

IN RE: PETITION FOR ADMIN. VARIANCE

SE side of Branch Street; 125 feet SW
of the c/l of Walkern Road
15th Election District
7th Councilmanic District
(1 Branch Street)

Annamaria Marzola
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* Case No. 2011-0004-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, Annamaria Marzola for property located at 1 Branch Street. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed addition to have a side yard setback of 7 feet and a rear yard setback of 20 feet in lieu of the required 10 feet and 30 feet, respectively. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. Petitioner desires to construct an addition to contain two bedrooms and a bathroom for the growing family. The proposed addition will be 'flush' with the existing sidewall of the home which was constructed 7 feet from the side property line. The dwelling was constructed in 1943 prior to the imposition of zoning on the property. Petitioner points out that many neighbors have constructed additions. None of the neighbors expressed any concern with the proposed addition.

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.

ORDER RECEIVED FOR FILING

Date 8.5.10

By PM

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on July 11, 2010 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, 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 5th day of August, 2010 that a Variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed addition to have a side yard setback of 7 feet and a rear yard setback of 20 feet in lieu of the required 10 feet and 30 feet, respectively is hereby GRANTED, subject to the following:

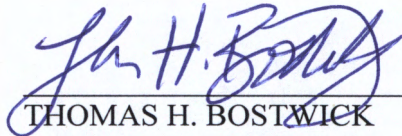
1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order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

ORDER RECEIVED FOR FILING

Date 8.5.10

By [Signature]

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



THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILING

Date 8.5.10

By pm



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

August 5, 2010

ANNAMARIA MARZOLA
1 BRANCH STREET
BALTIMORE MD 21221

Re: Petition for Administrative Variance
Case No. 2011-0004-A
Property: 1 Branch Street

Dear Ms. Marzola:

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 dark ink, appearing to read "Thomas H. Bostwick", written over a horizontal line.

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 ONE BRANCH STREET
which is presently zoned DR5.5

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) 1B02.3.C.1 - to permit a

proposed addition to have a side yard setback of 7 feet and a rear yard setback of 20 feet in lieu of the required 10 and 30, respectively

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 7 day of July 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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

CASE NO.

2011-0004-A

REV 10/25/01

Reviewed By

Date

Estimated Posting Date

7/2/10
7/11/10

NOTARY PUBLIC
BALTIMORE COUNTY

Zoning Commissioner of Baltimore County

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 ONE BRANCH STREET
Address
BALTO. MD 21221
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):

Due to enlargement of family, I am requesting the Variance on my property. Need to add 2 bedrooms and a bathroom in order to allow both minor children (1-Boy 1-Girl) to have their own bedrooms. My house was built in 1943. The Variances set for my property then doesn't even allow for the Variances set for the present day. Many of my neighbors have added to their homes and I wish to do the same.

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.

Annamaria Marzola
Signature
ANNAMARIA MARZOLA
Name - Type or Print

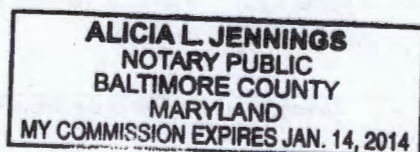
n/a
Signature
n/a
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25th day of June, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal



Alicia L. Jennings
Notary Public
My Commission Expires 1/14/14

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 1 BRANCH ST.

BEGINNING AT A POINT ON THE SOUTHEAST SIDE OF
BRANCH ST. WHICH IS 50 FT. WIDE AT THE DISTANCE OF
125 FT. SOUTHWEST OF THE CENTERLINE OF THE NEAREST
IMPROVED INTERSECTING STREET WALKERN RD. WHICH IS 50
FT. WIDE. BEING LOT #13 BLOCK A, IN THE SUBDIVISION OF
EDGEWATER AS RECORDED IN BALTIMORE COUNTY PLAT BOOK
#12, FOLIO #79 CONTAINING 5500 SQFT. ALSO KNOWN AS 1
BRANCH ST AND LOCATED IN THE 15TH ELECTION DISTRICT, 7 TH.
COUNCILMANIC DISTRICT.

Item #0004

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number ²⁰¹¹~~2010~~-0004-A Address 1 Branch St

Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7/2/10 Posting Date: 7/11/10 Closing Date: 7/26/10

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 ²⁰¹¹~~2010~~-0004-A Address 1 Branch St

Petitioner's Name Annamaria Marzola Telephone 410 391 7540

Posting Date: 7/11/10 Closing Date: 7/26/10

Wording for Sign: To Permit a proposed addition to have a side yard setback of 7 feet and a rear yard setback of 20 feet in lieu of the required 10 and 30, respectively

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: 2011-0004-A

Petitioner: Ann+maria Marzola

Address or Location: 1 Branch St. Essex, MD 21221

PLEASE FORWARD ADVERTISING BILL TO:

Name: ANNAMARIA MARZOLA

Address: 1 Branch St.

