

IN RE: PETITION FOR ADMIN. VARIANCE

N side Sollers Point Road, 541 feet S
of Louth Road
12th Election District
7th Councilmanic District
(3421 Sollers Point Road)

Predrag and Marina Vujatovic
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 08-486-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, Predrag and Marina Vujatovic for property located at 3421 Sollers Point Road. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a rear yard setback of 23.5 feet in lieu of the required 30 feet and a side setback of 7.5 feet in lieu of the required 10 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners' home is small at approximately 672 square feet and a family room is necessary to provide additional living space. The proposed addition will be flush with the sidewalls of the existing home. A letter in support of the proposal was provided by neighbors residing at 3423 Sollers Point Road.

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.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 27, 2008 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RESERVED FOR FILE
5.20.08
B

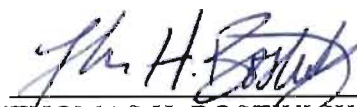
The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public 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 20th day of May, 2008 that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a rear yard setback of 23.5 feet in lieu of the required 30 feet and a side setback of 7.5 feet in lieu of the required 10 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.

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 RESERVED FOR FILE~~

5.20.08

123



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

May 20, 2008

PREDRAG AND MARINA VUJATOVIC
3421 SOLLERS POINT ROAD
DUNDALK MD 21222

Re: Petition for Administrative Variance
Case No. 08-486-A
Property: 3421 Sollers Point Road

Dear Mr. and Mrs. Vujatovic:

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,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure



TAX ACCOUNT # 207041740

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3421 SOLLERS POINT 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) 1002.3.C.1 TO ALLOW A REAR

YARD SETBACK OF 23.5 FEET IN LIEU OF THE REQUIRED 30 FEET AND
A SIDE SETBACK OF 7.5 FEET IN LIEU OF THE REQUIRED 10 FEET

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

City

State

Telephone No.

Zip Code

Representative to be Contacted:

Name

Address

City

State

Telephone No.

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 10 day of APRIL 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.

08-486-A

Reviewed By

CM

Date

4-16-08

REV 10/25/01

Estimated Posting Date

4-27-08

5.20.08

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 3421 Sollers Point Road
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):

We are three children and two adults living in a two bedroom house. We would like to add a family room giving us more living space.

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.

Predrag Vujatovic
Signature
Predrag Vujatovic
Name - Type or Print

Marina Vujatovic
Signature
MARINA VUJATOVIC
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28 day of March, 08, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Predrag Vujatovic and Marina Vujatovic
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 11-2010

Affidavit in Support of Administrative Variance

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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.

Predrag Vujatovic
Signature
Predrag Vujatovic
Name - Type or Print

Marina Vujatovic
Signature
MARINA VUJATOVIC
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28 day of March, 08, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Predrag Vujatovic and Marina Vujatovic
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 11-2010



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3421 SOLLERS POINT RD
which is presently zoned DR 5-5

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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.

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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):

Predrag Vujatovic

Name - Type or Print

Signature

Name - Type or Print

Signature

3421 Sollers Point Road (410) 282-0817

Address

Telephone No.

Dundalk

MD

21222

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.

DB-406-4

Reviewed By cm Date 4-16-08

REV 10/25/01

Estimated Posting Date 4-27-08

5.20.08

ps

Zoning description for 3421 Sollers Point Road

**Beginning at a point on the North side of Sollers Point Road which is
51' wide at the distance of 103.20' ⁵⁴¹ ~~N.80°47'59"E~~ ^{10 SOUTH} of the centerline
of the nearest improved intersecting street ~~Sollers Point Road~~ ^{LOUTH}
which is 30' wide.**

**Being Lot #22, Block #6, Section #6 in the subdivision of Dundalk
as recorded in Baltimore County Plat Book #13, Folio #22,
containing 5047.000 square feet.**

**Also known as 3421 Sollers Point Road
and located in the 15 Election District, 7 Councilmanic District.**

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **12146**

Date: **4-16-08**

PAID RECEIPT

BUSINESS ACTUAL TIME IDN
 4/16/2008 4/16/2008 10:27:35
 RECD 305 WALTON DEEL TWO
 >>RECEIPT # 440965 4/16/2008 (41)
 Rept: 5 528 ZONING VERIFICATION
 012146
 Rept Tot 165.00
 165.00 CR 4.00
 Baltimore County, Maryland

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001		101		1050				15.00

Total: **165.00**

Rec From: **P. Vinton**
 For: **3471 Sellers Point Rd - Ar Van**
09-496-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No.: 08-486-A

Petitioner/Developer: P. VUJATOVIC

Date of Hearing/Closing: 5-12-08

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:

3421 SOLLERS PT. RD

The sign(s) were posted on

4-27-08

(Month, Day, Year)

