

**IN RE: PETITION FOR ADMIN. VARIANCE**

E side of King George Court, 310 feet S  
of Joppa Road  
11<sup>th</sup> Election District  
5<sup>th</sup> Councilmanic District  
**(4501 King George Court)**

Marcelo and Maria Garcia  
*Petitioners*

\* BEFORE THE  
\* DEPUTY ZONING  
\* COMMISSIONER  
\* FOR BALTIMORE COUNTY  
\* **Case No. 2011-0155-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, Marcelo and Maria Garcia for property located at 4501 King George Court. The variance request is from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed sunroom addition with a rear setback of 13 feet in lieu of the required 30 feet for a rear tract boundary and property line, and to amend the last approved Final Development Plan for Oakdale Lot #30 to allow construction outside of the permitted building envelope. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners desire to construct a 14 feet x 19 feet sunroom addition to be constructed on top of an existing deck. They wish to enclose an open deck in order to enlarge the family room for additional living space for the family. There is a existing sliding glass door at this location for access to the existing deck and access to the proposed sunroom addition. Relocation of the sunroom would require significant structural changes to the home. The property to the north of the Petitioners' is vacant open space.

**ORDER RECEIVED FOR FILING**

Date 12-1-10

By PJ

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 November 7, 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 15<sup>th</sup> day of December, 2010 that a variance from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed sunroom addition with a rear setback of 13 feet in lieu of the required 30 feet for a rear tract boundary and property line, and to amend the last approved Final Development Plan for Oakdale Lot #30 to allow construction outside of the permitted building envelope is hereby GRANTED, subject to the following:

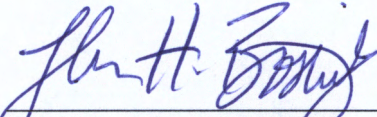
ORDER RECEIVED FOR FILING

Date 12-1-10

By MB

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

THB/pz

ORDER RECEIVED FOR FILING

Date 12-1-10

By pz



**BALTIMORE COUNTY**  
MARYLAND

JAMES T. SMITH, JR.  
*County Executive*

THOMAS H. BOSTWICK  
*Deputy Zoning Commissioner*

December 1, 2010

MARCELO AND MARIA GARCIA  
4501 KING GEORGE COURT  
BALTIMORE MD 21236

Re: Petition for Administrative Variance  
Case No. 2011-0155-A  
Property: 4501 King George Court

Dear Mr. and Mrs. Garcia:

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

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

Sincerely,

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

THOMAS H. BOSTWICK  
Deputy Zoning Commissioner  
for Baltimore County

THB:pz

Enclosure

c: Jeremy Clancy, 7051 Macbeth Way, Eldersburg MD 21784

ORIGINAL KEEP IN FILE

# Petition for Administrative Variance



to the Zoning Commissioner of Baltimore County for the property located at 4501 King George Ct. Baltimore Md 21236 which is presently zoned DR S.5

Deed Reference: 13548 / 403 Tax Account # 2300001963

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) 1301.2.C.1.b. (BCZR 1992)

TO PERMIT A PROPOSED SUNROOM ADDITION WITH A REAR SETBACK OF 13 FT. IN LIEU OF THE REQUIRED 30 FT. FOR A REAR TRACT BOUNDARY AND PROPERTY LINE, AND TO AMEND THE LAST APPROVED FINAL DEVELOPMENT PLAN FOR OAKDALE LOT # 30 TO ALLOW CONSTRUCTION OUTSIDE OF THE PERMITTED BUILDING ENVELOPE.

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

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

I, or we, agree to pay expenses of above Administrative Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

## Contract Purchaser/Lessee:

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):

Marcelo Garcia  
Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
maria Garcia  
Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
4501 King George Ct. (410) 256-3437  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
Baltimore md 21236  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

## Representative to be Contacted:

Jeremy Clancy  
Name \_\_\_\_\_  
7051 Macbeth way (443) 340-1229  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
Eldersburg md 21784  
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.

2011-0155-A  
Case No. \_\_\_\_\_

Zoning Commissioner of Baltimore County

Reviewed By JL Date 10/28/10

ORDER RECEIVED FOR FILING

Estimated Posting Date

11/07/10

FRM476\_09

Date 12-1-10

Rev 3/09

By [Signature]

ORIGINAL KEEP IN FILE

0155

### Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently own and reside at 4501 King George Ct. Baltimore 21128  
Address number Road or Street name  
and that this address is the subject of this variance request as required by law.

