

MEMORANDUM

DATE: September 16, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0315-A - Appeal Period Expired

The appeal period for the above-referenced case expired on September 12, 2013. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: / Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE *
(901 Saxon Hill Drive)
8th Election District *
3rd Council District *
Jeanette Drosinos *
Petitioner *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2013-0315-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Administrative Variance filed by the legal owner of the subject property, Jeanette Drosinos. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed pool located on a corner lot 32.5' from the street side in lieu of the required third of the lot farthest from the street. The subject property and requested relief are more particularly described on Petitioner's Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse comments received from any of the County reviewing agencies.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on July 21, 2013 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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 Administrative Law Judge,

ORDER RECEIVED FOR FILING

Date 8-13-13

By law

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.

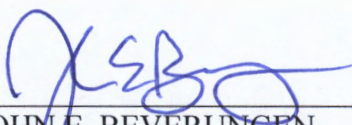
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Administrative Law Judge for Baltimore County, this 13th day of August, 2013, that the Petition for Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed pool located on a corner lot 32.5' from the street side in lieu of the required third of the lot farthest from the street, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for any appropriate permits 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, 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.



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 8-13-13

2

By 



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

August 13, 2013

Jeanette Drosinos
901 Saxon Hill Drive
Cockeysville, Maryland 21030

RE: **PETITION FOR ADMINISTRATIVE VARIANCE**
(901 Saxon Hill Drive)
Case No. 2013-0315-A

Dear Ms. Drosinos:

Enclosed please find a copy of the decision rendered in the above-captioned matter

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Very truly yours,

A handwritten signature in black ink, appearing to read "JEB", with a long horizontal flourish extending to the right.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Doug Parkinson, 6536 Burgundy Lane, Clarksville, MD 21029



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 901 Saxon Hill Dr

which is presently zoned DR 5.5/DR 2 (Voted R-10)

Deed Reference 10624100232

10 Digit Tax Account # 0802069541

Property Owner(s) Printed Name(s) Jeannette Drosinos

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

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

- ☒ **ADMINISTRATIVE VARIANCE** from section(s) 400-1 BZZR to permit a proposed ingress pool located on a corner lot 32.5 feet from the street side in lieu of the required third of the lot farthest from the street.

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

- ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4-416(a)(2): (indicate type of work in this space to raze, alter or construct addition to building)

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 petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners:

Jeannette Drosinos

Name #1 – Type or Print

Name #2 – Type or Print

Jeannette Drosinos

Signature #1

Signature #2

901 Saxon Hill Dr. Cockeysville md

Mailing Address

City

State

21030 / 410 733 9147

Zip Code

Telephone #

Email Address

Representative to be contacted:

Dave Parkinson

Name – Type or Print

Dave Parkinson

Signature

6536 Burgundy Lane Clarksville md

Mailing Address

City

State

21029 / 443 812 5327 / d Parkinson @ anthony

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, 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.

Administrative Law Judge of Baltimore County

CASE NUMBER 2013-0313 A

Filing Date 6/25/13

Estimated Posting Date 7/7/13

Reviewer G.H.

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the 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 property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 901 Saxon Hill Drive Cockeysville md 21030
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

To Reduce the corner lot setback, for an improved swimming pool from 50' 4" to 32' 5". We feel that this is a hardship due to the narrowing of the lot along with the 10' Easement along the back of the property. I also have to relocate an overhead electric line that is moving the pool towards the corner lot line.

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Janette Drasinos
Signature of Affiant
Janette Drasinos
Name- Print or Type

Doug Farlanen
Signature of Affiant
Doug Farlanen
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

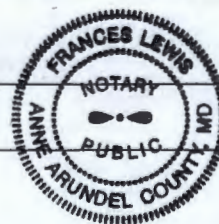
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5th day of June, 2013, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Janette Drasinos and Doug Farlanen
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) (Print name(s) here)

AS WITNESS my hand and Notaries Seal

Sharon J. [Signature]
Notary Public
My Commission Expires 6/5/14



Frances Lewis
NOTARY PUBLIC
Anne Arundel County
State of Maryland
My Commission Expires
June 5, 2014

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

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(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Janette Drusinos
Signature of Affiant
Janette Drusinos
Name- Print or Type

Doug Parkinson
Signature of Affiant
Doug Parkinson
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