Essex MD 21221

Telephone Number: 410.391-7540

Revised 7/11/05 - SCJ

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

No. 55952

Date: 7/2/12

Rev Sub
Source/ Rev/

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		60				65

Total: 65

Rec
From:

For: Zoning Hearing - case # 2011-0004-A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS ACTUAL TIME DRN
7/02/2010 7/02/2010 15:10:07
REC 0505 HEATH DRN 000
RECEIPT # 55952 7/02/2010 000
OFFICE OF THE CLERK
Recpt of \$65.00
\$65.00 CR \$65.00
Baltimore County, Maryland

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

RE: Case No 2011-0004-A

Petitioner/Developer ANDAMARA
MARZOLA

Date Of Hearing/Closing: 7/26/10

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue

Attention:

Ladies and Gentlemen

This letter is to certify under penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 1 BLANCH ST.

This sign(s) were posted on July 14, 2010

Month, Day, Year

Sincerely,

Martin Ogle 7/14/10
Signature of Sign Poster and Date

Martin Ogle

60 Chelmsford Court

Baltimore, Md, 21220

443-629-3411

noted 7/4/10





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

July 27, 2010

Annamaria Marzola
1 Branch St,
Baltimore, MD 21221

Dear: Annamaria Marzola

RE: Case Number 2011-0004-A, 1 Branch St,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 02, 2010. 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
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

July 19, 2010

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

ATTENTION: Zoning Review

Distribution Meeting of: July 26, 2010

Item No.: **Variance:** 2011-0001A.

Administrative Variance: 2011-0003A - 0007A. *2011-0004-A*

Pursuant to your request, the referenced plans have been reviewed by the **Baltimore County Fire Marshal's Office** and the comment below is applicable and required to be corrected or incorporated into the final plans for the above listed properties.

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

Don W. Muddiman, Acting Lieutenant
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3RD Floor
Towson, Maryland 21286
410-887-4880
Mail Stop: 1102

cc: File

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: July 15, 2010

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

SUBJECT: Zoning Advisory Committee Meeting
For July 26, 2010
Item Nos. 2011- 0001, 0002, 0003,
0004, 0005, 0006, and 0007

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

DAK:CEN:elm

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-07262010 -NO COMMENTS.doc

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: JULY 19, 2010

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

RE: Baltimore County
Item No. 2011-0004-A
1 BRANCH STREET
MARZOLA 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. 2011-0004-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-5593 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

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

Fon⁴ 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.sha.maryland.gov

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 3, 2010

RECEIVED

AUG 05 2010

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

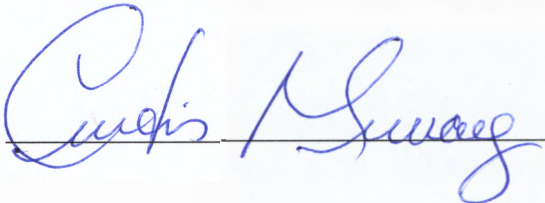
ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): **Case(s) 11-004- Administrative Variance**

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

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

Prepared By:
CM/LL

A handwritten signature in blue ink, appearing to read "Curtis M. Givens", is written over a horizontal line.

AV 7/26/10

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

AUG 19 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: August 19, 2010
SUBJECT: Zoning Item # 11-004-A
Address 1 Branch Street
(Marzola Property)

Zoning Advisory Committee Meeting of July 12, 2010

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

Reviewer: Paul Dennis Date: August 3, 2010

Patricia Zook - Comments Needed for Administrative Variance Cases

From: Patricia Zook
To: Murray, Curtis
Date: 7/28/2010 9:57 AM
Subject: Comments Needed for Administrative Variance Cases
CC: Bostwick, Thomas

Good morning Curtis -

The following cases need comments from the Office of Planning:

2010-0368-A
2011-0003-A
2011-0004-A

Thanks for your help.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson MD 21204

