

IN RE: PETITION FOR ADMIN. VARIANCE

S side of Paper Mill Road; 1000 feet W of
the c/l of Robcaste Road
10th Election District
3rd Councilmanic District
(3121 Paper Mill Road)

Lisa M. LaVina
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2010-0154-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 Lisa M. LaVina for property located at 3121 Paper Mill Road. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (pole barn) with a height of 21 feet in lieu of the required 15 feet. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. Petitioner wishes to construct a pole barn measuring 36 feet x 36 feet x 21 feet for the storage of two boats, one pick up truck, lawn mowers, fire wood and other personal items. The pole barn is a Monitor-style barn, green and white in color and with a cupola on the top. The topography of the site slopes to the south and east where the barn will be located. The finished floor elevation of the barn will be approximately 10 feet below the first floor elevation of the house, placing the peak of the barn room approximately 3 feet into the horizontal plane of the second floor of the dwelling or just below the windows.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated December 2, 2009, which recommends that the accessory structure not be converted into a dwelling unit or

12-10-09

mg

apartment, not contain any sleeping quarters, living area or kitchen facilities, and not be used for commercial purposes.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on November 21, 2009 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 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 10th day of December, 2009 that a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (pole barn) with a height of 21 feet in lieu of the required 15 feet is hereby GRANTED, subject to the following:

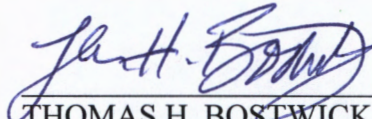
1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order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

12-10-09

PM

2. The Petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area or kitchen facilities.
3. The accessory structure shall not be used for commercial purposes.

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



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

December 10, 2009

LISA M. LAVINA
3121 PAPER MILL ROAD
PHOENIX MD 21131

Re: Petition for Administrative Variance
Case No. 2010-0154-A
Property: 3121 Paper Mill Road

Dear Ms. LaVina:

Enclosed please find the decision rendered in the above-captioned case.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County for the property
located at 3121 Paper Mill Road
which is presently zoned RC-6

Deed Reference: Map 35 / 242 Tax Account # 1004075200

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)

400.3 to permit an
accessory structure (pole barn) with a height of 21 ft. in
lieu of the required 15 ft.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Administrative 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:

N/A

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

N/A

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Lisa M. LaVina

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Phoenix

Md.

Telephone No.

410-771-1042

City

State

Zip Code

Representative to be Contacted:

Todd Nicusanti

Name

3121 Paper Mill Road

410-771-1042

Address

Phoenix

Md.

21131

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 2 day of NOV 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. 2010-0154-A

Reviewed By BH Date 11/9/09

Estimated Posting Date 11/22/09

FRM476_09

Rev 3/09

12-10-09

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 own and reside at 3121 Paper Mill Road
Address number Road or Street name

and that this address is the subject of this variance request as required by law.

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 the hardship or practical difficulty; attach an additional sheet if needed)

The practical difficulty faced is total building height. The pole barn being constructed is to eliminate exterior storage of 2 boats, 1 pick-up truck, 2 lawn mowers, fire wood and other personal items that are presently being stored outside and can be considered an eye-sore. The proposed building is 36'x36'x21' which exceeds the zoning tolerance of 15'-0". The total SF of the barn is 1296.

The topography of the property is such that it slopes to the South and East where the barn will be located.

The finished floor elevation of the barn will be approximately 10'-0" below the first floor elevation of the house placing the peak of the barn roof approximately 3'-0" into the horizontal plane of the second floor of the house or just below windows. The architecture of the barn is a Monitor placing the center section of the barn approximately 6' higher than the allowed 15'. Please review attached photos of site and proposed barn

That the Affiant(s) acknowledge(s) that if a formal demand is filed, and the Affiant(s) desire to proceed with their variance request, they will be responsible for reposting the property and for payment of the advertising fees. They also understand that they may be required to provide additional information.

[Signature]

Signature

Signature

Todd Nicusanti

Name- print or type

Name- print or type

A Notary Public must complete the following section prior to the filing appointment.

