

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
S side of Meredith Road, 1450 feet +/- SW		
of c/l of Kirkwood Shop Road	*	DEPUTY ZONING
7 th Election District		
3 rd Councilmanic District	*	COMMISSIONER
(2701 Meredith Road)		
	*	FOR BALTIMORE COUNTY
Beverly Corbett		
<i>Petitioner</i>	*	Case No. 2008-0538-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, Beverly Corbett for property located at 2701 Meredith Road. The variance request is from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 9 feet in lieu of the required 35 feet for a patio room. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. Petitioner wishes to construct patio room measuring 14 feet x 16 feet in size onto the side of her home. This is the only place where they can build the patio room as there is an existing sliding door coming off the second floor with no deck. The existing home was constructed in 1915 long before the imposition of RC 2 zoning on the property. The property contains 1.56 acres; however the home was constructed only 23 feet to the east property line and only 56 feet to the centerline of Meredith 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 Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on May 25, 2008 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING
 16-17-08
 pm

The Petitioner has 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 17th day of June, 2008 that a variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 9 feet in lieu of the required 35 feet for a patio room is hereby GRANTED, subject to the following:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

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

THB:pz


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING

6-17-08



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2701 Meredith Road
which is presently zoned RC2

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)

1A01.3.B.3; BCZR, TO PERMIT

A SIDEYARD SETBACK OF 9ft. IN LIEU OF THE REQUIRED 35ft. FOR A PATIO ROOM.

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

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.

Legal Owner(s):

BEVERLY CORBETT
Name - Type or Print

Signature

Name - Type or Print

Signature

2701 Meredith Road (410) 357-8909
Address Telephone No.

Baltimore MD 21161
City State Zip Code

Representative to be Contacted:

David McMahan
Name

7110 Golden Ring Rd (410) 780-0062
Address Telephone No.

Baltimore MD 21221
City State Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 2008-0538-A

REV 10/25/01

Reviewed By [Signature] Date 5-16-08

Estimated Posting Date 5/25/08

MAILED FOR FILED

6-17-08

[Signature]

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 2701 Meredith Road
Address
Baltimore MD 21161
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 would like to build a patio room (14'x16') on the side of our house. Our problem is we will not meet the required 35' side setback nor the required 75' to the centerline of Meredith Rd. This is caused by the fact our home was built in 1915 and is nonconforming to the current zoning regulations of a RC-2 zone. Our lot is wide at a distance of 170ft but our house is placed very skewed being located at 23' to the east property line. And only 56' to the centerline of Meredith Rd. This is the only place we can build the patio room, there is an existing sliding door coming off our second floor with no deck. Therefore We are asking for Variance of 9' side yard setback and the 56' to the centerline of road in lieu of the required 35' side setback and the 75' house to centerline of road respectively, to construct a 14'x16' Patio room with a 4'x4' landing with steps to grade.

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.

Beverly Corbett
Signature
Beverly Corbett
Name - Type or Print

Signature

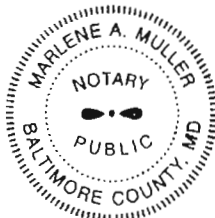
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14 day of May, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Beverly Corbett
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



MARLENE A. MULLER
NOTARY PUBLIC
BALTIMORE COUNTY, MD
My Commission Expires
September 1, 2008

Marlene A Muller
Notary Public
My Commission Expires Sept 1, 2008

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Beverly Corbett
Signature
Beverly Corbett
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14 day of May, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Beverly Corbett
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



MARLENE A. MULLER
NOTARY PUBLIC,
BALTIMORE COUNTY, MD
My Commission Expires
September 1, 2008

Marlene A. Muller
Notary Public
My Commission Expires Sept 1, 2008



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2701 Meredith Road
which is presently zoned RC2

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) 1A01.3.B.3; BCZR, To Permit

30 ft. A Sideyard Set Back of 9 ft. in lieu of the Required
35 ft. for a Patio Room

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.

