

M E M O R A N D U M

DATE: July 29, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0257-A – Appeal Period Expired

The appeal period for the above-referenced case expired on July 28, 2014. 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 *
(4516 Wards Chapel Road)
2nd Election District *
4th Councilmanic District *
Daniel Zafrir *
Petitioner *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2014-0257-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, Daniel Zafrir. The variance request is from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed detached garage located in the side yard in lieu of the required rear yard and a height of 21.5 ft. in lieu of the maximum height of 15 ft. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC 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 June 7, 2014, 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 (B.C.C.). 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, the information, photographs, and affidavits submitted provide sufficient facts that comply

ORDER RECEIVED FOR FILING

Date 6-26-14

By [Signature]

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.

Although the Department of Planning did not make any recommendations related to the garage height and usage, I will impose conditions that the garage addition not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

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 26th day of June, 2014, that a Variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed detached garage located in the side yard in lieu of the required rear yard and a height of 21.5 ft. in lieu of the maximum height of 15 ft., be and is hereby GRANTED, subject to the following:

The relief granted herein shall be subject to the following:

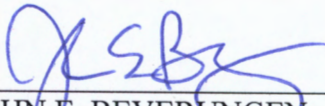
1. Petitioner may apply for his appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner or subsequent owners shall not convert the subject garage into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The garage shall not be used for commercial purposes.

ORDER RECEIVED FOR FILING

Date 6-26-14

By PW

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 6-26-14

By DW

KEVIN KAMENETZ
County Executive



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

June 26, 2014

Daniel Zafrir
4516 Wards Chapel Road
Owings Mills, Maryland 21117

RE: Petition for Administrative Variance
Case No. 2014-0257-A
Property: 4516 Wards Chapel Road

Dear Mr. Zafrir:

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 Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", followed by a long horizontal flourish.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Beverly True, 3920 London Bridge Road, Sykesville, MD 21784



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 4516 WARD'S CHAPEL RD which is presently zoned BC-4

Deed Reference 31115/00342

10 Digit Tax Account # 3420011809 ✓

Property Owner(s) Printed Name(s) DANIEL ZAFRIR

(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

1. ☒ **ADMINISTRATIVE VARIANCE** from section(s) 400.1 and 400.3 (BCZE) To permit a proposed detached garage located in the side yard in lieu of the required rear yard, and a height of 21 1/2 feet in lieu of the maximum height of 15 feet of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. ☐ **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:

DANIEL ZAFRIR

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature #2

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Beverly True

Name – Type or Print

Signature

Mailing Address

City

State

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 20 day of August, 2014 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 2014-0257A

Filing Date 5/25/14

Estimated Posting Date 08/14

Reviewer GMA

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: 4514 Wards Chapel Rd Quinns Mills MD 21117
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)

I would like to construct a 30' x 36' Detached garage on the left side of my existing home and would need a height of 21.5 ft for the much needed storage space. The Detached garage would only be on the left side (no further forward than my existing home) and existing driveway would flow into the proposed garage. There is a gas line that runs off the rear corner of my home and due to the layout of the home and where it is designed on the property; I have no other feasible area to place the proposed detached garage. The proposed detached garage will match and blend in with existing neighborhood and exterior finish will be brick, matching my existing home. I am a Father of Triplets
and need the extra garage space, they all drive.

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

Signature of Affiant

Daniel Zafra
Signature of Affiant

Name- Print or Type

Daniel Zafra
Name- Print or Type

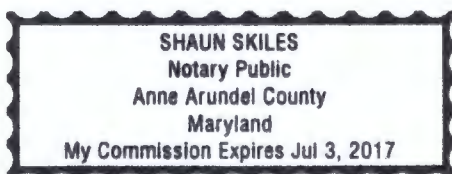
The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23 day of May, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Daniel Zafra
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



