

IN RE: PETITION FOR ADMIN. VARIANCE

N side of Cedarside Drive, 188 feet W of
the c/l of Cedarcone Court
11th Election District
5th Councilmanic District
(4036 Cedarside Drive)

Timothy L. and Geraldine T. Sobus
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* Case No. 2011-0118-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, Timothy L. and Geraldine T. Sobus for property located at 4036 Cedarside Drive. The variance request is from Sections 1B02.3.A, 504 and 301 of the Baltimore County Zoning Regulations ("B.C.Z.R.") and V.B.6.b of the Comprehensive Manual of Development Policies (CMDP) to permit an open projection (screen porch and open deck) with 7 feet rear setback and 6 feet side setback in lieu of the minimum required window to lot line setback of 11.25 feet and to amend the latest Final Development Plan for Cedarside Farm, Lot 34 only. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners desire to construct a screened porch measuring 12 feet x 20 feet and an open deck measuring 14 feet x 23 feet. The lot is pie shaped and the dwelling was constructed toward the rear and western portion of the lot. Any addition of reasonable size will require a variance. A deck smaller than proposed would not be of sufficient size to allow the Petitioners to have a table, chairs and a grill on the deck. Petitioners would be unable to enjoy reasonable use of the property, suffering further practical difficulty. A color rendering of the proposed screened porch and deck and deck shows that the addition is very

ORDER RECEIVED FOR FILING

Date 11-1-10

By B3

attractively designed. Existing French doors will lead to the screened porch. The property contains 11,035 square feet.

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 October 9, 2010 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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 15th day of November, 2010 that a variance from Sections 1B02.3.A, 504 and 301 of the Baltimore County Zoning Regulations ("B.C.Z.R.") and V.B.6.b of the Comprehensive Manual of Development Policies (CMDP) to permit an open projection (screen porch and open deck) with 7 feet rear setback and 6 feet side setback in lieu of the minimum required window to

ORDER RECEIVED FOR FILING

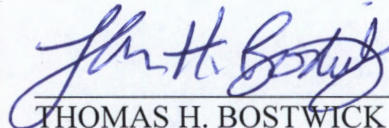
Date 11-1-10 2

By [Signature]

lot line setback of 11.25 feet and to amend the latest Final Development Plan for Cedarside Farm,
Lot 34 only 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 11-1-10

By B 3



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

November 1, 2010

TIMOTHY L. AND GERALDINE T. SOBUS
4036 CEDARSIDE DRIVE
NOTTINGHAM MD 21236

Re: Petition for Administrative Variance
Case No. 2011-0118-A
Property: 4036 Cedarside Drive

Dear Mr. and Mrs. Sobus:

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 "John H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4036 CEDARSIDE DRIVE
which is presently zoned DR.5.5. + DR.3.5

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) 1802.3A., 504, 501 (BCZ), Y.B.6-b. (CMPD-1989)

To permit an open projection (screened porch and open deck) with a 7-foot rear setback and 6-foot side setback in lieu of the minimum required window to lot line setback of 11.25-feet and to amend the latest F.D.P. for "Cedarside Farm", Lot 34 only.

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):

Timothy SoBus
Name - Type or Print _____
Tim SoBus
Signature _____
GERALDINE Tomsik-SoBus
Name - Type or Print _____
G Tomsik-SoBus
Signature _____
4036 CEDARSIDE DRIVE 410-256-5208
Address _____ Telephone No. _____
Nottingham Md. 21236
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 2011-0118-A

REV 10/25/01

Reviewed By D.T. Date 9/27/10

Estimated Posting Date 10/10/10

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

Address 4036 CEDARSIDE DRIVE
City NOTTINGHAM State MD. Zip Code 21236

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):

- Developer, Kim Strutt Group, failed to install proposed road. Our lot was designed to be pie shaped to accommodate this road.
- Our builder Logos Home, reversed our house to be aesthetically pleasing to the neighborhood therefore affecting our set-back.
- This would be the only exit off that floor from the rear of house.
- There is no impact on other residences and no visual consequences.