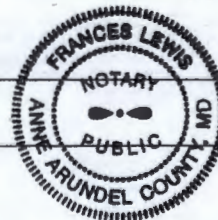
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5th day of June, 2013, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Janette Drusinos and Doug Parkinson
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) (Print name(s) here)

AS WITNESS my hand and Notaries Seal

Shana Jui
Notary Public
6/5/14
My Commission Expires



Frances Lewis
NOTARY PUBLIC
Anne Arundel County
State of Maryland
My Commission Expires
June 5, 2014

REV. 10/12/11

ZONING PROPERTY DESCRIPTION FOR 901 SAXON HILL ROAD

Beginning at a point on the South side of Saxon Hill Road which is 50 feet wide at the distance of 40 feet of the centerline of the nearest improved intersecting street Lake Spring Way which is 80 FEET wide.

Being Lot #1,Block G,Section #2 in the subdivision of Springdale ,Plat 4 in Baltimore County Plat Book #32,Folio #98,containing 9400 Square Feet Located in the 8th Election District and 3rd Council District.

2613-0315-A

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

No. 099652

Date: 6/25/13

PAID RECEIPT

BUSINESS ACTUAL TIME DR
6/25/2013 6/25/2013 09:27:26

REB WSO6 WALKIN TRAY TST
RECEIPT # 683687 6/25/2013 OFL

Dept 5 528 ZONING VERIFICATION
CR NO. 099652

Receipt Tot \$75.00
\$75.00 CK \$6.00 CA
Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				75.00

Total: 75.00

Rec From: Jeanette Drosinos

For: Administrative Vending

2013-0315-A

DISTRIBUTION

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

CASHIER'S
VALIDATION

CERTIFICATE OF POSTING
CERTIFICATE OF POSTING

RE: CASE NO: 2013-035-A

PETITIONER/DEVELOPER _____

Don Parkinson

DATE OF HEARING/CLOSING: _____

8/5/13

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN:

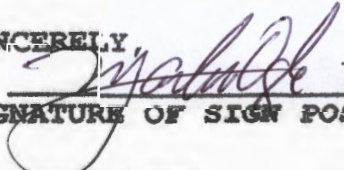
THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE
PROPERTY AT _____

901 Saxon Hill Dr

THIS SIGN(S) WERE POSTED ON _____

July 21, 2013
(MONTH, DAY, YEAR)

SINCERELY,

 7/21/13
SIGNATURE OF SIGN POSTER AND DATE:

MARTIN OGLE

(SIGN POSTER)

60 CHELMSFORD COURT

BALTIMORE, MD 21220

(ADDRESS)

PHONE NUMBER: 443-629-3411

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE# 2013-0315-A

TO PERMIT A PROPOSED POOL LOCATED ON A CURVED
LOT 32.5 FEET FROM THE STREET IN LIEU OF THE
REQUIRED THIRD OF THE LOT FARTHEST FROM THE
STREET

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
IT IS DONE IN THE ZONING OFFICE BEFORE 4:30 P.M. ON
MONDAY AUGUST 5, 2013
ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT LOCATED
AT 111 W. CHESAPEAKE AVE. TOWSON MD. 21204
TEL. 410-887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER THE DATE UNDER PENALTY OF LAW

MEETING IS HANDICAP ACCESSIBLE

myalms 7/21/13

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>7-3</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>No</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>7-2</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>7-21-13</u> by <u>Ogle</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2013- 0315 -A Address 901 Saxon Hill DrContact Person: Gary Hunk Planner, Please Print Your Name Phone Number: 410-887-3391Filing Date: 6/25/13 Posting Date: 7/21/13 Closing Date: 8/5/13

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 2013- 0315 -A Address 901 Saxon Hill Dr.Petitioner's Name Jeanette Drosinos Telephone 443-812-5327Posting Date: 7/21/13 Closing Date: 8/5/13Wording for Sign: To Permit a proposed pool located on a corner lot
32.5 feet from the street in lieu of the required third
of the lot farthest from street.

Revised 7/06/11

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: July 3, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For July 08, 2013
Item Nos. 2013- 0313,0314, 0315,0316,0317,0318 and 0319.