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate the hardship or practical difficulty; attach an additional sheet if needed)

We are requesting a variance to the rear setback in order to enclose our  
pre existing open deck. We wish to enlarge our family room due to the  
need for additional living space. We have a very short rear yard  
but desperately need the additional space as moving is not an option now.  
Besides an existing deck being in this location, we also have an existing  
sliding glass door here and relocation of the room would require significant  
structural changes.

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

Marcelo Garcia  
Signature

Marcelo Garcia  
Name- print or type

Maria Garcia  
Signature

Maria Garcia  
Name- print or type

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

**STATE OF MARYLAND, BALTIMORE COUNTY, to wit:**

**I HEREBY CERTIFY**, this 27<sup>th</sup> day of October 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared:

(Name Affiant(s) here): Marcelo Maria Garcia  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

**AS WITNESS** my hand and Notarial Seal

[Signature]  
Name of Notary Public

12/27/2012  
Commission expires

PLACE SEAL HERE:

**Zoning Description For : 4501 King George Ct., Baltimore Md. 21128**

Beginning at a point on the East side of King George Court, which is 30' wide at the distance of 310' South of the centerline of the nearest improved intersecting street, Joppa Road, which is 60' wide. Being Lot # 30 in the subdivision of Oakdale II as recorded in Baltimore County Plat Book # 70, Folio # 55, containing 8,072 square feet. Also known as 4501 King George Court and located in the 11<sup>th</sup> Election District, 5<sup>th</sup> Councilmanic District.

0155

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

# **0155** No. **61008**

Date: **10/28/10**

**PAID RECEIPT**

BUSINESS ACTUAL TIME DOW  
 10/29/2010 10/28/2010 11:29:31 5  
 REG 0003 WALKIN ENDS LOG  
 >>RECEIPT # 487511 10/20/2010 OFF  
 Dept 5 520 ZONING VERIFICATION  
 CR NO. 061000  
 Recpt Tot \$115.00  
 \$115.00 CR \$0.00 CA  
 Baltimore County, Maryland

| Fund | Dept | Unit | Sub Unit | Obj  | Sub Obj | Dept Obj | BS Acct | Amount |
|------|------|------|----------|------|---------|----------|---------|--------|
| 001  | 806  | 000  |          | 6150 |         |          |         | 115.00 |
|      |      |      |          |      |         |          |         |        |
|      |      |      |          |      |         |          |         |        |
|      |      |      |          |      |         |          |         |        |
|      |      |      |          |      |         |          |         |        |

Total: **115.00**

Rec

From:

For:

**4501 Oakdale Ct**  
**RV filing - Amount FDP**  
**(65.00) (50.00)**

**DISTRIBUTION**

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

**CASHIER'S  
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No 2011-0155-A

Petitioner/Developer GARCIA

Date Of Hearing/Closing: 11/22/10

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 4501 KING GEORGE CT

This sign(s) were posted on November 7, 2010

Month, Day, Year  
Sincerely,

Martin Ogle 11/7/10  
Signature of Sign Poster and Date

Martin Ogle  
60 Chelmsford Court  
Baltimore, Md, 21220  
443-629-3411



Martin Ogle 11/7/10

2 COPY) ORIG TO APP.

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 2011- 0155 -A Address 4501 KING GEORGE CT.  
Contact Person: John Lewis Phone Number: 410-887-3391  
Planner, Please Print Your Name  
Filing Date: 10/28/10 Posting Date: 11/07/10 Closing Date: 11/22/10

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- 0155 -A Address 4501 KING GEORGE CT.  
Petitioner's Name GARCIA Telephone 410 256 3437  
Posting Date: 11/07/10 Closing Date: 11/22/10  
Wording for Sign: To Permit A PROPOSED SUNROOM ADDITION WITH A  
REAR SETBACK OF 13 FT. IN LIEU OF THE REQUIRED 30 FT.  
AND TO AMEND THE FINAL DEVELOPMENT PLAN FOR OAKDALE  
LOT # 30

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 - 0155 - A  
Petitioner: Marcelo - Maria Garcia  
Address or Location: 4501 King George Ct. Baltimore 21228

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jeremy Clancy  
Address: 7051 Macbeth way  
Eldersburg Md. 21784  
Telephone Number: (443) 340-1229



## BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.  
*County Executive*

November 19, 2010

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

Marcelo & Maria Garcia  
4501 King George Ct.  
Baltimore, Maryland 21228

Dear Marcelo & Maria:

RE: Case # 2011-0155-A 4501 King George Way

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 28, 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 blue ink that reads "Carl Richards Jr.".

