED TO EXPAND OUT
- 4) 7' SIDE SETBACKS
- 5) PATIO EXISTING PRIOR TO OWNING PROPERTY.

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.

RAFAEL ROSALES
Signature

Michelle Rosales
Signature

RAFAEL ROSALES
Name - Type or Print

Michelle Rosales
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20th day of August, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Rafael + Michelle Rosales
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Janet Marie Larche
Notary Public
My Commission Expires 2/1/2008

Zoning description for 2418 Saratoga Ave

095

WEST

Beginning at a point on the ~~north~~ side of Saratoga Ave which is 30 feet wide at the distance of 350 feet North of the centerline of the nearest improved intersecting street Clyde Ave which is 30 feet wide. Being Lot #120 in the subdivision of Highland as record in Baltimore County Plat Book #19, Folio # 13 containing 5,000 sq feet. Also known as 2418 Saratoga Ave and located in the 13 Election District, 1 Councilmanic District.

100

No. 04229



Date: 08/27/

THE UNIVERSITY OF CHICAGO

[illegible]

Total: 65.00

ce

From: 41 +

For

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW CUSTOMER

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 08-095-A

Petitioner/Developer: JOHN LEWIS

Date of Hearing/Closing: SEPT. 17, 2007

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

Attention: **Christen Matthews**

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 _____

2418 SARATOGA AVENUE

The sign(s) were posted on AUG. 31, 2007
(Month, Day, Year)

Sincerely,

Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 08-095-A

TO PERMIT A PROPOSED ADDITION WITH A 4 FOOT
SIDE SETBACK, AN EXISTING ADDITION WITH A
6 INCH SIDE SETBACK AND A SUM OF SIDE
SETBACKS OF 4 FEET 6 INCH IN LIEU OF THE
MINIMUM REQUIRED 7 FEET, 7 FEET AND 15 FEET
RESPECTIVELY

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON ~~SEPTEMBER 17, 2007~~ SEPTEMBER 17, 2007
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
131 W. CHESAPEAKE AVE.
TOWSON, MD. 21204 TEL. 887-3391

NO FEE HEARING TIME 10:00 AM AND 1:00 PM. AFTER 4:00 PM, PUBLIC HEARING IS BY APPOINTMENT ONLY. RETURN BOTH TO ZADM, RM. 104
MEETING IS HANDICAP ACCESSIBLE



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 08 095 -A

Address 2418 SARATOGA AVE.

Contact Person: JOHN LEWIS
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 8/21/07

Posting Date: 9/02/07

Closing Date: 9/17/07

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 08 095 -A

Address 2418 SARATOGA AVE.

Petitioner's Name JOHN LEWIS

Telephone 410 247 4028

Posting Date: 9/02/07

Closing Date: 9/17/07

Wording for Sign: To Permit A PROPOSED ADDITION WITH A 4 FT. SIDE SETBACK, AN
EXISTING ADDITION WITH A 6" ~~SET~~ SIDE SETBACK AND A SUM OF SIDE
SETBACKS OF 4' 6" IN LIEU OF THE MINIMUM REQUIRED 7FT, 7FT AND
15 FT. 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: 08 095 A

Petitioner: ROSALLES

Address or Location: 2418 SARATOGA AVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: RAFAEL ROSALES

Address: 2418 SARATOGA AVE BALTIMORE M.D 21227

Telephone Number: 410 247-4028



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

September 13, 2007

Rafael Rosales
Michele Rosales
2418 Saratoga Avenue
Baltimore, MD 21227

Dear Mr. and Mrs. Rosales:

RE: Case Number: 08-095-A, 2418 Saratoga Avenue

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 21, 2007. This letter is not an approval, but only a **NOTIFICATION**.

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 5, 2007

RECEIVED
SEP 07 2007

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

BY:.....

SUBJECT: Zoning Advisory Petition(s): Case(s) 08-095- 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 Dennis Wertz in the Office of Planning at 410-887-3480.