[Signature]
Notary Public

July 3 2017
My Commission Expires

ZONING DESCRIPTION
FOR
4516 WARDS CHAPEL ROAD

Beginning at a point on the West side of Wards Chapel Road from a private lane,
570 ft north from the centerline of Liberty Road which is 40' wide. Being 3.02 acres Located in the 2nd
Election District, and 4th Council District

2014 - 0257-A

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

No. **112217**
 Date: **5/28/14**

PAID RECEIPT

BUSINESS ACTUAL TIME
 5/28/2014 5/28/2014 10:52:34
 REC #501 WALKIN LONG LJR
 RECEIPT # 512415 5/28/2014
 5 529 ZONING VERIFICATION
 CR # 112217
 Recpt tot \$75.00
 \$75.00 CX \$1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	800	0000		0150				75.00

Total: **75.00**

Rec From:

Precise Bookkeeping, Inc

For:

4516 Wards Chapel RD

2014-0257-A

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

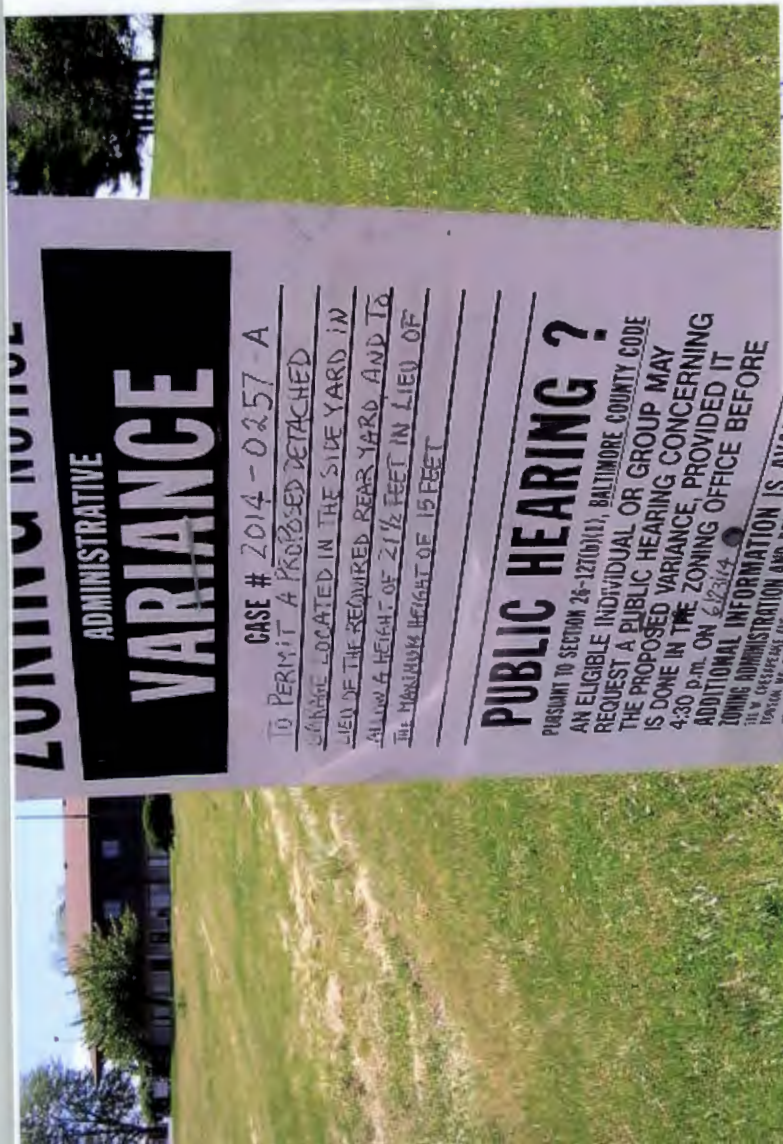
Date: 6-7-14

RE: Case Number: 2014-0257-A

Petitioner/Developer: Daniel Zapir

Date of Hearing/Closing: 6-23-14

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 4516 Wards Chapel Rd



7-14
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

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)

