IN RE: PETITION FOR ADMIN. VARIANCE N side of Belfast Road, 340 feet East of Sweetbrier Lane 8th Election District 3rd Councilmanic District **(28 Belfast Road)**	*	BEFORE THE DEPUTY ZONING COMMISSIONER FOR BALTIMORE COUNTY
Siddhartha and Aditi Sen *Petitioners*	*	**Case No. 2009-0027-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, Siddhartha and Aditi Sen for property located at 28 Belfast Road. The variance request is from Section 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a front yard setback of 25 feet in lieu of the required 33 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners wish to construct an enclosed porch measuring 8 feet x 14 feet. Currently there is only a small covered porch over the front door and steps. The new enclosed porch will provide much needed living space for the growing family. Due to the layout of the dwelling and the size of the property, the supplemental living space can only be constructed at the front of the home. There is rear deck measuring 16 feet x 16 feet and access to the basement is on the east side of the home. Petitioners provided numerous photographs depicting a variety of open and enclosed front porches in the neighborhood.

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.

RECEIVED FOR FILING
8.29.08
PM

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on August 10, 2008 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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 29th day of August, 2008 that a variance from Section 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a front yard setback of 25 feet in lieu of the required 33 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.

RECEIVED FOR FILING
8.29.08
PM

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

RECEIVED FOR FILING
Date 8.29.08
By PB

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

August 29, 2008

SIDDHARTHA AND ADITI SEN
28 BELFAST ROAD
TIMONIUM MD 21093

Re: Petition for Administrative Variance
Case No. 2009-0027-A
Property: 28 Belfast Road

Dear Mr. and Mrs. Sen:

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 # 0 8 0 5 0 1 1 5 0 5 0

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 28 BELFAST ROAD TIMONIUM, MD 21093

which is presently zoned D.R. 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) 303.1 TO ALLOW A FRONT YARD SETBACK OF 25 FEET IN LIEU OF THE REQUIRED 33 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):

SIDDHARTHA SEN
Name - Type or Print
Siddhartha Sen
Signature

ADITI SEN
Name - Type or Print
Aditi Sen
Signature

28 BELFAST ROAD 410-308-1928
Address Telephone No.

TIMONIUM MD 21093
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. 2009-0027-A **Reviewed By** CM **Date** 7-28-08

REV 10/25/01 RECEIVED FOR FILING **Estimated Posting Date** 8-10-08

8.29.08

PB

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 28 BELFAST ROAD
Address
TIMONIUM MD 21093
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):

The administrative variance in being requested for an enclosed front porch since the family is growing and needs extra space. At present the family is facing extreme hardship because of a lack of space. The family does not have the financial means to buy a bigger house to meet its needs. The proposed space will be used for children's study area which has become a necessity for the family. There are practical difficulties in adding the proposed space anywhere else. There is not enough room to expand on the side of the house. There is no space for expansion at the back of the house as there is no access. The access cannot be provided through the kitchen at the back of the house without dismantling the existing deck and the kitchen. This would cause an extreme financial hardship to the family. Even if the deck and kitchen were to be dismantled, there would be no headroom for access to the basement. It cannot be built on the existing elevated deck because there would be no headroom. There would be no way to build the porch at the back of the master bedroom as access cannot be provided through there. There will no space to place the bedroom furniture if an opening were to be created in the bedroom. Furthermore, the proposed expansion confirms to enclosed front and side porches in the neighborhood.

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.

Siddhartha Sen
Signature

SIDDHARTHA SEN
Name - Type or Print

Aditi Sen
Signature

ADITI SEN
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28 day of July, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Siddhartha & Aditi Sen the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Katherine K. Rohr
Notary Public

My Commission Expires 7/1/2010

REV 10/25/01

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 28 BELFAST ROAD
Address
TIMONIUM MD 21093
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):

