

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
(6918 Ridgeway Road)
12th Election District * OFFICE OF ADMINISTRATIVE
7th Council District * HEARINGS FOR
Michael G. & Karen Lynn Fitzpatrick * BALTIMORE COUNTY
* CASE NO. 2015-0290-A

* * * * *

ORDER AND OPINION

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Michael G. & Karen Lynn Fitzpatrick. The Petitioners are requesting Variance relief pursuant to the Baltimore County Zoning Regulations (B.C.Z.R.) §§ 400.1 and 400.2 as follows: (1) To permit an accessory structure (garage) in the side yard of a single family dwelling on a corner lot in lieu of the required third of the lot farthest removed from the side street; and (2) To permit an accessory structure (garage) 12 ft. from the centerline of the alley in lieu of the required 15 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 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 Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on June 28, 2015, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 7-17-15

By PW

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

Although the Office of Planning did not make any recommendations related to the garage height and usage, I will impose conditions that the accessory structure 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, this 17th day of **July, 2015** by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Baltimore County Zoning Regulations (B.C.Z.R.) §§ 400.1 and 400.2 as follows: (1) To permit an accessory structure (garage) in the side yard of a single family dwelling on a corner lot in lieu of the required third of the lot farthest removed from the side street; and (2) To permit an accessory structure (garage) 12 ft. from the centerline of the alley in lieu of the required 15 ft., be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date

7-17-15

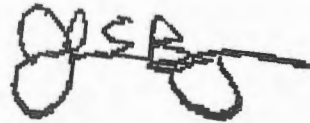
By

RW

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
2. The Petitioners or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The accessory structure shall not be used for commercial purposes.

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 7-17-15

By kw



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 Hearings for Baltimore County for the property located at:

Address 6918 Ridgeway Rd Currently zoned Residential
Deed Reference 356861 / 00202 10 Digit Tax Account # 121907321
Owner(s) Printed Name(s) Michael S Fitzpatrick

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

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. **X** **ADMINISTRATIVE VARIANCE** from Section(s)

Section: 400.1; 400.2

To permit an accessory structure (garage) in the side yard of a single family dwelling on a corner lot in lieu of the required third of the lot that is furthest removed from the side street and to permit an accessory structure (garage) 12 feet from the centerline of the alley in lieu of the permitted 15 feet.

2. **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

Michael G. Fitzpatrick Karen Lynn Fitzpatrick
Name #1 – Type or Print Name #2 – Type or Print
Michael G. Fitzpatrick Karen Lynn Fitzpatrick
Signature #1 Signature #2
6918 Ridgeway Rd Balto. Md
Mailing Address City State
21222 410-227-3716 Fitzcasper@Gmail.com
Zip Code Telephone # Email Address

Attorney for Owner(s)/Petitioner(s):

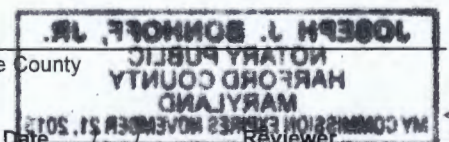
Name- Type or Print
Signature
Mailing Address City State
Zip Code Telephone # Email Address

Representative to be contacted:

Name – Type or Print
Signature
Mailing Address City State
Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County



CASE NUMBER 2015-0290-A

Filing Date 6/16/2015

Estimated Posting Date _____

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 and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 6918 Ridgeway Rd Baltimore Maryland 21222
Print or Type Address of property City State Zip Code

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

My Property, 6918 Ridgeway Rd is Situated North Side of Ridgeway Rd West Side of Portship Rd. Along the western boundary is a 14' wide county owned Alley. My house is situated on the lot Facing South with it's Front Facing Ridgeway Rd. My Reason for Variance Request is according to Code, A Garage needs to be Placed in the Rear of property. I have 7' or less in Rear Yard. On the west side adjacent to Alley is a 4' deep Pool. In addition, there is an Existing Driveway approx. 12' wide designed to accommodate Vehicular access to my lot. Also Existing Double Gates for same. Clearly this is the most logical location to Place a single Car Garage with minimal impact on area.

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

Michael S. Fitzpatrick
Signature of Owner (Affiant)
Michael S. Fitzpatrick
Name- Print or Type

Karen Lynn Fitzpatrick
Signature of Owner (Affiant)
Karen Lynn Fitzpatrick
Name- Print or Type

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

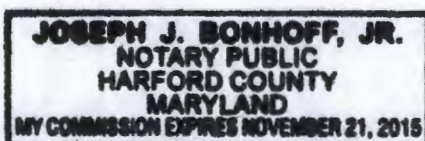
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12th day of JUNE, 2015, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: MICHAEL S. FITZPATRICK AND KAREN LYNN FITZPATRICK

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

AS WITNESS my hand and Notaries Seal



Joseph J. Bonhoff, Jr.
Notary Public
11/21/2015
My Commission Expires



KEVIN KAMENETZ
County Executive

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

Zoning Property Description for 6918 Ridgeway Road

Beginning at a point on the North side of Ridgeway Road which is 40 feet wide at a distance of 35 feet North West of the centerline of Portship Road which is 40 feet wide.