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>6-3</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>6-24</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>6-9</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>6-7-14</u> by <u>Pilson</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2014- 0257 -A Address 4516 Ward Chapel Rd

Contact Person: Gary Huak Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5/28/14 Posting Date: 6/8/14 Closing Date: 6/23/14

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 2014- 0257 -A Address 4516 WARD'S CHAPEL ROAD

Petitioner's Name DANIEL ZAFRIR Telephone 443-250-4439

Posting Date: 6/8/14 Closing Date: 6/23/14

Wording for Sign: To Permit a proposed detached garage located in the side yard in lieu of the required rear yard, and to allow a height of 21 1/2 feet in lieu of the maximum height of 15 feet

Revised 7/06/11



KEVIN KAMENETZ
County Executive

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

June 3, 2014

Daniel Zafrir
4516 Wards Chapel Road
Owings Mills MD 21117

RE: Case Number: 2014-0257 A, Address: 4516 Wards Chapel Road

Dear Mr. Zafrir:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 28, 2014. 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: jaf

Enclosures

c: People's Counsel
Beverly True, 3920 London Bridge Road, Sykesville MD 21784

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



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

Date: 6/9/14

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

RE: Baltimore County
Item No 2014-0257-A
Administrative Variance
Daniel Zefrir
4516 Wards Chapel Road

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. 2014/0257-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,

A handwritten signature in blue ink, appearing to read 'Steven D. Foster'.

Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

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.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For June 6, 2014
Item No. 2014-0251, 0254, 0255, and 0257

DATE: June 3, 2014

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

DAK:CEN
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC06092014 -.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

JUN 24 2014

OFFICE OF ADMINISTRATIVE HEARINGS



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

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

DATE: June 24, 2014

SUBJECT: DEPS Comment for Zoning Item # 2014-0257-A
Address 4516 Wards Chapel Road
(Zafrir Property)

Zoning Advisory Committee Meeting of June 2, 2014.

X The Department of Environmental Protection and Sustainability has no comment on the above-referenced zoning item.