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

DAK:CEN
Cc: file



KEVIN KAMENETZ
County Executive

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

August 6, 2013

Jeanette Drosinos
901 Saxon Hill Drive
Cockeysville MD 21030

RE: Case Number: 2013-0315 A, Address: 901 Saxon Hill Drive

Dear Ms. Drosinos:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 25, 2013. 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: jaf

Enclosures

c: People's Counsel
Doug Parkinson, 6536 Burgundy Lane, Clarksville MD 21029



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

James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 7/2/13

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

RE: Baltimore County
Item No 2013-0315-A
Administrative Variance
Fernette Drosinos
901 Saxon Hill Drive

Dear Ms. Lewis:

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. 2013-0315-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,

Steven D. Foster, Chief
Access Management Division

SDF/raz

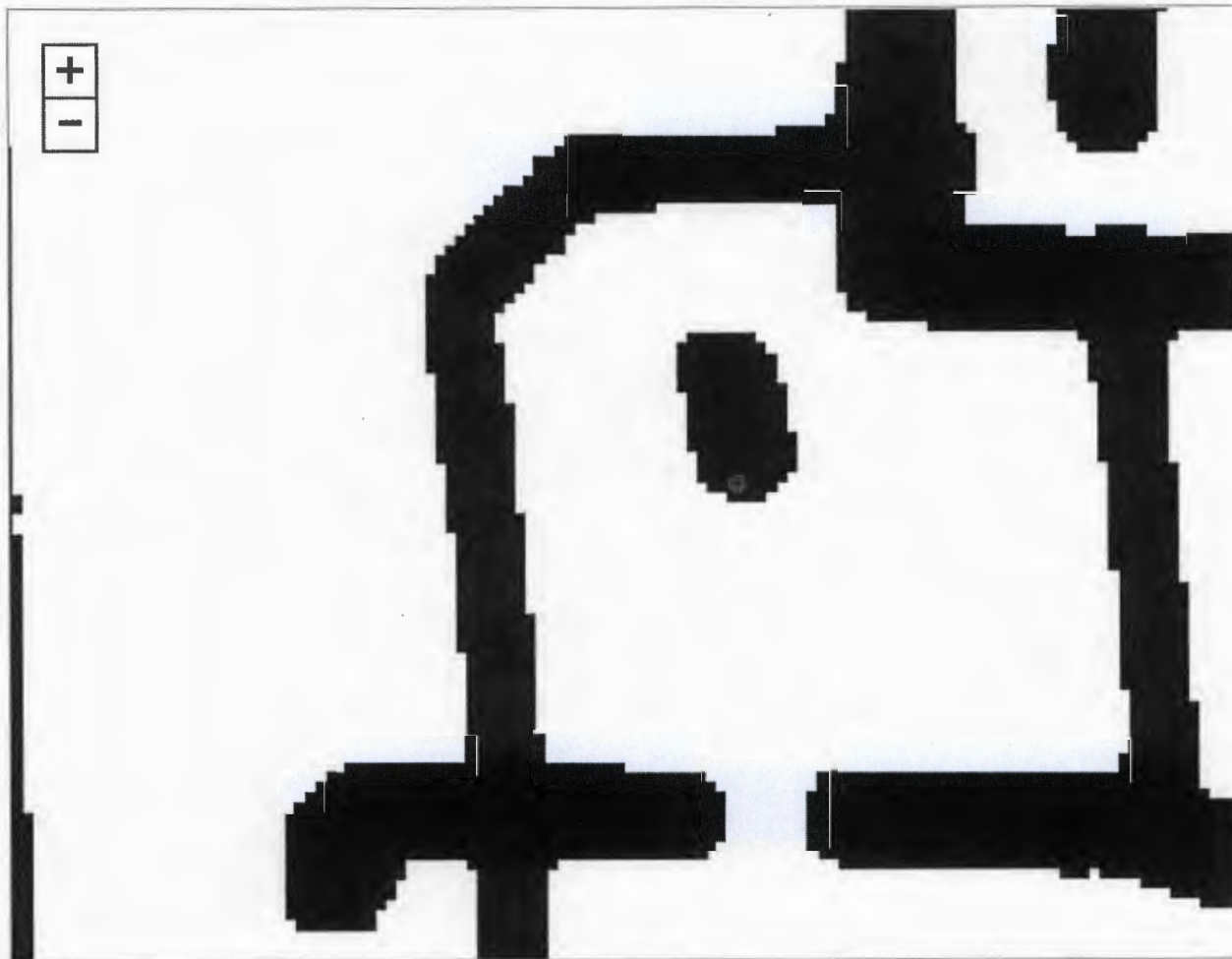
Real Property Data Search (w3)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier:	District - 08 Account Number - 0802069541	
Owner Information		
Owner Name:	DROSINOS JOHN DROSINOS JEANETTE	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	901 SAXON HILL DR COCKEYSVILLE MD 21030-2905	Deed Reference: 1) /10624/ 00232 2)