Prepared By:

Candis Murray

Division Chief:

Lynn Lankau

CM/LL

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 5, 2007

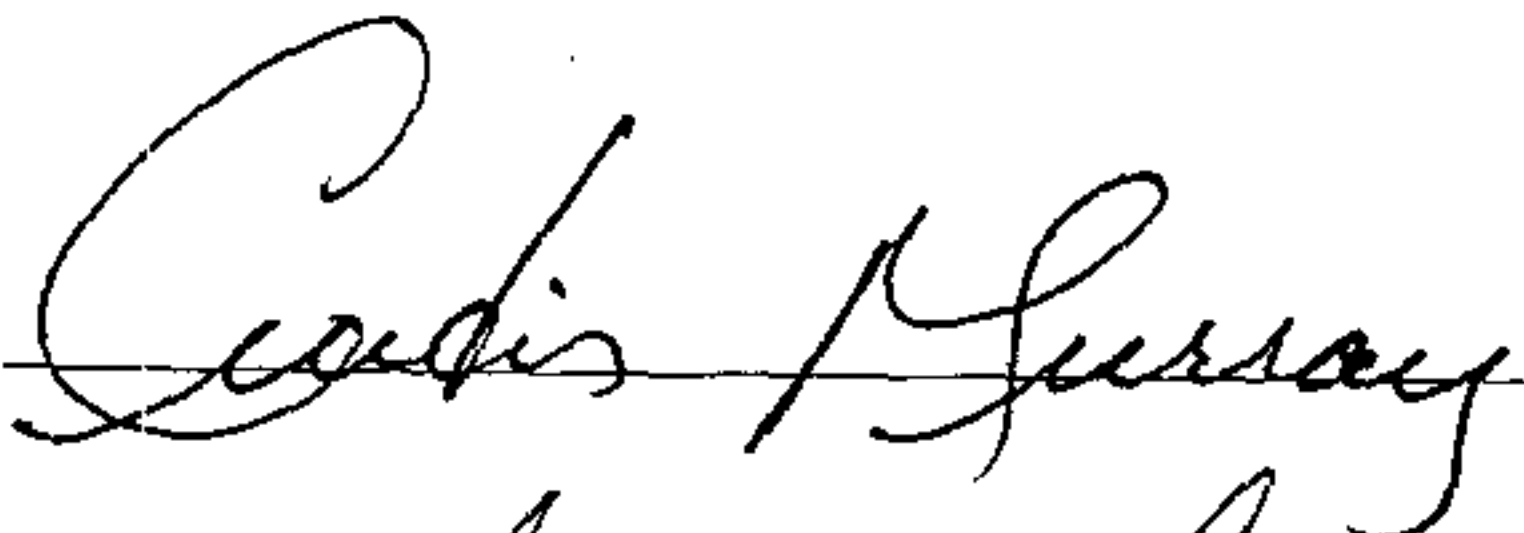
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-095- Administrative Variance**

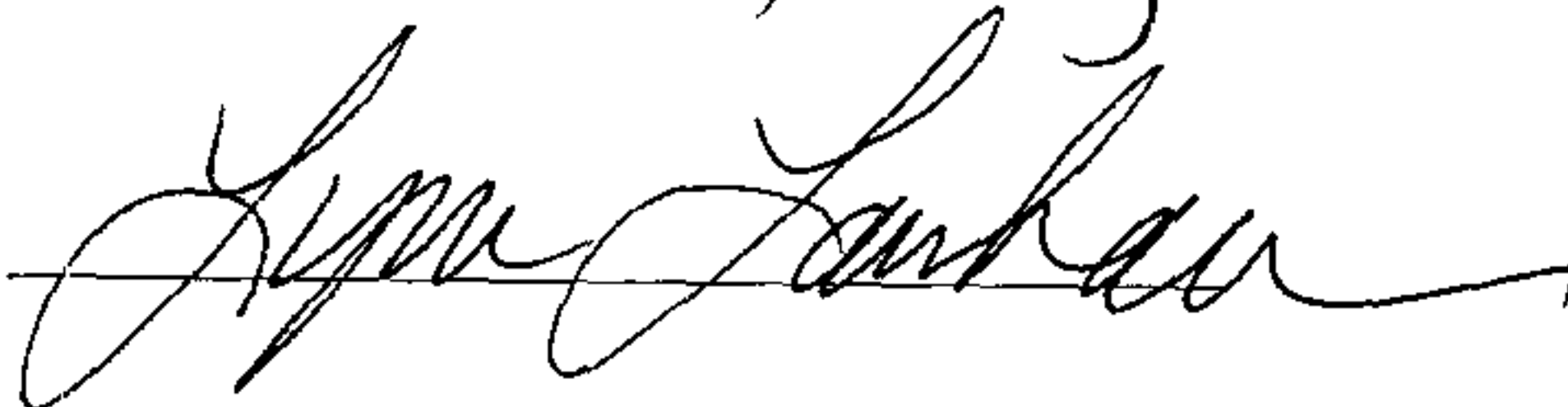
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