Being lot #1 Section 2 in the subdivision of Lorraine Park as recorded in the Baltimore County Plat Book #9 Folio #24, containing 5600 square feet. Located in the 12th Election District and 7th Council District.

CERTIFICATE OF POSTING

RE: Case No. 2015-0290-A

Petitioner: Michael & Karen Fitzpatrick

Hearing / Closing Date: 7/13/15

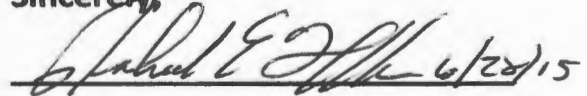
Baltimore County Department of
Permits and Development Management
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

This letter is to confirm, under penalties of perjury, that the necessary sign(s)
were posted conspicuously on the property located at _____

6918 Ridgeway Road

on 6/28/15

Sincerely,

 6/28/15

Richard E. Hoffman

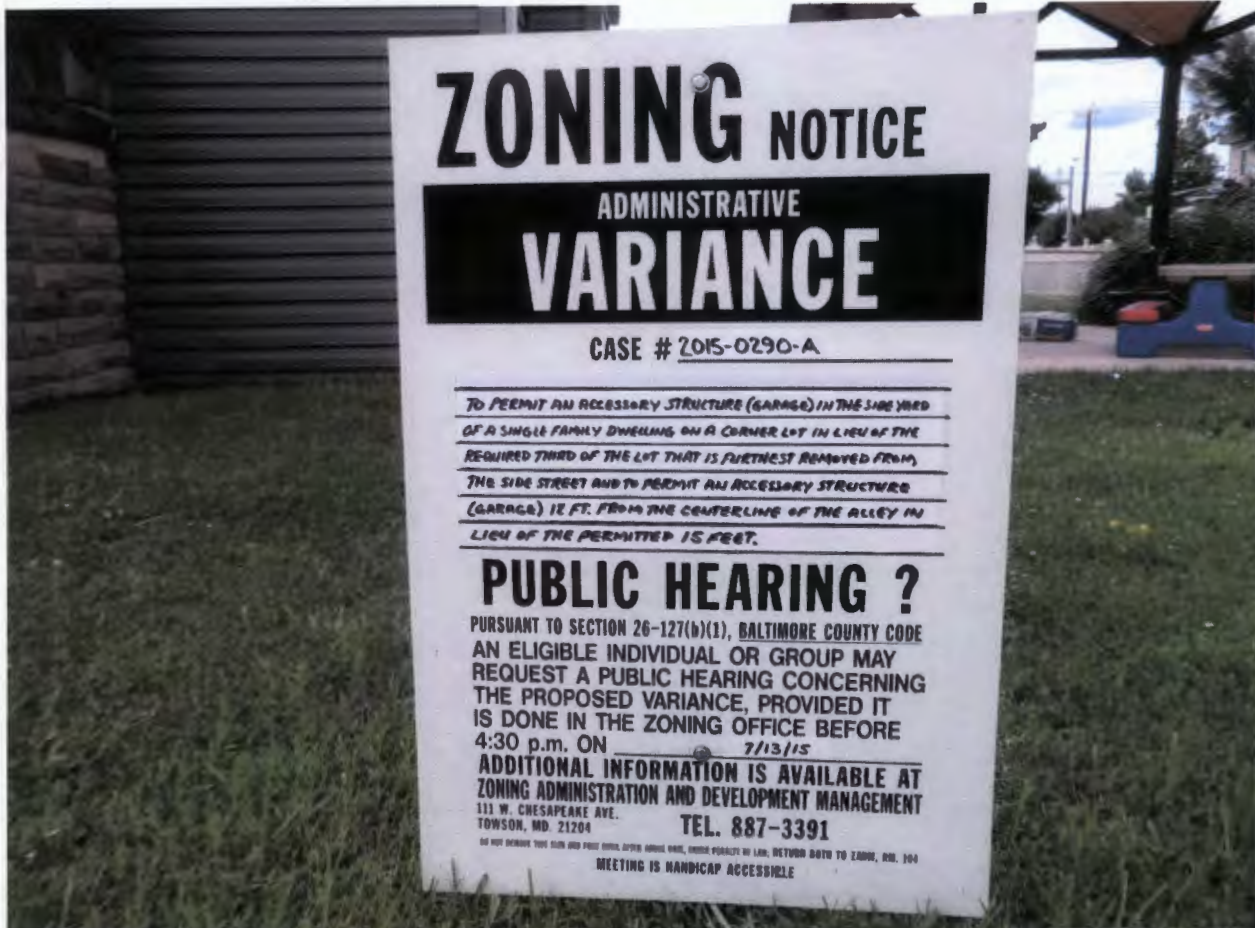
904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Certificate of Posting

Case No. 2015-0290-A



6918 Ridgeway Road

(Posted 6/28/15)