Reviewer: *Jeff Livingston – Development Coordination*

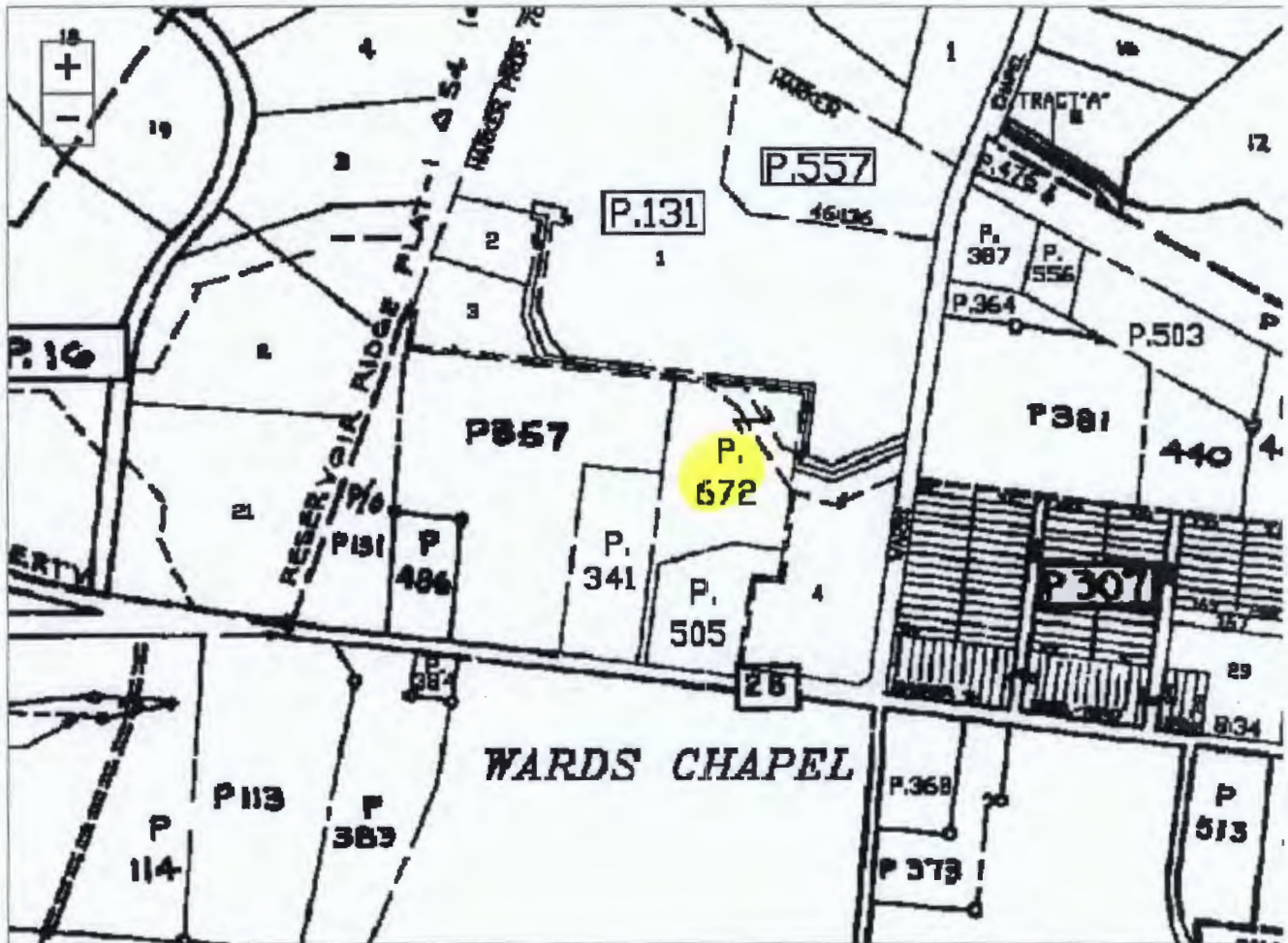
Real Property Data Search (w2)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier:	District - 02 Account Number - 2400011809 ✓	
Owner Information		
Owner Name:	ZAFRIR DANIEL	Use: RESIDENTIAL
		Principal Residence: YES
Mailing Address:	4516 WARDS CHAPEL RD OWINGS MILLS MD 21117-	Deed Reference: 1) /31615/ 00362 2)
Location & Structure Information		
Premises Address:	4516 WARDS CHAPEL RD OWINGS MILLS 21117-	Legal Description: 3.017AC NS LIBERTY RD 500FT W WARDS CHAPEL RD
Map: 0066	Grid: 0013	Parcel: 0672
Sub District:	Subdivision: 0000	Section:
Block:	Lot:	Assessment Year: 2013
Plat No:	Plat Ref:	Town: NONE
Special Tax Areas:	Ad Valorem:	Tax Class:
Primary Structure Built 2013	Above Grade Enclosed Area 4,041 SF	Finished Basement Area
Property Land Area 3.0200 AC	County Use 04	
Stories 2.000000	Basement YES	Type STANDARD UNIT
Exterior BRICK	Full/Half Bath 3 full/ 1 half	Garage 1 Attached
Value Information		
	Base Value	Value
		As of 01/01/2013
Land:	120,200	90,100
Improvements	525,300	525,300
Total:	645,500	615,400
Preferential Land:	0	615,400
		0
Transfer Information		
Seller: FOUR PARCELS INC	Date: 01/17/2012	Price: \$85,000
Type: ARMS LENGTH VACANT	Deed1: /31615/ 00362	Deed2:
Seller: WARDS CHAPEL HOLDINGS LLC	Date: 06/30/2011	Price: \$0
Type: ARMS LENGTH VACANT	Deed1: /31615/ 00355	Deed2:
Seller: HARKER HUBERT H JR, TRUSTEE	Date: 09/16/2005	Price: \$275,000
Type: NON-ARMS LENGTH OTHER	Deed1: /22555/ 00701	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013
County: 000		0.00
State: 000		0.00
Municipal: 000		0.00 0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: No Application		

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty/>)District: **02** Account Number: **2400011809**

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 (<http://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 (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



(<http://imsweb05.mdp.state.md.us/website/mosp/>)

☒ Loading... Please

Loading... Please Wait.