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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

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Legal Owner(s):

BEVERLY CORBETT

Name - Type or Print

Signature

Name - Type or Print

Signature

2701 Meredith Road

(410) 357-8909

Address

Telephone No.

Baltimore

MD

21161

City

State

Zip Code

Representative to be Contacted:

David McMahan

Name

7110 Golden Ring Rd

(410) 780-0062

Address

Telephone No.

Baltimore

MD

21221

City

State

Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 2008-0538-A

REV 10/25/01

Reviewed By [Signature]

Date

5.13.08

Estimated Posting Date

5/25/08

2008 RECEIVED FOR FILING

6.17.08

MB

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. 15342

PAID RECEIPT

Date: 5-16-08

BUSINESS ACTUAL TIME AM
 16/2008 5/16/2008 09:14:25 2

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			6150				65.00

REC'D BY: WALKER, DORE D
 RECEIPT # 440007 5/16/2008 OFFI

5 528 JUDICIAL VERIFICATION
 CR NO: 015342

Rept tot 665.00
 665.00 CR 6.00 LA
 Baltimore County, Maryland

Total: 65.00

Rec From: C. Beverly

For: 200P-0538-A

DISTRIBUTION
 WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

Zoning Description for 2701 Meredith rd.

Beginning at a point on the South side of Meredith rd. which is 30 ft. wide at the distance of 1450 ft. southwest of the centerline of the nearest improved intersecting street Kirkwood shop rd recorded in Deed Reference 6461/721, containing 1.56 acres. Also known as 2701 Meredith rd. and located in the 7th election district, 3rd Councilmanic District.

Zoning Description for 2701 Meredith rd.

Beginning at a point on the South side of Meredith rd. which is 30 ft. wide at the distance of 1450 ft. southwest of the centerline of the nearest improved intersecting street Kirkwood shop rd recorded in Deed Reference 6461/721, containing 1.56 acres. Also known as 2701 Meredith rd. and located in the 7th election district, 3rd Councilmanic District.

CERTIFICATE OF POSTING

RE: Case No.: 2008-0538-A

Petitioner/Developer: BEVELLY

CORBETT ROBBINS

Date of Hearing/Closing: 6-9-08

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:

2701 MEREDITH RD

The sign(s) were posted on 5-28-08
(Month, Day, Year)

Sincerely,

Robert Black 5-28-08
(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 DATESCase Number ²⁰08- 0538 -A Address 2701 MEREDITH Rd.Contact Person: J. MERRY Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 5-16-08 Posting Date: 5/25 Closing Date: 6/9

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 ²⁰08- 0538 -A Address 2701 MEREDITH Rd.

Petitioner's Name CORBETT BEVERLY Telephone 410-780-0062

Posting Date: 5/25/08 Closing Date: 6/9/08

Wording for Sign: A VARIANCE To Permit A SIDEYARD SETBACK of 9ft.
IN LIEU of The REQUIRED 35ft. for A
PATIO Room.

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: 0538

Petitioner: Corbett Beverly

Address or Location: 2701 Meredith Rd. White Hall, Md. 21161

PLEASE FORWARD ADVERTISING BILL TO:

Name: Champion

Address: 7110 Golden Ring Rd
Balto. Md. 21221

Telephone Number: 410-780-0062



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive
Beverly Corbett
2701 Meredith Rd.
Baltimore, MD 21161

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

Dear: Beverly Corbett

RE: Case Number 2008-0538-A, Address: 2701 Meredith 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 13, 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:lnw

Enclosures

c: People's Counsel
David McMahan, 7110 Golden Ring Rd., Baltimore, MD 21221

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: May 28, 2008

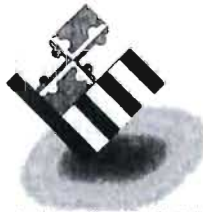
FROM: ^{DAK}
Dennis A. Kennedy, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For June 2, 2008
Item Nos. 08-0311, 0535, 0536, 0537,
0538, 0539, and 0540