For further questions or additional information concerning the matters stated herein, please contact Dennis Wertz in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



CM/LL

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For September 3, 2007
Item Nos. 08-087, 089, 091, 092, 093;
094, 095, 096, 097, 098, 100, 101, and 104

DATE: September 4, 2007

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

DAK:~~CEN~~:clw

cc: File

ZAC-NO COMMENTS-08302007.doc



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: SEPT. 2, 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. 8-95-A
2418 SARATOGA AVENUE
ROBALES 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 ¹ Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

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

July 21, 2007

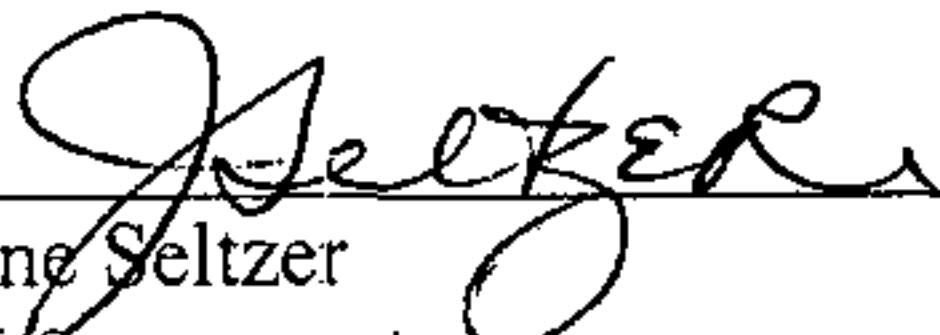
095

Baltimore County Zoning Board

Re: Addition at 2418 Saratoga Ave.

To Whom It May Concern:

I am the neighbor of Rafael and Michele Rosales and I am aware of the specifics of an addition they are having put on their house at 2418 Saratoga Avenue, Baltimore, MD 21227. I am accepting of this addition and look forward to this and any improvements made in our community.



Joanne Seltzer
2416 Saratoga Ave.

July 21, 2007

095

Baltimore County Zoning Board

Re: Addition at 2418 Saratoga Ave.

To Whom It May Concern:

I am the neighbor of Rafael and Michele Rosales and I am aware of the specifics of an addition they are having put on their house at 2418 Saratoga Avenue, Baltimore, MD 21227. I am accepting of this addition and look forward to this and any improvements made in our community.



Ed & Eileen Tienger
2421 Saratoga Ave.

July 21, 2007

C95

Baltimore County Zoning Board

Re: Addition at 2418 Saratoga Ave.

To Whom It May Concern:

I am the neighbor of Rafael and Michele Rosales and I am aware of the specifics of an addition they are having put on their house at 2418 Saratoga Avenue, Baltimore, MD 21227. I am accepting of this addition and look forward to this and any improvements made in our community.


Eric Koontz
2420 Saratoga Ave.

July 21, 2007

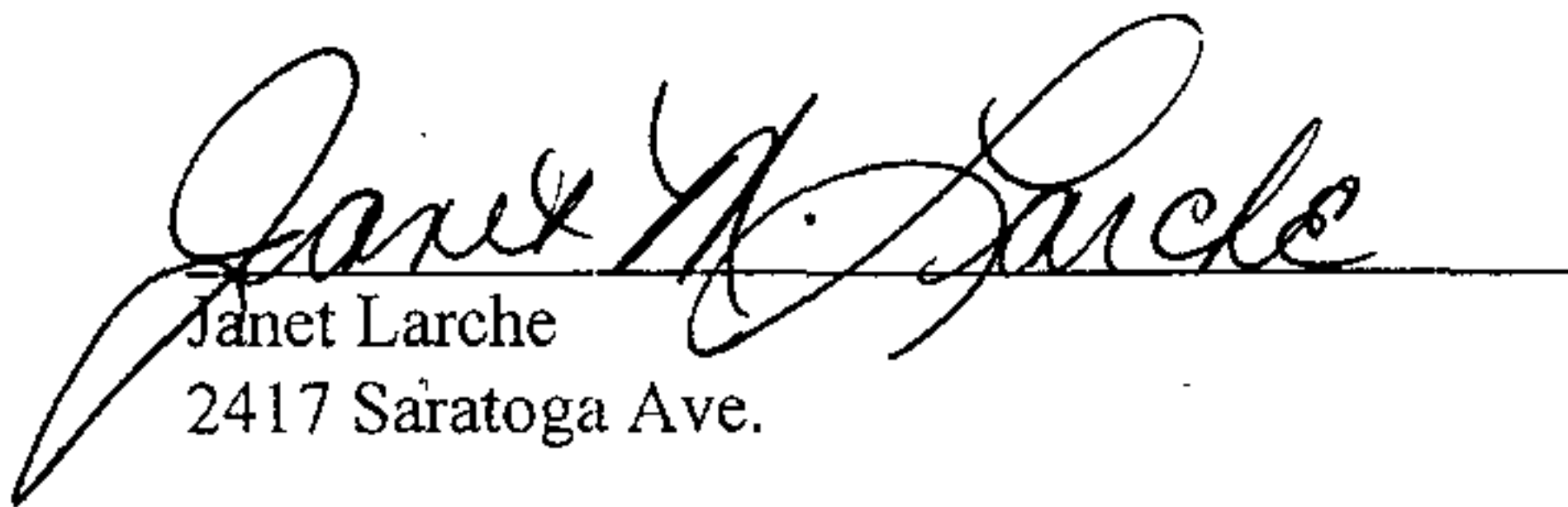
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Baltimore County Zoning Board