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, this 2nd day of November, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared:

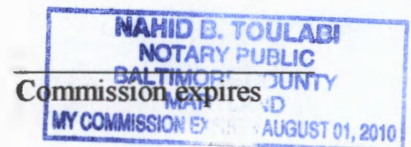
(Name Affiant(s) here): Todd Nicusanti

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

AS WITNESS my hand and Notarial Seal

[Signature]

Name of Notary Public



PLACE SEAL HERE:

Zoning Description for 3121 Paper Mill Rd., Phoenix, Md. 21131

Metes and Bounds:

Beginning at the first at a point South 81 degrees 24 minutes East 50.00 feet from the end of the fifth or North 8 degrees 36 minutes East 377.27 foot line of that parcel of land conveyed by George W. Ruppertsburger, and wife, to Frederick K Nichols, and wife, by Deed dated November 1, 1966 and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 4694 folio 417; and running thence fro a line of division North 8 degrees 36 minutes East parallel to an 50.00 feet easterly from the sixth line of the above mentioned deed 213.07 feet; thence for lines of division: the three following courses, viz: South 81 degrees 24 minutes East 230 feet, second South 8 degrees 36 minutes West 385.000 feet and third North 81 degrees 24 minutes West 230 feet too a point distant 50.00 feet and above the mentioned fifth line; thence for a line of division parallel to said fifth line North 8 degrees 36 minutes East 171.93 feet to the place of beginning. Containing 2.033 acres of land more or less also known as the 3121 Paper Mill Road located in the 10th Election District and 3rd Councilmanic District.

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010- 0154 -A Address 3121 Papermill Rd.
Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 11/9/09 Posting Date: 11/22/09 Closing Date: 12/7/09

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 2010- 0154 -A Address 3121 Papermill Rd.
Petitioner's Name Lisa & Todd Nicusanti Telephone 443-330-5000
Posting Date: 11/22/09 Closing Date: 12/7/09
Wording for Sign: To Permit an accessory structure (pole barn) with a height of 21 ft. in lieu of the required 15 ft.

Revised 8/20/09

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 2010-0154-A
Petitioner: TODD NICUSANTI
Address or Location: 3121 PAPER MILL RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: TODD NICUSANTI
Address: 3121 PAPER MILL ROAD
PHOENIX, MD. 21131

Telephone Number: 443-330-5000 OR 443-977-0119

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. _____

Date: _____

Rev Sub
Source/ Rev/

Fund Dept Unit Sub Unit Obj Sub Obj Dept Obj BS Acct Amount

Total: _____

Rec
From: _____

For: _____

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 11/21/09

Case Number: 2010-0154-A

Petitioner / Developer: TOD NICUSASANTI

Date of Hearing (Closing): DECEMBER 7, 2009

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:
3121 PAPER MILL ROAD

The sign(s) were posted on: NOVEMBER 21, 2009



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



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

December 1, 2009

Lisa Lavina & Todd Nicusanti
3121 Paper Mill Rd.
Phoenix, MD 21131

Dear: Lisa Lavina & Todd Nicusanti

RE: Case Number 2010-0154-A, 3121 Paper Mill Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 09, 2009. 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

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

SUBJECT: Zoning Advisory Committee Meeting
For December 7, 2009
Item Nos. 2010-0141, 148, 149, 151,
152, 153, 154 and 155

DATE: November 25, 2009

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

DAK:CEN:cab

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-12072009 -NO COMMENTS.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 2, 2009

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

RECEIVED

DEC 04 2009

SUBJECT: 10-154 – Administrative Variance

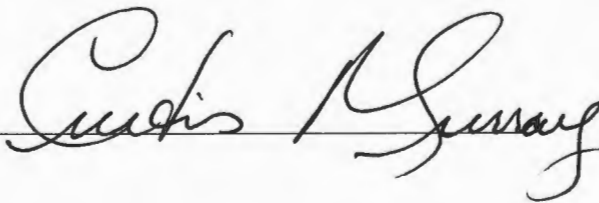
ZONING COMMISSIONER

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 21 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

For further information concerning the matters stated herein, please contact Jessie Bialek at 410-887-3480.

Prepared by:
AFK/LL: CM





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

Beverly K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: November 30, 2009

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

RE: Baltimore County
Item No. 2010-0154A
MD 145 (Paper Mill Road)
1000' west of Robcaste RD
LaVina Property
Site Plan
Administrative Variance

Dear Ms. Matthews:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on November 23rd. A field inspection and internal review reveals that the existing entrance onto MD 145 (Paper Mill Road) is consistent with current State Highway Administration requirements. Therefore, this office has no objection to Lisa M. LaVina Property at 3121 Paper Mill Road, Case Number 2010-0154- A approval.

Should you have any questions regarding this matter feel free to contact Michael Bailey at 410-545-5593 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (m Bailey@sha.state.md.us). Thank you for your attention.

Very truly yours,

A handwritten signature in black ink, appearing to read "Michael P. Bailey", is written over the typed name of Steven D. Foster.

