

IN RE: PETITION FOR SPECIAL HEARING *
W/S Saffa Road, 99' S of c/line of
Robinson Avenue *
(2612A Saffa Road) *
15th Election District *
7th Council District *

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
Case No. 2011-0057-SPH

Brenda L. Scott
Petitioner *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the legal owner of the subject property, Brenda L. Scott. The Petitioner requests a special hearing to approve the nonconforming use of an existing apartment (a second dwelling on a lot) in a separate structure. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Brenda Scott, property owner, Steven K. Broyles, a professional engineer with Steven K. Broyles and Associates, who prepared the site plan, and nearby neighbors; namely, Pollie Witherspoon, Mildred Ranson, Douglas F. Wilson (Pastor of the Galilee Baptist Church), and Mary R. Wilson.

There were no other interested persons present, however, it is to be noted that six (6) notarized letters of support were received from residents; Mildred Ranson (12 Robinson Avenue), James Jones, Sr. (9 Robinson Avenue), Yvonne Weaver (2602 Saffa Road), Carole L. Young (8022 Norris Lane), Margaret Smith (2611 Saffa Road), and Lorraine Owens, (2512 North Point Road).
See Petitioner's Exhibit 7.

Testimony and evidence offered revealed that the subject property is a rectangularly shaped parcel (Lot 8 – John Saffa Property) located on the west side of Saffa Road and south of

ORDER RECEIVED FOR FILING

Date

By

10-21-10

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North Point Boulevard in Dundalk. The property contains a gross area of 0.164 acres (7,138 square feet), zoned D.R.5.5 and improved with a single-family, one-story dwelling that is one of the original Steel Village residences transported from the Bethlehem Steel property, a garage behind the home that has now been razed and a detached garage (38' x 26' x 23') containing a second floor apartment. It is this structure shown on the site plan in the northwest corner of the lot that is the subject of the hearing before me.

First to testify was Steven Broyles. His experience as a licensed land surveyor and professional engineer is substantial and he is an expert in county zoning and development regulations, structural engineering and building code interpretations. See Petitioner's Exhibit 2 - Resume. He discussed the history of the property and his determination of how the improvements were originally built and configured. Based on his inspection, evaluation of evidence he came across, and a review of public records, he offered his opinion which is briefly outlined below:

- He previously surveyed the adjacent contiguous property at 11 Robinson Avenue (Lot 9 of the Saffa property subdivision) owned and occupied by the Petitioner, Ms. Scott, to generate a site plan for a garage and subsequent zoning variance in 1995 - Case No. 06-359-A. At that time, he also surveyed 2612 and 2612A Saffa Road - the subject of this hearing - and states it remains unchanged with a principal single-family dwelling, detached garage and second floor apartment, except for the recent razing and removal of a third structure - a dilapidated one-story shed.
- He presented as Petitioner's Exhibit 4 - a Baltimore County Department of Public Works position sheet No. 6 SE 24 with a date of March 3, 1942 showing the principal single-family dwelling and subject detached garage as they exist today.
- He opined that the architecture, type of construction and building materials used on both structures - the principal single-family dwelling and detached garage with second floor apartment - are clearly pre World-War II 1941 construction based upon:
 1. Open exterior walls were inspected, photographed and submitted as Petitioner's Exhibit 6D documenting the wood

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Date

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lath and plaster mixed with horse hair, a technique used up to the 1930's.

2. The electrical wiring seen in Petitioner's Photo Exhibit 6E in the ceiling disclosed electrical wiring wrapped in asphalt impregnated cloth as insulation typically used in pre World-War II 1941 construction.
 3. The gas stove in the apartment was manufactured by the Oriole Stove Company – *See* Petitioner's Photo Exhibit 6E – and documents a type and model not manufactured after 1938.
 4. A cast iron claw foot bathtub manufactured by Standard Sanitary and American Radiator Corporation, Baltimore had a foundry stamp on the bottom of the tub he inspected and photographed – *See* Petitioner's Photo Exhibit 6F – that documents the foundry date April 9, 1941. Again, clearly pre World-War II 1941 construction.
- The cast iron claw foot tub is 30 inches wide and the existing steps leading to the second floor where it was located has a 90-degree turn and are as narrow as 29.5 inches. The tub will not fit up these existing steps and was previously placed in the bathroom prior to final framing and close-in of the structure. Again, pre World-War II 1941 construction techniques. *See* Petitioner's Photo Exhibit 6F.

He stated it was his professional opinion that both of the aforesaid structures – the principal single-family dwelling and a second floor apartment in a detached garage – were constructed prior to January 2, 1945 and therefore establishes Petitioner's request for a non-conforming use.

Brenda Scott stated that she grew up in the area and provided a detailed history of the improvements on the property. Both the subject property – Lot 8 and her residence – Lot 9 were in common ownership in the early 1940's. She has owned and resided at 11 Robinson Avenue for over 30 years. During that period, the garage apartment was continuously occupied. In April 2008, she decided to purchase 2612 Saffa Road primarily to control the property's use. She describes the prior people living in the home and particularly the apartment as undesirables.

They owned dogs that created a nuisance and posed a number of difficulties in the area that the neighbors found disconcerting. It was her desire to obtain the property and renovate the structures bringing them up to current standards. As evidenced in the photographs produced at the hearing, the work at 2612 Saffa Road has been completed, however, when applying for building permits for the detached garage structure – 2612A Saffa Road – she was advised to file the instant petition to legitimize the second structure's apartment use.

In support of the nonconforming use, Ms. Scott provided affidavits received from her neighbors that go back to 1950. These notarized statements verify a continuous use and name many families that have resided in the apartment over the years. Corroborating testimony was next received from Pastor Wilson, who (for 32 years), has seen the property and the second floor of the garage being used as an apartment. Likewise, Mildred Ranson has been in the neighborhood for 44 years and lived across the street from the property. Mary Wilson has been in the neighborhood for 56 years and confirmed that the apartment has always been occupied.

The term "nonconforming use" is defined in Section 101 of the Baltimore County Zoning Regulations (B.C.Z.R.) as "a legal use that does not conform to a use regulation for the zone in which it is located or to a special regulation applicable to such a use." The Court of Appeals of Maryland has articulated the standard for a permissible nonconforming use and has held that when a property owner at the time of adoption of the last comprehensive zoning was using land for use which by new legislative action became non-permitted, the owner has a lawful nonconforming use. *See, e.g., Board of Zoning Appeals v. Meyer*, 207 Md. 389 (1955). Pursuant to Section 104.1 of the B.C.Z.R., a nonconforming use may continue unless the use is abandoned or discontinued for a period of one year or longer.

Considering all the testimony and the evidence presented that the nonconforming use presented in this case predates, by a substantial period, the adoption of the Baltimore County

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Date

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Zoning Regulations (B.C.Z.R.) in 1945, and I am compelled to grant the special hearing relief. It is clear that the request does not adversely impact the neighborhood, nor is it detrimental to the health, safety or general welfare of the community.

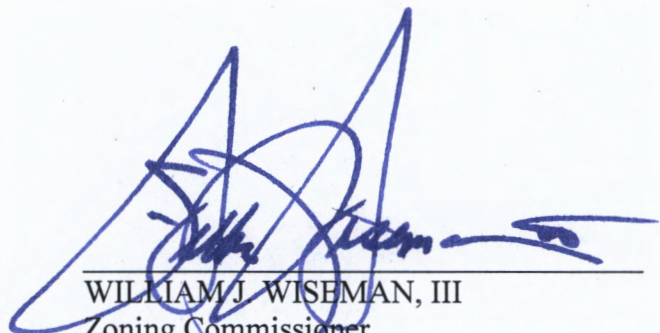
Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the Petitioner has met her burden of proof and is entitled to the relief as a nonconforming use.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 21st day of October 2010, that the Petition for Special Hearing filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to approve the continued nonconforming use of an existing apartment (a second dwelling on a lot) in a separate structure, in accordance with Petitioner's Exhibit 1, be and are hereby GRANTED, subject to the following:

1. Petitioner may continue the aforementioned nonconforming use and apply for any applicable permits and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at her own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

Any appeal of this decision must be taken in accordance with Section 32-3-401 of the Baltimore County Code.

Baltimore County Code.


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

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Date

10-21-10

By

103



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

October 21 2010

Brenda L. Scott
11 Robinson Avenue
Baltimore, Maryland 21222

RE: PETITION FOR SPECIAL HEARING
W/S Saffa Road, 99' S of c/line of Robinson Avenue
(2612A Saffa Road)
15th Election District - 7th Council District
Brenda L. Scott - Petitioner
Case No. 2011-0057-SPH

Dear Ms. Scott:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "William J. Wiseman, III".