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

DAK: ~~GEN~~:lrk
cc: File

ZAC-05282008-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

June 2, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: May 26, 2008

Item Number: 2008-0535-A, 0311-A, 0536-A, 0537-SPH, 0538-A, 0539-SPHX

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

State Highway
Administration

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

Maryland Department of Transportation

Date: 6/20/2008

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

RE: Baltimore County
Item No 2008-0538-A
2701 MERDITH RD
CORBETT 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. 2008-0538-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,

Foster 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





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

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

Account Identifier: District - 07 Account Number - 0703047790

Owner Information

Owner Name: CORBETT BEVERLY M **Use:** RESIDENTIAL
Mailing Address: 2701 MEREDITH RD **Principal Residence:** YES
 WHITE HALL MD 21161-9072 **Deed Reference:** 1) / 6461/ 721
 2)

Location & Structure Information

Premises Address **Legal Description**
 2701 MEREDITH RD 1.564AC SES
 MEREDITH RD
 1450 SW KIRKWOOD SHOP RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
8	22	41						2	Plat Ref:

Special Tax Areas **Town**
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1915	1,680 SF	1.56 AC	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2008	Phase-in Assessments As Of 07/01/2007	As Of 07/01/2008
Land	84,480	105,600		
Improvements:	66,380	95,910		
Total:	150,860	201,510	150,860	167,743
Preferential Land:	0	0	0	0

Transfer Information

Seller: CORBETT GEORGE E,JR	Date: 11/26/1982	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 6461/ 721	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

