

IN RE: PETITION FOR ADMIN. VARIANCE

W side of Ridge Road, 94 feet N of
the c/l of Manor Court
8th Election District
2nd Councilmanic District
(2020 Ridge Road)

John Ross Germano
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* Case No. 2011-0259-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, John Ross Germano for property located at 2020 Ridge Road. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an existing accessory structure (garage) in the side yard of a single family dwelling, after a proposed addition is added, in lieu of the required rear yard. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. Petitioners desire to construct an addition onto the rear of their house which would place the existing garage partially in the side yard. They need additional living space for their growing family. The existing garage is over 300 feet from Ridge Road. The property contains 2.1700 acres zoned RC 5.

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 Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on March 13, 2011, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 4-1-11

By [Signature]

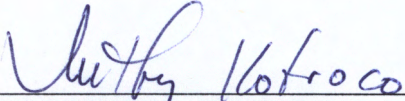
The Petitioner has filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, 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 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 15th day of April, 2011 that a variance from Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an existing accessory structure (garage) in the side yard of a single family dwelling, after a proposed addition is added, in lieu of the required rear yard is hereby GRANTED, subject to the following:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:pz

ORDER RECEIVED FOR FILING

Date 4-1-11

By 12



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

April 1, 2011

JOHN ROSS GERMANO
2020 RIDGE ROAD
REISTERSTOWN MD 21136

Re: Petition for Administrative Variance
Case No. 2011-0259-A
Property: 2020 Ridge Road

Dear Mr. Germano:

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 with the Department of Permits, Applications and Inspections an appeal within thirty (30) days from the date of this Order. If you require additional information concerning filing an appeal, please contact our appeals clerk at 410-887-3391.

Sincerely,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK:pz

Enclosure



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2020 Ridge Rd
which is presently zoned RC-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)

Sections 400.1

To permit existing accessory structure (garage) in the side yard of a single family dwelling, after a proposed addition is added, in lieu of the required rear yard.

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 _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

ORDER RECEIVED FOR FILING

Date 4-1-11

By [Signature]

Legal Owner(s):

John Ross Germano

Name - Type or Print _____

Signature [Signature]

Name - Type or Print _____

Signature _____

2020 Ridge Rd 410-925-0436
Address Telephone No.

Reisterstown MD 21136
City State Zip Code

Representative to be Contacted:

John Ross Germano

Name _____

2020 Ridge Rd 410 925 0436
Address Telephone No.

Reisterstown MD 21136
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. 2011-0259-A

REV 10/25/01

Reviewed By [Signature] Date 3/3/11

Estimated Posting Date 3/13/11

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 2020 Ridge Rd.
Address
Reisterstown MD 21136
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):

WE WOULD LIKE TO BUILD AN ADDITION ON TO THE BACK OF THE HOUSE, WHICH WOULD PUT THE EXISTING GARAGE PARTIALLY IN THE SIDE YARD. WE NEED MORE SPACE FOR A GROWING FAMILY.

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.

Signature

[Handwritten Signature]

Signature

John Ross Germano

Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25th day of February, 2011, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

John Ross Germano

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

AS WITNESS my hand and Notarial Seal



Stephanie Germano
Notary Public

Commission Expires 10-31-2012

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 2020 Ridge Rd.
Address
Reisterstown MD 21136
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):

WE WOULD LIKE TO BUILD AN ADDITION ONTO THE BACK OF THE HOUSE, WHICH WOULD PUT THE EXISTING GARAGE PARTIALLY IN THE SIDE YARD. WE NEED MORE ROOM FOR A GROWING FAMILY.

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.