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

c: Steven K. Broyles, P.E., Steven K. Broyles and Associates, 2022 Brown Road,
Finksburg, MD 21206
Pollie Witherspoon, 5533 Cedonia Avenue, Baltimore, MD 21206
Mildred Ranson, 12 Robinson Avenue, Baltimore, MD 21222
Pastor Douglas F. Wilson, 2705 Delk Court, Dundalk, MD 21222
Mary R. Wilson, 4 1/2 Robinson Avenue, Baltimore, MD 21222
James Jones, Sr., 9 Robinson Avenue, Baltimore, MD 21222
Yvonne Weaver, 2602 Saffa Road, Baltimore, MD 21222
Carole L. Young, 8024 Norris Lane, Baltimore, MD 21222
Margaret Smith, 2611 Saffa Road, Baltimore, MD 21222
Lorraine Owens, 2512 North Point Road, Baltimore, MD 21222
People's Counsel; Office of Planning; File

ORIGINAL KEEP IN FILE



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 2612 A Saffa Rd. Baltimore, MD 2122
which is presently zoned DR 5.5.

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve THE NONCONFORMING USE OF AN EXISTING APARTMENT (A SECOND DWELLING ON A LOT) IN A SEPARATE STRUCTURE.

Property is to be posted and advertised as prescribed by the zoning regulations. B.S.
I, or we, agree to pay expenses of above Special Hearing, 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):

Brenda L. Scott
Name - Type or Print _____

Brenda L. Scott
Signature _____

Name - Type or Print _____

Signature _____

11 Robinson Ave. 410-285-6158
Address _____ Telephone No. _____

Baltimore MD 21222
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 14R

UNAVAILABLE FOR HEARING -

Case No. 2011 0057 SPH

Reviewed By JL Date 8/05/10

REV 9/15/98

ORDER RECEIVED FOR FILING

Date 10-21-10

By DW

0057

ZONING DESCRIPTION FOR 2612 Saffa Road

Beginning at a point on the west side of Saffa Road which is 30' wide at the distance of 99' south of the centerline of the nearest improved intersecting street, Robinson Avenue, which is 30' wide. Being Lot # 8, Block —, Section — in the subdivision of John Saffa Property as recorded in Baltimore County Plat Book # 13, Folio # 038 containing 7,138 sq.ft. Also none as 2612 Saffa Road and located in the 15th Election District, 7th Councilmanic District.

**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 - 0057 - SPH ~~XXXXXXXXXX~~ ~~XXXXXXXXXX~~

Petitioner: SCOTT

Address or Location: 2612 A SAFFA RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: ~~1151 SCOTT~~ Ms BRENDA SCOTT

Address: 2612 A SAFFA RD.

BALTO. MD. 21222

Telephone Number: 410 285 6158

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

No. 58077

Date: 9/05/10

PAID RECEIPT

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	801	000		1150					65.00

Total: 65.00

Rec From: Self

For: Res SPH 2612 A (SHEEP RD)
2011-0057-SPH

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 2011-0057-SPH
2612A Saffa Road
W/side of Saffa Road, 99
feet south of Robinson Avenue
15th Election District
7th Councilmanic District
Legal Owner(s): Brenda Scott
Special Hearing: for the
non-conforming use of an
existing apartment (second
dwelling on a lot) in a separate
structure.
Hearing: Monday, October 4, 2010 at 9:00 a.m.
In Room 104, Jefferson
Building, 105 West Chesapeake
Avenue, Towson
21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible;
for special accommodations
Please Contact the
Zoning Commissioner's Office
at (410) 887-4386.

(2) For information concerning
the File and/or
Hearing, Contact the Zoning
Review Office at (410) 887-
3391.

9/27/3 Sept. 16 254388

CERTIFICATE OF PUBLICATION

9/16/, 2010

THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each of 1 successive weeks, the first publication appearing
on 9/16/, 2010.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

2011-0057-SPH

RE: Case No.: _____

Petitioner/Developer: _____
Brenda Scott

October 4 2010
Date of Hearing/Closing: _____

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristin Matthews

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: _____

2612A Saffa Road

September 18 2010
The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,

Robert Black September 20 2010
(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)

ZONING NOTICE

CASE 2011-0057SPH

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

PLACE: ROOM 101 JEFFERSON BUILDING
105 WEST CHESTER AVE. TOWSON 21204

DATE AND TIME MONDAY, OCTOBER 4, 2010 AT 9:00 A.M.

REQUEST SPECIAL HEARING FOR THE NON-CONFORMING
USE OF AN EXISTING APARTMENT (SECOND DWELLING ON
A LOT) IN A SEPARATE STRUCTURE.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONTINUE HEARING CALL 410-527-2191

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

TO: PATUXENT PUBLISHING COMPANY
Thursday, September 16, 2010 Issue - Jeffersonian

Please forward billing to:
Brenda Scott
11 Robinson Avenue
Baltimore, MD 21222

410-285-6158

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2011-0057-SPH

2612A Saffa Road

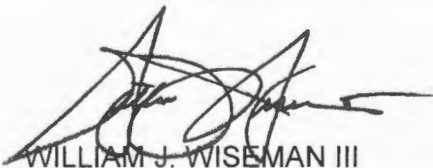
W/side of Saffa Road, 99 feet south of Robin Avenue

15th Election District – 7th Councilmanic District

Legal Owners: Brenda Scott

Special Hearing for the non-conforming use of an existing apartment (second dwelling on a lot) in a separate structure.

Hearing: Monday, October 4, 2010 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



WILLIAM J. WISEMAN III

ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



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

August 25, 2010

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2011-0057-SPH

2612A Saffa Road

W/side of Saffa Road, 99 feet south of Robin Avenue

15th Election District – 7th Councilmanic District

Legal Owners: Brenda Scott

Special Hearing for the non-conforming use of an existing apartment (second dwelling on a lot) in a separate structure.

Hearing: Monday, October 4, 2010 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Handwritten signature of Timothy Kotroco in dark ink.

Timothy Kotroco
Director

TK:kl

C: Brenda Scott, 11 Robinson Avenue, Baltimore 21222

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SAT., SEPTEMBER 18, 2010**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

August 31, 2010

CORRECTED NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2011-0057-SPH

2612A Saffa Road

W/side of Saffa Road, 99 feet south of Robinson Avenue

15th Election District – 7th Councilmanic District

Legal Owners: Brenda Scott

Special Hearing for the non-conforming use of an existing apartment (second dwelling on a lot) in a separate structure.

Hearing: Monday, October 4, 2010 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:kl

C: Brenda Scott, 11 Robinson Avenue, Baltimore 21222

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SAT., SEPTEMBER 18, 2010**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

10/4 9am 104

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 23, 2010

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

RECEIVED

SUBJECT: 2612 A Saffa Road

Item Number: 11-057

AUG 25 2010

Petitioner: Brenda L. Scott

ZONING COMMISSIONER

Zoning: DR 5.5

Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

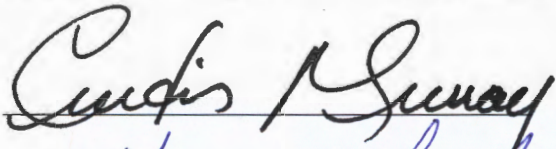
The subject property consists of a single family dwelling that was one of the original Steel Village residences transported from the Bethlehem Steel property, and which is in good condition, a 2+ car garage which is ready to fall down and which the owner is in the process of razing, and a substantial concrete block 2-storey single unit apartment also in good condition and also well maintained. Both the house and apartment have clearly been on the site for many years.

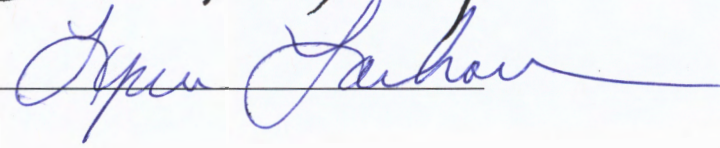
The current owner lives in an adjacent house. The previous owner also lived in an adjacent house on the opposite side of the subject property.

The Office of Planning recommends approval of the petitioner's request, subject to the following conditions of approval:

- The one storey garage is razed as proposed, and the concrete and macadam under the garage and east of the apartment building be removed and replaced by vegetation preferably grass.
- The existing fencing is in good condition and should remain.
- The apartment has several boarded up windows and doors on the first storey of the apartment that must be replaced by windows to improve the appearance and use of the apartment.

For further information concerning the matters stated here in, please contact John Alexander at 410-887-3480.

Prepared by: 

Division Chief: 
AFK/LL: CM

PW 10/4 9am 104

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED



SEP 08 2010

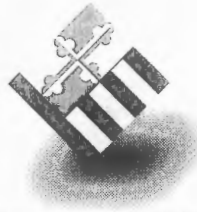
ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: September 8, 2010
SUBJECT: Zoning Item # 11-057-SPH
Address 2612 A Saffa Road
(Scott Property)

Zoning Advisory Committee Meeting of August 9, 2010

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

Reviewer: JWL Date: 9/8/10



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

August 12, 2010

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

ATTENTION: Zoning Review

Distribution Meeting of: August 9, 2010

Item No.: **Variance:** 2011-0028SPHA, 2011-0032A, 2011-0047A – 0049A, 2011-0026SPHXA

Administrative Variance: 2011- 0050A, 2011-0052 - 0053A, 2011-0055A – 0056A.