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR:rjc

Enclosures

c: People's Counsel  
Jeremy Clancy 7051 Macbeth Way Eldersburg Md 21784

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: Nov. 16, 2010

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

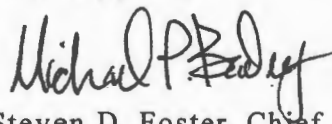
RE: Baltimore County  
Item No. 2011-0155-A  
4501 KING GEORGE COURT  
GARCIA PROPERTY  
ADMIN. VARIANCE -

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. 2011-0155-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,

  
Foster Steven D. Foster, Chief  
Engineering Access Permits  
Division

SDF/mb

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** November 30, 2010

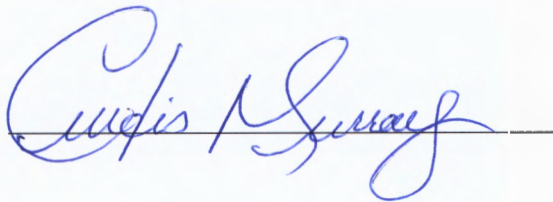
**FROM:** Arnold F. 'Pat' Keller, III  
Director, Office of Planning

**SUBJECT:** Zoning Advisory Petition(s): **Case(s) 11-155- 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**

**NOV 30 2010**

**ZONING COMMISSIONER**

**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

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

**DATE:** November 10, 2010

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For November 22, 2010  
Item Nos. 2011- 155, 156, 157 and  
158

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-11222010 -NO COMMENTS.doc

**Patricia Zook - Case 2011-0155-A (administrative variance) Comment Needed**

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**From:** Patricia Zook  
**To:** Murray, Curtis  
**Date:** 11/30/2010 10:19 AM  
**Subject:** Case 2011-0155-A (administrative variance) Comment Needed

---

Hello Curtis -

This administrative variance case is missing comments from the Office of Planning:

**CASE NUMBER: 2011-0155-A**

4501 King George Court

Location: E side of King George Court; 310 feet S of Joppa Road.

11th Election District, 5th Councilmanic District

Legal Owner(s): Marcelo E. and Maria T. Garica

Closing Date: 11/22/2010

**ADMINISTRATIVE VARIANCE** To permit a proposed sunroom addition with a rear setback of 13 feet in lieu of the required 30 feet for a rear tract boundary and property line, and to amend the last approved Final Development Plan for Oakdale Lot #30 to allow construction outside of the permitted building envelope.

Thanks for your help.

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

410-887-3868

pzook@baltimorecountymd.gov

2011-0155-A

Maryland Department of Assessments and Taxation  
Real Property Data Search (vw4.3)  
BALTIMORE COUNTY

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

**Account Identifier:****District - 11 Account Number - 2300001963****Owner Information**

|                         |                                           |                             |                      |
|-------------------------|-------------------------------------------|-----------------------------|----------------------|
| <b>Owner Name:</b>      | GARCIA MARCELO E<br>GARCIA MARIA T        | <b>Use:</b>                 | RESIDENTIAL          |
| <b>Mailing Address:</b> | 4501 KING GEORGE CT<br>BALTIMORE MD 21236 | <b>Principal Residence:</b> | YES                  |
|                         |                                           | <b>Deed Reference:</b>      | 1) /13548/ 403<br>2) |

**Location & Structure Information**

|                         |                                                 |
|-------------------------|-------------------------------------------------|
| <b>Premises Address</b> | <b>Legal Description</b>                        |
| 4501 KING GEORGE CT     | .185 AC<br>4501 KING GEORGE CT ES<br>OAKDALE II |

|            |             |               |                     |                    |                |              |            |                        |                  |        |
|------------|-------------|---------------|---------------------|--------------------|----------------|--------------|------------|------------------------|------------------|--------|
| <b>Map</b> | <b>Grid</b> | <b>Parcel</b> | <b>Sub District</b> | <b>Subdivision</b> | <b>Section</b> | <b>Block</b> | <b>Lot</b> | <b>Assessment Area</b> | <b>Plat No:</b>  |        |
| 72         | 9           | 231           |                     |                    |                |              | 30         | 3                      | <b>Plat Ref:</b> | 70/ 55 |