The administrative variance in being requested for an enclosed front porch since the family is growing and needs extra space. At present the family is facing extreme hardship because of a lack of space. The family does not have the financial means to buy a bigger house to meet its needs. The proposed space will be used for children's study area which has become a necessity for the family. There are practical difficulties in adding the proposed space anywhere else. There is not enough room to expand on the side of the house. There is no space for expansion at the back of the house as there is no access. The access cannot be provided through the kitchen at the back of the house without dismantling the existing deck and the kitchen. This would cause an extreme financial hardship to the family. Even if the deck and kitchen were to be dismantled, there would be no headroom for access to the basement. It cannot be built on the existing elevated deck because there would be no headroom. There would be no way to build the porch at the back of the master bedroom as access cannot be provided through there. There will no space to place the bedroom furniture if an opening were to be created in the bedroom. Furthermore, the proposed expansion confirms to enclosed front and side porches in the neighborhood.

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.

Siddhartha Sen
Signature

SIDDHARTHA SEN
Name - Type or Print

Aditi Sen
Signature

ADITI SEN
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28 day of July, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Siddhartha & Aditi Sen the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Katherine K Rohr
Notary Public

My Commission Expires 7/1/2010

REV 10/25/01

ZONING DESCRIPTION for 28 Belfast Road, Timonium MD 21093

Beginning at a point on the north side of
Belfast Road which is 40 feet
wide at the distance of 340 feet East of the
centerline of the nearest improved intersecting street Sweetbrier Lane
which is 40 feet wide. *Being Lots 39 and 40
Section F in the subdivision of Yorkshire
as recorded in Baltimore County Plat Book 7, Folio 21
containing 7500 Square feet. Also known as 28 Belfast Road, Timonium MD21093
and located in 08 Election District, 3rd Councilmanic District.

0027

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. 18556

Date: 7-28-09

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001		BCIC	0000	6150				65.00

Total: 65.00

Rec From: S. Sen

For: 28 Belfast Rd
21093
AD Var 2009-0027-A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
[illegible] ACTUAL TIME TRAN
20/2009 7/28/2009 13:52:48 2
[illegible] WALKIN [illegible]
[illegible] RCPT # 452710 7/28/2009 [illegible]
[illegible] 5 538 ZONING VERIFICATION
[illegible] 01655A
Rcpt Tot 65.00
65.00 CK 0.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

Notary Public

WILLIAM D. GULICK, JR
Baltimore County Approved Sign Poster

410-530-6293

2944 Edgewood Avenue
Baltimore, MD 21234

DATE: AUG. 12, 2008

TO: BALTO. COUNTY ZONING OFFICE

Re: 2009-0027-A
28 BELFAST ROAD

ATTENTION: MS. KRISTEN MATTHEWS / CRAIG McGRAW

(X) We are submitting ( ) We are returning ( ) We are forwarding

( ) Herewith ( ) Under separate cover

No.	Description
1	CERTIFICATE OF POSTING
2	PHOTOS

(X) For processing ( ) For your use ( ) For your review

( ) Please call when ready ( ) Please return to this office ( ) In accordance with your request

Remarks :

William D. Gulick

WILLIAM D. GULICK, JR

CERTIFICATE OF POSTING

Baltimore County Dept. of Permits &
Development Management
111 W. Chesapeake Avenue, Rm. 111
Towson, MD 21204

Date: AUG. 12, 2008

Attention Mrs. Kristen Matthews:

RE: Case Number 2009-0027-A
Petitioner/Developer: S. SEN
Date of Hearing/Closing: AUG. 25, 2008

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at # 28 BELFAST RD

The sign(s) were posted on AUG. 10, 2008
(Month, Day, Year)

(Signature of Sign Poster)

WILLIAM D. GULICK, JR
(Printed Name of Sign Poster)