Sincerely,

Robert Black 4-28-08
(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)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 08-

486

-A

Address

3421 SOLLERS POINT RD

Contact Person:

CRAIG Mc GRAW

Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date:

4-16-08

Posting Date:

4-27-08Closing Date: 5-12-08

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-

486

-A

Address

3421 SOLLERS POINT RD

Petitioner's Name

Dr. P. Vijatane

Telephone

410-282-0817

Posting Date:

4-27-08

Closing Date:

5-12-08

Wording for Sign:

To Permit A REAR SETBACK OF 23.5 FEET IN LIEU OF
THE REQUIRED 30 FEET AND A SIDE SETBACK OF 7.5 FEET IN
LIEU OF THE REQUIRED 10 FEET

WCR - Revised 6/25/04

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

May 12, 2008

PREDRAG VUJATOVIC
3421 Soller Point Rd.
Dundalk, MD 21222

Dear PREDRAG VUJATOVIC:

RE: Case Number: 2008-0486-A, Address 3421 Sollers Point Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 12, 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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 2, 2008

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

RECEIVED
MAY 05 2008

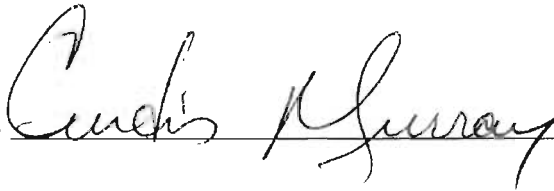
BY:

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-486- 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 John Alexander in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief"
CM/LL

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



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

Maryland Department of Transportation

Date: APRIL 21, 2008

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

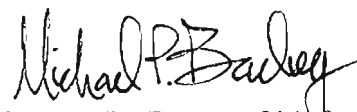
RE: Baltimore County
Item No. 8-486-A
3421 SOLLERS POINT ROAD
VUKATOVIC PROPERTY
ADMINISTRATIVE VARIANCE

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. 8-486-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

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: April 28, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For April 28, 2008
Item No.: 08-470, 471, 472, 474, 475, 476,
477, 478, 479, 480, 481, 482, 483, 484,
485, 486, 487, and 488.

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

DAK:CEN:lrk
cc: File

ZAC-04282008-NO COMMENTS



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
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

April 24, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: April 21, 2008

Item Number: 470, ~~471~~, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481,
482, 483, 484, 485, ~~486~~, and 488

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

08-486-A recd 5/7/08

3421 Sollers Point rd

Dundalk, Md 21222

410-282-0817

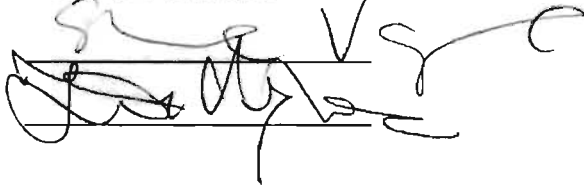
Dear neighbors,

We, Predrag Vujatovic and Marina Vujatovic owners of 3421 Sollers Point Rd are planning on building an extension in the rear of the house.

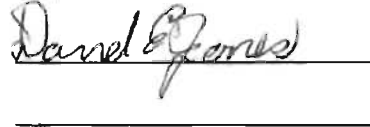
This is to inform you as our neighbors that there will be a setback of 23.5 feet in lieu of the required 30 feet and a side setback of 7.5 feet in lieu of the required 10 feet.

Please confirm with your signature that this addition will not cause any issues for you and your family.

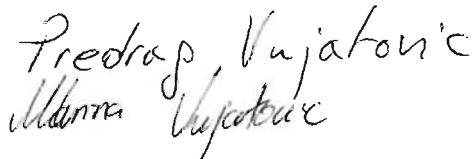
Owner of 3423 Sollers Point Rd



Owners of 3419 Sollers Point Rd



Sincerely



Marina Vujatovic and Predrag Vujatovic



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw4.3)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 12 Account Number - 1207041740

Owner Information

Owner Name:	VUJATOVIC PREDRAG VUJATOVIC MARINA	Use:	RESIDENTIAL
Mailing Address:	3421 SOLLERS POINT RD BALTIMORE MD 21222-6053	Principal Residence:	YES
		Deed Reference:	1) /24265/ 387 2)

Location & Structure Information

Premises Address	Legal Description
3421 SOLLERS POINT RD	3421 SOLLERS POINT RD DUNDALK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	7
103	23	449			A	6	22	3	Plat Ref:	13/ 22

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1942	672 SF	5,047.00 SF	04
Stories	Basement	Type	Exterior
1	NO	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-In Assessments	
		As Of	As Of	As Of
		01/01/2006	07/01/2007	07/01/2008
Land	25,040	49,040		
Improvements:	56,000	75,200		
Total:	81,040	124,240	109,840	124,240
Preferential Land:	0	0	0	0