For¹ Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

Cc: Mr. David Malkowski, District Engineer, SHA
Mr. Michael Pasquariello, Utility Engineer, SHA

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 vw6.3d)

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

Account Identifier: District - 10 Account Number - 1004075200

Owner Information

Owner Name: LAVINA LISA M **Use:** RESIDENTIAL
Mailing Address: 3121 PAPER MILL RD **Principal Residence:** YES
 PHOENIX MD 21131-1431 **Deed Reference:** 1) /24361/ 35
 2)

Location & Structure Information

Premises Address **Legal Description**
 3121 PAPER MILL RD 2.033 AC SS
 PAPER MILL RD
 2450 W JARRETTSVILLE ROA

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
35	23	242						2	Plat Ref:

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1967	2,000 SF	2.03 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 07/01/2009	As Of 07/01/2010
Land	137,870	198,540		
Improvements:	96,720	186,410		
Total:	234,590	384,950	334,830	384,950
Preferential Land:	0	0	0	0

Transfer Information

Seller: DUNNOCK HILDA LEE	Date: 08/24/2006	Price: \$396,500
Type: MULT ACCTS ARMS-LENGTH	Deed1: /24361/ 35	Deed2:
Seller: DUNNOCK HILDA L	Date: 02/06/1997	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /14145/ 629	Deed2:
Seller: GOLDBERG ABRAHAM ET AL	Date: 07/31/1967	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 4787/ 151	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *



#151





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Building
Designer

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project a success.

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Photo Gallery - Agricultural

Reference #03-0922-01



Poulsbo, WA
36' x 36' x 12' Eave
Monitor Barn
Raised center is 12x36x18'
Roof, Trim, Siders - Evergreen
Walls - White
18" overhangs - open
3' entry
36" Fiberglass Eave lights on shed
48" fiberglass eave lights on roof "split"
~~(2) 4x7 sliding doors~~
(1) 4x7 sliding "bale" door
12x9' sliding door center of each end
~~48" x 96" horse washers~~
(2) 5x3' Almond vinyl windows



Click to verify BBB
accreditation and to see a
BBB report.

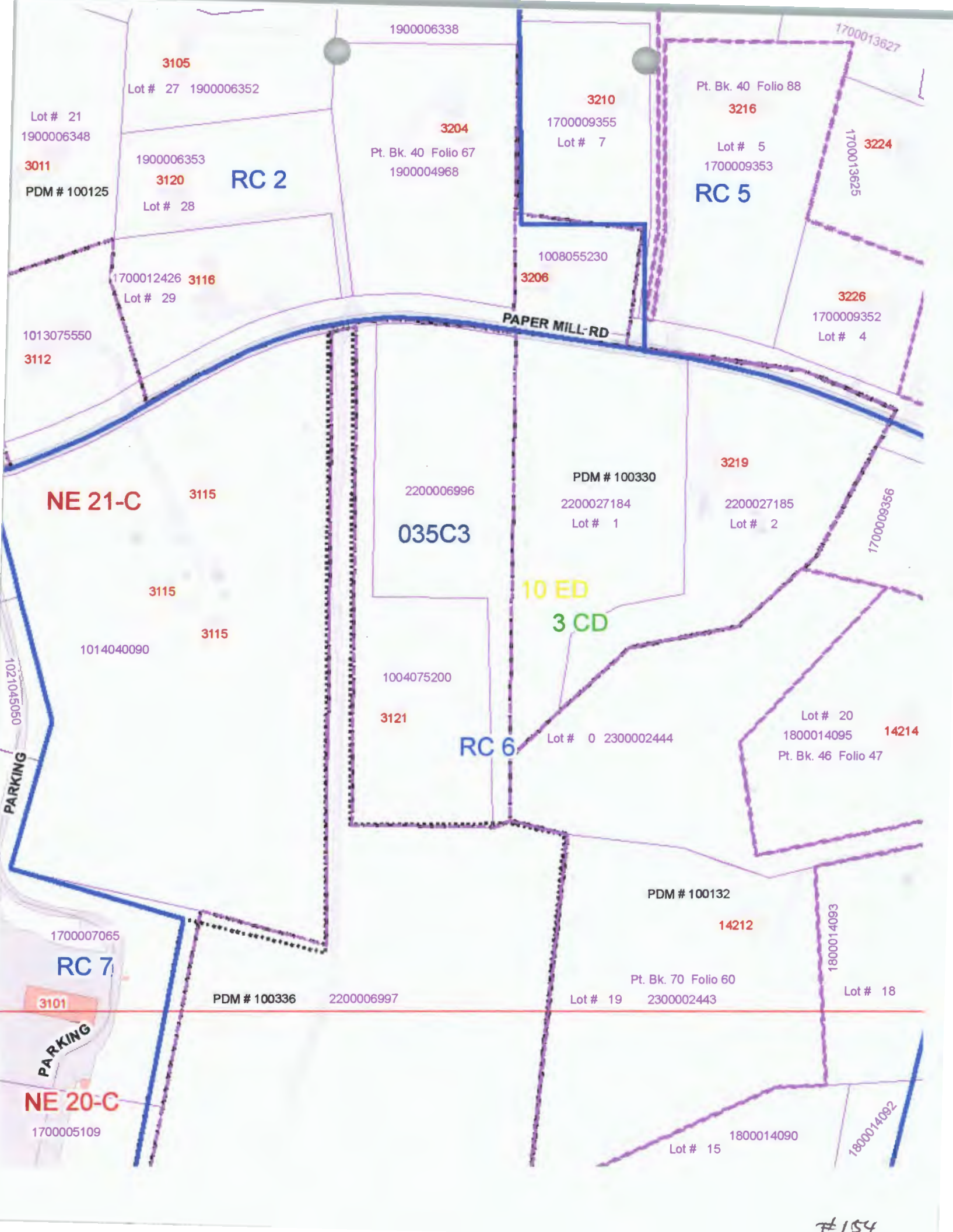
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FormM@iler