John Ross Germano
Signature
John Ross Germano
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25th day of February, 2011, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

John Ross Germano
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Stephanie A. Germano
Notary Public
My Commission Expires 10-31-2012

EXHIBIT "A"

BEGINNING FOR THE SAME at a point in the center of Ridge Road in the 17th or South 9 degrees 43 minutes 00 seconds West 944.80 foot line of the first parcel of land which by Deed dated January 28, 1950 and recorded among the Land Records of Baltimore County in Liber TBS 1814, folio 216, was conveyed by Adella Q. Smith et al to Charles V. Akeley and Elinor A. Akeley, his wife, at a distance of 697.82 feet from the beginning of said 17th line running thence in the center of Ridge Road and binding on part of said 17th and part of the 18th line as now surveyed, South 9 degrees 06 minutes 15 seconds West 246.98 feet and South 8 degrees 29 minutes 15 seconds West 12.00 feet, thence leaving the center of Ridge Road and the 18th line of the aforesaid Deed and running for lines of division now made through the lands of the grantor and five following courses and distances:

- 1) South 79 degrees 19 minutes 23 seconds West 338.79 feet;
- 2) North 18 degrees 00 minutes 10 seconds West 187.83 feet;
- 3) North 73 degrees 48 minutes 04 seconds East 92.23 feet;
- 4) North 12 degrees 49 minutes 43 seconds West 64.67 feet;
- 5) North 81 degrees 52 minutes 11 seconds East 361.26 feet to the place of beginning.

Containing 2.179 Acres of land more or less.

Subject to a strip of land 30 feet wide containing 0.179 acre along the first and second lines of the above described parcel as shown on the plat attached to a Deed dated December 31, 1985 and recorded in Liber No. 7068, folio 790 to be conveyed to Baltimore County upon demand and at no cost for the purposes of widening of Ridge Road.

The improvements thereon being now or formerly known as 2020 Ridge Road, Reisterstown, Maryland 21136.

CASE # 2011-0259-A

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # ZON-0259-A

TO PERMIT AN EXISTING GARAGE
IN THE SIDEYARD OF A SINGLE FAMILY
DWELLING AFTER AN ADDITION IS ADDED
IN LIEU OF THE REAR YARD

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 2/22/10

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE B1111
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204

DO NOT REMOVE THIS SIGN AND POST LENGTH

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

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

SUBJECT: Zoning Advisory Committee Meeting
For March 21, 2011
Item Nos. 2011- 259, 260, 261, 262,
263 and 266

DATE: March 22, 2011

Hearing
3/28
adm. ✓

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-03212011 -NO COMMENTS.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: March 18, 2011

SUBJECT: DEPS Comment for Zoning Item # 11-259-A
Address 2020 Ridge Road
(Germano Property)

Zoning Advisory Committee Meeting of March 14, 2011.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. The proposed building permit for an addition will need Groundwater Mgmt. Section review, to check setbacks to the septic & well.

Reviewer: Dan Esser; *Groundwater Management*

RECEIVED
MAR 18 2011
OFFICE OF ADMINISTRATIVE HEARINGS

2011-0259-A

Maryland Department of Assessments and Taxation
Real Property Data Search (vw5.1A)
BALTIMORE COUNTY

[Go Back](#)
[View Map](#)
[New Search](#)
[GroundRent Redemption](#)
[GroundRent Registration](#)

Account Identifier: District - 08 Account Number - 2000005316

Owner Information			
Owner Name:	GERMANO JOHN ROSS	Use:	RESIDENTIAL
Mailing Address:	2020 RIDGE RD REISTERSTOWN MD 21136-5622	Principal Residence:	YES
		Deed Reference:	1)/10895/ 00542 2)

Location & Structure Information	
Premises Address 2020 RIDGE RD 0-0000	Legal Description 2.179 AC 2020 RIDGE RD WS 40FT E OF IVY HILL RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0050	0008	0415		0000				2	Plat Ref:

Special Tax Areas	Town	NONE
	Ad Valorem	
	Tax Class	

Primary Structure Built 1953	Enclosed Area 2,074 SF	Property Land Area 2.1700 AC	County Use 04
--	----------------------------------	--	-------------------------

Stories 1.500000	Basement YES	Type STANDARD UNIT SIDING	Exterior
----------------------------	------------------------	-------------------------------------	-----------------