**Special Tax Areas**

**Town**  
**Ad Valorem**  
**Tax Class**

|                                |                      |                           |                   |
|--------------------------------|----------------------|---------------------------|-------------------|
| <b>Primary Structure Built</b> | <b>Enclosed Area</b> | <b>Property Land Area</b> | <b>County Use</b> |
| 1998                           | 2,330 SF             | 8,072.00 SF               | 04                |

|                |                 |               |                 |
|----------------|-----------------|---------------|-----------------|
| <b>Stories</b> | <b>Basement</b> | <b>Type</b>   | <b>Exterior</b> |
| 2              | YES             | STANDARD UNIT | SIDING          |

**Value Information**

|                           | <b>Base Value</b> | <b>Value</b> | <b>Phase-in Assessments</b> |              |
|---------------------------|-------------------|--------------|-----------------------------|--------------|
|                           |                   | <b>As Of</b> | <b>As Of</b>                | <b>As Of</b> |
|                           |                   | 01/01/2009   | 07/01/2010                  | 07/01/2011   |
| <b>Land</b>               | 99,760            | 99,760       |                             |              |
| <b>Improvements:</b>      | 291,070           | 263,400      |                             |              |
| <b>Total:</b>             | 390,830           | 363,160      | 363,160                     | 363,160      |
| <b>Preferential Land:</b> | 0                 | 0            | 0                           | 0            |

**Transfer Information**

|                |                        |               |             |               |           |
|----------------|------------------------|---------------|-------------|---------------|-----------|
| <b>Seller:</b> | PREAKNESS OAKDALE INC  | <b>Date:</b>  | 02/24/1999  | <b>Price:</b> | \$213,658 |
| <b>Type:</b>   | MULT ACCTS ARMS-LENGTH | <b>Deed1:</b> | /13548/ 403 | <b>Deed2:</b> |           |
| <b>Seller:</b> |                        | <b>Date:</b>  |             | <b>Price:</b> |           |
| <b>Type:</b>   |                        | <b>Deed1:</b> |             | <b>Deed2:</b> |           |



Pt. Bk./Folio # 055136  
Pt. Bk./Folio # 12008

2300001935 Lot # 2

PDM # 110386

19000494

2300001936 4504 Lot # 3

2300001937 Lot # 4

Lot # 0  
2300001965  
Pt. Bk. 70, Folio 55

Lot # 46  
Pt. Bk. 54, Folio 121  
2000009728

2300001941 Lot # 8

072B2 DR 5.5  
5 CD 11-ED  
PDM # 110871

Urban Side of URDL

2300001963 Lot # 30

NE 10-H

Pt. Bk./Folio # 054121  
PDM # 110399

2300001942 Lot # 9

OAKDALE II (PDM File/Project # )