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1900006338

3105

Lot # 27 1900006352

Lot # 21
1900006348

3011

PDM # 100125

1900006353

3120

Lot # 28

RC 2

3204
Pt. Bk. 40 Folio 67
1900004968

3210

1700009355

Lot # 7

Pt. Bk. 40 Folio 88

3216

Lot # 5
1700009353

RC 5

3224

1700013625

1008055230

3206

PAPER MILL RD

3226

1700009352
Lot # 4

1700012426 3116
Lot # 29

1013075550
3112

NE 21-C

3115

2200006996

035C3

PDM # 100330

2200027184

Lot # 1

3219

2200027185

Lot # 2

1700009356

10 ED

3 CD

3115

3115

1014040090

1004075200

3121

RC 6

Lot # 0 2300002444

Lot # 20
1800014095 14214
Pt. Bk. 46 Folio 47

PDM # 100132

14212

1800014093

1700007065

RC 7

3101

PDM # 100336

2200006997

Pt. Bk. 70 Folio 60
Lot # 19 2300002443

Lot # 18

NE 20-C

1700005109

Lot # 15
1800014090

1800014092

LAVINA PROPERTY

10th E D Tax Map 35 P.242
3121 Paper Mill Rd 24361/35
Gunpowder Falls Watershed
3rd Councilmanic Dist

Zoning RC-6
Tax # 1004075200 and 1004075201
Topo map 21-C

Bearings shown are per
original deed

USDA Soil Survey map 18

Area 2.23 ac.