Special Hearing: 2011-0028SPHA, 2011-0051SPH, 2011-0057SPH, 2011-026SPHXA

Special Exception: 2011-0026SPHXA

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

Comments:

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



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: AUGUST 18, 2010

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

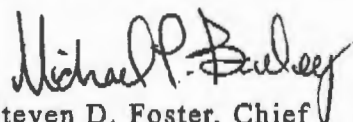
RE: Baltimore County
Item No. 2011-0057-SPH
26 12-A SAFFA RD.
SCOTT, BRIAN PROPERTY
SPECIAL HEARING -

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. 2011-0057-SPH.

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,


For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For August 23, 2010
Item Nos. 2011- 026, 028, 032, 047,
048, 049, 050, 051, 052, 053, 054,
055, 056 and 057

DATE: August 10, 2010

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-08232010 -NO COMMENTS.doc

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
2612A Saffa Road; W/S of Saffa Road, * ZONING COMMISSIONER
99' S of Robin Avenue * FOR
15th Election & 7th Councilmanic Districts * BALTIMORE COUNTY
Legal Owner(s): Brenda Scott *
Petitioner(s) *
2011-057-SPH

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 23rd day of August, 2010, a copy of the foregoing Entry of Appearance was mailed to Brenda Scott, 11 Robinson Avenue, Baltimore, MD 21222, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

STEVEN K. BROYLES & ASSOCIATES

ENGINEERS - LAND PLANNERS - SURVEYORS

2022 Brown Road - Finksburg, Maryland 21048

Phone 410-747-5500 - Fax 410-833-2936 - email skbroyles@erols.com

BW 10/4/10
9Am

Memorandum for the Record Baltimore County, Maryland Zoning Case# 2011-057-SPH

October 15, 2010

RECEIVED

William J. Wiseman III, Zoning Commissioner
Zoning Commissioner's Office
105 West Chesapeake Avenue, Suite 103
Towson, Maryland, 21204

OCT 19 2010

ZONING COMMISSIONER

RE: Zoning Case # 2011-057-SPH Special Hearing to establish a non-conforming use
Property of Brenda A. Scott
2612 and 2612A Saffa Road
Dundalk, Maryland 21222.

Dear Commissioner Wiseman:

As per your request I am providing a Memorandum for the Record for Baltimore County Zoning Case# 2011-057-SPH for a Special Hearing heard on October 4, 2010 to establish a non-conforming use for a principal single family dwelling and a second floor apartment in a detached garage on the same lot of record at the above referenced address. I have thoroughly inspected the site and structures, reviewed public records at Baltimore County and Maryland State Land Records and evaluated all of the evidence I have discovered. It is my professional opinion that both of these subject structures were constructed with their current footprints and dimensions prior to January 2, 1945 the date of inception of Baltimore County Zoning Regulations; therefore it is my professional opinion that the petitioner has met the necessary burden of proof within the spirit and intent of the current Baltimore County Zoning Regulations. I offer the following observation and exhibits as justification:

1. I surveyed the adjacent contiguous property at 11 Robinson Avenue; Dundalk, Maryland 21222 owned and occupied by the petitioner Ms. Brenda Scott, to generate a site plan for a garage and subsequent zoning variance in 1995. At that time I surveyed 2612 and 2612A Saffa Road; Dundalk Maryland 21222 the subject of this hearing and it remains unchanged with a principal single family dwelling, detached garage and second floor apartment, except for the recent razing and removal of a third structure a dilapidated one story shed.
2. I presented as an exhibit a Baltimore County Department of Public Works position sheet 6SE24 with a date of 3-3-42 or March 3, 1942 showing the principle single family dwelling and detached garage as they exist today.
3. The architecture, type of construction and building materials used on both subject structures the principle single family dwelling and detached garage with second floor apartment are clearly pre World War II 1941 construction in my professional opinion.
4. Open exterior walls I inspected, photographed and submitted photographs as exhibits document wood lath and plaster mixed with horse hair a technique used up to 1930's

Special Hearing to establish non-conforming use at

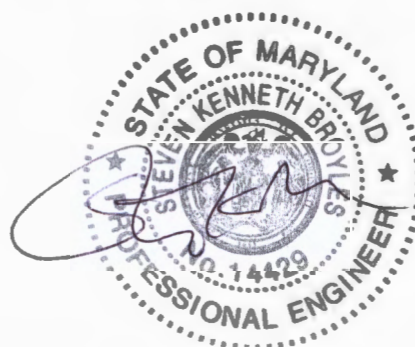
Property of Ms. Brenda A. Scott

2612 & 2612A Saffa Road, Dundalk MD. 21222

5. Electrical wiring in the ceiling I inspected, photographed and submitted photographs as exhibits document electrical wiring wrapped in asphalt impregnated cloth as insulation typically used in pre World War II 1941 construction.
6. A gas stove manufactured by the Oriole Stove Company I inspected, photographed and submitted photographs as exhibits document a type and model not manufactured after 1938.
7. A cast iron claw foot bath tub manufactured by Standard Sanitary & American Radiator Corporation, Baltimore had a foundry stamp on the bottom of the tub I inspected, photographed and submitted photographs as exhibits document the foundry date 4/9/41 or April 9, 1941. Again clearly pre World War II 1941 construction in my professional opinion.
8. The cast iron claw foot tub was 30 inches wide and the existing steps leading to the second floor where it was located have a 90 degree turn and are as narrow as 29.5 inches, the tub will not fit up these existing steps and was obviously placed in the bath room prior to final framing and close in on the structure. Again pre World War II 1941 construction techniques in my professional opinion.

In summary it is my professional opinion that both of the aforesaid structures the principal single family dwelling and a second floor apartment in a detached garage were constructed prior to January 2, 1945 and therefore establishes petitioners request for a non-conforming use. It is also my professional opinion that granting this petition would be within the spirit and intent of the Baltimore county Zoning Regulations. I hereby certify the above observations, discoveries, statements, calculations, conclusions and professional opinions by my seal and signature. If you have any questions please call me at 410-747-5500.

Very truly yours,
Steven K. Broyles P.E., L.S.



I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No.14429, Expiration Date: May 9, 2011.

CC: Brenda Scott

IN RE: PETITION FOR ADMIN. VARIANCE

South Corner of Intersection of
Robinson Avenue, Southeast Side
11th Election District
7th Councilmanic District
(11 Robinson Avenue)

Brenda Leona Scott
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* **CASE NO. 06-359-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, Brenda Leona Scott. The variance request is for property located at 11 Robinson Avenue in the Dundalk area of Baltimore County. The variance request is from 1B02.3.C.1 (Chart) of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side setback of 2.5 ft. for a proposed garage and rear setback of 17 ft. for an enclosed porch in lieu of 10 ft. and 30 ft. respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

Zoning Advisory Committee

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: None.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on February 5, 2006, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

In this case, the Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence

ORDER RECEIVED FOR FILING

Date 3-2-06

By

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

District - 15 Account Number - 2200024684

Owner Name:	SCOTT BRENDA	Use:	RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	11 ROBINSON AVE BALTIMORE MD 21222-1629	Deed Reference:	1) /26859/ 4 2) /26859/ 1

Premises Address	Legal Description
2612 SAFFA RD	PT LT 8 2612 SAFFA RD JOHN SAFFA PLAT

<u>Special Tax Areas</u>	<u>Town Ad Valorem Tax Class</u>
--------------------------	--

<u>Stories</u>	<u>Basement</u>	<u>Type</u>	<u>Exterior</u>
1	NO	STANDARD UNIT	SIDING

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2009	07/01/2010	07/01/2011
Land	32,280	62,280		
Improvements:	61,270	64,940		
Total:	93,550	127,220	115,996	127,220
Preferential Land:	0	0	0	0

Seller:	DWS INVESTMENT LLC	Date:	04/07/2008	Price:	\$129,000
Type:	NOT ARMS-LENGTH	Deed1:	/26859/ 4	Deed2:	/26859/ 1
Seller:	BAILEY MICHAEL W	Date:	05/16/2007	Price:	\$112,000
Type:	NOT ARMS-LENGTH	Deed1:	/25646/ 268	Deed2:	/25646/ 257

CASE NAME Scott Brenda
CASE NUMBER 2011-0057-SPH
DATE 10-4-10

[illegible]

Case No.: 2011-0057-SPH 2612-A SAFFA RD

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	SITE PLAN	
No. 2	Resume	
No. 3	Variance for 11 Robinson Ave Shows Subject Property	
No. 4	Position Sheet - 3/3/42 Shows Structures	
No. 5	Position Sheet 6/67 Shows Structures	
No. 6 A thru F 6	Photographs of Existing Conditions	
No. 7	Letters of Support A thru F	
No. 8	Certification of Professional Engineer	
No. 9	Photo of Area where Garage has been razed + Area	
No. 10	Planted with Grass	
No. 11		
No. 12		

STEVEN K. BROYLES, P.E., L.S.