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 *

2300003607

0702000850

0704000371

Deer Creek Hydrology 100 Foot Stream Buffer

Pt. Bk. 37 Folio 73

1600014988

2200027653

2200029108

1600014982

2718

1600014983

2714

2723

070206180

1600014984

2710

1600014985

2706

NE 36-B

1600014987

3 CD

7 ED

008B3

2628

1600014986

2636

2700

2705

2711

1600011889

2200026896

0720030495

Flood Zone X

0703000551

RC 2

2000007349

1700013331

2627

2637

2641

0703047790

2701

2703

0702065076

0703000550

NE 35-B

2631

2635

1700013332

Pt. Bk. 40 Folio 130

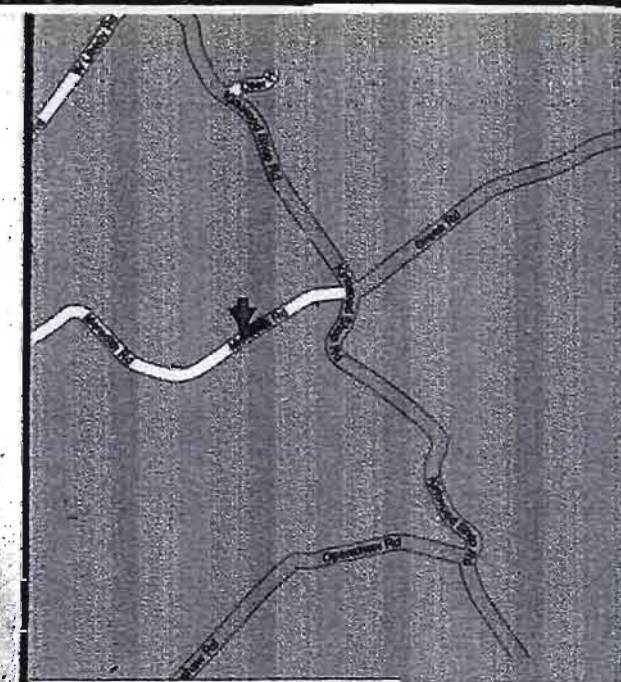
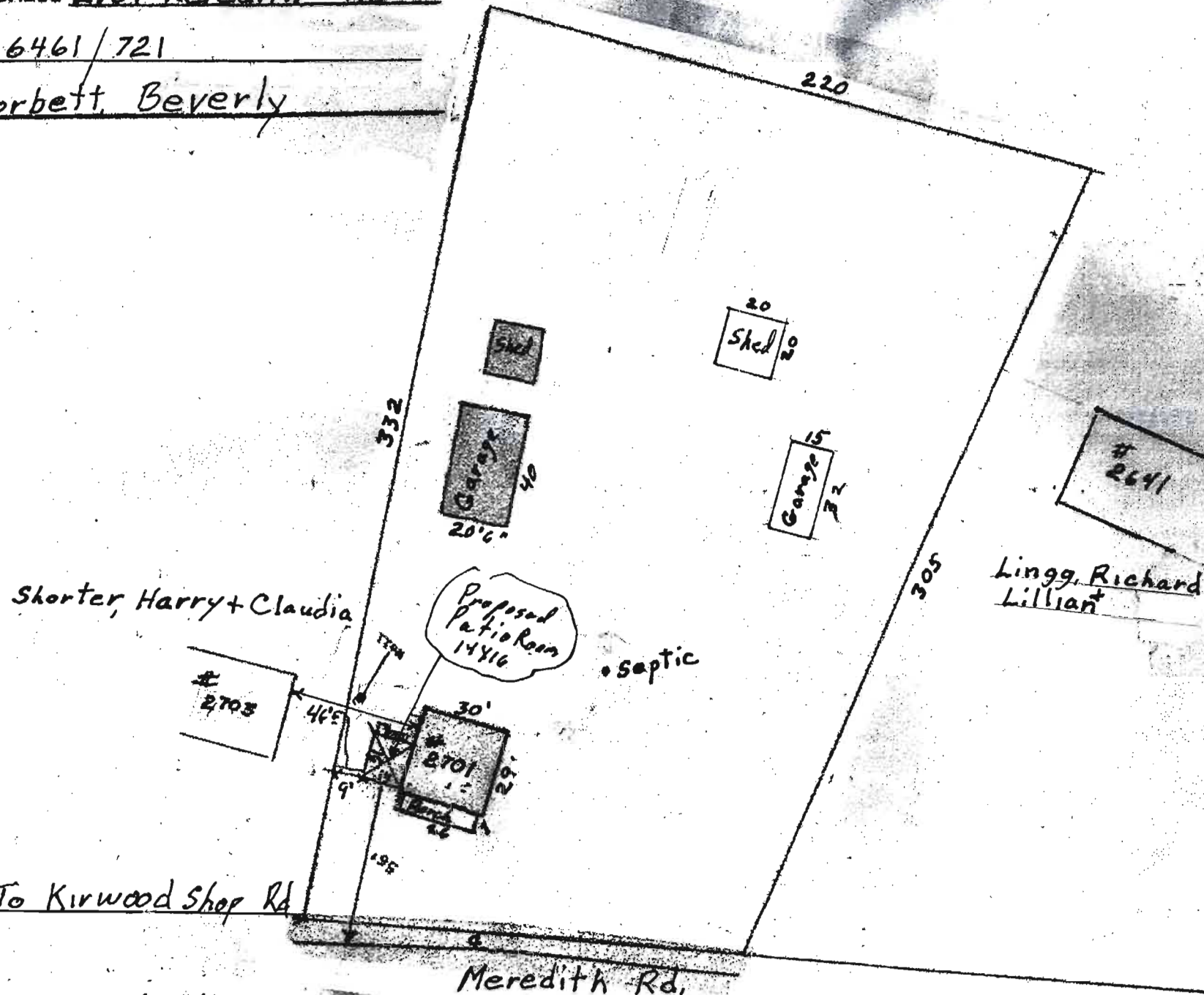
1700013334