410-887-3868

pzook@baltimorecountymd.gov

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ No Comment</u>
<u>7-15-10</u>	DEVELOPMENT PLANS REVIEW	<u>nc</u>
_____	DEPRM (if not received, date e-mail sent _____)	_____
<u>7-19-10</u>	FIRE DEPARTMENT	_____
<u>8-3-10</u>	PLANNING (if not received, date e-mail sent <u>7-28-10</u>)	<u>nc</u>
<u>7-19-10</u>	STATE HIGHWAY ADMINISTRATION <u>8-4-10</u>	<u>nc</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u> </u>	
SIGN POSTING	Date: <u>7-11-10</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☒	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☒	

Comments, if any: _____

2011-004-A



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw2.3d)

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

Account Identifier: District - 15 **Account Number -** 1523004340

Owner Information

Owner Name: MARZOLA ANNAMARIA **Use:** RESIDENTIAL
Principal Residence: YES
Mailing Address: 1 BRANCH ST **Deed Reference:** 1) /11185/ 700
 BALTIMORE MD 21221-2202 2)

Location & Structure Information

Premises Address **Legal Description**
 1 BRANCH ST
 1 BRANCH ST
 EDGEWATER

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	1
90	23	560			X	A	13	3	Plat Ref:	12/ 79

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1943	1,152 SF	5,500.00 SF	04
Stories	Basement	Type	Exterior
1 1/2	NO	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2009	07/01/2009	07/01/2010
Land	37,500	53,500		
Improvements:	64,890	106,540		
Total:	102,390	160,040	121,606	140,822
Preferential Land:	0	0	0	0

Transfer Information

Seller: MARZOLA ANTHONY,SR	Date: 08/25/1995	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /11185/ 700	Deed2:
Seller: WAGNER JOSEPH E,3RD	Date: 06/14/1973	Price: \$23,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 5366/ 522	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