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.

Tim Sobus
Signature
TIMOTHY SOBUS
Name - Type or Print

Geraldine Tomsik-Sobus
Signature
GERALDINE TOMSIK-SOBUS
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13TH day of SEPT., 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Glenda J. Sponson
Notary Public

My Commission Expires

OCT. 21, 2011

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 4036 Cedarside Drive, Nottingham MD. 21236

Beginning at a point on the north side of Cedarside Drive which is 188 feet wide, west of the center line of the nearest improved intersecting street Cedarcone Court which is 36 feet wide. Being Lot # 34 in the subdivision of Cedarside Farm as recorded in Baltimore County Plat Book # 60, Folio # 137 containing .2533 acres. Also known as 4036 Cedarside Drive and located in the 11 Election District, 5 Councilmanic District.

2011-0118-A

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

No. **59391**

Date: **9/27/10**

PAID RECEIPT

BUSINESS ACTUAL TIME 1004
 9/29/2010 9/27/2010 14:12:00 2
 03 9505 04/11/10 0000 0000
 RECEIPT # 597824 9/27/2010 0013
 NO. 059391
 Recpt Tot \$115.00
 \$115.00 CI \$115.00
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				115. ⁰⁰

Total: **115.⁰⁰**

Rec From: **TIMOTHY SOBUS**

For: **2011-0118-A ~ AMEND F.D.P.**
4036 CEDARSIDE DR.
D. THOMPSON

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 10/10/10

Case Number: 2010-0118-A

Petitioner / Developer: TIM SOBUS

Date of Hearing (Closing): OCTOBER 25, 2010

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
4036 CEDARSIDE DRIVE

The sign(s) were posted on: OCTOBER 9, 2010



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2011- 0118 -A Address 4036 CEDAR SIDE DRIVE

Contact Person: DONNA THOMPSON 410-887-5391 Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9/27/10 Posting Date: 10/10/10 Closing Date: 10/25/10

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- 0118 -A Address 4036 CEDAR SIDE DRIVE

Petitioner's Name SOBUS Telephone 410-256-5208

Posting Date: 10/10/10 Closing Date: 10/25/10

To permit an open projection (screened porch and open deck) with a 7-foot rear setback and 6-foot side setback in lieu of the minimum required window to lot line setback of 11.25-feet and to amend the latest F.D.P. for "Cedarside Farm", Lot 34 only.

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: 2011-0118-A

Petitioner: SOBUS

Address or Location: 4036 CEDAR SIDE DRIVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. + MRS. TIMOTHY SOBUS

Address: 4036 CEDAR SIDE DRIVE

NOTTINGHAM, MD 21236

Telephone Number: 410-256-5208



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

October 26, 2010

Timothy & Gerald Tom-Sobus
4036 Cedarside Dr.
Nottingham, MD 21236

Dear: Timothy & Gerald Tom-Sobus .

RE: Case Number 2011-0118-A, 4036 Cedarside Dr.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 27, 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, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 14, 2010

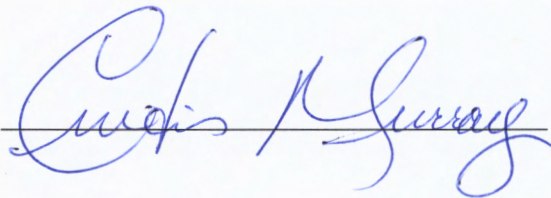
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 11-118- 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 18 2010

ZONING COMMISSIONER

AV 10/25

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: October 26, 2010
SUBJECT: Zoning Item # 11-118-A
Address 4036 Cedarside Drive
(Sobus Property)

RECEIVED

OCT 26 2010

ZONING COMMISSIONER

Zoning Advisory Committee Meeting of October 4, 2010.

