

IN RE: PETITION FOR ADMIN. VARIANCE

S side at the end of Long Ridge Road,
400 feet +/- S of Barto Lane
8th Election District
2nd Councilmanic District
(2411 Long Ridge Road)

Nanci Brodt-Pavo and Michael Pavo
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 08-326-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, Nanci Brodt-Pavo and Michael Pavo for property located at 2411 Long Ridge Road. The variance request is from Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an attached garage with a side yard setback of 34 feet 11 inches in lieu of the required 50 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners wish to construct an additional matching two-car garage. The addition ties into the existing garage and utilizes the existing driveway. No other suitable location exists on the property to attach the garage addition to the existing garage. Petitioners point out that the majority of homes in their subdivision have four-car garages. The nearest adjacent dwelling is approximately 100 feet from the side yard. The property contains 1.64 acres zoned RC 5.

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.

COPIES RECEIVED FOR FILE
2-25-08
[Signature]

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on February 3, 2008 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 Petitioners.

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 25th day of February, 2008 that a variance from Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an attached garage with a side yard setback of 34 feet 11 inches in lieu of the required 50 feet is hereby GRANTED, subject to the following:

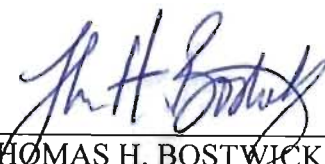
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this 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

2.25.08

ps

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
20- 2.25.08
BY [signature]



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2411 Long Ridge Rd, Reisterstown
which is presently zoned RC-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) 1A04.3.B.2.b; BCZR, TO

PERMIT AN ATTACHED GARAGE WITH A SIDEYARD
SETBACK OF 34'-11" IN LIEU OF THE REQUIRED 50FT.

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):

Nanci Brodt-Pavo

Name - Type or Print

Signature

Michael Pavo

Name - Type or Print

Signature

2411 Long Ridge Rd 443-522-9771

Address

Telephone No.

Reisterstown MD 21136

City

State

Zip Code

Representative to be Contacted:

Dore Smith

Name

5806 Clearing Rd 410 371-6524

Address

Telephone No.

Baltimore MD 21212

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 08-326-A day of August 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. 08-326-A

Reviewed By JCM

Date 01-23-08

REV 10/25/01

Estimated Posting Date 2/3/08

2:2508

pm

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 2411 Long Ridge Road
Address
Reisterstown MD 21136
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):

- > owner occupied residential property of approx 1.64 ac
- > the proposed addition ties into the existing garage and utilizes the existing driveway.
- > no other suitable location exists on the property
- > the proposed location eliminates the need for difficult construction on a steep slope or extensive buildup of the existing grade (which slopes sharply downhill away from the house into the rear yard).
- > proposed location will provide safe vehicle access from the existing driveway.
- > the nearest adjacent home is approx 100 feet from side yard
- > the majority of homes in the neighborhood have 4 car garages.

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.

Michael Pavo
Signature
Michael Pavo
Name - Type or Print

Nanci Brodt-Pavo
Signature
Nanci Brodt-Pavo
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22 day of January, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Michael Pavo only
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public
My Commission Expires 7/21/2009

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.

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City State Zip Code

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the majority of homes in the neighborhood have 4 car garages.

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Michael Pavo
Signature
Michael Pavo
Name - Type or Print

Nanci Brett-Pave
Signature
Nanci Brett-Pave
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22 day of January, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Michael Pavo only
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public
My Commission Expires 7/21/2009



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2411 Long Ridge Rd, Reisterstown
which is presently zoned RC-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) 1A04, 3, B.2.6; BCZR, TO

PERMIT AN ATTACHED GARAGE WITH A SIDEYARD
SETBACK OF 34'-11" IN LIEU OF THE REQUIRED 50 FT

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):

Nancy Biddt - Pavo
Name - Type or Print

Signature

Michael Pavo
Name - Type or Print

Signature

2411 Long Ridge Rd 443-522-9771
Address Telephone No.

Reisterstown MD 21136
City State Zip Code

Representative to be Contacted:

Dave Smith
Name

5800 Clearspring Rd 410-371-6524
Address Telephone No.

Baltimore MD 21212
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. 08-326-A

Reviewed By [Signature] Date 01-23-08

REV 10/25/01

Estimated Posting Date 2/3/08

2-25-08

pm

ZONING DESCRIPTION

2411 LONG RIDGE ROAD

SOUTH SIDE OF THE TERMINUS OF

LONG RIDGE ROAD, APPROXIMATELY
400ft[±] SOUTH OF BARTO LANE.