->

4516 WARDS CHAPEL ROAD - Front View



Proposed Area
of change
↑



4516- Wards Chapel Rd - View From Proposed Detached
Garage



AREA OF
CHANGE
FOR PROPOSED
DETACHED GARAGE



Hill Woods Chapel Rd - Left Side of Existing Home

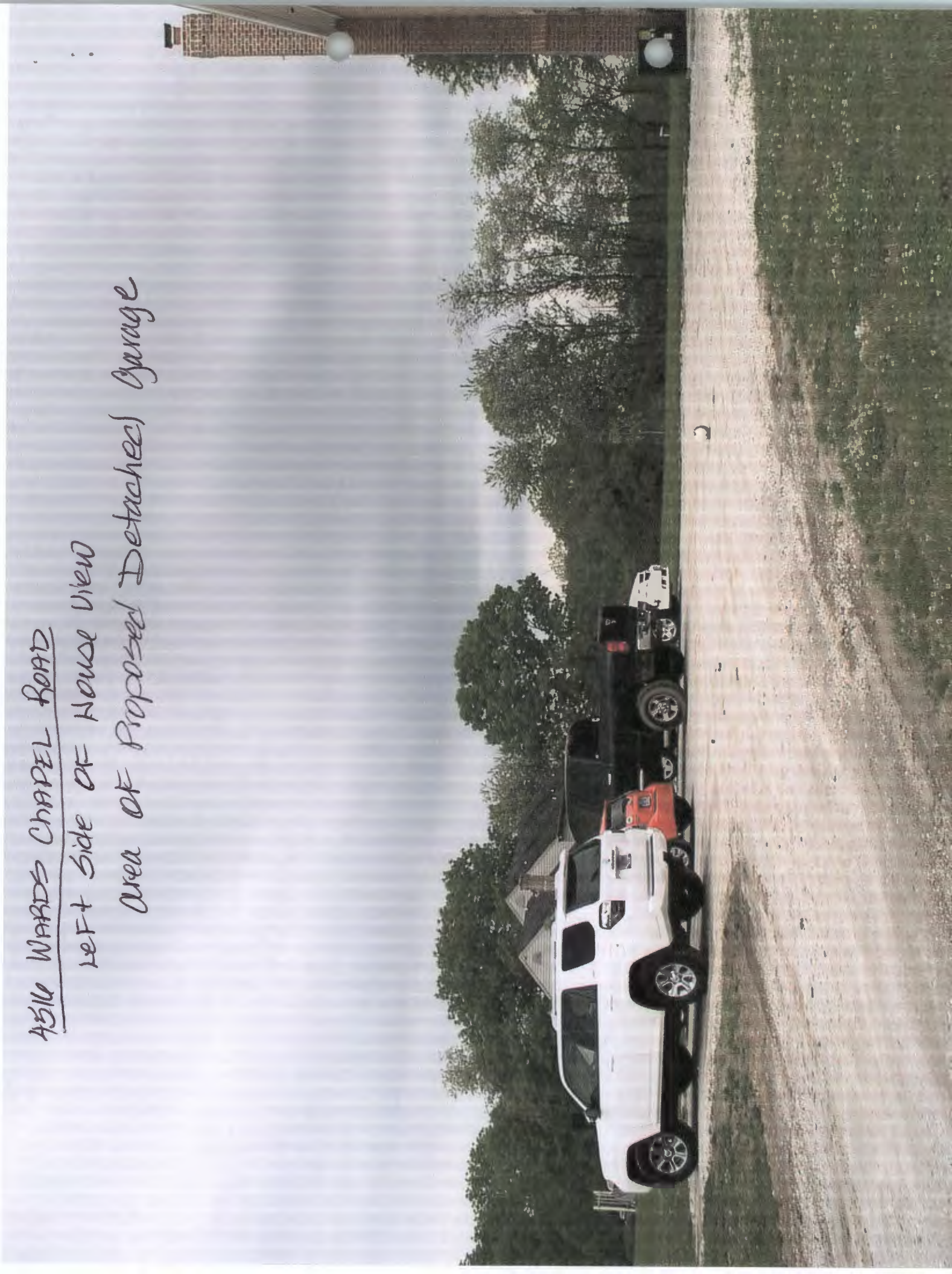
Proposed
Permit Change



4510 WARDS CHAPEL ROAD

LEFT SIDE OF HOUSE VIEW

Area of Proposed Detached Garage



Lot # 1
Pt. Bk./Folio # 078189
PDM # 020672
2006-0456-SPHA
Pt. Bk. 0000078, Folio 0189