Location & Structure Information		
Premises Address:	901 SAXONHILL DR 0-0000	Legal Description: 901 SAXONHILL DR SS SPRINGDALE
Map: 0052	Grid: 0001	Parcel: 0105
Sub District:	Subdivision: 0000	Section: 2
Block: G	Lot: 1	Assessment Year: 2011
Plat No: 4	Plat Ref: 0032/ 0098	
Special Tax Areas:		
Town:		NONE
Ad Valorem:		
Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1968	2,689 SF	
Property Land Area	County Use	
9,400 SF	04	
Stories	Basement	Type
2.000000	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
FRAME	2 full/ 1 half	1 Attached
Last Major Renovation		
Value Information		
	Base Value	Value
		As of
Land:	129,400	01/01/2011
Improvements	275,750	121,400
Total:	405,150	203,600
Preferential Land:	0	325,000
		325,000
		325,000
		0
Transfer Information		
Seller: DROSINOS JOHN DROSINOS JEANETTE	Date: 06/29/1994	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /10624/ 00232	Deed2:
Seller: SAYLOR HOWARD KEITH	Date: 10/24/1975	Price: \$68,000
Type: ARMS LENGTH IMPROVED	Deed1: /05578/ 00148	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2012
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00/0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	HOMEOWNERS TAX CREDIT	
Homestead Application Information		
Homestead Application Status: Approved 05/14/2008		