2022 Brown Road
Finksburg, Maryland 21048
E-mail: skbroyles@erols.com
CAC Card expired 17 March 2009

US Office: 410-747-5500
US Fax: 410-833-2936
US Cell: 410-258-3212
Security Clearance Held: Secret

STRONG BACKGROUND AND EXPERIENCE IN:

Baltimore County Zoning and Development Process
Structural Engineering – Residential and Commercial
Building Code and Fire Code Interpretation
Forensic Engineering & Certified Inspection
Construction Claim Expert Witness
Casualty/Collapse Inspection & Assessment: INA, Continental Casualty & Zurich
Project Threat Assessment and Force Protection Requirements Iraq
Structural Kinetic Damage Evaluation - Iraq
USACE Structural Concrete Subject Matter Expert (SME)

COMPUTER SOFTWARE EXPERIENCE:

Drafting/Design: AutoCAD2009
Scheduling: Primavera, MsProject
Hydrology: WinTR20, WinTR55, WinTR66 and HEC-RAS
US Army Corps of Engineers: RMS and CEFMS
MsWord, Excel, Powerpoint, Publisher, Office, Outlook

EDUCATION:

B.S. Civil Engineering, University of Maryland,
Major - Transportation and Structures: Minor - Soil Mechanics
Graduate studies in Computer Structural Design.

CERTIFICATIONS:

State of MD Professional Engineer #14429
State of MD Professional Land Surveyor #10860

EXPERIENCE:

2009 Steven K. Broyles and Associates, Principal
2008-2009 Stanley Baker Hill, USACE GRC Project Manager Al Asad, Structural
Concrete Subject Matter Expert and kinetic damage assessment.
Construction Manager Al Asad Air Base projects including runway improvements,
Haditha Hospital and LSA.
Project Manager for Ballistic Covers, Haditha Hydroelectric Dam, Bayji-Haditha-
Qaim 400kV overhead transmission line and substations.
1998 - 2007 Steven K. Broyles and Associates, Principal
1998 - 2000 Consultant position Tenneco, Inc. Chief Product Safety and Applications
Engineer and Military Liaison for Research and Development Projects with
Power Generation Branch of DOD at Ft. Meyer, AAV and Oshkosh HET trials
Aberdeen Proving Ground.
1988 - 1998 Broyles Hayes and Associates Inc., President
1981 - 1988 Engineering Construction Corp., Vice President
1977 - 1981 The Ellicott Contracting Company, Partner

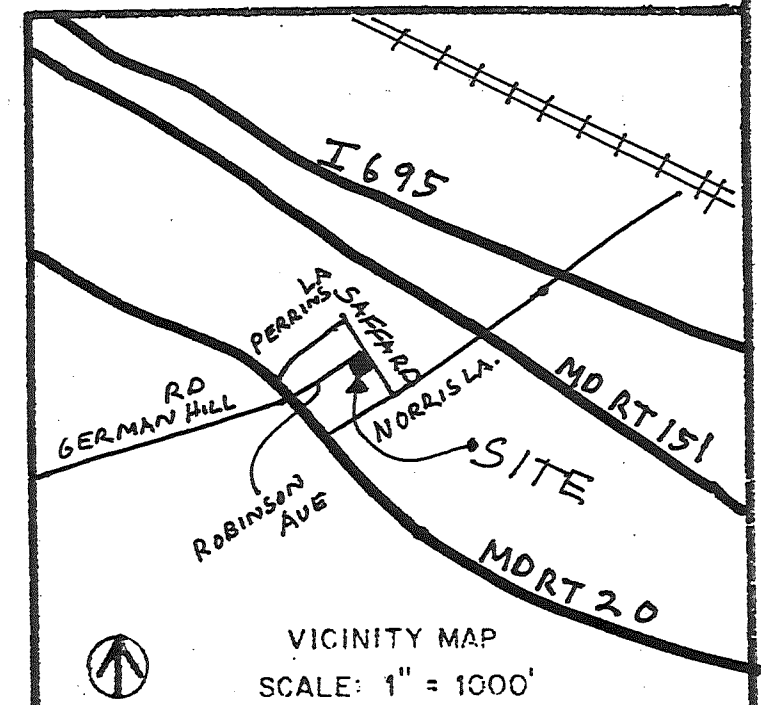
PETITIONER' S

EXHIBIT NO. 2

51

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

OWNER BRENDA L. SCOTT



ELECTION DISTRICT 15
COUNCILMANIC DISTRICT 7
1"=200' SCALE MAP # SE F-2
ZONING DR 5.5

LOT SIZE	<u>0.14</u>	<u>6225</u>
	ACREAGE	SQUARE FEET
	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐
	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☒
PRIOR ZONING HEARING	NONE	