Re: Addition at 2418 Saratoga Ave.

To Whom It May Concern:

I am the neighbor of Rafael and Michele Rosales and I am aware of the specifics of an addition they are having put on their house at 2418 Saratoga Avenue, Baltimore, MD 21227. I am accepting of this addition and look forward to this and any improvements made in our community.


Janet Larche
2417 Saratoga Ave.

July 21, 2007

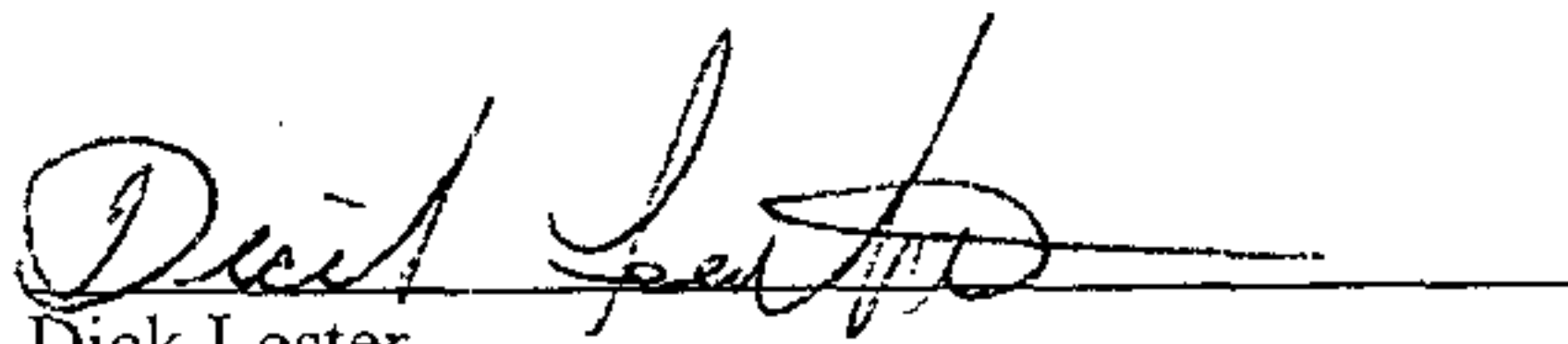
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Baltimore County Zoning Board

Re: Addition at 2418 Saratoga Ave.

To Whom It May Concern:

I am the neighbor of Rafael and Michele Rosales and I am aware of the specifics of an addition they are having put on their house at 2418 Saratoga Avenue, Baltimore, MD 21227. I am accepting of this addition and look forward to this and any improvements made in our community.

A handwritten signature in cursive script, appearing to read "Dick Lester", is written over a horizontal line.

Dick Lester
2419 Saratoga Ave.