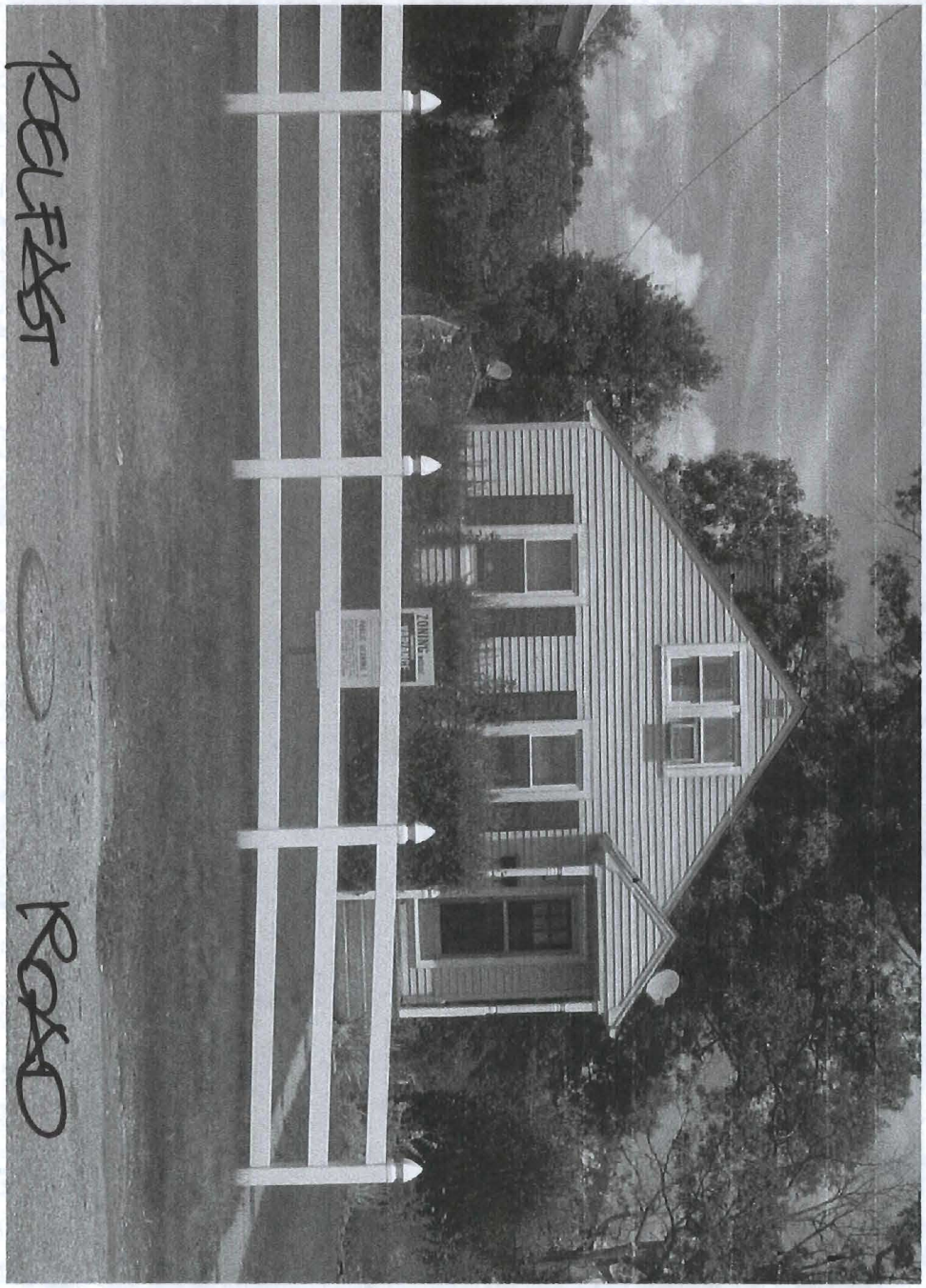
2944 EDGEWOOD AVE.
(Street Address of Sign Poster)