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

PROPERTY ADDRESS 2701 Meredith Rd

Deed
Reference: 6461/721

OWNER Corbett, Beverly



LOCATION INFORMATION

ELECTION DISTRICT 7

COUNCILMANIC DISTRICT 3

1"=200' SCALE MAP # NE 36-B

ZONING RC.2

LOT SIZE 1.56 AC
ACREAGE

SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☐	☒
WATER	☐	☒

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒

	☐	☒
100 YEAR FLOOD PLAIN		

HISTORIC PROPERTY/
BUILDING

PRIOR ZONING HEARING

NO

ZONING OFFICE USE ONLY

REVIEWED BY

ITEM #

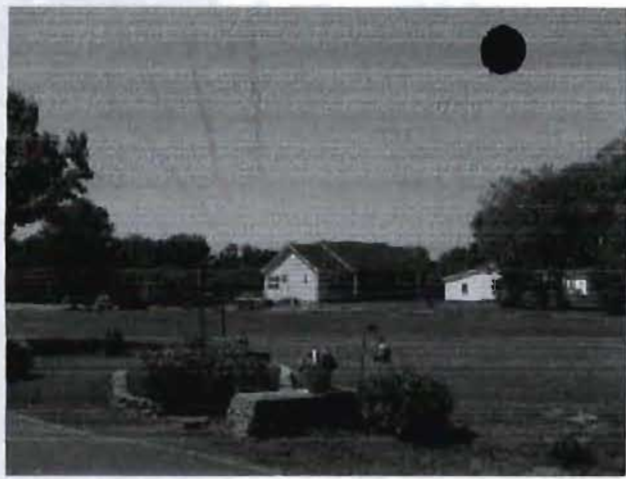
CASE #



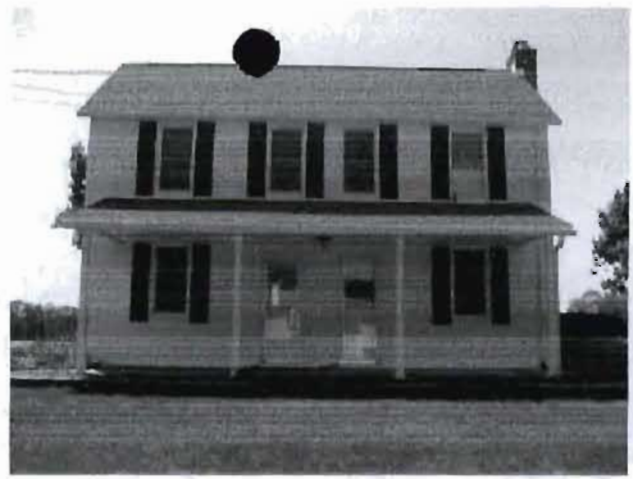
NORTH

Prepared By Gerard Andersen

Scale - 1"=50'



Veiw of 2637 Meredith



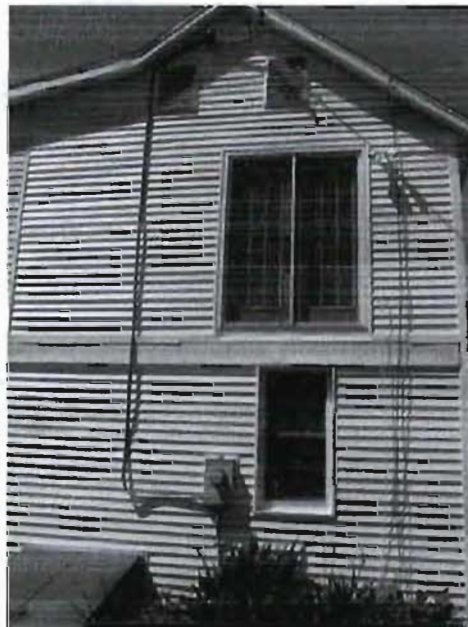
front veiw of our home



Front and side veiw of 2701
Meredith rd



Veiw of opposite side of home



Location of proposed 2nd
story Patioroom