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

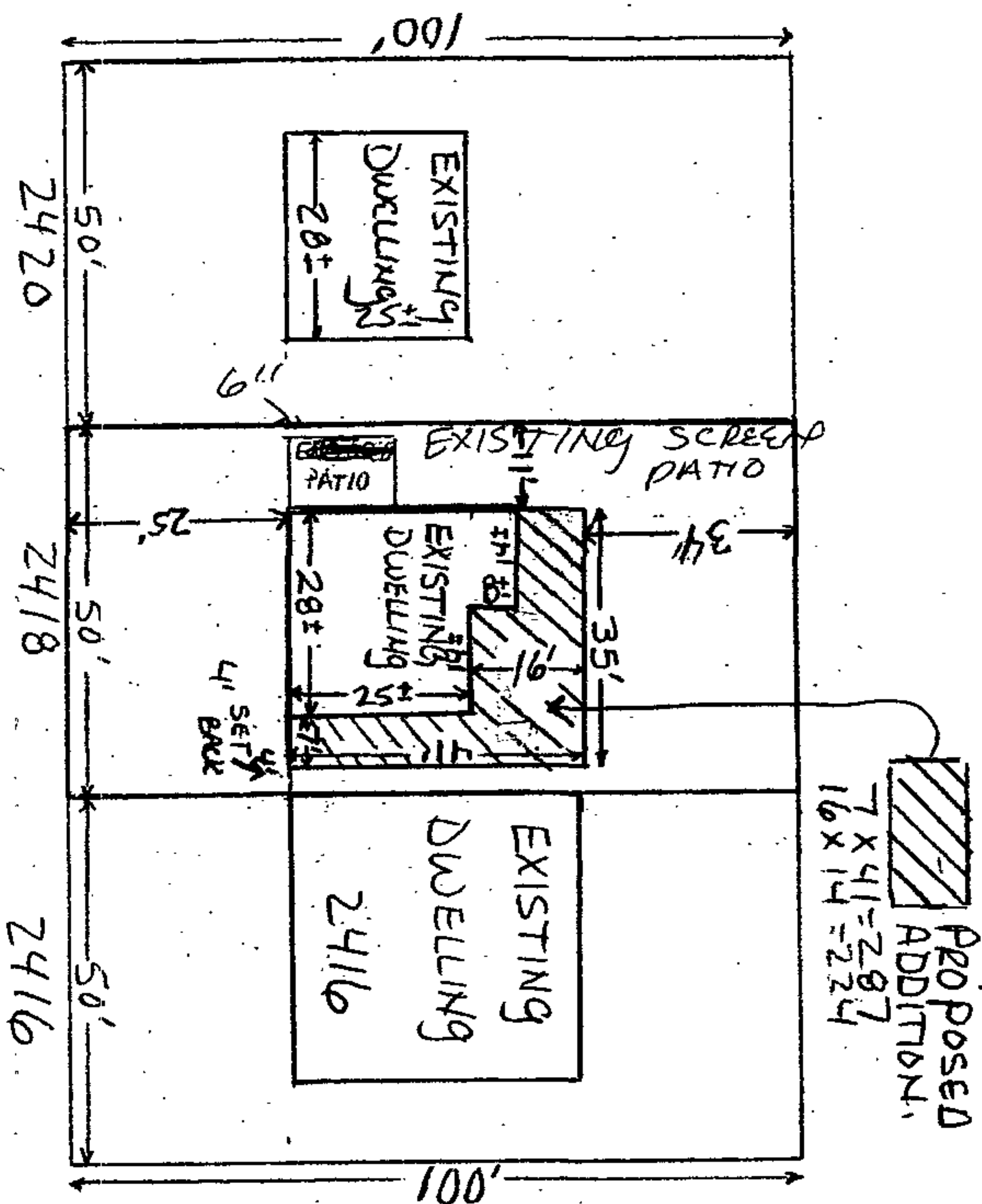
PROPERTY ADDRESS 2418 SARATOGA AVE

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

SUBDIVISION NAME HIGHLAND

PLAT BOOK # 19 FOLIO # 13 LOT # 120 SECTION # 1

OWNERS ROSALIS, RAFAEL, MICHAEL



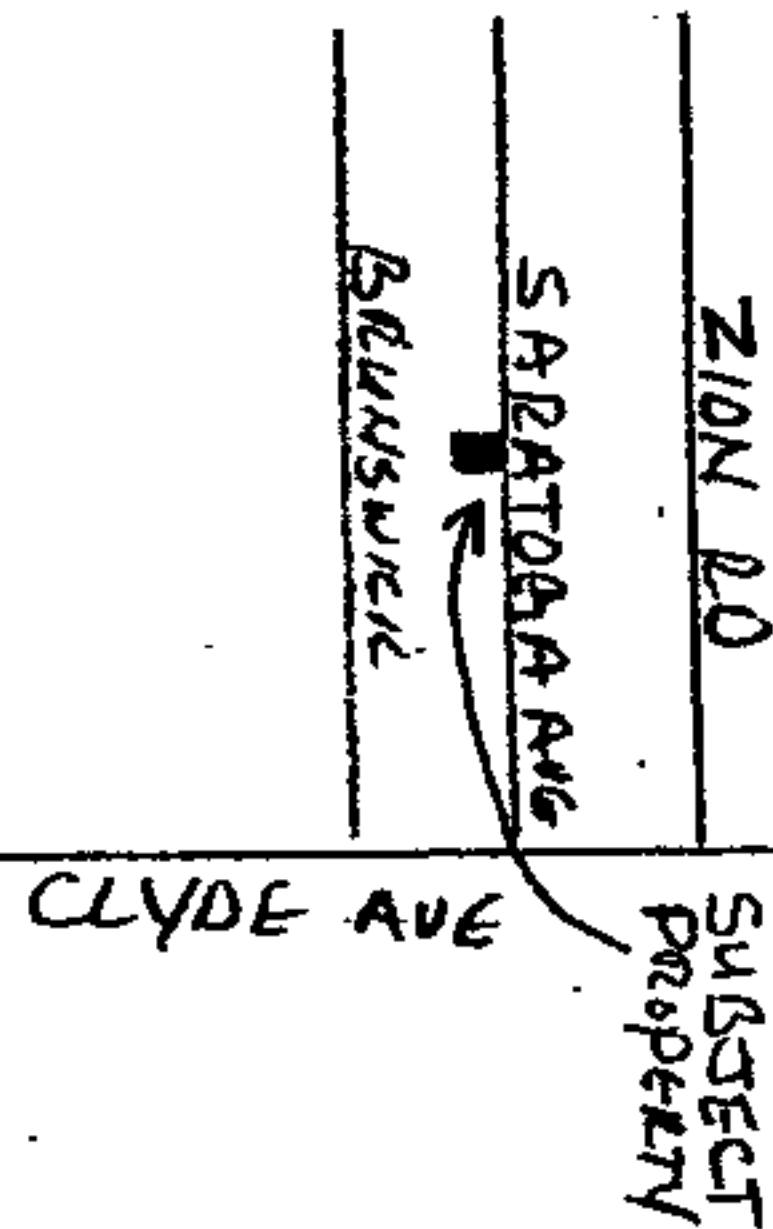
PREPARED BY

SCALE OF DRAWING: 1" = 30'



VICINITY MAP
SCALE: 1" = 1000'

HAMMONDS FERRY RD



LOCATION INFORMATION

ELECTION DISTRICT 13

COUNCILMANIC DISTRICT 1

1" = 200' SCALE MAP # 10981

ZONING D.R.S.S.

LOT SIZE 0.11 5,000 SQUARE FEET

ACREAGE 0.11 5,000 SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY / BUILDING ☐ ☒