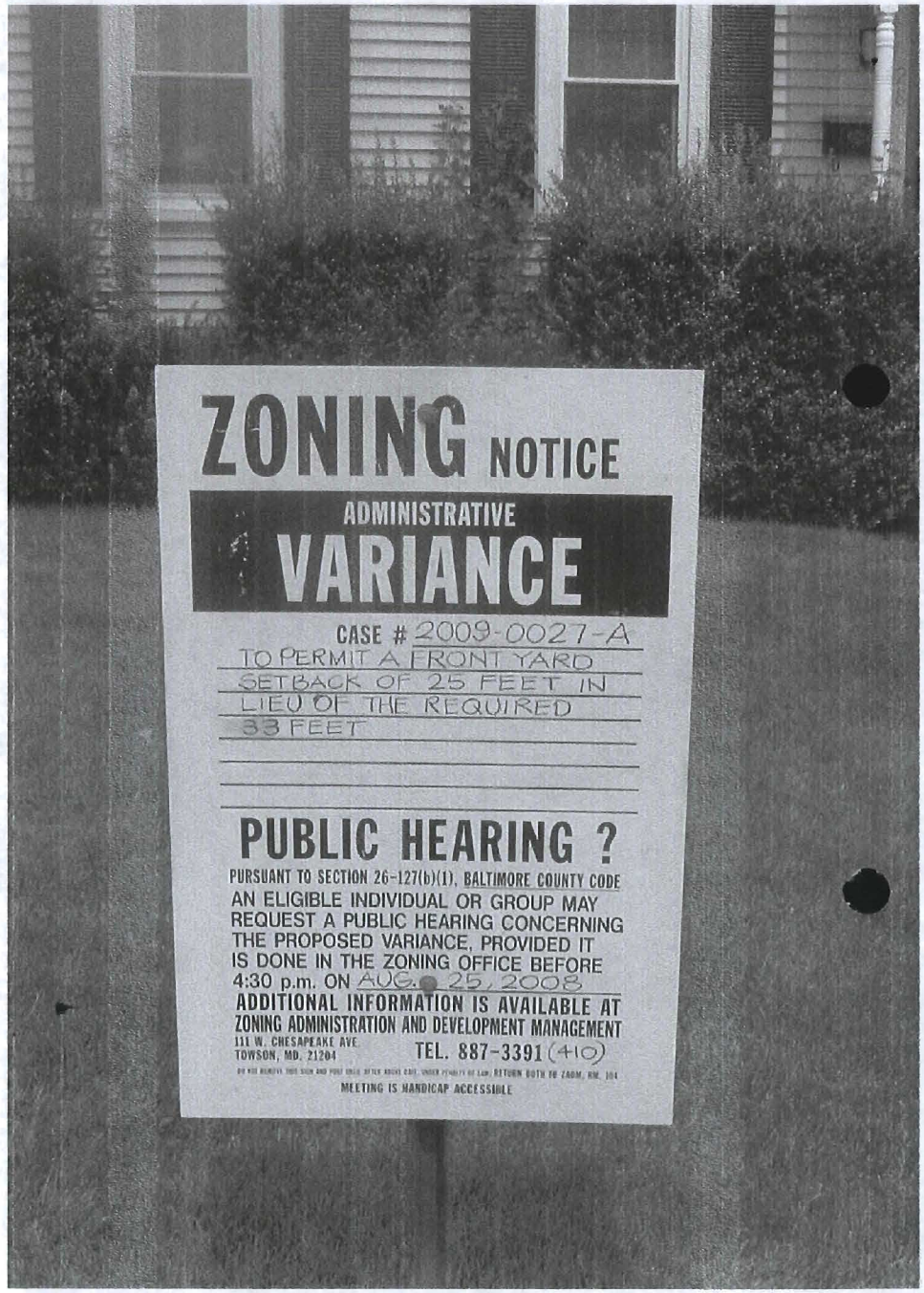
PARKVILLE, MD 21234
(City, State, Zip Code of Sign Poster)

(410) 530-6293
(Telephone Number of Sign Poster)

SEE
ATTACH PHOTOGRAPH OF SIGN POSTED ON PROPERTY

Revised 3/8/05 klm


REIFAST
ROAD


ZONING NOTICE
ADMINISTRATIVE
VARIANCE
CASE # 2009-0027-A
TO PERMIT A FRONT YARD SETBACK OF 25 FEET IN LIEU OF THE REQUIRED 33 FEET
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 AUG. 25, 2008
ADDITIONAL INFORMATION IS AVAILABLE AT ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
TEL. 887-3391 (410)
MEETING IS HANDICAP ACCESSIBLE