PETITIONER' S

EXHIBIT NO. 3



PETITIONER'S
EXHIBIT NO. 6
6-A thru 6G

10/01/2010

2612
Saffa
A



10/01/2010

26/2-13

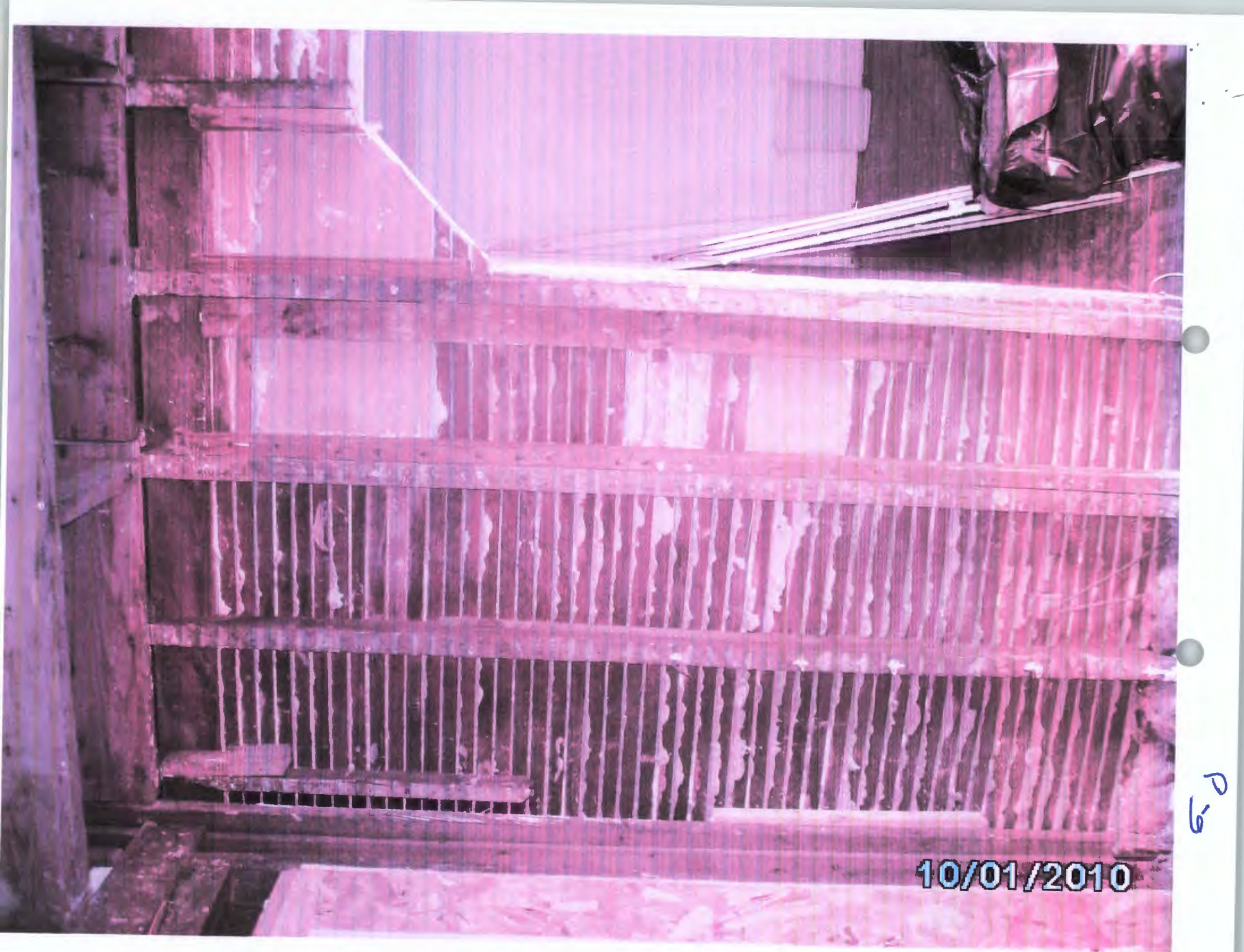
6-B



10/01/2010

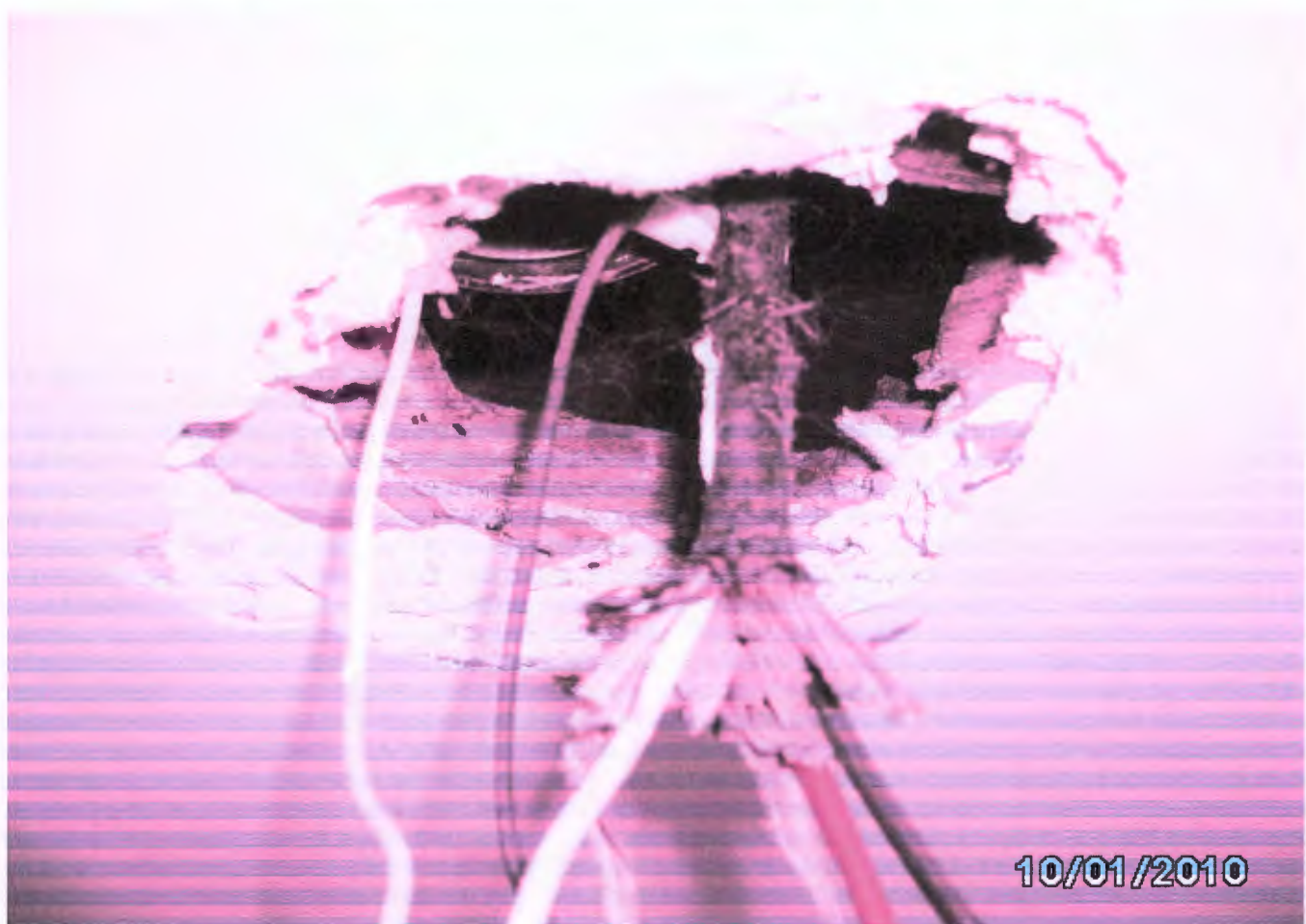
2012

6A



10/01/2010

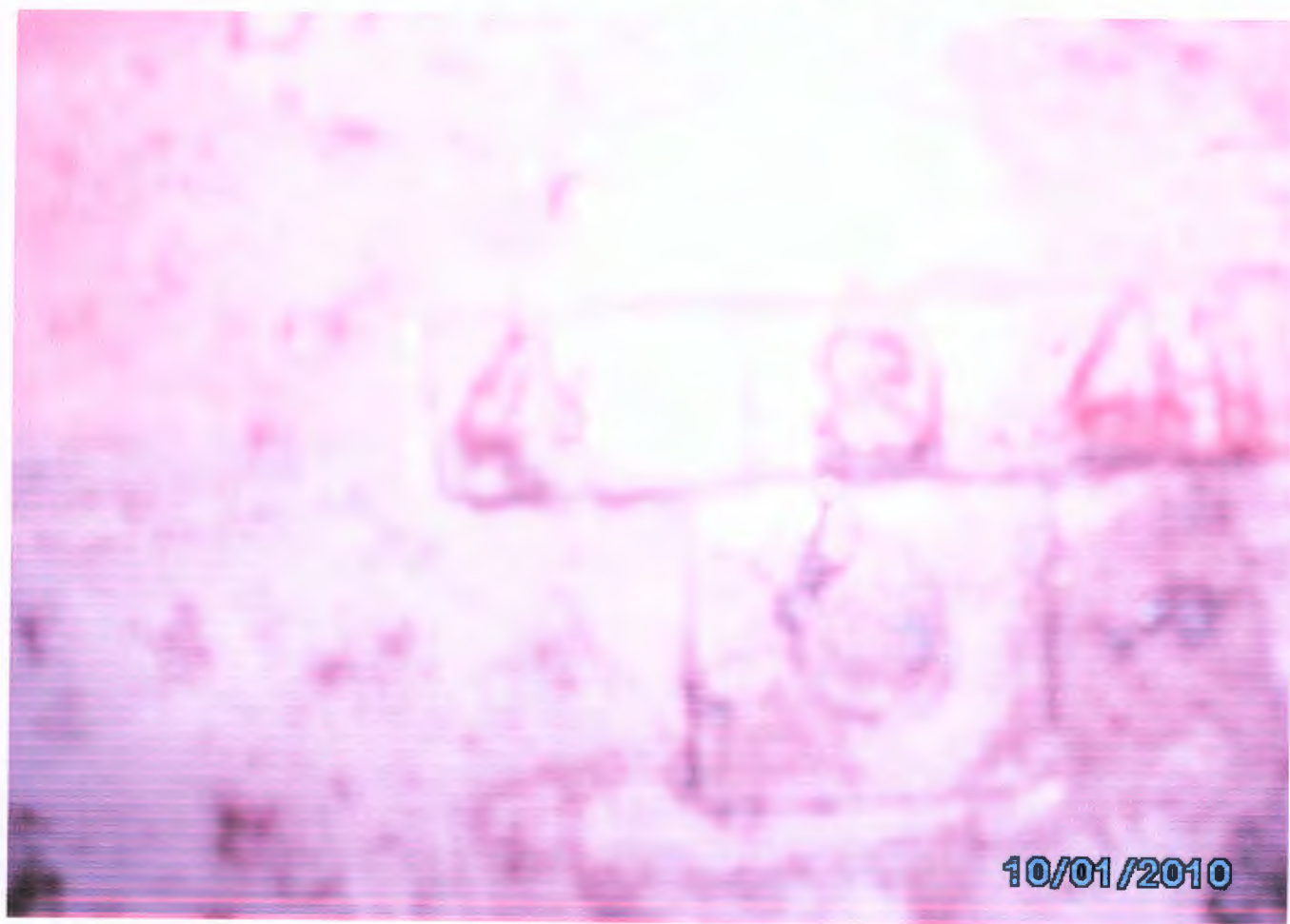
P-9



6-2



6-1



6.6

JUNE 12,2010

TO WHOM IT MAY CONCERN,

I,M WRITING THIS LETTER IN REFERENCE CONCERNING THE PROPERTY
ON 2612 SAFFA ROAD. I HAVE BEEN A NEIGHBOR , LIVING IN THIS
COMMUNITY FOR OVER THIRTY YEARS. EVERY SINCE I CAN REMEMBER
THERE HAVE ALWAYS BEEN A TENANT LIVING AT 2612 SAFFA ROAD.
BRENDA SCOTT AND I HAVE BEEN NEIGHBORS OVER THIRTY YEARS ALSO.
THANK YOU FOR YOUR CONSIDERATION IN THIS MATTER.

SINCERELY

Mildred Ranson
MILDRED RANSON

Lillie Mae Shannon, Notary
my Commission expires on 10-1-10

PETITIONER' S

EXHIBIT NO. 7 a-f

5/29/10

To Whom it may Concern,

I James Jones Sr. want to inform you that the apartment that Ms Brenda Scott currently owns, I've lived there in 1956.

Sincerely

James Jones Sr

Lillie Mae Shannon, Notary
My Commission Expires 10-01-10

9 Robinson

June 4, 2010

To Whom It May Concern:

I am writing this letter per request of Mrs. Brenda Scott owner of the property located at 2611 Saffa Road, Baltimore, Maryland 21222. The property includes a single home and an apartment. I have been a resident of Saffa Road since September 30, 1951. The apartment has been there since my arrival to the community. The apartment has always had tenants. I can remember the Jones, Young, Green and Gardner families residing the apartment. It has always been used as an apartment.

If, I may be of any other assistance, please let me know at 410-288-2663.

Thank you,

Ms Yvonne Weaver
Yvonne Weaver

Libbie Mae Shannon, Notary
My Commission Expires 10-01-10

2602 Saffa Road

June 7, 2010

To Whom It May Concern:

This statement is to verify that the property located at 2612-A Saffa Road has been used as a garage apartment as far back as the year 1950.

Several families have occupied this apartment in the past.