Transfer Information

Seller:	BASKETTE ROBERT, JR	Date:	08/07/2006	Price:	\$150,000
Type:	IMPROVED ARMS-LENGTH	Deed1:	/24265/ 387	Deed2:	
Seller:	HUNTER DALE, JR	Date:	08/09/2000	Price:	\$85,000
Type:	IMPROVED ARMS-LENGTH	Deed1:	/14625/ 600	Deed2:	
Seller:	MORRIS DAVID W	Date:	06/23/2000	Price:	\$44,500
Type:	NOT ARMS-LENGTH	Deed1:	/14547/ 492	Deed2:	/14547/ 489

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

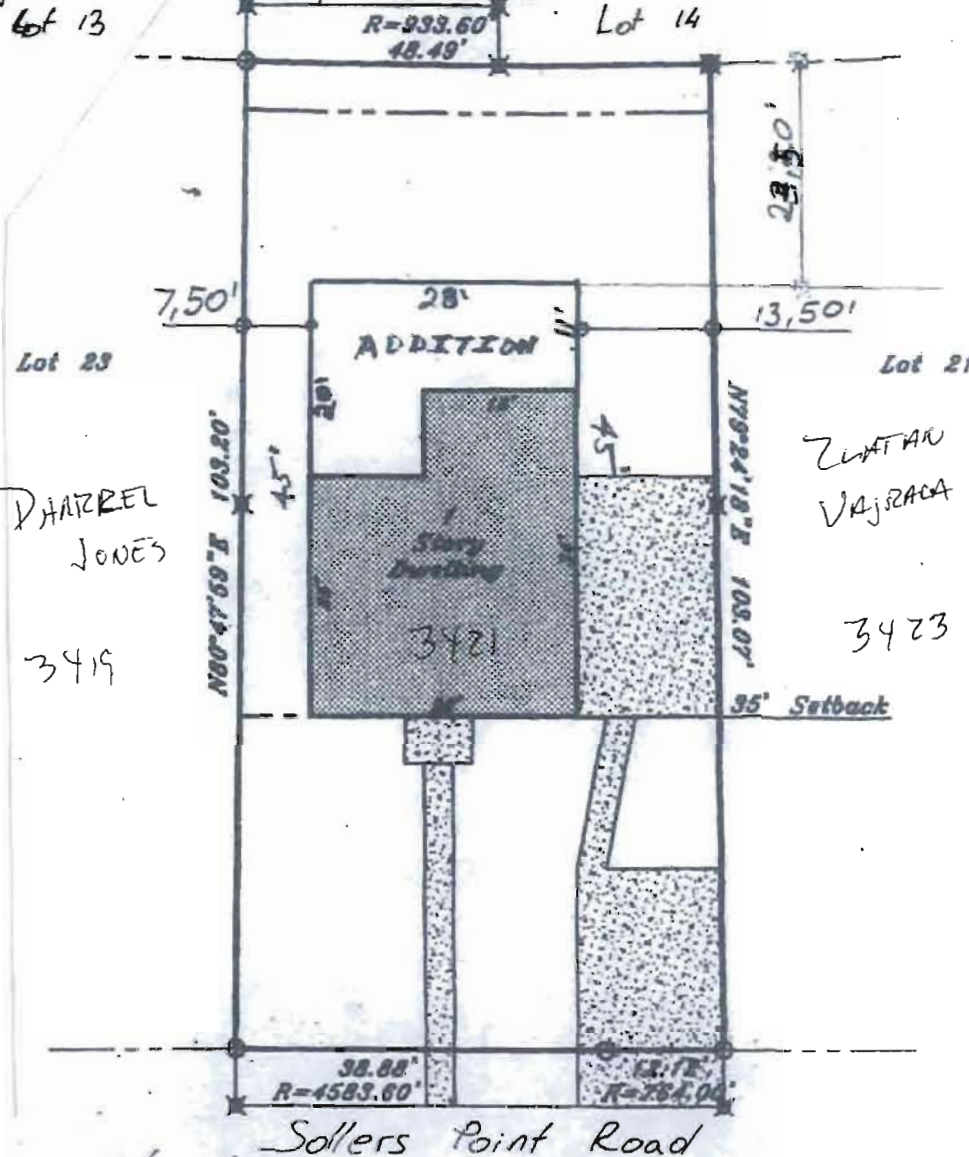
PROPERTY ADDRESS 3421 Sollers Point Road

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

SUBDIVISION NAME DUNDALK

PLAT BOOK # 13 FOLIO # 22 LOT # 22 SECTION # 6

OWNER Predrag and Marina Vujatovic



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 7

1" = 200' SCALE MAP # 10303

ZONING D.R. 5.5

LOT SIZE .115 5047
ACREAGE 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

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

CM

486

08-486-A

PREPARED BY Predrag Vujatovic

SCALE OF DRAWING: 1" = 20'





Back of yard 3421 Sollers Pt. Rd.