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2009- 0027 -A Address 28 BELFAST RD

Contact Person: CRAIG McGRAW Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7-28-09 **Posting Date:** 8-10-09 **Closing Date:** 8-25-09

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, usually within 10 days of the closing date if all County agencies' comments are received, 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 2009- 0027 -A Address 28 BELFAST RD

Petitioner's Name S. SEN Telephone _____

Posting Date: 8-10-09 **Closing Date:** 8-25-09

Wording for Sign: To Permit A FRONT YARD SETBACK OF 25 FEET IN LIEU OF THE REQUIRED 33 FEET

WCR - Revised 7/7/08

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

August 25, 2008

Siddhartha & Aditi Sen
28 Belfast Rd.
Timonium, MD 21093

Dear: Siddhartha & Aditi Sen

RE: Case Number 2009-0027-A, 28 Belfast Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 28, 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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 14, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For August 18, 2008
Item Nos. 2009-0026, 0027, 0028, 0029,
0030, 0031, 0035, and 0036

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

DAK:CEN:lrk
cc: File
ZAC-ITEM NO. 2009-0028-08142008

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 6, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For August 11, 2008
Item Nos. 2009-0019, 0020, 0021, 0022,
0023, 0024, 0025, and 0027

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

DAK:CEN:lrk
cc: File
ZAC- 08062008-NO COMMENTS

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

SHA State Highway Administration

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

Maryland Department of Transportation

Date: AUGUST 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 2009-0027-A
28 BELFAST RD
SEN PROPERTY
ADMIN. 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. 2009-0027-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,

Michael P. Bailey

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 13, 2008

RECEIVED
AUG 18 2008
BY:----------

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 09-027- 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 Jessie Bialek in the Office of Planning at 410-887-3480.

Prepared By: Curtis Murray
CM/LL

AV 8/25

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination DNL

DATE: August 19, 2008

RECEIVED
AUG 19 2008
BY:

SUBJECT: Zoning Item # 09-027-A
Address 28 Belfast Road
(Sen Property)

Zoning Advisory Committee Meeting of August 4, 2008.