CONTAINING 1.634 ACRES.

ELECTION DIST: 8TH

COUNCILMANIC DIST: **2nd**.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **09290**

Date: **01.23.08**

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			0150				65.-

Total: **65.-**

Rec From: **N. PAVO**

For: **08-326-A**

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTION TIME (MM)
 1/23/2008 1/23/2008 10:41:30
 WALKIN 1090 XEP
 UPT 01230401 1/23/2008 UPLH
 3 520 TOWNING VERIFICATION
 009290
 Recpt Tot. 65.00
 65.00 00 65.00 CA
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 08-326-A

A VARIANCE TO PERMIT A SIDE YARD SETBACK OF
34 FT. 11 INCHES FOR AN ATTACHED GARAGE IN
VIOLATION OF THE REQUIRED 50 FT.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-12216(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 FRIDAY • 12/04/08
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE.
DOWNSIDE, MD. 21204

TEL. 887-3391

OR BY TELEPHONE 703-440-0000 AFTER 4:00 PM. (NO NEED TO CALL BEFORE 4:00 PM.)

MEETING IS HANDICAP ACCESSIBLE

CERTIFICATE OF POSTING

RE: Case No: 08-326-A

Petitioner/Developer: DAVE SMITH

Date Of Hearing/Closing: 2/18/08

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 2411 LONG RIDGE RD

This sign(s) were posted on February 3, 2008
(Month, Day, Year)

Sincerely,

Martin Ogle 2/3/08
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

16 Salix Court

Address

Balto. Md 21220

(443-629 3411)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 08- 326 -A Address 2411 LONG RIDGE Rd.

Contact Person: J. MERREY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 1/23/08 Posting Date: 2/3 Closing Date: 2/18

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- 326 -A Address 2411 LONG RIDGE Rd.
Petitioner's Name _____ Telephone 443-522-9771

Posting Date: 2/3/08 Closing Date: 2/18/08

Wording for Sign: A VARIANCE
To Permit A SIDEYARD SETBACK OF 34 ft. 11 inches
FOR AN ATTACHED GARAGE IN LIEU OF THE REQUIRED
50 ft.

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: 326

Petitioner: Mike PAVO + NANCY PAVO - BRODT

Address or Location: 2411 LONG RIDGE RD, REISTERSTOWN, MD 21136

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Address: Same

Telephone Number: 443. 522. 9771



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

February 18, 2008

Nanci Brodt-Pavo
Michael Pavo
2411 Long Ridge Road
Reisterstown, MD 21136

Dear Mr. and Mrs. Pavo:

RE: Case Number: 08-326-A, 2411 Long Ridge Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 23, 2008. 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Dave Smith 5806 Clearspring Road Baltimore 21212



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

County Office Building, Room 111
, 2007
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

February 11, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: February 04, 2008

Item Number: 325, 326, 328, 329, 330, 331, 332, 333, 334, 335, 336, 338, 339

P
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.

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

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4880 (C) 443-829-2946
MS-1102F

cc: File



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

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

Maryland Department of Transportation

Date: Feb. 4, 2008

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

RE: Baltimore County
Item No. 8-326-A
2411 LONG RIDGE ROAD
PAVO 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. 8-326-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,

A handwritten signature in black ink that reads "Michael P. Bailey". The signature is written in a cursive, flowing style.