Baltimore County

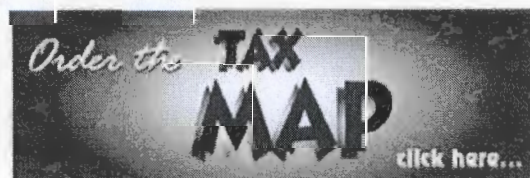
[New Search](#)District: **08** Account Number: **0802069541**

The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net.

Property maps provided courtesy of the Maryland Department of Planning ©2011.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml.



 Loading... Please Wait. Loading... Please Wait.

-->



2013-0815A

Deck To Be
Removed

BCE Line

New Location
of BCE



Northwest
corner
of Lakeridge way
and Saxon Hill
2013-0315-A

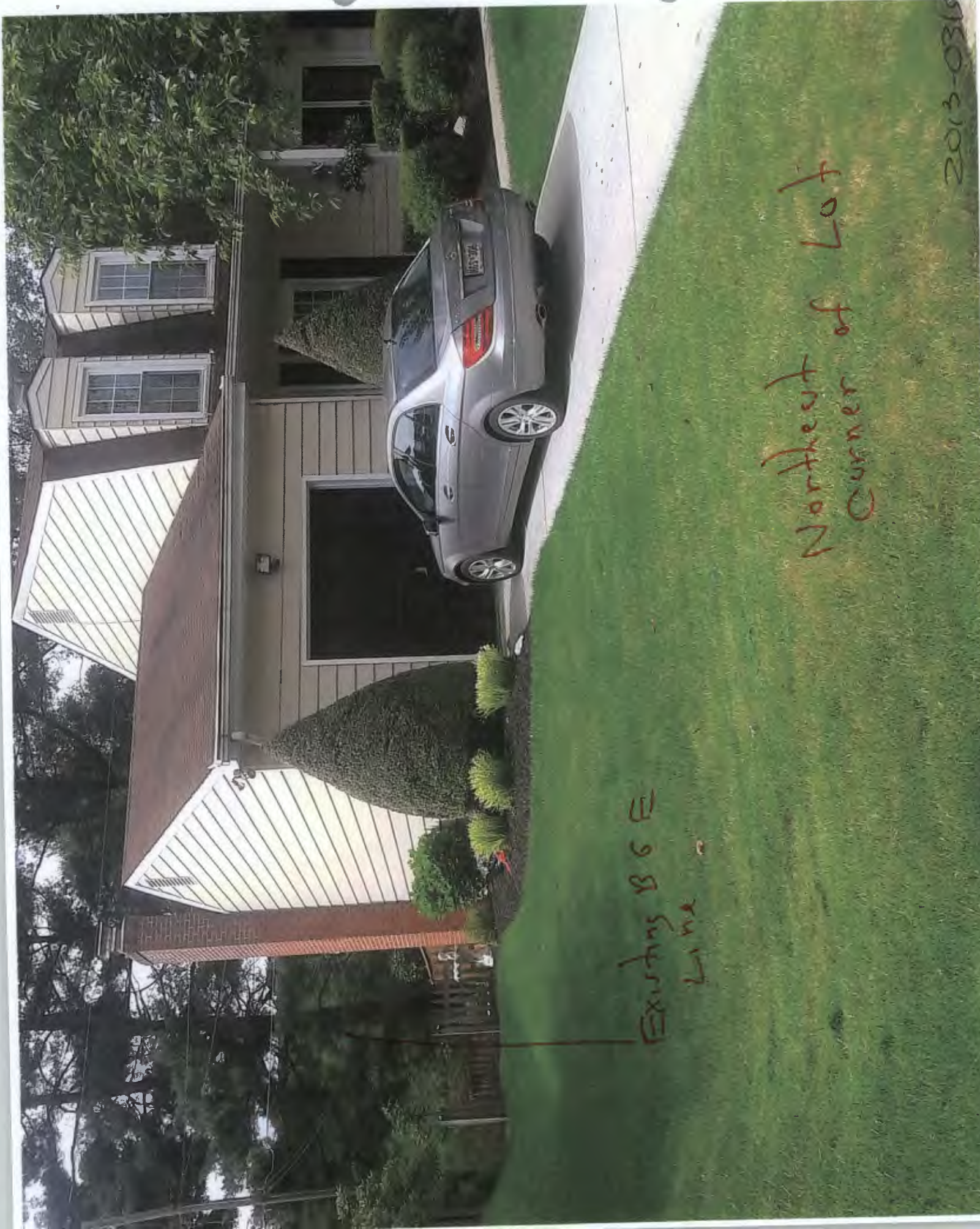
A photograph of a residential property. In the foreground, there is a green lawn bordered by a dark wooden picket fence. To the left of the fence, there are some bushes and a small white light fixture. In the background, a two-story house with a red roof and white siding is visible. The house has several windows and a small porch. A large tree is on the left side of the house. Handwritten red text and arrows are overlaid on the image. On the left, "Adjacent House" is written vertically with an arrow pointing to the house. On the right, "Fasom Southwest Corner" is written vertically with an arrow pointing to the fence. At the bottom right, "2013-0305" is written.

A photograph of a residential property. In the foreground, there is a green lawn bordered by a dark wooden picket fence. To the left of the fence, there are some bushes and a small white light fixture. In the background, a two-story house with a red roof and white siding is visible. The house has several windows and a small porch. A large tree is on the left side of the house. Handwritten red text and arrows are overlaid on the image. On the left, "Adjacent House" is written vertically with an arrow pointing to the house. On the right, "Fasom Southwest Corner" is written vertically with an arrow pointing to the fence. At the bottom right, "2013-0305" is written.

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Existing BGE
Line

Northeast of Lot
Corner

2013-0315-A

901 Saxon Hill Drive



Publication Date: 6/11/2013



Publication Agency: Permits, Approvals & Inspections
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