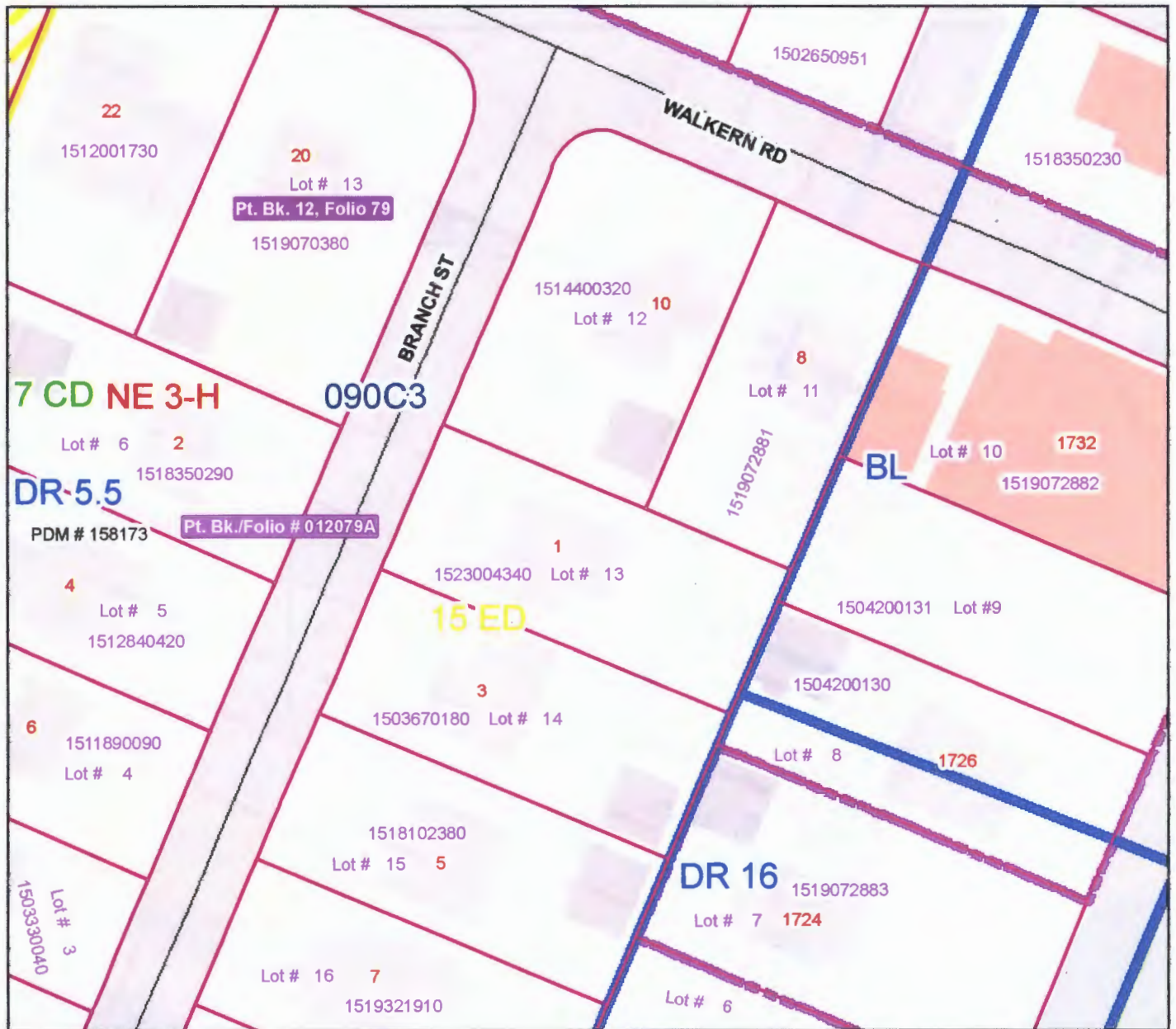
Exemption Information

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

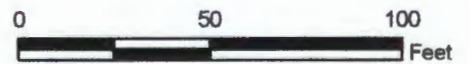
Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

1 Branch Street

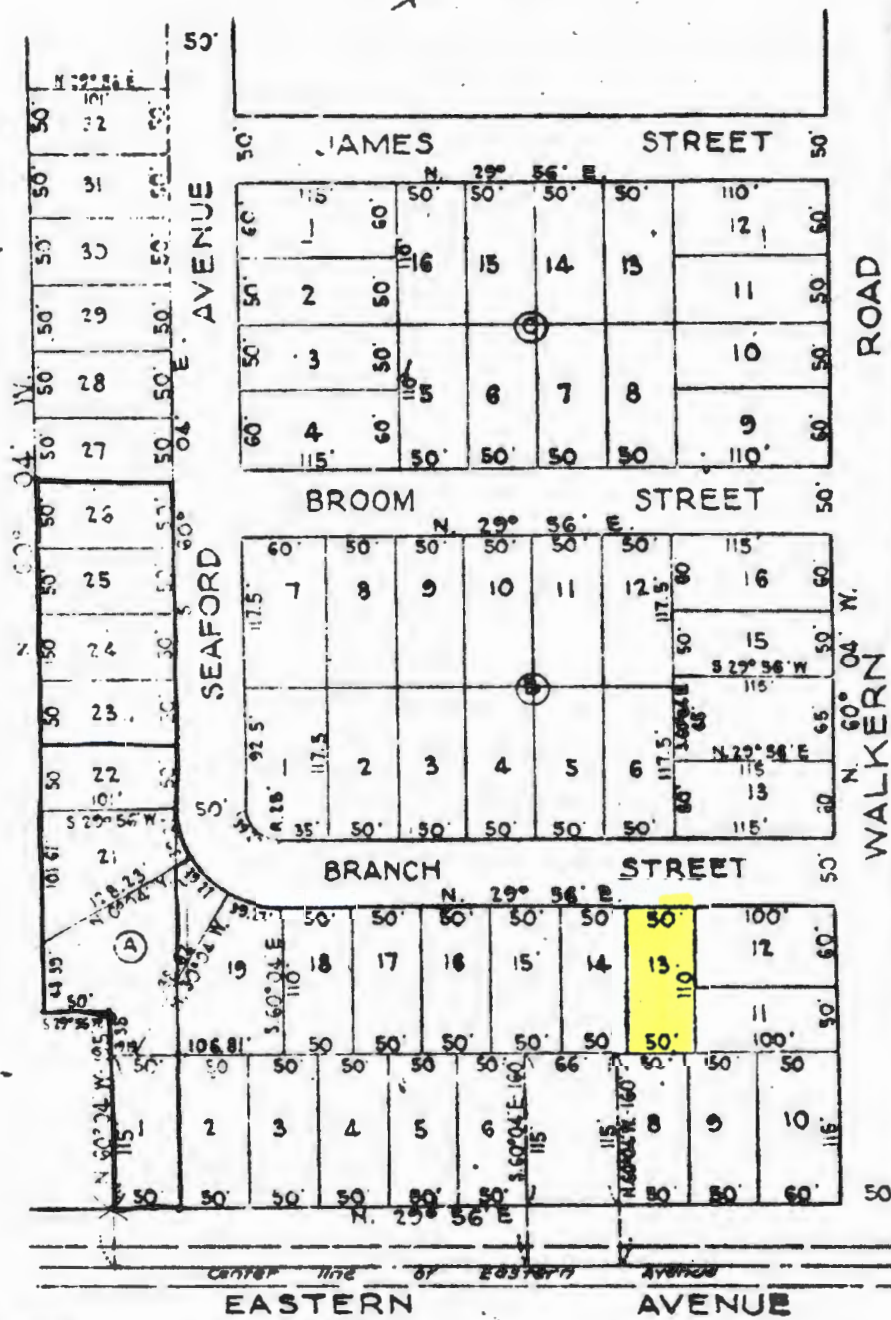


Publication Date: June 25, 2010
 Publication Agency: Department of Permits & Development Management
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