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

Reviewer: JWL Date: 10/26/10

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 7, 2010

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

SUBJECT: Zoning Advisory Committee Meeting
For October 18, 2010
Item Nos. 2011- 103, 106, 107, 108,
109, 110, 111, 112, 113, 115, 116,
117, 118, 119, 120, 121 and 122

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-10182010 -NO COMMENTS.doc



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

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

October 4, 2010

ATTENTION: Kristen Mathews
ZAC Agenda Oct. 18, 2010

The Baltimore County Fire Department has no comments on the following case numbers:

2011-0102-A	Kingston Park La.
2011-0103-SPHA	Harrison Ave.
2011-0106-A	Valleyfield Rd.
2011-0107-SPHA	Emmanuel Ct.
2011-0108-A	Locust Ave.
2011-0110-A	Woodland Dr.
2011-0111-A	Monaghan Ct.
2011-0112-SPHA	Oakleigh Rd.
2011-0113-A	Stoney Batter Rd.
2011-0114-A	New Section Rd.
2011-0115-SPH	Hanover Pike
2011-0116-A	Meandering Dr.
2011-0117-A	Cockeys Mill Rd.
2011-0118-A	Cedarside Dr.
2011-0119-A	Linwood Ave.
2011-0120-A	Sue Grove Rd.
2011-0121	Burnbrae Rd.
2011-0122-A	Mt. Carmel Rd.

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

cc: File

Visit the County's Website at www.baltimorecountyonline.info



Printed with Soybean Ink
on Recycled Paper



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: Oct. 15, 2010

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

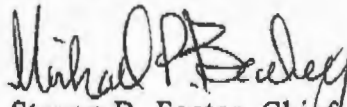
RE: Baltimore County
Item No. 2011-0118-A
4036 CEDARSIDE DR
SOBUS PROPERTY
ADMIN. VARIANCE -

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. 2011-0118-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,


F1 Steven D. Foster, Chief
F02 Engineering Access Permits
Division

SDF/mb

Patricia Zook - Re: PDM Case 2011-0118-A (CO-0083452)

From: Lewis Mayer
To: Zook, Patricia
Date: 10/28/2010 3:21 PM
Subject: Re: PDM case 2011-0118-A (CO-0083452)

Ms. Zook,
Sorry, but the case number for 3029 Linwood should read 2011-0119A.
Regards
Lew Mayer

>>> Patricia Zook 10/28/2010 9:59 AM >>>
Good morning -

The active violation case documents from your office for Case 2011-0118-A contains an address of 3029 Linwood Avenue, and legal owner as Pamela Felix. However, the information for Case 2011-0118-A is as follows:

CASE NUMBER: 2011-0118-A

4036 Cedarside Drive

Location: N side of Cedarside Drive, 188 feet W of the c/l of Cedarcone Court.

11th Election District, 5th Councilmanic District

Legal Owner(s): Timothy and Geraldine Sobus

Closing Date: 10/25/2010

ADMINISTRATIVE VARIANCE To permit an open projection (screen porch and open deck) with 7 feet rear setback and 6 feet side setback in lieu of the minimum required window to lot line setback of 11.25 feet and to amend the latest Final Development Plan for Cedarside Farm, Lot 34 only.

Perhaps the active violation case documents go with another case, but I don't know what that number is or if it is something that is coming before our office.

Therefore, I am returning the active violation case documents to PDM.