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

OGA

SARATOGA

AVENUE

ZION

ROAD

1307290371

2413 2413

2412
2412
1308003230

P.D.M.
130017 2414

1302955030
2415
2415

2414
1302201573

2417
1313007190
2417

2416
1311000310
2416

DR 5.5

2419
2419
1303001470

1319640360 2418

109B1

13 ED

P.B./FOLIO
019013

1 CD SW 5-B

2421
2421
1313551420

2420 2420
1316900090

2423
1304350200

2422
1312000580
2422

2425
1320660250 2425

1301350180
2424
2424

2426 1307470320

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2426

2428

0322

095

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

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

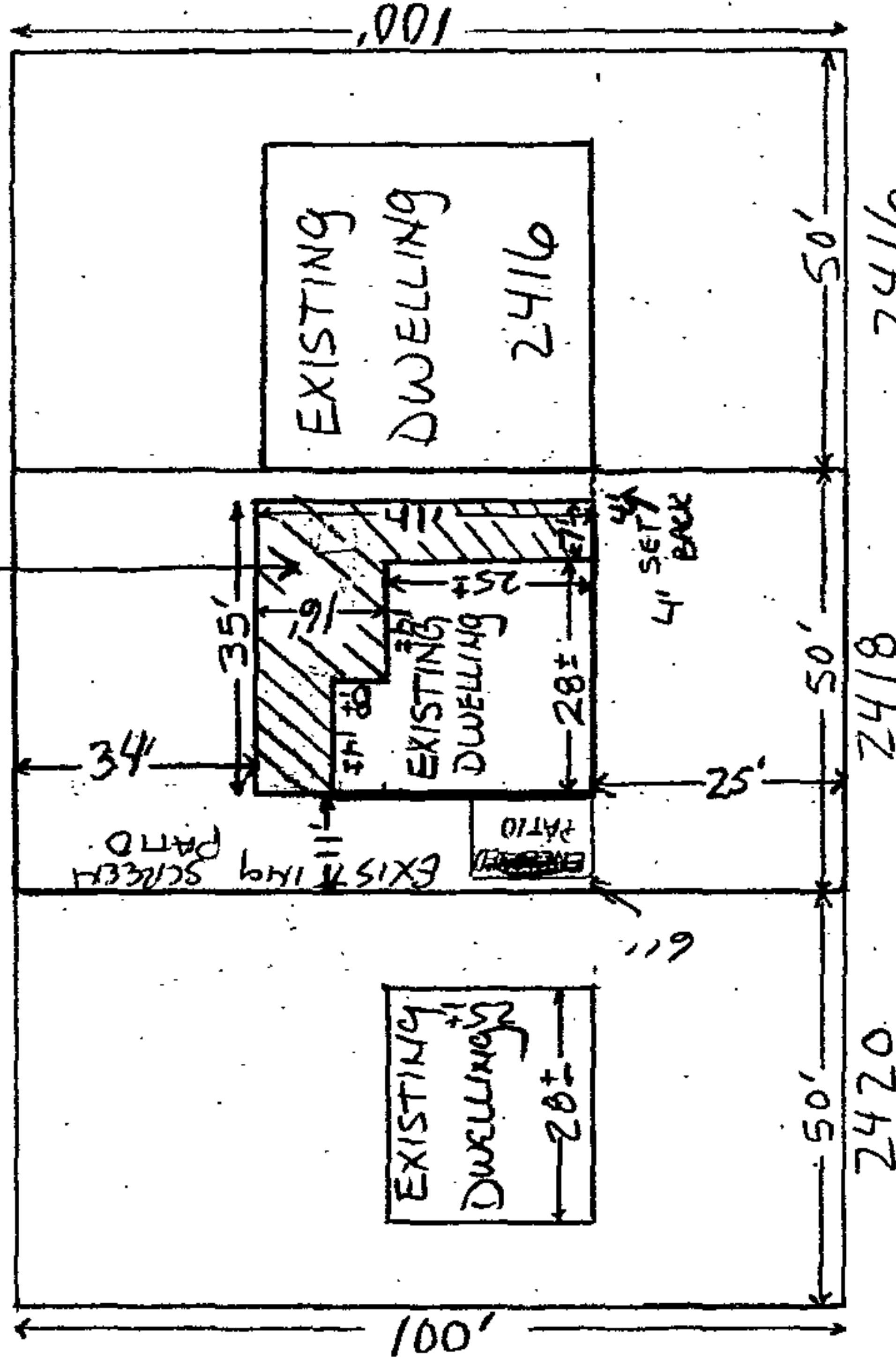
PROPERTY ADDRESS 2418 SARATOGA AVE

SUBDIVISION NAME HIGHLAND

PLAT BOOK # 19 FOLIO # 13 LOT # 120 SECTION # ---

OWNERS ROSALIS, RAFAEL, MICHELE

PROPOSED
ADDITION
7' x 41' = 287
16' x 14' = 224



NORTH

PREPARED BY

SCALE OF DRAWING: 1" = 30'

ZION 20
SARATOGA AVE
BRUNSWICK
CLYDE AVE
SUBJECT PROPERTY

HAMMONDS FERRY RD
VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 13

COUNCILMANIC DISTRICT 1

1" = 200' SCALE MAP # 109B1

ZONING D.R.S.S.

LOT SIZE 0.11 ACRES 5,000 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 NONE!