2500001626

1800002900
11212

NW 10-L
RC 4

2400011809

2 ED 066A2
4 CD

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

* 4516

SITE

11120
0211770960

2400011807

11116

RCC

2007-0556-SPHA
2500001629
Pt. Bk./Folio # 008034A
PDM # 018098

11100

Pt. Bk. 0000008, Folio 0034

NW 9-L

RC 2

0213400120

LIBERTY RD

LIBERTY RD

WARDS CHAPEL RD

0219271430

Lot # 49
Lot # 49
Lot # 47

0207580270

Lot # 45

0207580390

Lot # 41

Lot # 41

Lot # 41

0207580090

4507

Lot # 37

Lot # 37

0219510750

R-1954-3227

4503

BL CR

Lot #
Lot #

0207582720
0207582721

1976-0006-A
2013-0162-A

0223000510

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

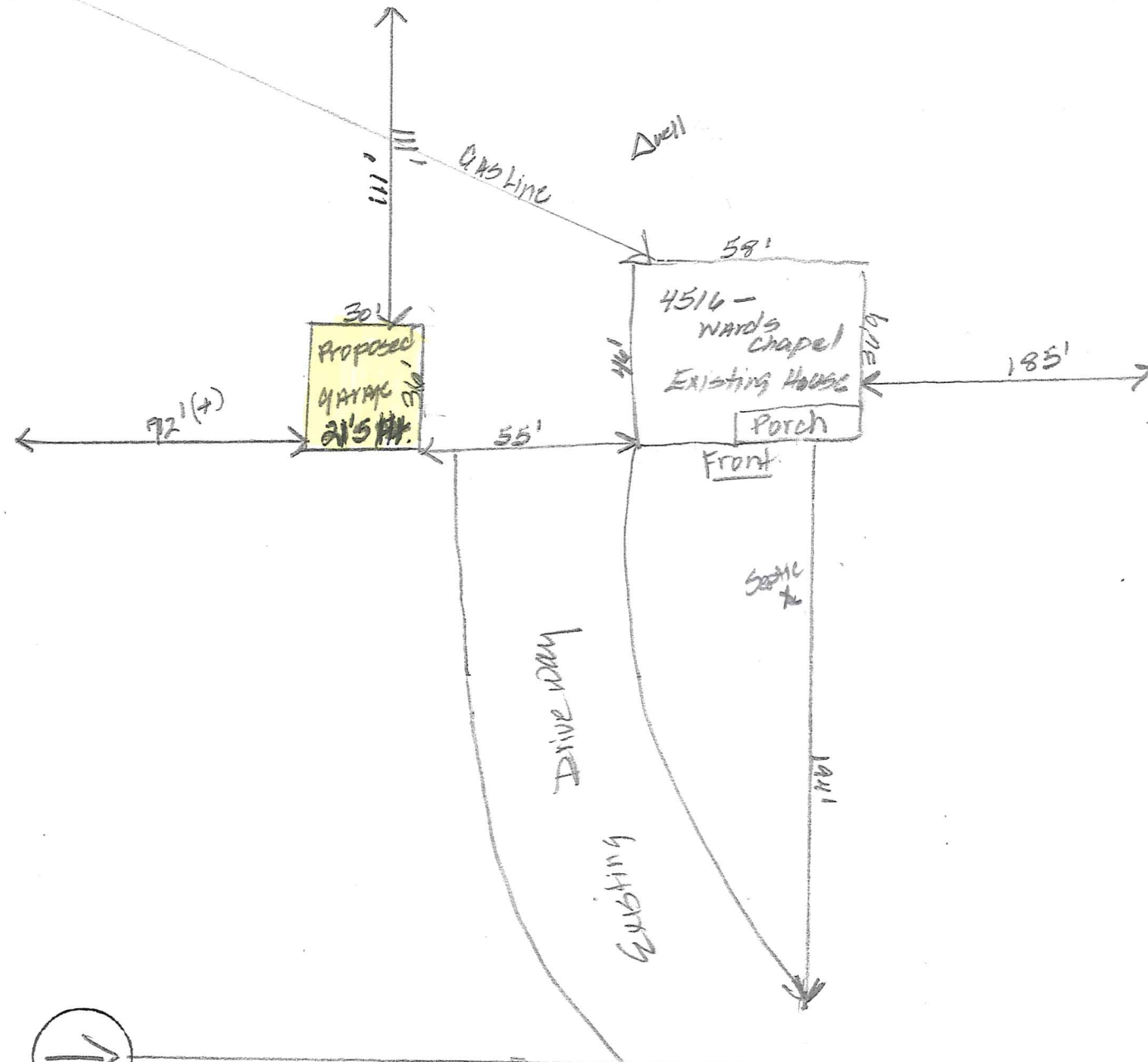
PROPERTY ADDRESS 4516 Wards Chapel Road

