

IN RE: PETITION FOR ADMIN. VARIANCE

NE side of Blakely Avenue; 25 feet E
of the c/l of Chardel Road
11th Election District
5th Councilmanic District
(4300 Blakely Avenue)

Mark J. and Cynthia L. Carter
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2011-0104-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, Mark J. and Cynthia L. Carter for property located at 4300 Blakely Avenue. The variance request is from Section 1B02.2.B (old Comprehensive Manual of Development Policies) to permit principal building setback between buildings of 23 feet 2 inches in the rear yard and 23 feet 3 inches in the side yard in lieu of the required 55 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners desire to construct a new screened in porch over the existing concrete patio. Screening in the patio area will allow Petitioners to have more usable living space with protection from inclement weather and insects. Petitioners will also enclose the basement cellar steps to keep water from entering the basement.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on September 25, 2010 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 10/19/10

By B

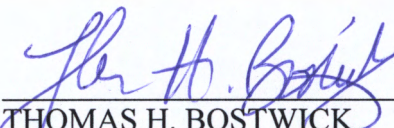
The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public 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 19th day of October, 2010 that a variance from Section 1B02.2.B (old Comprehensive Manual of Development Policies) to permit principal building setback between buildings of 23 feet 2 inches in the rear yard and 23 feet 3 inches in the side yard in lieu of the required 55 feet is hereby GRANTED, subject to the following:

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

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

ORDER RECEIVED FOR FILING

Date 10/19/10

By Bj



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

October 19, 2010

MARK J. AND CYNTHIA L. CARTER
4300 BLAKELY AVENUE
BALTIMORE MD 21236

Re: Petition for Administrative Variance
Case No. 2011-0104-A
Property: 4300 Blakely Avenue

Dear Mr. and Mrs. Carter:

Enclosed please find the decision rendered in the above-captioned case. The petition for Administrative Variance has been granted in accordance with the enclosed Order.

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

Sincerely,

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

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

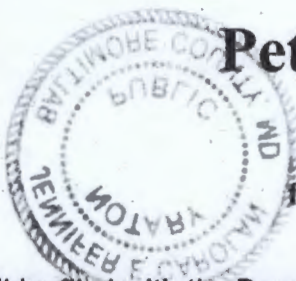
Enclosure

NH/D

AX. ACCO

#

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Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4300 Blakely Avenue
which is presently zoned Residential

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)

1B02.2.B (old CMDP)

to permit principal building setbacks between buildings of 23' 2" in the rear yard and 23' 3" in the side yard in lieu of the required 55 ft.

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

Date

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 10/19/10 day of October 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. 2011-0104-A

Reviewed By SH Date 9/16/10

REV 10/25/01

Estimated Posting Date 9/26/10

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 4300 Blakely Avenue
Address
Balto. MD 21236
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):

Enclose basement cellar way to keep water from entering basement.
Screen in porch to allow more usable space with protection from weather and bugs

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.

Mark I. Carter
Signature
Mark I. Carter
Name - Type or Print

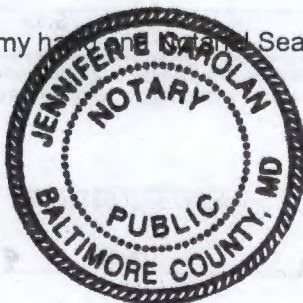
Cynthia L. Carter
Signature
Cynthia L. Carter
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 24th day of August, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Seal



Jennifer E. Carolan
Notary Public
My Commission Expires 5/18/14

Zoning Description for 4300 Blakely Avenue, Baltimore, MD 21236

Beginning at a point on the N 34 27' 26" W 14.08' ^{(North east) corner} ~~side~~ of Blakely Avenue which is 62.83' wide at the distance of 25' W of the centerline of the nearest improved intersecting street Chardel Road which is 50' RW wide. Being Lot #42, Section #3 in the subdivision of Silver Spring Station as recorded in Baltimore County Plat Book Liber # 59, Folio # 144, containing 7,840 square feet 0.1799 acres. Also known as 4300 Blakely Avenue and located in the 11th Election District, 5 Councilmanic District.