Pt. Bk./Folio # 070055

KING GEORGE CT

2300001962 Lot # 29

2300001961 Lot # 28

2300001960 Lot # 27

2300001943 Lot # 10

2300001944 Lot # 11

2300001945 Lot # 12  
4516

2000009730

0155

Pt. Bk./Folio # 050072  
Pt. Bk. 50, Folio 72  
1900009962 Lot # 24

2300001959 Lot # 26

Lot # 23



Rear of ex. House

Existing Deck; Proposed location

Rear Property line



Rear Property line

5510

Right  
prop  
line



GR.  
S&D

Proposed  
Location

Rear  
Property  
line



0155

Proposed  
Location

# PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 4501 King George Ct

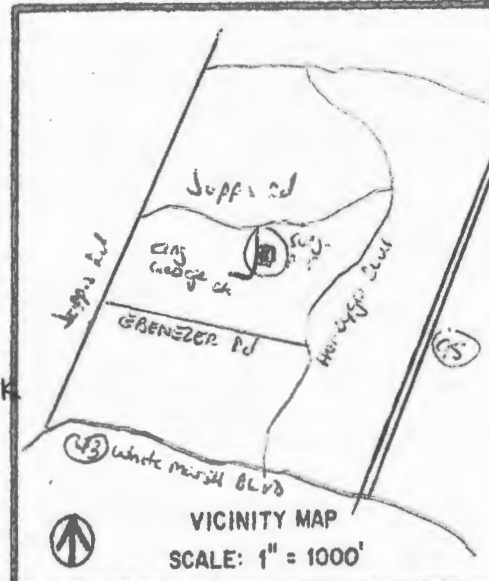
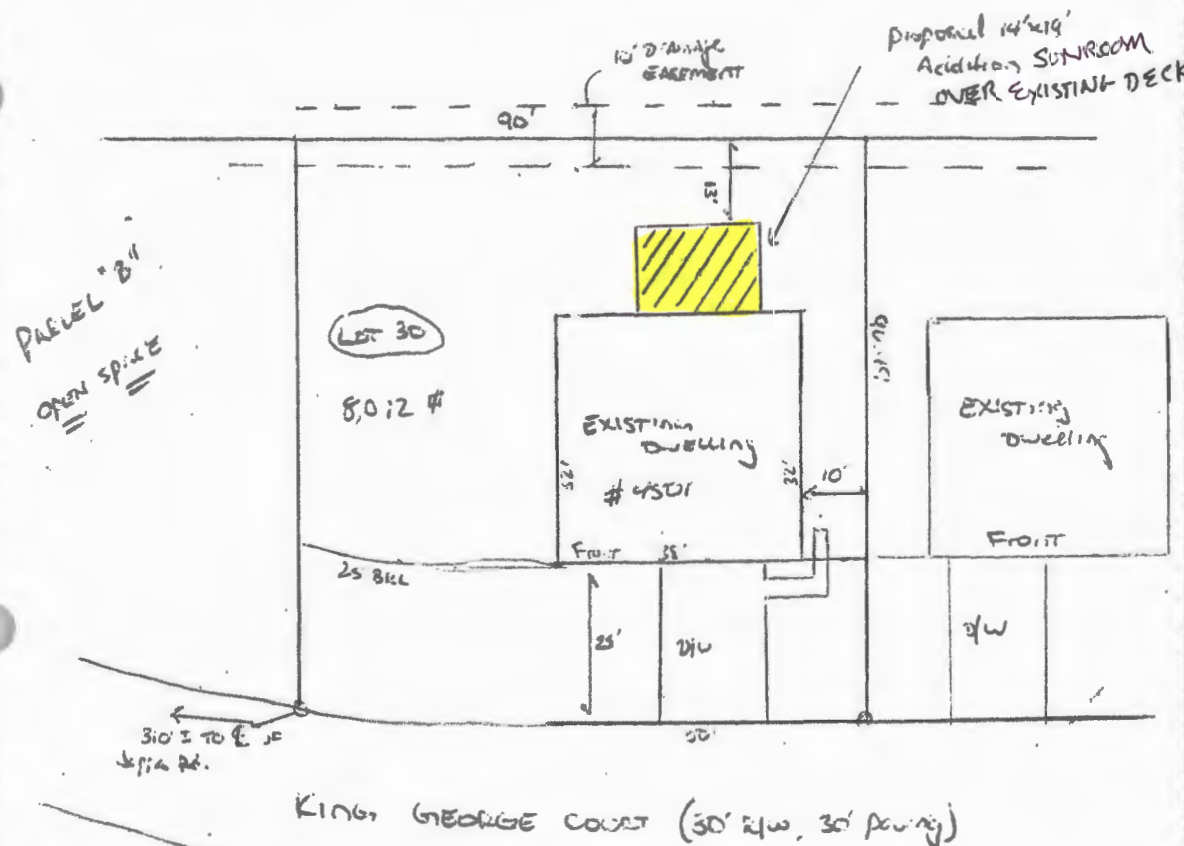
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME OAKDALE II

PLAT BOOK # 70 FOLIO # 55 LOT # 30 SECTION #     

OWNER MARCELO - MARIA MARCIA

Parcel 160



## LOCATION INFORMATION

ELECTION DISTRICT 11<sup>th</sup>

COUNCILMANIC DISTRICT 5<sup>th</sup>

1"=200' SCALE MAP # 07232

ZONING DR 5.5

LOT SIZE .19 8,072  
ACREAGE SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE  
WATER ☒ PUBLIC ☐ PRIVATE

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

ZONING OFFICE USE ONLY  
REVIEWED BY      ITEM #      CASE #     

JV | 2011-0155-A



PREPARED BY JSC

SCALE OF DRAWING: 1" = 30'

-15-