__X__ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

_____ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

_____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

Reviewer: J. Livingston Date: August 19, 2008

S:\Devcoord\1 ZAC-Zoning Petitions\ZAC 2009\ZAC 09-027-A 28 Belfast Road.doc

PLAT TO ACCOMPANY PETITION FOR ZONING [X] VARIANCE [ ] SPECIAL HEARING

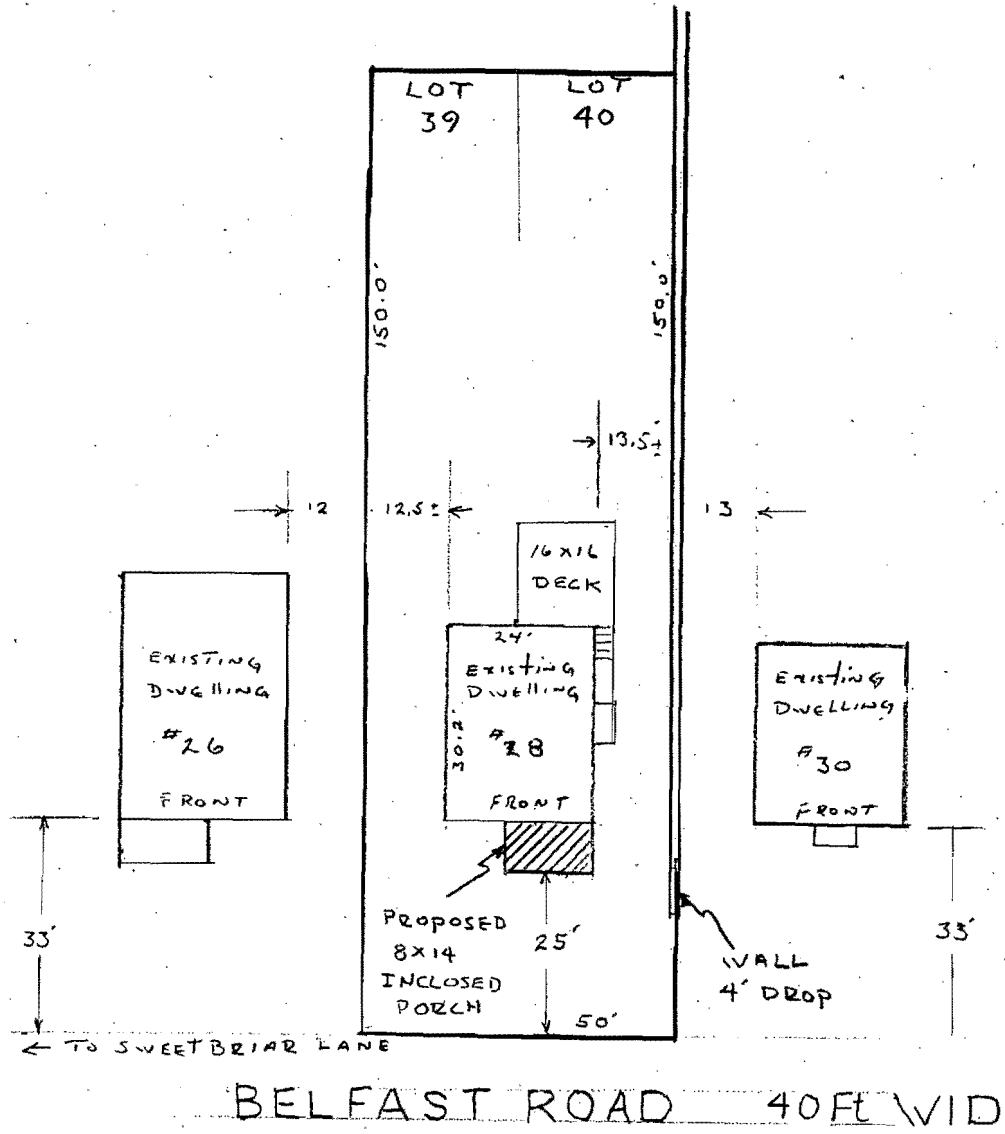
PROPERTY ADDRESS 28 Belfast Rd

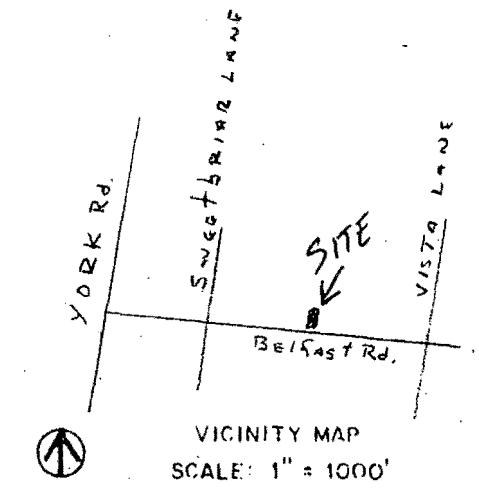
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Yorkshire

PLAT BOOK # 7 FOLIO # 21 LOT # 39/40 SECTION # F

OWNER SIDDHARTHK & ADITI SEN





VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 8th

COUNCILMANIC DISTRICT 3RD

1"=200' SCALE MAP # 060C1

ZONING DR 5.5

LOT SIZE .172 ACREAGE 7500 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	[X]	[ ]
WATER	[X]	[ ]

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	[ ]	[X]
100 YEAR FLOOD PLAIN	[ ]	[X]
HISTORIC PROPERTY/ BUILDING	[ ]	[X]

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
CM	0027	2009-0027-A

PREPARED BY _____ SCALE OF DRAWING: 1" = 30'