0 12.525 50 75 100 Feet

1 inch = 57.834758 feet

2013-0315-A

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

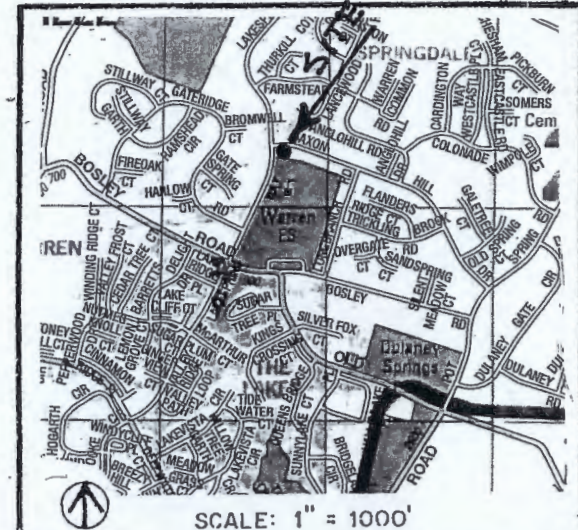
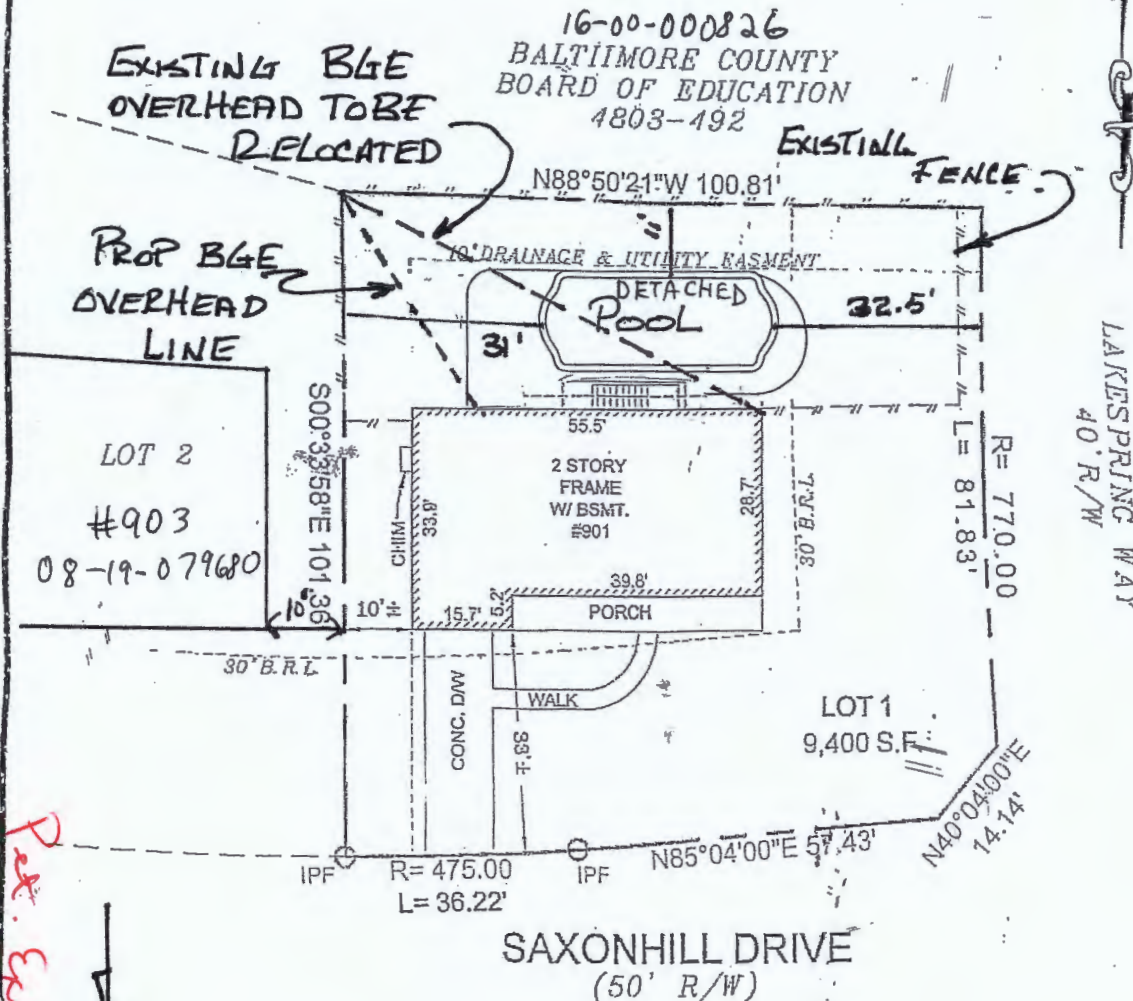
PROPERTY ADDRESS 901 SAXONHILL DRIVE

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

SUBDIVISION NAME SPRINGDALE

PLAT BOOK # 32 FOLIO # 98 LOT # 1 SECTION # 2 BLOCK 4 PLAT 4

OWNER JEANNETTE DROSINOS



LOCATION INFORMATION

ELECTION DISTRICT 08

COUNCILMANIC DISTRICT 03

1" = 200' SCALE MAP # 052A1

ZONING DR 3.5/DR 2 (Vested R-10)

LOT SIZE .215 9400
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY / BUILDING	☐	☒
PRIOR ZONING HEARING	<u>None</u>	

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

PREPARED BY CM BEAVER

SCALE OF DRAWING: 1" = 30'

2013-0315-A