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

No. **59507**

Date: **9/16/10**

PAID RECEIPT

BUSINESS ACTUAL TIME DM
 9/17/2010 9/16/2010 10:42:01 2
 MEM 005 MALKIN DAB 000
 RECEIPT # 59507 9/16/2010 0311
 Dept. 5 520 ZONING VERIFICATION
 CR AL 059507
 Recpt Tot \$65.00
 \$65.00 OF \$1.00 EA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept Obj	BS Acct	Amount
001	801	0000		6150				\$ 65.00

Total: **\$ 65.00**

Rec From: **Cynthia Carter**

For: **Administrative Expenses**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No 2011-0104-A

Petitioner/Developer MARK :
CYNTHIA CARTER

Date Of Hearing/Closing: 10/11/10

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 4300 BLAKELY AVENUE

This sign(s) were posted on September 25, 2010
Month, Day, Year
Sincerely,

Martin Ogle 9/25/10
Signature of Sign Foster and Date
Martin Ogle
60 Chelmsford Court
Baltimore, Md, 21220
443-629-3411



Martin Ogle 9/25/10

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 20¹¹~~09~~- 0104 -A Address 4300 Blakely Ave.
Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9/16/10 Posting Date: 9/26/10 Closing Date: 10/11/10

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- 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.
- 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.
- 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.
- 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~~09~~- 0104 -A Address 4300 Blakely Ave.
Petitioner's Name Mark & Cynthia Carter Telephone 410-931-1672
Posting Date: 9/26/10 Closing Date: 10/11/10
Wording for Sign: To Permit principal building setback ^{between buildings} of 23' 2" in the rear yard and 23' 3" in the side yard in lieu of the required 25 ft.

WCR - Revised 7/7/08

**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- 0104- A
Petitioner: Mark and Cynthia Carter
Address or Location: 4300 Blakely Ave Balto MD 21236

PLEASE FORWARD ADVERTISING BILL TO:

Name: Cindy Carter
Address: 4300 Blakely Ave.
Balto. MD 21236

Telephone Number: 410- 931- 1672



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

October 12, 2010

Mark & Cynthia Carter
4300 Blakely Ave.
Baltimore, MD 21236

Dear: Mark & Cynthia Carter

RE: Case Number 2011-0104-A, 4300 Blakely Ave.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 16, 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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 6, 2010
RECEIVED

OCT 12 2010

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

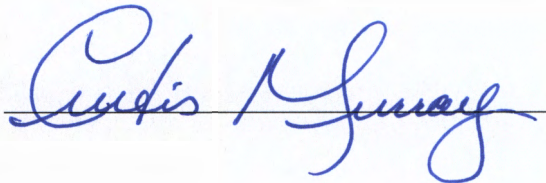
ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): **Case(s) 11-104- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

Prepared By:
CM/LL



RECEIVED

OCT 12 2010

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For October 12, 2010
Item Nos. 2011- 085, 089, 090, 092,
093, 094, 096, 097, 098, 100, 101
And 104

DATE: October 5, 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-10122010 -NO COMMENTS.doc



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

State Highway
Administration

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: Oct. 1, 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. 2011-0104A
4300 BLAKELY AVE.
CARTER 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. 2011-0104A.

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

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
 FROM: Dave Lykens, DEPRM - Development Coordination
 DATE: October 25, 2010
 SUBJECT: Zoning Item # 11-104-A
 Address 4300 Blakely Avenue
 (Carter Property)

RECEIVED

OCT 26 2010

ZONING COMMISSIONER

Zoning Advisory Committee Meeting of September 27, 2010

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

Reviewer: JWL Date: 10/25/10

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

October 4, 2010

ATTENTION: Zoning Review Planners

Distribution Meeting Of: September 27, 2010

Item Number: 2011-0104-A

The Baltimore County Fire Department has no comments.

Lt. Jimmie D. Mezick
Fire Marshal's Office
410-887-4880
MS-1102F

cc: File



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: Oct. 1, 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. 2011-0104-A
3721 MIDDLE RIVER AVE
DRANBACHER PROPERTY
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. 2011-0104-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,

Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

For the Zoning Commissioner's review.