Respectfully,
Mrs. Carole L. Young

Lillie Mae Shannon, Notary
My Commission Expires 10-01-10

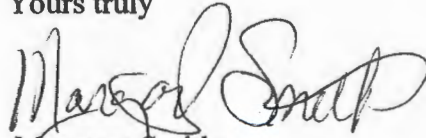
8022 Norris Lane

25 June 2010

To Whom It May Concern:

I Margaret Smith have lived at 2611 Saffa Road
for almost 27 years. The apartment just across the
street from me on Saffa Road has been occupied.
Since I've been here I've seen about five or six families
coming and going-however its always had tenants.

Yours truly

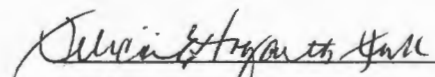

Margaret Smith

City of Baltimore

I HEREBY CERTIFY THAT ON THIS 12th DAY OF July,
IN THE YEAR TWO THOUSAND AND TEN, BEFORE ME, THE
SUBSCRIBER, A NOTARY PUBLIC OF THE STATE AFORESAID,
PERSONALEY APPEARED, KNOWN TO ME (OR SATISFORTORILY
PROVEN) TO BE THE PERSON WHOSE NAME IS SUBSCIBED TO THE
WITHIN INSTRUMENT, AND ACKNOWLEDGED THE FOREGOING DEED
TO BE HIS ACT, AND IN MY PRESENCE SIGNED AND SEALED THE
SAME.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL
SEAL.

MY COMMISSON EXPIRES:


NOTARY PUBLIC

9-1-2012

To Whom It May Concern:

I Lorraine Owens of 2512 North Point Rd. Baltimore, Maryland 21222-1604,
writing in referemce to 2612 Saffa Rd.

I can attest to the fact that there has been tenants living in the above address off
and on for the last 48 years.

Please call me at 410-284 8769

If you have any questions

Lorraine Owens
Lorraine Owens

Lillie Mae Shannon, Notary

My Commission Expires 10-01-10

STEVEN K. BROYLES & ASSOCIATES

ENGINEERS - LAND PLANNERS - SURVEYORS

2022 Brown Road - Finksburg, Maryland 21048

Phone 410-747-5500 - Fax 410-833-2936 - email skbroyles@erols.com

Memorandum for the Record Baltimore County, Maryland Zoning Case# 2011-057-SPH

October 15, 2010

William J. Wiseman III, Zoning Commissioner
Zoning Commissioner's Office
105 West Chesapeake Avenue, Suite 103
Towson, Maryland, 21204

RE: Zoning Case # 2011-057-SPH Special Hearing to establish a non-conforming use
Property of Brenda A. Scott
2612 and 2612A Saffa Road
Dundalk, Maryland 21222.

Dear Commissioner Wiseman:

As per your request I am providing a Memorandum for the Record for Baltimore County Zoning Case# 2011-057-SPH for a Special Hearing heard on October 4, 2010 to establish a non-conforming use for a principal single family dwelling and a second floor apartment in a detached garage on the same lot of record at the above referenced address. I have thoroughly inspected the site and structures, reviewed public records at Baltimore County and Maryland State Land Records and evaluated all of the evidence I have discovered. It is my professional opinion that both of these subject structures were constructed with their current footprints and dimensions prior to January 2, 1945 the date of inception of Baltimore County Zoning Regulations; therefore it is my professional opinion that the petitioner has met the necessary burden of proof within the spirit and intent of the current Baltimore County Zoning Regulations. I offer the following observation and exhibits as justification:

1. I surveyed the adjacent contiguous property at 11 Robinson Avenue; Dundalk, Maryland 21222 owned and occupied by the petitioner Ms. Brenda Scott, to generate a site plan for a garage and subsequent zoning variance in 1995. At that time I surveyed 2612 and 2612A Saffa Road; Dundalk Maryland 21222 the subject of this hearing and it remains unchanged with a principal single family dwelling, detached garage and second floor apartment, except for the recent razing and removal of a third structure a dilapidated one story shed.
2. I presented as an exhibit a Baltimore County Department of Public Works position sheet 6SE24 with a date of 3-3-42 or March 3, 1942 showing the principle single family dwelling and detached garage as they exist today.
3. The architecture, type of construction and building materials used on both subject structures the principle single family dwelling and detached garage with second floor apartment are clearly pre World War II 1941 construction in my professional opinion.
4. Open exterior walls I inspected, photographed and submitted photographs as exhibits document wood lath and plaster mixed with horse hair a technique used up to 1930's

PETITIONER'S

EXHIBIT NO. 8



PETITIONER' S

EXHIBIT NO.

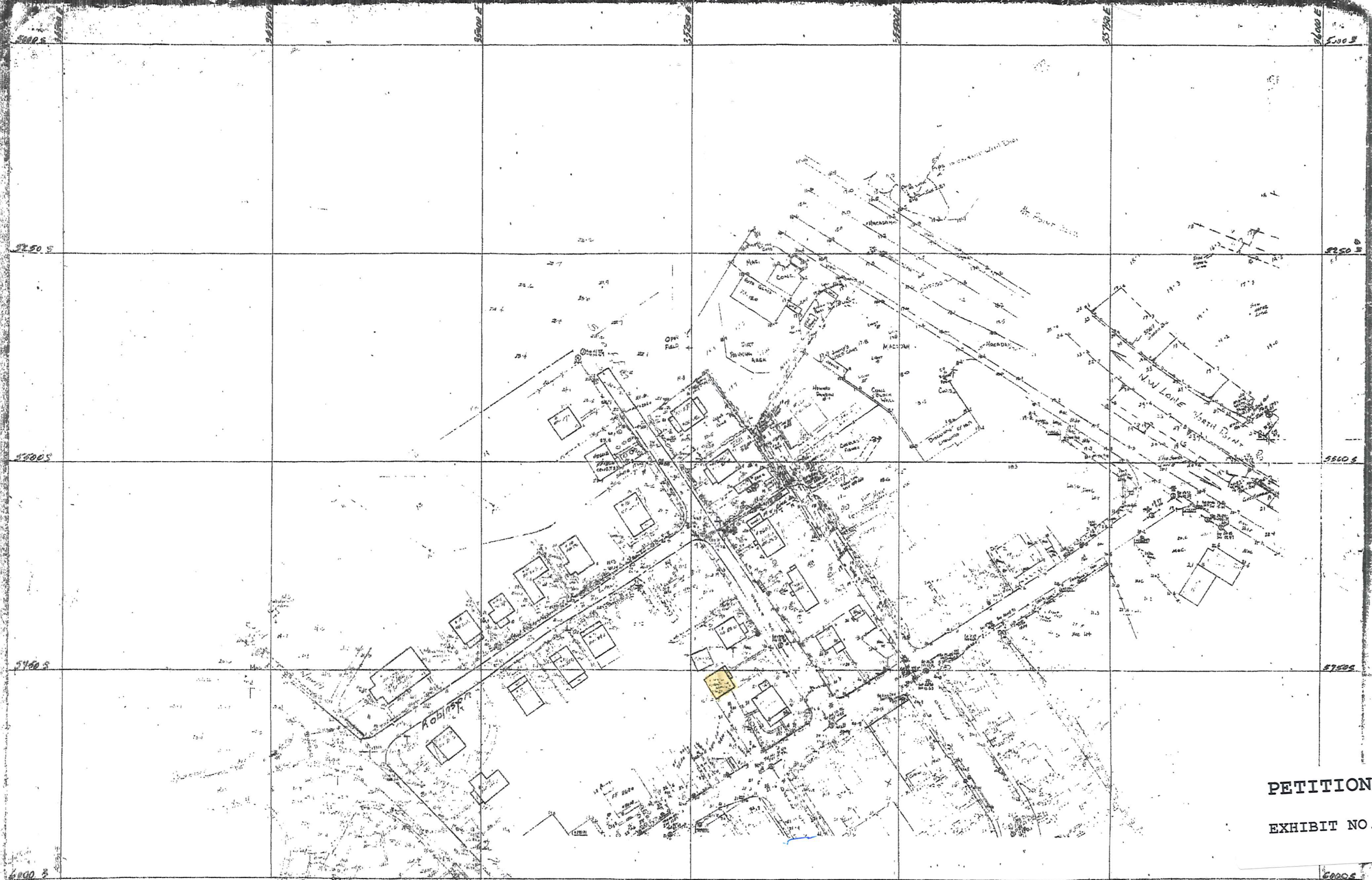
9

Photo TAKEN 10/01/2010



SCALE 1 IN. = 50 FT.	KEY SHEET E	LOCALITY GRAY MANOR	SHEET 6 SE 24
DATE STARTED 3-3-42	N.W.	SECTION DIST NO. 15	MICROFILMED