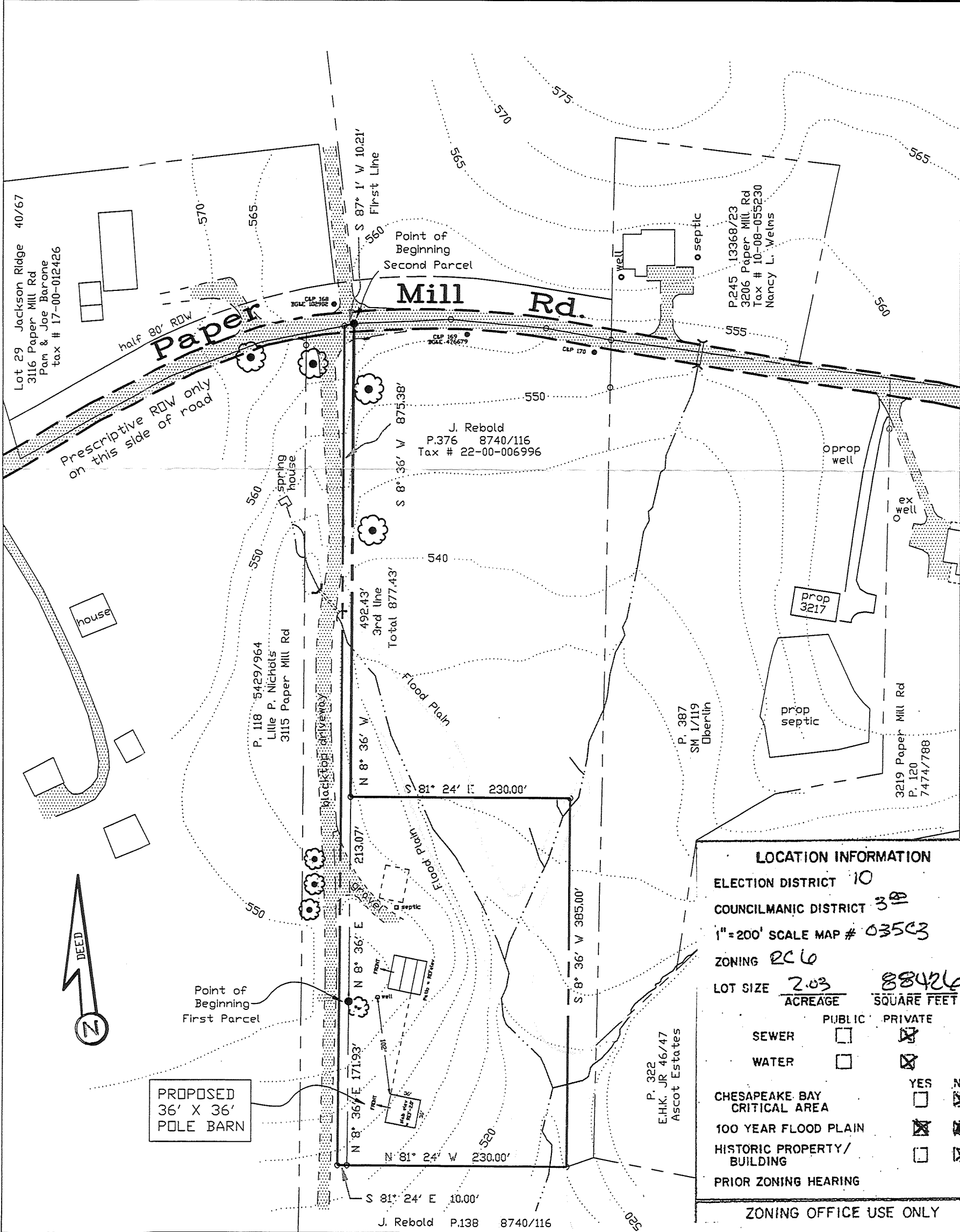
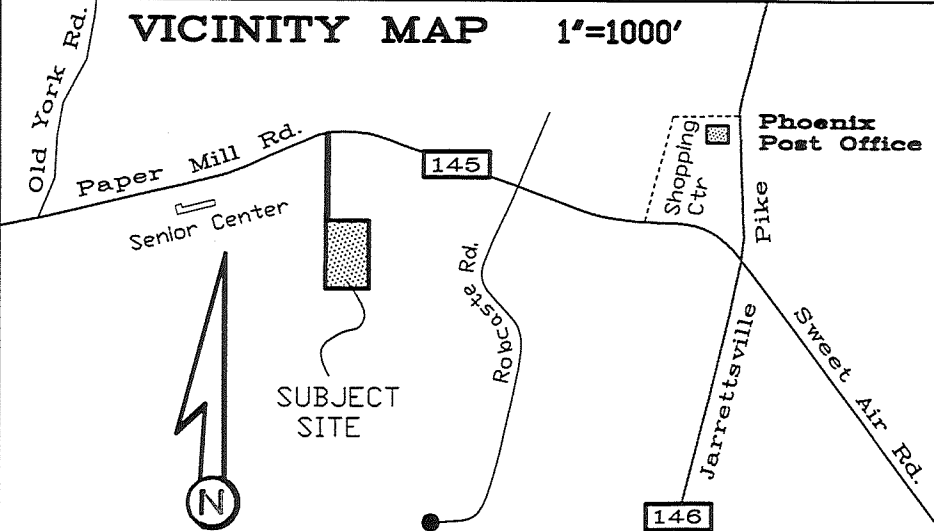
OWNER:

Lisa M. LaVina
3121 Paper Mill Rd
Phoenix, MD 21131-1431
410-771-1042
tnicusant@gmail.com

Scale 1"=100'

DRAWN BY: 11/5/09

VICINITY MAP 1"=1000'



LOCATION INFORMATION

ELECTION DISTRICT 10

COUNCILMANIC DISTRICT 3RD

1"=200' SCALE MAP # 035C3

ZONING RC6

LOT SIZE 2.03 ACRES 88426 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☐	☒
WATER	☐	☒
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☒	☒
HISTORIC PROPERTY/ BUILDING	☐	☒
PRIOR ZONING HEARING	☐	☒

ZONING OFFICE USE ONLY

#154