OTHER PRINCIPAL BUILDING SETBACKS- reference section 1B02.2.B (BCZR)
(combine facing yard setbacks for the required distance between
other principal buildings) (see section 102.2 (BCZR))

V.B.2 SETBACK STANDARDS FOR PRINCIPAL
BUILDING PERMITTED IN ANY D.R.
ZONE OTHER THAN FOR RESIDENTIAL
USE

Principal buildings other than for residential use situated in any D.R. Zone shall conform to the setback standards as set forth in Table 5-4.

TABLE 5-4. BUILDING SETBACK STANDARDS

	DR-1	DR-2	DR-3.5	DR-5.5	DR-10.5	DR-16
Front yard	70	60	50	40	25	30
Side yard						25
Interior, one	40	30	20	20	20	
both	80	60	40	40	40	
Corner, street side	65	50	35	35	35	
both	105	80	55	55	55	
Rear yard	50	40	30	30	50	30

TYPICAL SETBACK REQUIREMENTS

In Transition/Facing Residential	Out of Transition
Front 75' Side 75' Rear 150' Parking 75'	Window to Window - 40' Window to Street R/W - 25' Window to Tract Boundary - 35' Window to Property Line - 15' Building to Ex. R/W - 25' Building to Ex. R/W C/L - 50' Building to Proposed R/W - 0' Building to Tract Boundary - 30'
Buffer Width	
Building Front - 50' Building Side - 50' Building Rear - 75' Facing Parking - 75'	Height to Height Requirements (Distances between facing elevation) Policy R.M. 6 method
For all other setbacks use Out of Transition requirements	0-20' - 16' Separation 20-25' - 25' Separation 25-30' - 30' Separation 30-40' - 40' Separation 40-50' - 60' Separation 50-60' - 75' Separation
Building Height - 35' maximum Building length - 130' maximum	
Distance between facing elevations is $1\frac{1}{2}$ X the height of the highest building (Policy) R.M. 6 method	Building height - By zone Building length - 300' maximum

*Applicant's dwelling
is 24' higher drawings.*

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

Account Identifier:

District - 11 Account Number - 2100010519

Owner Information

Owner Name: CARTER MARK J
CARTER CYNTHIA L
Mailing Address: 4300 BLAKELEY AVE
BALTIMORE MD 21236-2441
Use: RESIDENTIAL
Principal Residence: YES
Deed Reference: 1) / 8934/ 832
2)

Location & Structure Information

Premises Address
4300 BLAKELY AVE

Legal Description
.1799 AC
SILVER SPRING STATION

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area
72	13	106			3		42	3

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	Co
1992	2,364 SF	7,840.00 SF	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT SIDING	

Value Information

	Base Value	Value As Of 01/01/2009	Phase-in Assessments As Of 07/01/2010	As Of 07/01/2011
Land	100,840	100,840		
Improvements:	223,470	234,460		
Total:	324,310	335,300	331,636	335,300
Preferential Land:	0	0	0	0