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

1095

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

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

PROPERTY ADDRESS 2418 SARATOGA AVE

SUBDIVISION NAME HIGHLAND

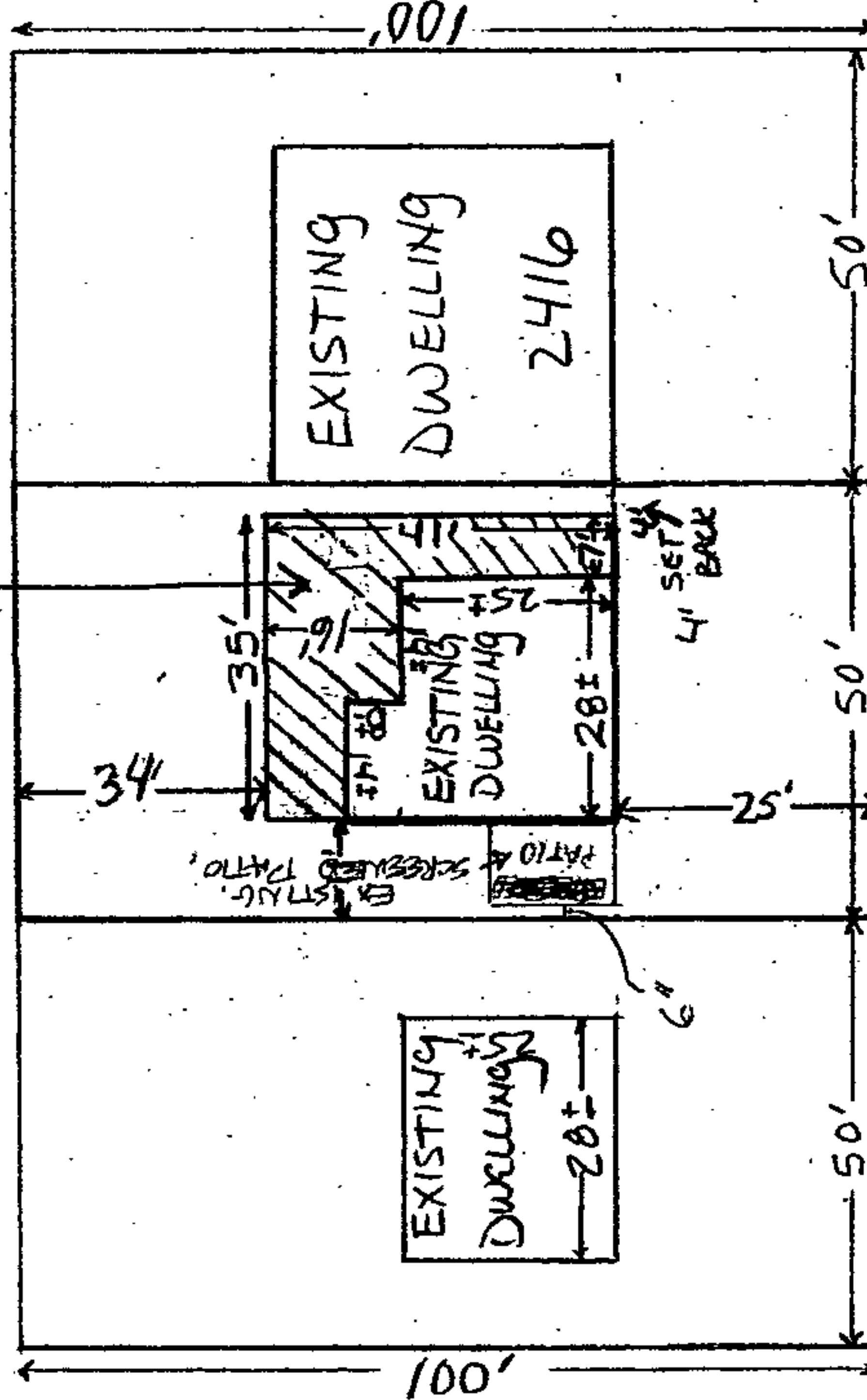
PLAT BOOK # 19 FOLIO # 13 LOT # 120 SECTION # ---

OWNERS ROSALIS, RAFAEL, MICHELE

ZION RD
SARATOGA AVE
BRUNSWICK
CLYDE AVE
SUBJECT PROPERTY

HAMMONDS FERRY RD
VICINITY MAP
SCALE: 1" = 1000'

PROPOSED ADDITION.
7' x 41' = 287
16' x 14' = 224



2420 2418 2416

SARATOGA AVE.



PREPARED BY

SCALE OF DRAWING: 1" = 30'

LOCATION INFORMATION

ELECTION DISTRICT 13
COUNCILMANIC DISTRICT 1
1" = 200' SCALE MAP # 10981
ZONING D.R.S.S.
LOT SIZE 0.11 ACRES
5,000 SQUARE FEET

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

CHESAPEAKE BAY CRITICAL AREA YES ☐ NO ☒
100 YEAR FLOOD PLAIN YES ☐ NO ☒
HISTORIC PROPERTY / BUILDING YES ☐ NO ☒
PRIOR ZONING HEARING NONE YES ☐ NO ☒

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

JL 1095

PC APRIL MAY 15/13

SEE SET C.3

7/7/15