Value Information				
	Base Value	Value	Phase-in Assessments	
		As Of 01/01/2011	As Of 07/01/2010	As Of 07/01/2011
Land	279,250	195,400		
Improvements:	196,440	177,400		
Total:	475,690	372,800	475,690	372,800
Preferential Land:	0			0

Transfer Information					
Seller:	CONNOLLY BROOKE EDELEN	Date:	01/05/1995	Price:	\$170,000
Type:	ARMS LENGTH IMPROVED	Deed1:	/10895/ 00542	Deed2:	
Seller:	BEAVERBROOK LAND	Date:	11/06/1992	Price:	\$128,000
Type:	ARMS LENGTH IMPROVED	Deed1:	/09450/ 00356	Deed2:	
Seller:	KIPNES CRAIG	Date:	04/17/1990	Price:	\$270,000
Type:	ARMS LENGTH IMPROVED	Deed1:	/08456/ 00026	Deed2:	

Exemption Information			
Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County			0.00
State			0.00
Municipal			0.00

Tax Exempt:	Special Tax Recapture:
Exempt Class:	* NONE *



2011-0259-A



2011-0259-A



2011-0259-A



KEVIN KAMENETZ
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

March 15, 2011

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

ATTENTION: Zoning Review

Distribution Meeting of: **March 14, 2011**

Item No.:

Administrative Variance: 2011-0259A-0260A,

Special Hearing: 2011-0263-SPHXA, 2011-0264-SPH

Special Exception: 2011-0257-XA

Variance: 2011-0257-XA, 2011-0261A-0262A, 2011-0263-SHPXA, 2011-0266A

Comments:

The Baltimore County Fire Marshal's Office has no comments on the above case numbers at this time.

Don W. Muddiman, Inspector
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3RD Floor
Towson, Maryland 21286
Office: 410-887-4880
dmuddiman@baltimorecountymd.gov
cc: File



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: March 14, 2011

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

RE: Baltimore County
Item No 2011-0260-A
4557 BENNETT DRIVE
FORD 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. 2011-0260-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 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
Access Management 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.marylandroads.com



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

March 23, 2011

Mr. & Mrs. Ford
4557 Bennerton Drive
Nottingham, MD 21236

RE: Case Number: 2011-0260 A, 4557 Bennerton Drive

Dear Mr. & Mrs. Ford,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 3, 2011. 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:mcn

Enclosures

c: People's Counsel

CERTIFICATE OF POSTING

Date: 3-13-11

RE: Case Number: 2011-0259-A

Petitioner/Developer: John Germano

Date of Hearing/Closing: 3-28-11

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 2620 Ridge Rd

The signs(s) were posted on

3-13-11
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON

(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road

(Street Address of Sign Poster)

Parkton, MD 21120

(City, State, Zip Code of Sign Poster)

410-343-1443

(Telephone Number of Sign Poster)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2011- 0259 -A Address 2020 Ridge Rd

Contact Person: LEONARD WASILEWSKI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3/3/11 Posting Date: 3/13/11 Closing Date: 3/28/11

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- 0259 -A Address 2020 Ridge Rd
Petitioner's Name John R. GERMANO Telephone 410-560-5938

Posting Date: 3/13/11 Closing Date: 3/28/11

Wording for Sign: To Permit AN EXISTING GARAGE IN the side YARD
of A SINGLE FAMILY dwelling AFTER AN addition is added
in lieu of the Rear yard