PETITIONER'S
EXHIBIT NO. 4

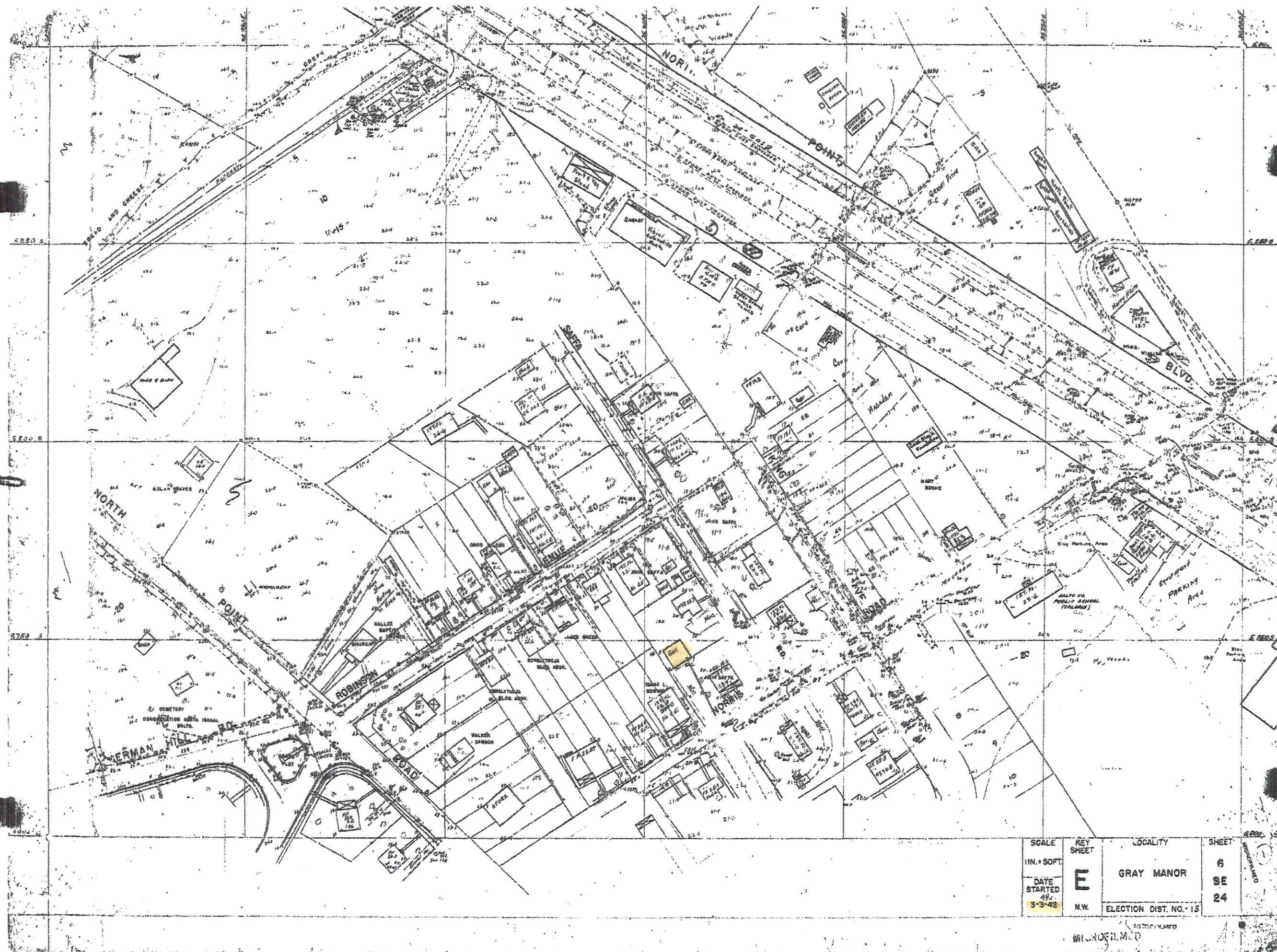


PETITIONER'S

EXHIBIT NO. 5A+B

SCALE	KEY SHEET	LOCALITY	SHEET
1" = 50'	E	GRAY MANOR	6
DATE STARTED			SE 24
6-67	N.W.V.	ELECTION DIST. NO. 12615	

MICROFILMED



5250 S

5500 S

5750 S

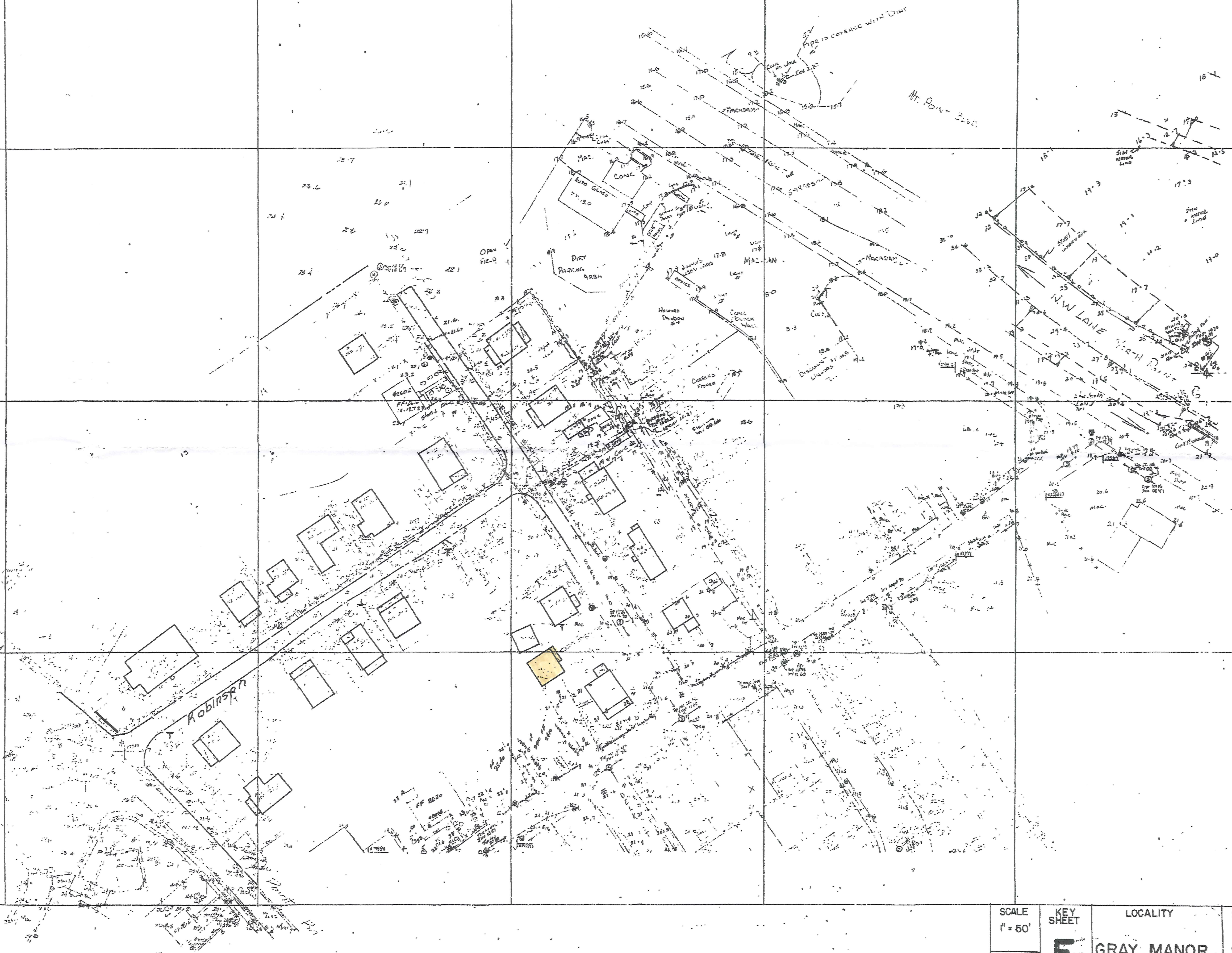
6000 S

5250 S

5500 S

5750 S

6000 S



SCALE
1" = 50'

KEY
SHEET

E

DATE
STARTED

LOCALITY

GRAY MANOR

SHEET

6

SE

PETITIONER'S
EXHIBIT NO. 5



BRAS

097A3

DR 5.5

SE 2-F
104A1

103C1

Pt. Bk. 13, Folio 38

Pt. Bk. 6, Folio 170

Pt. Bk. 13, Folio 107

81603 - 20100210

2605
Lot # 3
1523502410

1508005900

1504750660

1525450540

2200024683

1506100950

2200024684

8018

8016

8014

1518001011

PDM # 158071

50990 - 19760033

56505 - 200000359

50989 - 19710151

50997 - 19830286

Pt. Bk. / Folio # 013038C

8024

2612

Lot # 7

Lot # 37

Lot # 37

Lot # 35

Lot # 35

Lot # 15

Lot # 17

Lot # 31

Lot # 31

Lot # 15

Lot # 13

Lot # 13

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Lot # 13

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 2612 Saffa Road
 SUBDIVISION NAME John Saffa Property
 PLAT BOOK # 13 FOLIO # 038 LOT # 8 SECTION #
 OWNER Brenda Scott

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

Lot Number: Part of Lot 8
 Block/Section: -
 Plat Reference: Book: 13 Page: 38
 Title of Plat: John Saffa Property



VICINITY MAP
 SCALE: 1" = 200'