1 inch = 50 feet

Item #0004



NOTE:
 Roads, Streets, and Avenues shown on this plat are for purpose of description only and not for the purpose of dedication.
 An easement is reserved by the Edgewater Realty Company, its successors and assigns, over the rear five feet of each lot for utility installation and maintenance.
 The area between Lot No 6 and Lot No. 8 in Block A, and the area between Lot 13 and Lot 15 in Block B, are part of this Plat.

REVISED
 PLAT NO. 1 12/79
 OF
 EDGEWATER
 15TH DISTRICT
 BALTIMORE COUNTY

SCALE: 1"=100' JULY 23, 1940
 E.V. COONAN & CO.
 SURVEYORS & CIVIL ENG.
 22, 23, ST. PAUL PL.
 BALTO., MD.

Item # 0004

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

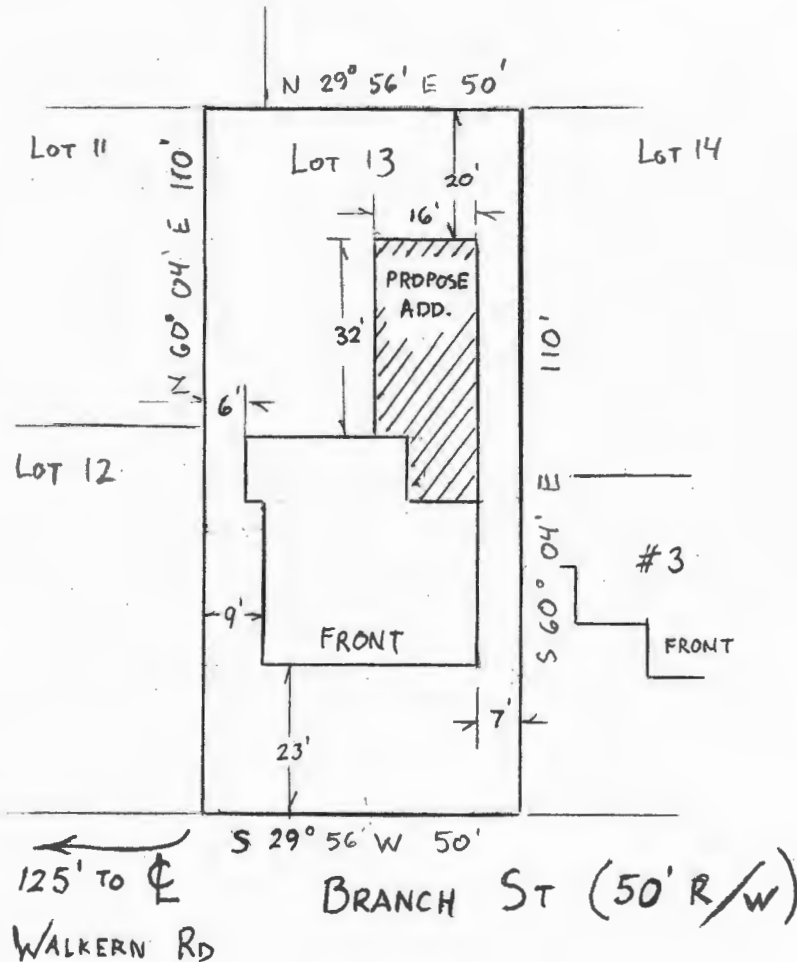
PROPERTY ADDRESS 1 BRANCH ST

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

SUBDIVISION NAME EDGEWATER

PLAT BOOK # 12 FOLIO # 79 LOT # 13 SECTION # A

OWNER ANNAMARIA MARZOLA



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 15TH

COUNCILMANIC DISTRICT 7TH

1" = 200' SCALE MAP # 090C3

ZONING OR 5.5

LOT SIZE 5500
ACREAGE 0.125 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 ☐ YES ☒ NO

ZONING OFFICE USE ONLY
REVIEWED BY [Signature] ITEM # 2011-0004-A CASE # 2011-0004-A



PREPARED BY _____

SCALE OF DRAWING: 1" = 30'