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

SUBDIVISION NAME

PLAT BOOK # _____ FOLIO # 31615 LOT # _____ SECTION # _____

OWNER DANIEL ZAFRIR

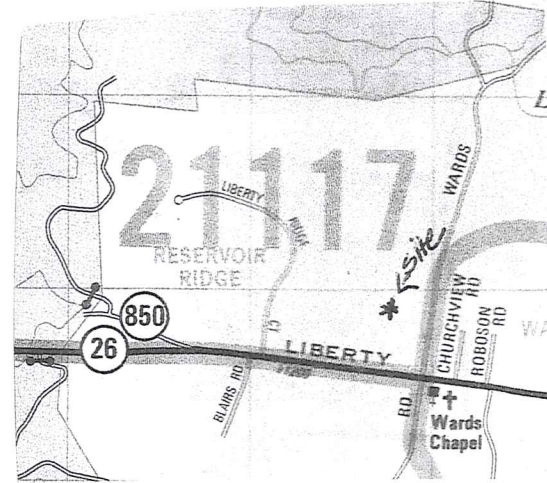


NORTH

WARDS CHAPEL ROAD

PREPARED BY Ben True

SCALE OF DRAWING: 1" = 40'



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 2

COUNCILMANIC DISTRICT 4

1" = 200' SCALE MAP # 06082

ZONING *RC 4*

LOT SIZE 3.0200 AC

ACREAGE SQUARE FEET

SEWER PUBLIC PRIVATE
[] [X]

WATER ☐ ☒

CHESAPEAKE BAY
CRITICAL AREA

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY/
BUILDING ☐ ☒

PRIOR ZONING HEARING

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

REVIEWED BY ITEM # CASE #

Pet. Exh. 1

2014-0257-A