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: February 7, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For February 11, 2008
Item Nos. 07-456, 08-325, 326, 328, 329,
330, 331, 333, 334, 335, 336, 338, and 339

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- 02072008.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 11, 2008

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

RECEIVED
FEB 13 2008

BY:.....

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-326- Administrative Variance**

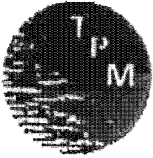
The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request.

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

Prepared By:

Candis Murray

CM/LL



Tidewater Property Management, Inc.

RESIDENTIAL / COMMERCIAL

3706 Crandall Lane, Suite 105

Owings Mills, MD 21117-2231

December 6, 2007

Michael Pavo & Nancy Brodt-Pavo
2411 Long Ridge Road
Reisterstown, MD 21136

Re: Application for Exterior Alteration - Additional Attached 2-Car Garage Project

Dear Mr. and Mrs. Pavo,

Your request for an additional matching brick 2-car garage including relocation of your existing air conditioning units and updating your existing garage doors to match the new doors is hereby approved by the Belmont Farm Homeowners Association, Architectural Review Committee per your submission specifications. We suggest you keep a copy of this approval letter with your home documents.

The homeowner hereby agrees that any and all liability caused by or arising from this modification shall not be held against the Association, Management Company, Builder or Developer. Consequently, the Association, Management Company, Builder or Developer will not be held liable for any damage or hazards caused by this modification to said lot or any adjacent lot. Please note that approval by the Architectural Review Committee is for esthetic purposes only and does not imply that any review has been made of the structural or other adequacy nor does it imply nor avert the necessity for approval by appropriate governmental authorities. Nothing may be permanently installed in any lake, drainage or utility easements. Any construction pursuant to the provisions of this approval shall be subject to the continuing effect of the provisions of the Declaration, and of the Rules and Regulations of the Association and the Architectural Review Committee.

Thank you and we sincerely hope you enjoy your additional garages!

Cordially,

TIDEWATER PROPERTY MANAGEMENT INC.

Managing Agent for Belmont Farm Homeowners Association

Dale Russell

Property Manager

DRussell@TidewaterProperty.com

Attachment (1)