Back of yard 3421 Sollers Point Road



Back of yard 3421 Sallers Pt. Rd.



Back of yard 3921 Sollers Pt. Rd.



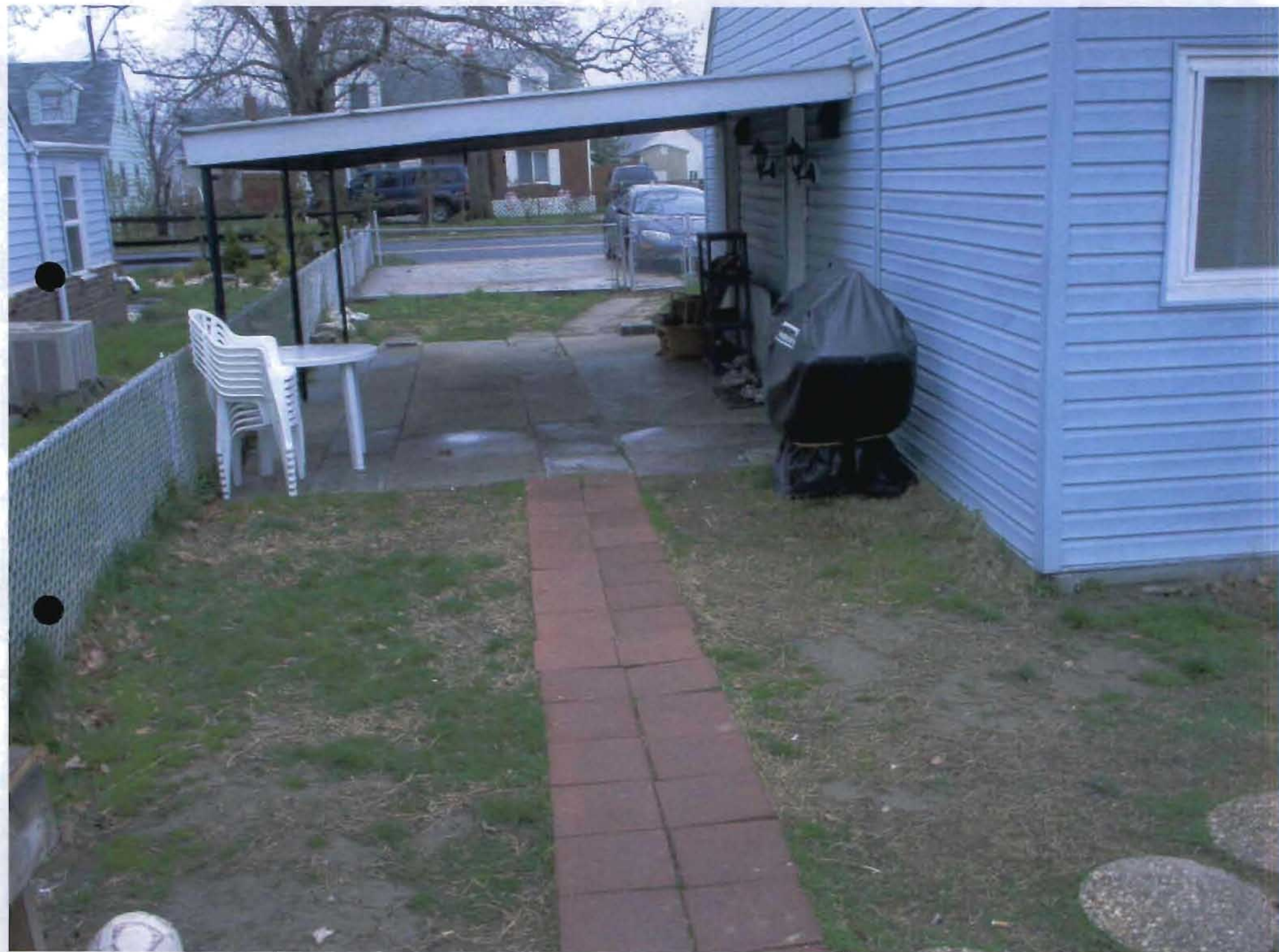
Back of Yard 3421 Sollers Pt. Rd.



Back and side of house 3421 Sellers Pt. Rd.



Wetr Side of house 3421 Sollers Point Road



Right Side of house 3421 Sollers Point Road



Right Side of house 3421 Sollers Pt. Rd.