Transfer Information

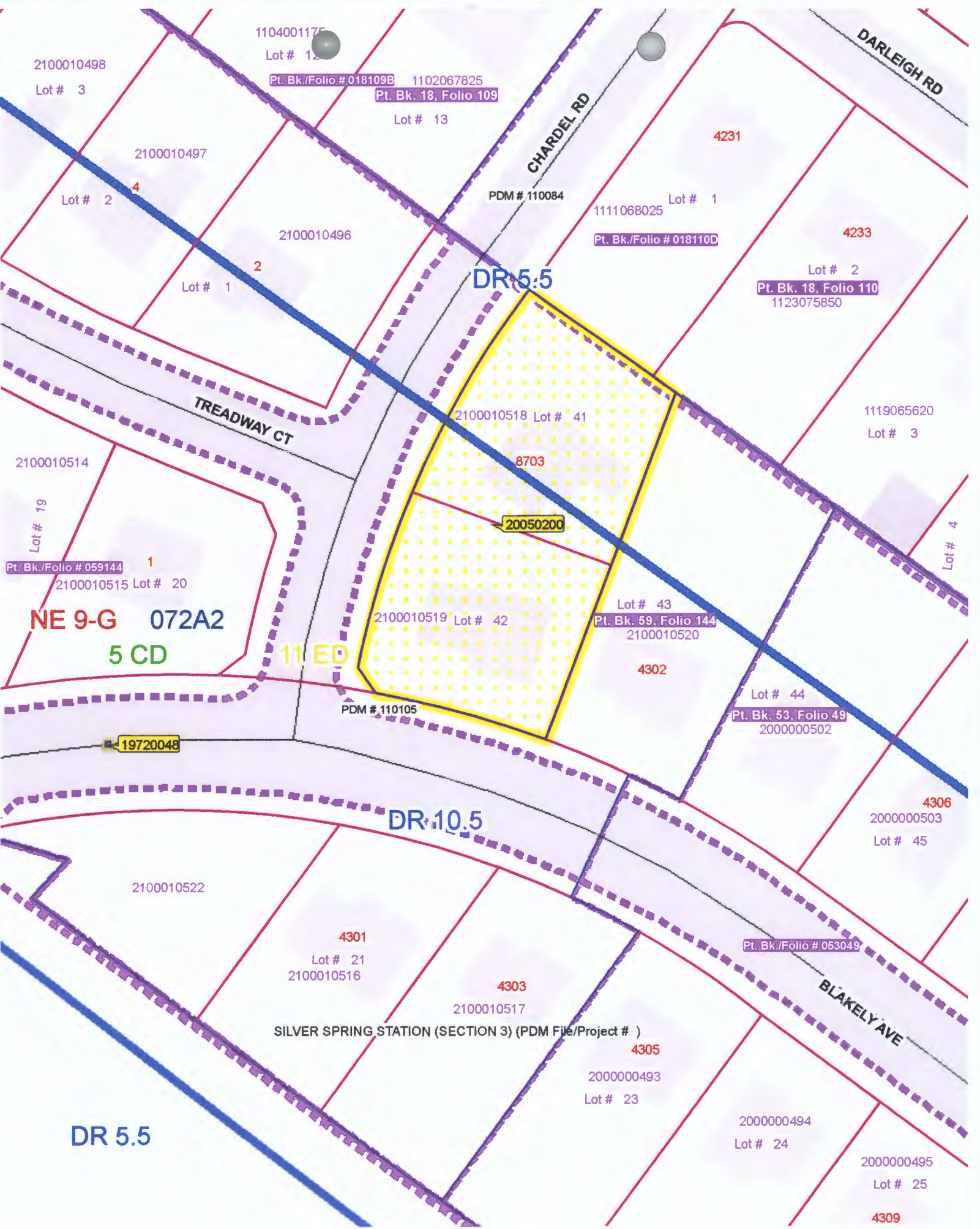
Seller:	Date:	Price:
SILVER SPRING ST ATION	10/09/1991	
Type:	Deed1:	Deed2:
IMPROVED ARMS-LENGTH	/ 8934/ 832	
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2010	07/01/2011
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *



1104001175
Lot # 12

Pt. Bk./Folio # 018109B 1102067825
Pt. Bk. 18, Folio 109

2100010498
Lot # 3

2100010497

Lot # 2

2100010496

Lot # 1

PDM # 110084

1111068025 Lot # 1
Pt. Bk./Folio # 018110D

4231

4233

Lot # 2
Pt. Bk. 18, Folio 110
1123075850

1119065620
Lot # 3

TREADWAY CT

2100010514

Lot # 19

Pt. Bk./Folio # 059144

2100010515 Lot # 20

NE 9-G 072A2
5 CD

2100010518 Lot # 41

8703

20050200

2100010519 Lot # 42

Lot # 43
Pt. Bk. 59, Folio 144
2100010520

4302

Lot # 44
Pt. Bk. 53, Folio 49
2000000502

Lot # 4

4306
2000000503
Lot # 45

DR 10.5

2100010522

4301
Lot # 21
2100010516

2100010517

SILVER SPRING STATION (SECTION 3) (PDM File/Project #)