DSR:sp

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL PERMIT

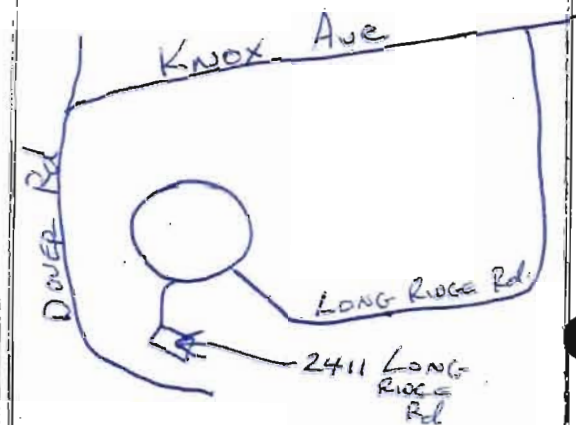
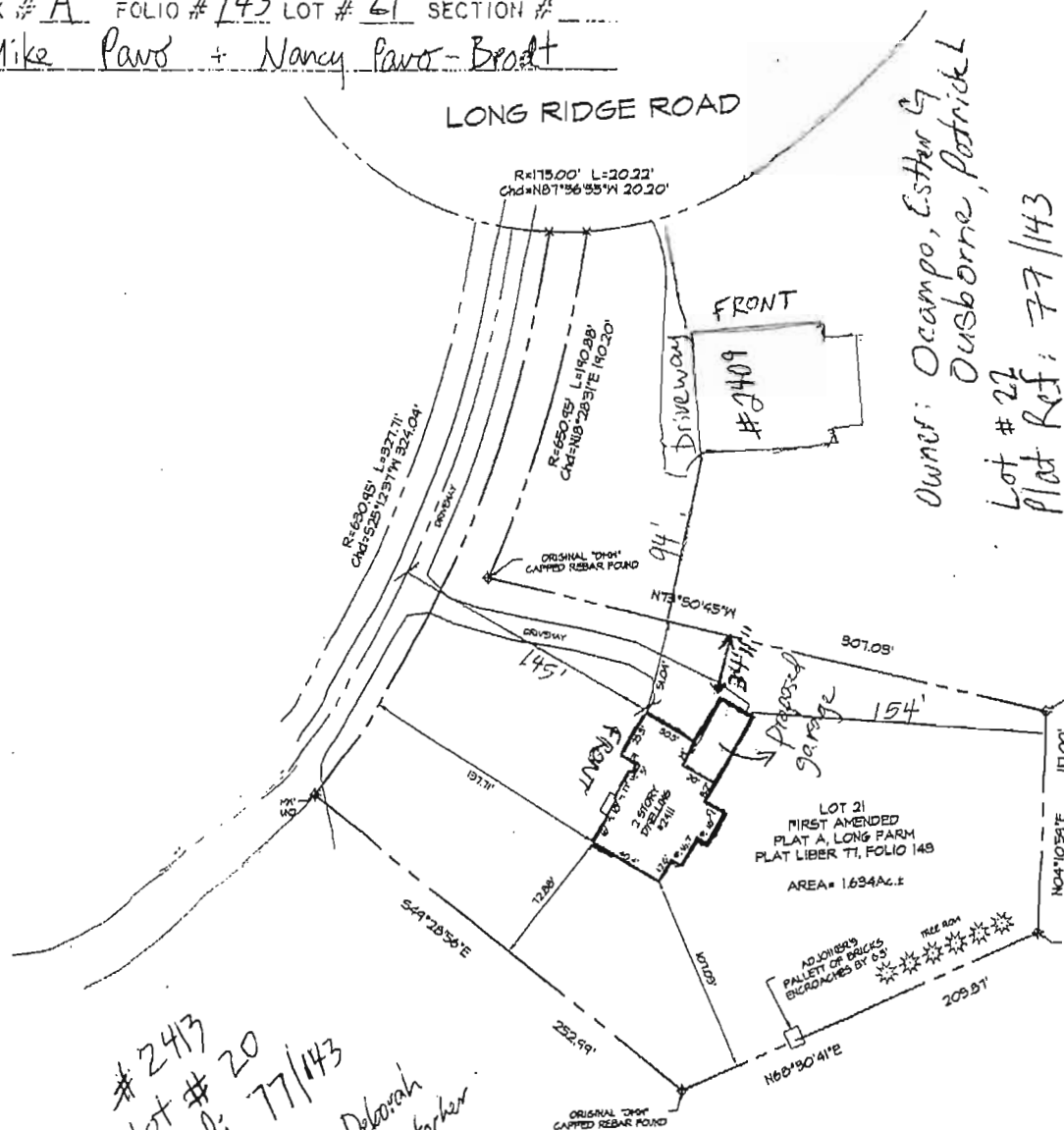
PROPERTY ADDRESS 2411 LONG RIDGE ROAD

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

SUBDIVISION NAME LONG FARM

PLAT BOOK # A FOLIO # 143 LOT # 21 SECTION #

OWNER Mike Pavo + Nancy Pavo-Bresht



VICINITY MAP
~~SCALE: 1" = 1000'~~

LOCATION INFORMATION

ELECTION DISTRICT 8

COUNCILMANIC DISTRICT ~~2B~~

1"=200' SCALE MAP # 050A2-

ZONING NW 16-F RC-5

LOT SIZE 1.634 71176.15
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☐	☒
WATER	☐	☒

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

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #



NORTH

PREPARED BY Dave Smith

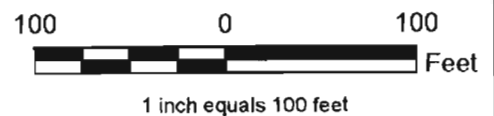
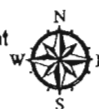
SCALE OF DRAWING: 1" = 100'

4

2411 Long Ridge Rd



DQ Map Notes



Publication Date: January 22, 2008
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot

