

IN RE: PETITION FOR ADMIN. VARIANCE

E side of Ridgemoor Road; 230 feet NE of the
the c/l of Riverside Road
15th Election District
5th Councilmanic District
(12 Ridgemoor Road)

Stephanie L. Ferrari
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* Case No. 2011-0166-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, Stephanie L. Ferrari for property located at 12 Ridgemoor Road. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a 26.5 feet rear yard setback in lieu of the required 30 feet setback for an addition. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. Petitioner desires to construct an addition measuring 8 feet x 16 feet. The Petitioner's mother has Alzheimer's and has to move in with the family. The small sunroom needs to be extended to allow it to be converted into a bedroom and bathroom for her mother.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated December 6, 2010 which indicates that the size and location of the addition is compatible with the community. The Planning Office recommends approval of the request.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on November 14, 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 12-9-10

By [Signature]

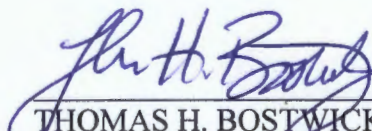
The Petitioner has filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 9th day of December, 2010 that a Variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a 26.5 feet rear yard setback in lieu of the required 30 feet setback for an addition is hereby GRANTED, subject to the following:

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

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 12-9-10 2

By pz



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

December 9, 2010

STEPHANIE L. FERRARI
12 RIDGEMOOR ROAD
ESSEX MD 21221

Re: Petition for Administrative Variance
Case No. 2011-0166-A
Property: 12 Ridgemoor Road

Dear Ms. Ferrari:

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

c: Al Stearns, 143 Main Street, Reisterstown MD 21136

Petition for Administrative Variance



to the Zoning Commissioner of Baltimore County for the property
located at 12 Ridgemoor Rd, Baltimore, MD 21221
which is presently zoned DR-5.5

Deed Reference: _____ / _____ Tax Account # 1507471750

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) 1802.3.C.1; BCZR, TO

PERMIT A 26.5ft. REARYARD SETBACK IN LIEU OF
THE REQUIRED 30ft. SETBACK FOR AN ADDITION.

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

ORDER RECEIVED FOR FILING
12-9-10

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

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. 2011-0166-A

Reviewed By gcm

Date 11/5/10

Estimated Posting Date 11/14/10

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 own and reside at 12 Ridgeway Rd
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) The Homeowners mother has to move in with homeowner do to the mother has Alzheimers. The only area available is a very small sunroom which needs to be extended out 8' to allow for there to be room to turn it into an adequate bedroom with bathroom. To allow room we must encroach into the 30' rear setback 3'6". The after setback will be 26'6" (rear property line to addition)

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.

Stephanie Ferrari
Signature

Stephanie Ferrari
Name- print or type

Signature

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 4th day of Nov, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared:

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

AS WITNESS my hand and Notarial Seal

Binita Shah
Name of Notary Public

BINITA BHAVIN SHAH
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires September 2, 2012
Commission expires

PLACE SEAL HERE:

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 12 RIDGEMOOR RD, BALTIMORE, MD 21221-7032

Beginning at the point on the east side of Ridgemoor Rd which is 30 ft wide at the distance of 230ft Northeast of the centerline of the nearest improved intersecting street Riverside Rd which is 15ft wide. Being Lot # 9, Block C in the subdivision of Eastern Terrace as recorded in Baltimore County Plat Book # 12, Folio # 45 containing 5,000.00 square feet. Also known as 12 Ridgemoor Rd, Baltimore, MD and located in the Election District 15, Councilmanic District 5.

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

No. **61037**

Date: **11/5/10**

PAID RECEIPT

BUSINESS ACTUAL TIME IRM
 11/08/2010 11/05/2010 10:09:35 2

REG MSD5 WALKIN DOOL DHD
 >>RECEIPT # 531449 11/05/2010 OFLN

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				65. -

Dept 5 528 ZONING VERIFICATION
 CR NO. 061037

Recpt Tot \$65.00
 \$65.00 CK \$1.00 CA
 Baltimore County, Maryland

Total: **65. -**

Rec From: **2011-0166-A**

For: _____

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 11/15/10

Case Number: 2011-0166-A

Petitioner / Developer: STEPHANIE FERRARI~AL STEARNS of
MARYLAND REMODELING & DESIGN/BUILD

Date of Hearing (Closing): NOVEMBER 29, 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:
12 RIDGEMOOR ROAD

The sign(s) were posted on: NOVEMBER 14, 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)

Closing 11-29

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2011- 166 -A Address 12 RIDGEMOOR Rd.

Contact Person: J. MERREY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 11/5/10 Posting Date: 11/14 Closing Date: 11/29

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- 0166 -A Address 12 RIDGEMOOR Rd.
Petitioner's Name STEPHANIE FERRARI Telephone 410-686-5960
Posting Date: 11/14/10 Closing Date: 11/29/10
Wording for Sign: To Permit A 26ft. REAR YARD SETBACK
IN LIEU OF THE REQUIRED 30ft.
SETBACK FOR AN ADDITION.

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: 2011-0166A
Petitioner: STEPHANIE FERRARI
Address or Location: 12 RIDGEMOORE RD., ESSEX, MD. 21221

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____
Address: SAME

Telephone Number: 410-833-1142



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

November 29, 2010

Stephanie Ferrari
12 Ridgemoor Road
Essex, Maryland 21221

Dear Ms. Ferrari:

RE: 2011-0166-A Ridgemoor Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 5, 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." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rjc
Enclosures

c: People's Counsel
Al Sterns 143 Main St. Reisterstown, Md 21136



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

State Highway
Administration

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: Nov. 24, 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. 2011-0166-A
12 RIDGEMOOR RD
FERRARI 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. 2011-0166-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,

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

SUBJECT: Zoning Advisory Committee Meeting
For November 29, 2010
Item Nos. 2011-0166A

DATE: November 26, 2010

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

DAK
cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: George Klunk, (Acting) Director
Department of Permits and
Development Management

DATE: December 6, 2010

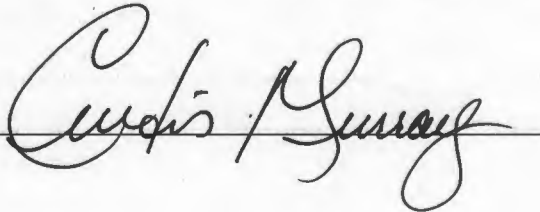
FROM: Jeff Mayhew
(Acting) Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 11-166- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and the size and location of the addition is compatible with the community. The Office of Planning recommends approval of the petitioner's request.

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

Prepared By:
CM/LL



RECEIVED

DEC 08 2010

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

Clear
11-29

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

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

SUBJECT: Zoning Advisory Committee Meeting
For November 29, 2010
Item Nos. 2011- 160, 161, 162, 163,
164, 165, 166, 167, 168, 169, 170,
171, 173, 174, 175, 177, 178 and 179

DATE: November 29, 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-11292010 -NO COMMENTS.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

DEC 23 2010

ZONING COMMISSIONER

TO: Zoning Commissioner's Office

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: December 22, 2010

SUBJECT: Zoning Item # 11-166-A
Address 12 Ridgemoor Road
(Ferrari Property)

Zoning Advisory Committee Meeting of November 15, 2010.

DEPRM has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. This lot is located within an Intensely Developed Area (IDA) of the Chesapeake Bay Critical Area (CBCA). Relief to the rear yard setback will not impact any of the Critical Area requirements for this lot. Mitigation in the form of tree planting may be required to minimize adverse impacts on water quality that resulting from development activities.
2. The zoning request will not result in any forest clearing or wetland impacts, and mitigation may be required for any new impervious surfaces on this lot. Therefore, the subject zoning petition will conserve fish, wildlife, and plant habitat.
3. The CBCA regulations apply to development activities within the Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts. Any proposed development activities must meet all IDA regulations.

Reviewer: Regina Esslinger

Date: December 15, 2010

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For November 29, 2010
Item Nos. 2011-0166A

DATE: November 26, 2010

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

RECEIVED

NOV 29 2010

ZONING COMMISSIONER

DAK
cc: File

Debra Wiley - Case No. 2011-0166A

From: Dennis Kennedy
To: Wiley, Debra
Date: 11/26/2010 3:35 PM
Subject: Case No. 2011-0166A
CC: Richards, Carl
Attachments: ZAC-11262010 - NO COMMENTS.DOC

Debbie:

Attached is our comment on the referenced item. We did not receive the agenda in time to follow the normal channels. The agenda says that the closing date is 11/29/10, so I am short-circuiting the system by sending this. Please accept the attached and hopefully, the hard copy will be put in the file some time.

Dennis

RECEIVED

NOV 29 2010

ZONING COMMISSIONER

Patricia Zook - Case 2011-0166-A - administrative variance - comments needed

From: Patricia Zook
To: Murray, Curtis
Date: 11/30/2010 11:30 AM
Subject: Case 2011-0166-A - administrative variance - comments needed

Hello Curtis -

This administrative variance closed November 29 and we need Planning comments:

CASE NUMBER: 2011-0166-A

12 Ridgemoor Road

Location: E side of Ridgemoor Road; 230 feet NE of the c/l of Riverside Road.

15th Election District, 5th Councilmanic District

Legal Owner(s): Stephanie L. Ferrari (and Angelo N Ferrari?)

Closing Date: 11/29/2010

ADMINISTRATIVE VARIANCE To permit a 26.5 feet rear yard setback in lieu of the required 30 feet setback for an addition.

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

2011-0166-A

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

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

Account Identifier:

District - 15 Account Number - 1507471750

Owner Information

Owner Name: FERRARI ANGELO N
FERRARI STEPHANIE L
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 12 RIDGEMOOR RD
BALTIMORE MD 21221-7032
Deed Reference: 1) /18173/ 441
2)

Location & Structure Information

Premises Address
12 RIDGEMOOR RD

Legal Description

12 RIDGEMOOR RD
EASTERN TERRACE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	
97	7	145				C	9	3	Plat Ref:	12/ 45

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1942	1,128 SF	5,000.00 SF	04

Stories	Basement	Type	Exterior
1 1/2	NO	STANDARD UNIT	SIDING

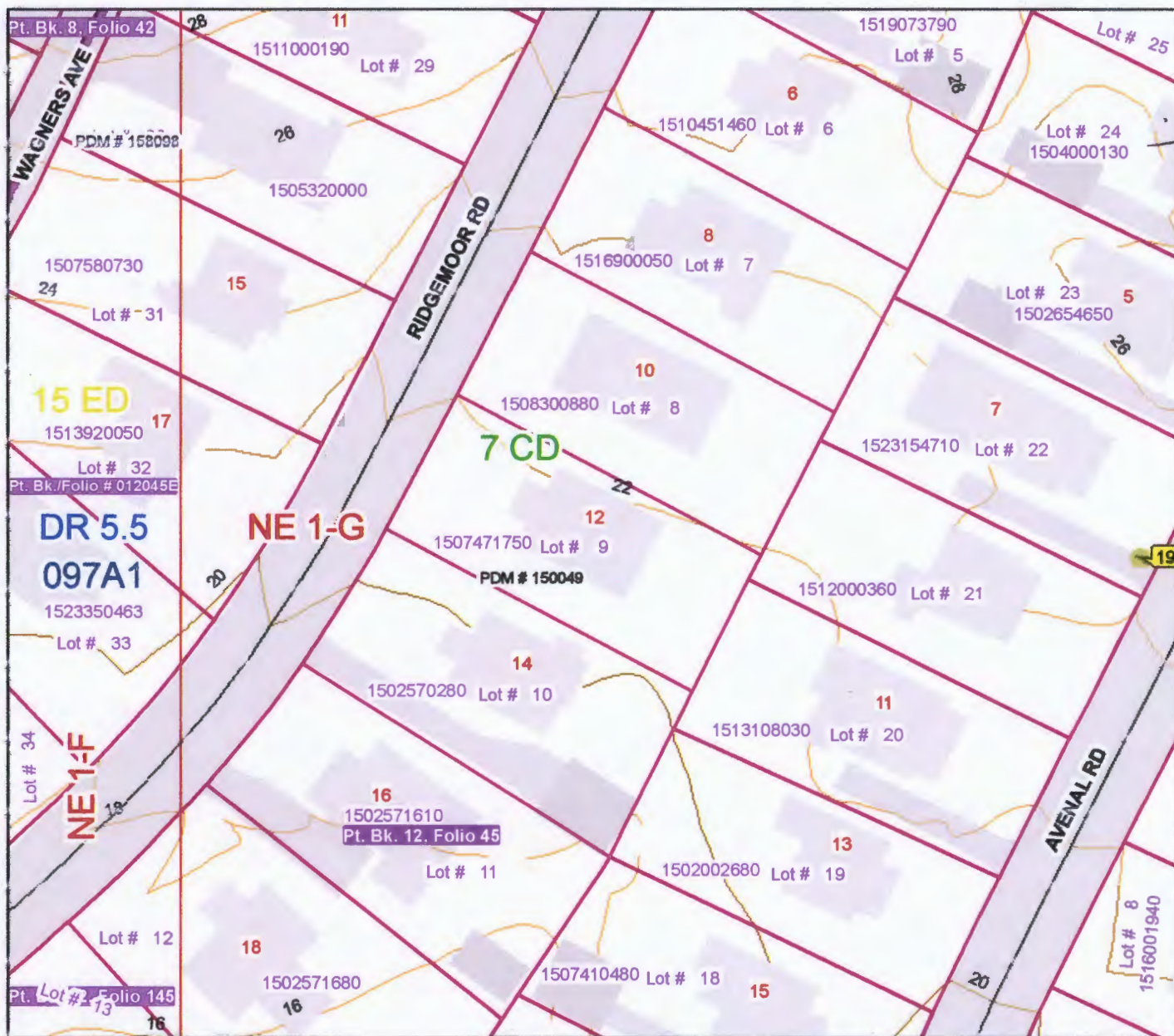
Value Information

	Base Value	Value As Of 01/01/2009	Phase-in Assessments As Of 07/01/2010	As Of 07/01/2011
Land	53,000	53,000		
Improvements:	86,700	105,750		
Total:	139,700	158,750	152,400	158,750
Preferential Land:	0	0	0	0

Transfer Information

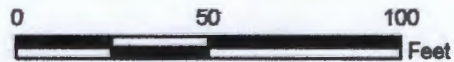
Seller: GOETZINGER MARTINA	Date: 06/11/2003	Price: \$104,900
Type: IMPROVED ARMS-LENGTH	Deed1: /18173/ 441	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

12 Ridgemoor Road



Publication Date: November 04, 2010
 Publication Agency: Department of Permits & Development Management
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot

DQ Map Notes



1 inch = 50 feet



Right Side (View from Rear)



Rear of House



Right Side



Left Side



PROPERTY ADDRESS: 12 RIDGEMOOR RD, BALTIMORE, MD 21221 SUBDIVISION NAME: EASTERN TERRACE

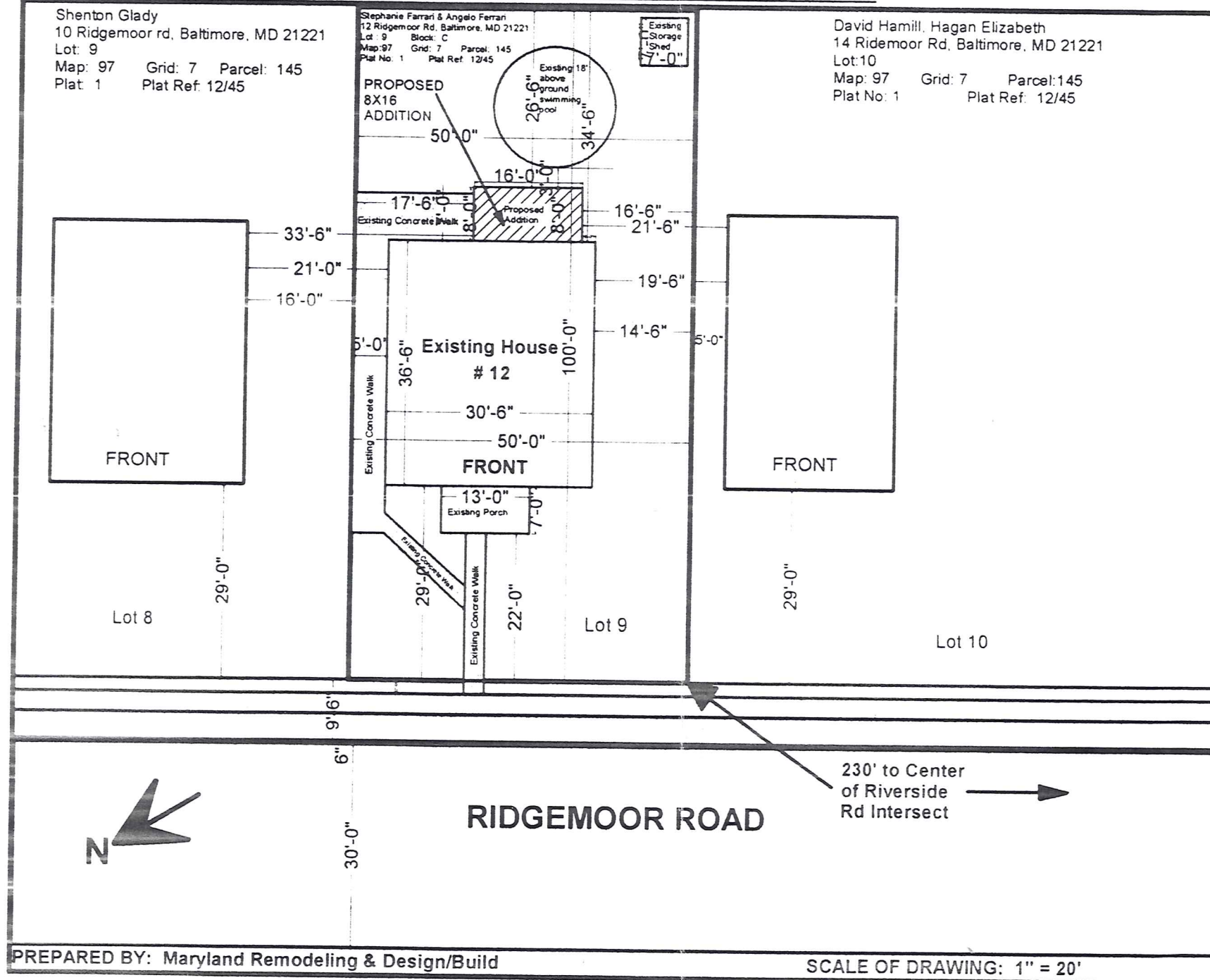
PLAT NO: 1 PLAT REF: 12/45 LOT: 9

OWNER: ANGELO & STEPHANIE FARRARI

Shenton Gladys
10 Ridgemoor rd, Baltimore, MD 21221
Lot: 9
Map: 97 Grid: 7 Parcel: 145
Plat: 1 Plat Ref: 12/45

Stephanie Ferrari & Angelo Ferrari
12 Ridgemoor Rd, Baltimore, MD 21221
Lot: 9 Block: C
Map: 97 Grid: 7 Parcel: 145
Plat No. 1 Plat Ref: 12/45

David Hamill, Hagan Elizabeth
14 Ridemoor Rd, Baltimore, MD 21221
Lot:10
Map: 97 Grid: 7 Parcel:145
Plat No: 1 Plat Ref: 12/45



LOCATION INFORMATION

ELECTION DISTRICT: 15

COUNCILMANIC DISTRICT: 5

1" = 200' SCALE MAP # NE 1-G

ZONING: DR 5.5

LOT SIZE: .114784 5000
ACREAGE SQUARE FEET

PUBLIC PRIVATE

SEWER  

WATER ~~X~~

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 # _____

PREPARED BY: Maryland Remodeling & Design/Build

SCALE OF DRAWING: 1" = 20'

2011-0166A