Revised 2/17/11

2200017161
Lot # 4

ASHGROWN WAY

Lot # 3
2200017160

RC 4

Pt. Bk./Folio # 065121

Lot # 2

5

2200017159

Pt. Bk. 65, Folio 121

2200017158
Lot # 1

2300001202

200700

Lot # 23

OLD MANOR CT

OLD MANOR CT

2 CD
NW 16-E

8 ED
050B2

2000005316
2020

RC 5

2200014348

2200014345 Lot # 25

Pt. Bk. 65, Folio 33

Pt. Bk./Folio # 065033

PDM # 080594

Lot # 24
2200014344

2300001215
Pt. Bk. 69, Folio 119
Lot # 35
Pt. Bk./Folio # 066119
PDM # 080656

MANSEL DR

RIDGE RD

2200014321 Lot # 1

2200014322 Lot # 2

2300001214 Lot # 34

CASE # 2011-0259-A

ERIC & JAN LEWITT LOT #1 ±.0025 AC.
 3 Ashgrove Way 2200017158 200' AWAY
 DIST. 8 DEED REF 10906/00141 FOX HAVEN II

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 2020 RIDGE RD.

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

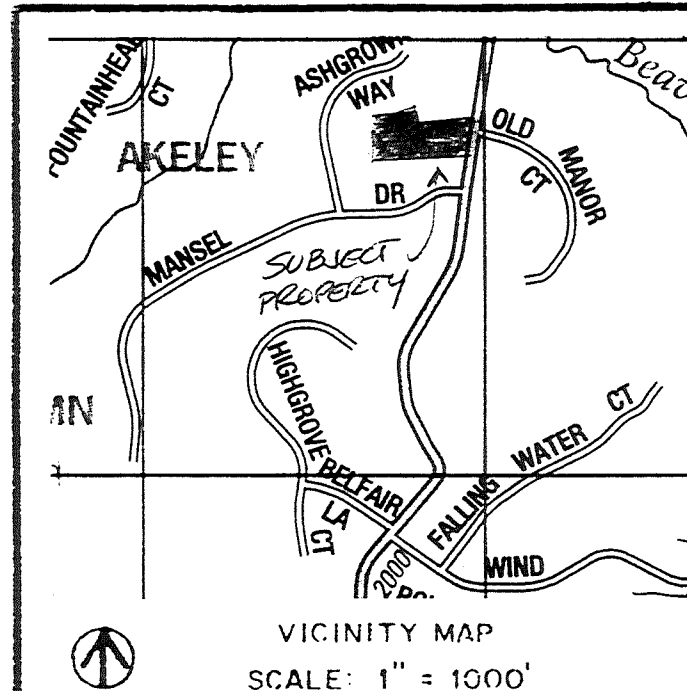
SUBDIVISION NAME _____

PLAT BOOK # _____ FOLIO # _____ LOT # _____ SECTION # _____

OWNER John Ross GERMANO

STORM WATER
MANAGEMENT

LOT #2
 2200017159
 BRUCE & JOY
 KATZENBERG
 5 Ashgrove Way
 DIST. 8
 DEED REF 11247/00382
 2.0107 AC.
 FOX HAVEN II
 150' AWAY