4305
2000000493
Lot # 23

Pt. Bk./Folio # 053049

BLAKELY AVE

2000000494
Lot # 24

2000000495
Lot # 25

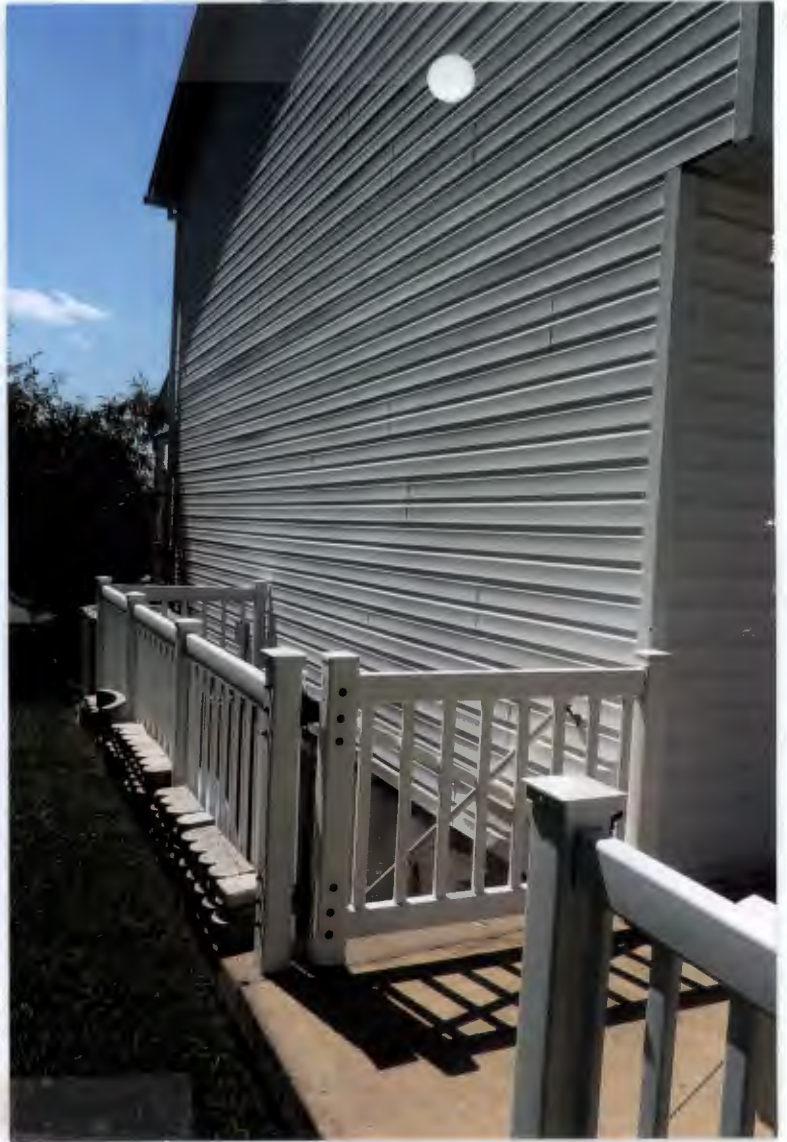
4309

DR 5.5

0104

Baltimore County - My Neighborhood





PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS - 4300 BLAKELY AVE

SUBDIVISION NAME - SILVER SPRING STATION

PLAT BOOK #59, FOLIO #144, LOT #42 SECTION 3

OWNERS - MARK J. + CYNTHIA CARTER
21 00 010519



LOCATION MAP
Scale: 1" = 200'

LOCATION INFORMATION

Council/Municipal District - 5th
Election District - 11th
1" = 200 Scale Map # NE 69
Zoning - DR 5.5
Lot Size - 0.1799 Ac or 7840 Sq. Ft.

	Public	Private
Sewer	☒	☐
Water	☒	☐
Chesapeake Bay Critical Area	Yes ☐	No ☒
100 Year Flood Plain	☐	☒
Historic Property/Building	☐	☒
Prior Zoning Hearings	NONE	

ZONING OFFICE USE ONLY

Reviewed By	Item #	Case #
AK	0104	2011-0104-1



DRAWN BY: DJO.

DATE: 8/20/10

SCALE: 1" = 20'