LOCATION INFORMATION

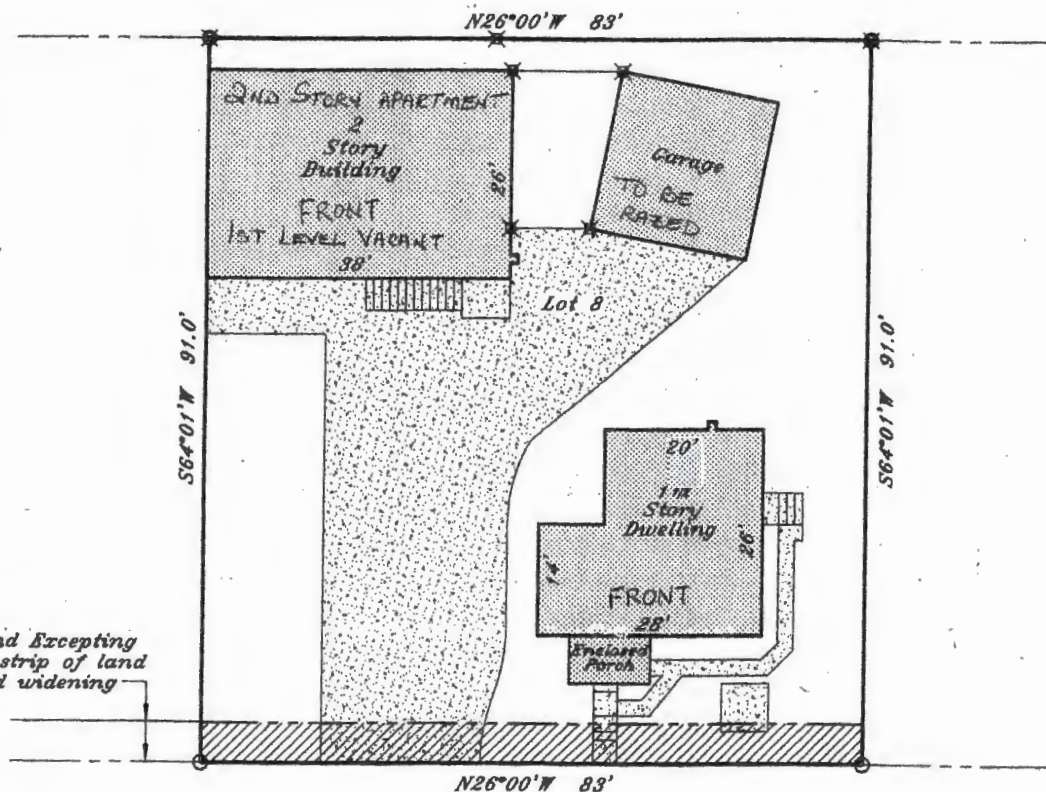
ELECTION DISTRICT 15th
 COUNCILMANIC DISTRICT 7th
 1" = 200' SCALE MAP # 103C1, 104A1
 ZONING DR 5.5
 LOT SIZE 0.164 ACRES 7,138.00 SQ. FT.

	PUBLIC	PRIVATE	YES	NO
SEWER	☒	☐	☐	☒
WATER	☒	☐	☐	☒
CHESAPEAKE BAY CRITICAL AREA			☐	☒
100 YEAR FLOOD PLAIN			☐	☒
HISTORIC PROPERTY/ BUILDING			☐	☒
PRIOR ZONING HEARING				

20
 REVIEWED

PETITIONER'S

EXHIBIT NO. 1



NORTH

SAFFA ROAD

PREPARED BY Ruxton Design Corp.

SCALE OF DRAWING: 1" = 20'

PLAT TO ACCOMPANY PETITION FOR ZONING ~~VARIANCE~~ ☒ SPECIAL HEARING

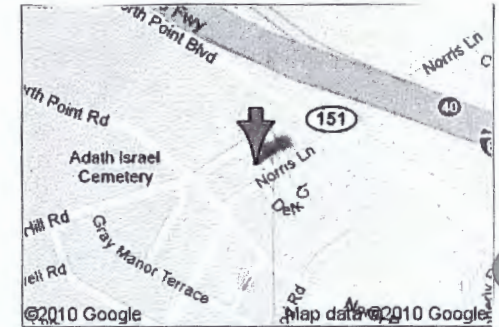
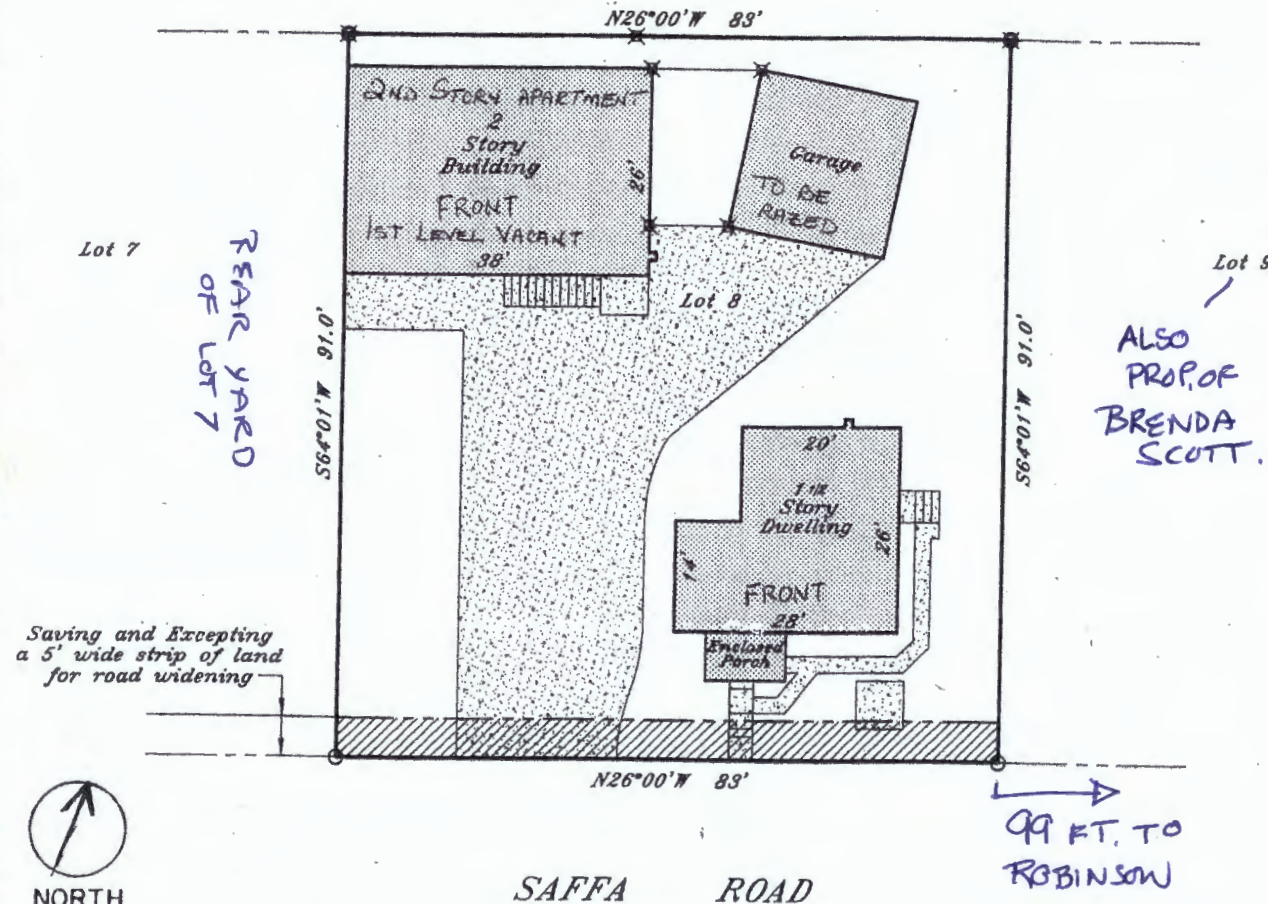
PROPERTY ADDRESS 2612 Saffa Road
 SUBDIVISION NAME John Saffa Property
 PLAT BOOK # 13 FOLIO # 038 LOT # 8 SECTION #
 OWNER Brenda Scott

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

TAX ACCT #
2200024684

Lot Number: Part of Lot 8
 Block/Section: -
 Plat Reference: Book: 13 Page: 38
 Title of Plat: John Saffa Property

REAR YD. ADJ. LOT.



VICINITY MAP

SCALE: 1" = 3000'

LOCATION INFORMATION

ELECTION DISTRICT 15+h
 COUNCILMANIC DISTRICT 7+h
 1"=200' SCALE MAP # 103C1, 104A1
 ZONING DR 5.5
 LOT SIZE 0.164 7,138.00 SF
 ACREAGE SQUARE FEET

	PUBLIC	PRIVATE	YES	NO
SEWER	☒	☐	☐	☒
WATER	☒	☐	☐	☒
CHESAPEAKE BAY CRITICAL AREA	☐	☐	☐	☒
100 YEAR FLOOD PLAIN	☐	☐	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☐	☐	☒
PRIOR ZONING HEARING	☐	☐	☐	☒

PETITIONER'S

EXHIBIT NO. 1

PREPARED BY Ruxton Design Corp.

SCALE OF DRAWING: 1" = 20'