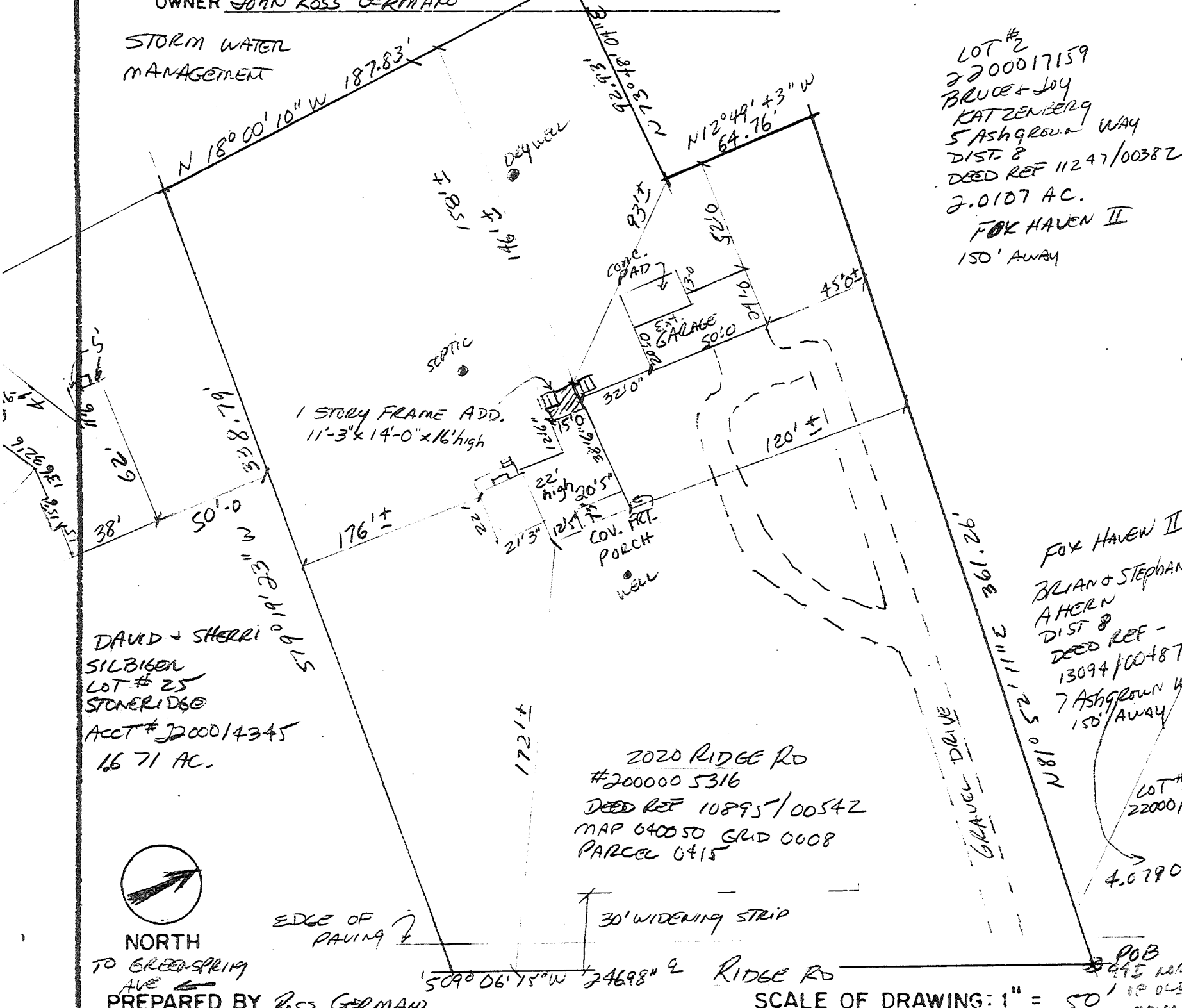


LOCATION INFORMATION

ELECTION DISTRICT 8th
 COUNCILMANIC DISTRICT 2nd
 1" = 200' SCALE MAP # 050B2
 ZONING RC5
 LOT SIZE 2.179 94525.20
 ACREAGE SQUARE FEET
 SEWER PUBLIC ☐ PRIVATE ☒
 WATER ☐ ☒
 CHESAPEAKE BAY CRITICAL AREA YES ☐ NO ☒
 100 YEAR FLOOD PLAIN ☐ ☒
 HISTORIC PROPERTY/ BUILDING ☐ ☒
 PRIOR ZONING HEARING None

ZONING OFFICE USE ONLY
 REVIEWED BY _____ ITEM # _____ CASE # _____

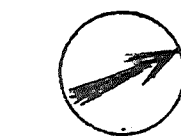
M 2011 0259-A



DAVID & SHERRI
 SILBIGN
 LOT # 25
 STONERIDGE
 ACCT # 2200014345
 16.71 AC.

FOX HAVEN II
 BRIAN & STEPHANIE
 AHERN
 DIST. 8
 DEED REF -
 13094/00487
 7 Ashgrove Way
 150' AWAY

LOT #3
 2200017160
 4.6790 AC.



NORTH
 TO GREENSPRING
 AVE
 PREPARED BY ROSS GERMANO