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

410-887-3868

pzook@baltimorecountymd.gov

Maryland Department of Assessments and Taxation
Real Property Data Search (vw3.1)
BALTIMORE COUNTY

Account Identifier:

District - 11 Account Number - 2100009044

Owner Information

Owner Name: SOBUS TIMOTHY L Use: RESIDENTIAL
TOMSIK-SOBUS GERALDINE Principal Residence: YES
Mailing Address: 4036 CEDARSIDE DR Deed Reference: 1) / 9283/ 400
BALTIMORE MD 21236-1655 2)

Location & Structure Information

Premises Address Legal Description
4036 CEDARSIDE DR .2533 AC
CEDARSIDE FARM

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area
72	8	418					34	3

Special Tax Areas Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	Cc
1992	2,948 SF	11,035.00 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	128,500	128,500		
Improvements:	293,220	272,180		
Total:	421,720	400,680	400,680	400,680
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
LOGOS CONSTRUCTION COMPANY	07/20/1992	
Type:	Deed1:	Deed2:
IMPROVED ARMS-LENGTH	/ 9283/ 400	
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 *

2200020255

Pt. Bk./Folio # 064060

DR-3.5

2200020263

Pt. Bk. 64, Folio 60

2200020263

Lot # 32

Pt. Bk. 60, Folio 137

2100009042

PDM # 110549 5 CD

11 ED 072A1

NE 10-G

2100009043

Lot # 33

Pt. Bk./Folio # 060137

2100009044

Lot # 34

4036

4038

CEDARSIDE FARM (PDM File/Project # 11-549)

SITE

Pt. Bk. 66, Folio 77

2200008896

Pt. Bk./Folio # 066077

DR 5.5

CEDARSIDE DR

2200020259

Pt. Bk./Folio # 060139 Lot # 213

CEDAR CONE CT

2200008895 Lot # 35

Pt. Bk. 63, Folio 93

4029

Pt. Bk./Folio # 063093A

2100009061

Pt. Bk. 60, Folio 138

Lot # 36

2100009061

Lot # 37

Pt. Bk./Folio # 060138

4035

Lot # 38

2100009063

2100009204

Lot # 168

2011-0118-A





2011-0118-A

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 4036 CEDAR SIDE DR.

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

SUBDIVISION NAME CEDAR SIDE FARM

PLAT BOOK # 60 FOLIO # 137 LOT # 34 SECTION # 2

OWNER TIMOTHY SOBUS, GERABINE TOMSIT-SOBUS

STORM WATER MANAGEMENT
RESERVATION 2

PROPOSED
SCREENED
PORCH
12'x20'

TAX #
2100009043

PROPOSED
OPEN DECK
14'x23' + 4' steps

#33
#4038

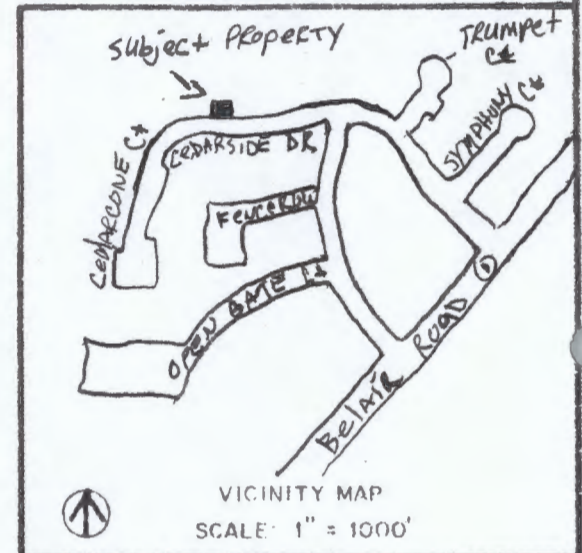
BAY
WINDOW



NORTH

PREPARED BY WINDWARD ASSOCIATES INC

SCALE OF DRAWING: 1" = 30'



LOCATION INFORMATION

ELECTION DISTRICT 11

COUNCILMANIC DISTRICT 5

1" = 200' SCALE MAP # 072A1

ZONING D.R. 55 + D.R. 3.5

LOT SIZE .2533 ACRES 11,035.00 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/BUILDING	☐	☒
PRIOR ZONING HEARING	NONE	

ZONING OFFICE USE ONLY

REVIEWED BY ITEM # CASE #

D.T.

0118

2011-
0118-A