28 Belfast Road

DQ Map Notes

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

100 0 100 Feet

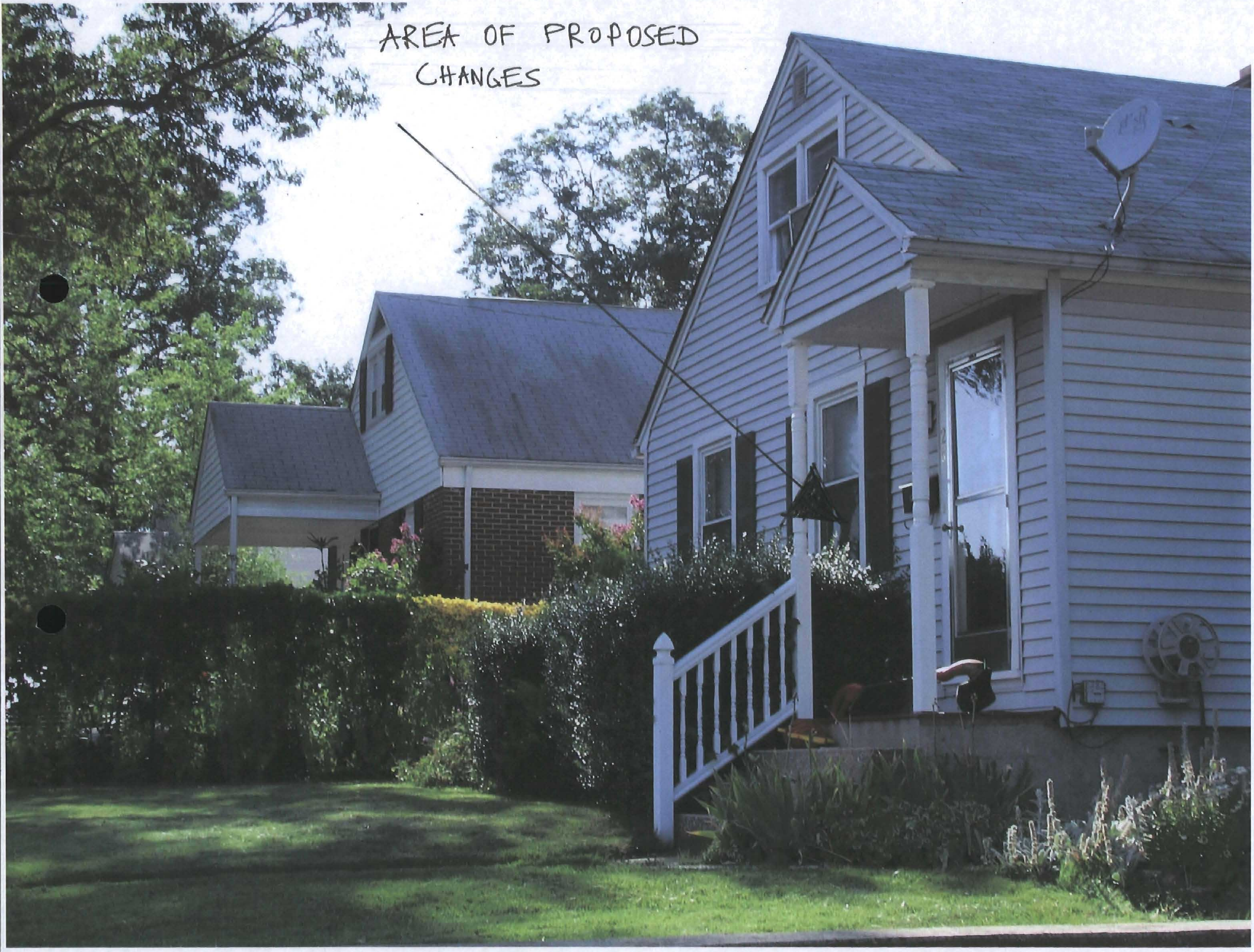
1 inch equals 100 feet

0027

EXISTING CONDITIONS : FRONT OF THE PROPERTY

EXISTING CONDITIONS - FRONT OF THE PROPERTY

0021



0027

L200

L200

ADJACENT DWELLING : 26 BELFAST RD
ADJACENT DWELLING : 26 BELFAST RD
Maryland
VCD 648

0027