Richard E. Hoffman 6/28/15

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

MEMORANDUM

DATE: August 18, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0290-A – Appeal Period Expired

The appeal period for the above-referenced case expired on August 17, 2015. 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

CERTIFICATE OF POSTING

RE: Case No. 2015-0290-A

Petitioner: Michael & Karen Fitzpatrick

Hearing / Closing Date: 7/13/15

Baltimore County Department of
Permits and Development Management
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

RECEIVED

JUL 17 2015

OFFICE OF ADMINISTRATIVE HEARINGS

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were posted conspicuously on the property located at _____

6918 Ridgeway Road

on 6/28/15

Sincerely,

 6/28/15

Richard E. Hoffman

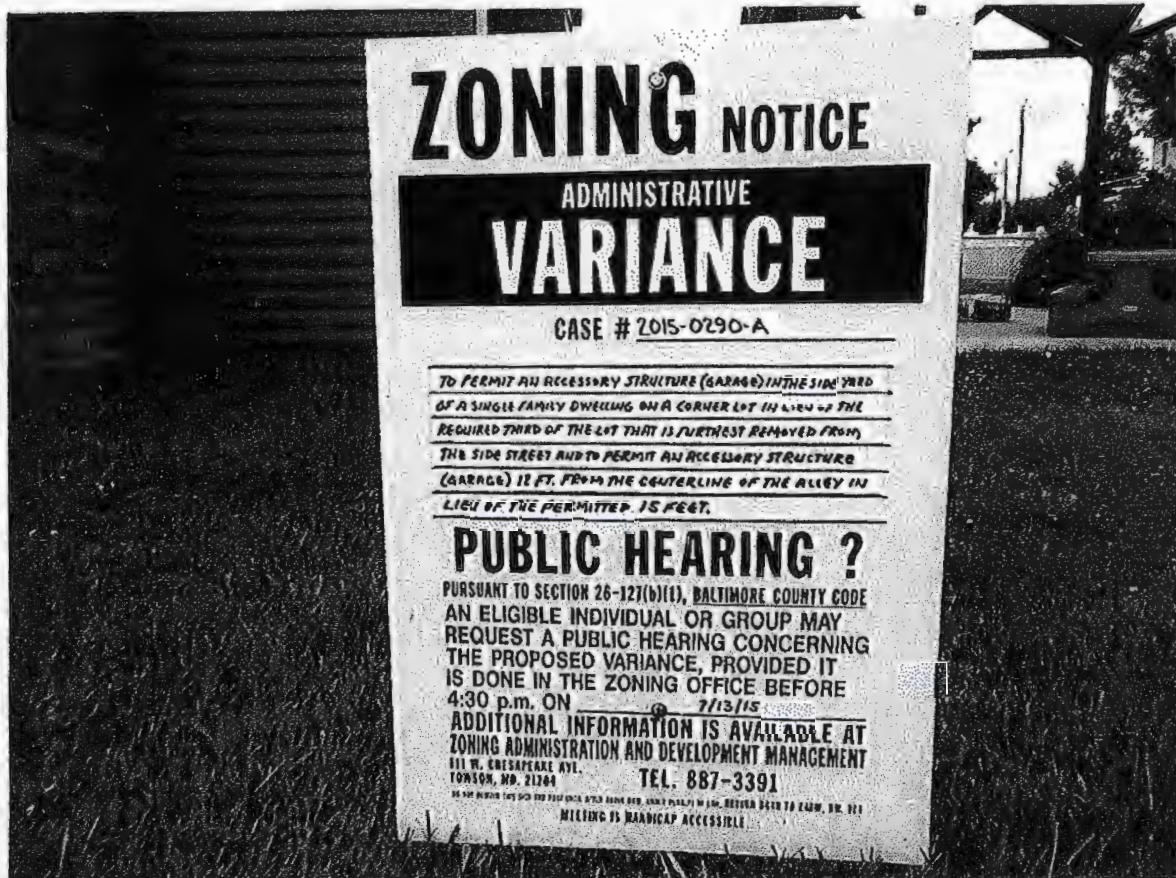
904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

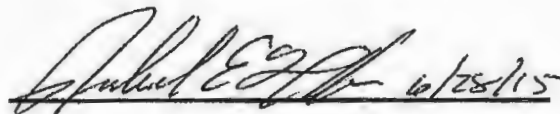
Certificate of Posting

Case No. 2015-0290-A



6918 Ridgeway Road

(Posted 6/28/15)

 6/28/15

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

CERTIFICATE OF POSTING

RE: Case No. 2015-0290-A

Petitioner: Michael & Karen Fitzpatrick

Hearing / Closing Date: 7/13/15

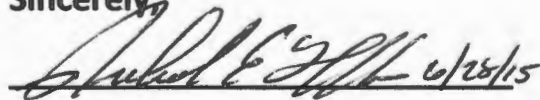
Baltimore County Department of
Permits and Development Management
Room 111, County Office Building
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6918 Ridgeway Road

on 6/28/15

Sincerely,

 6/28/15

Richard E. Hoffman

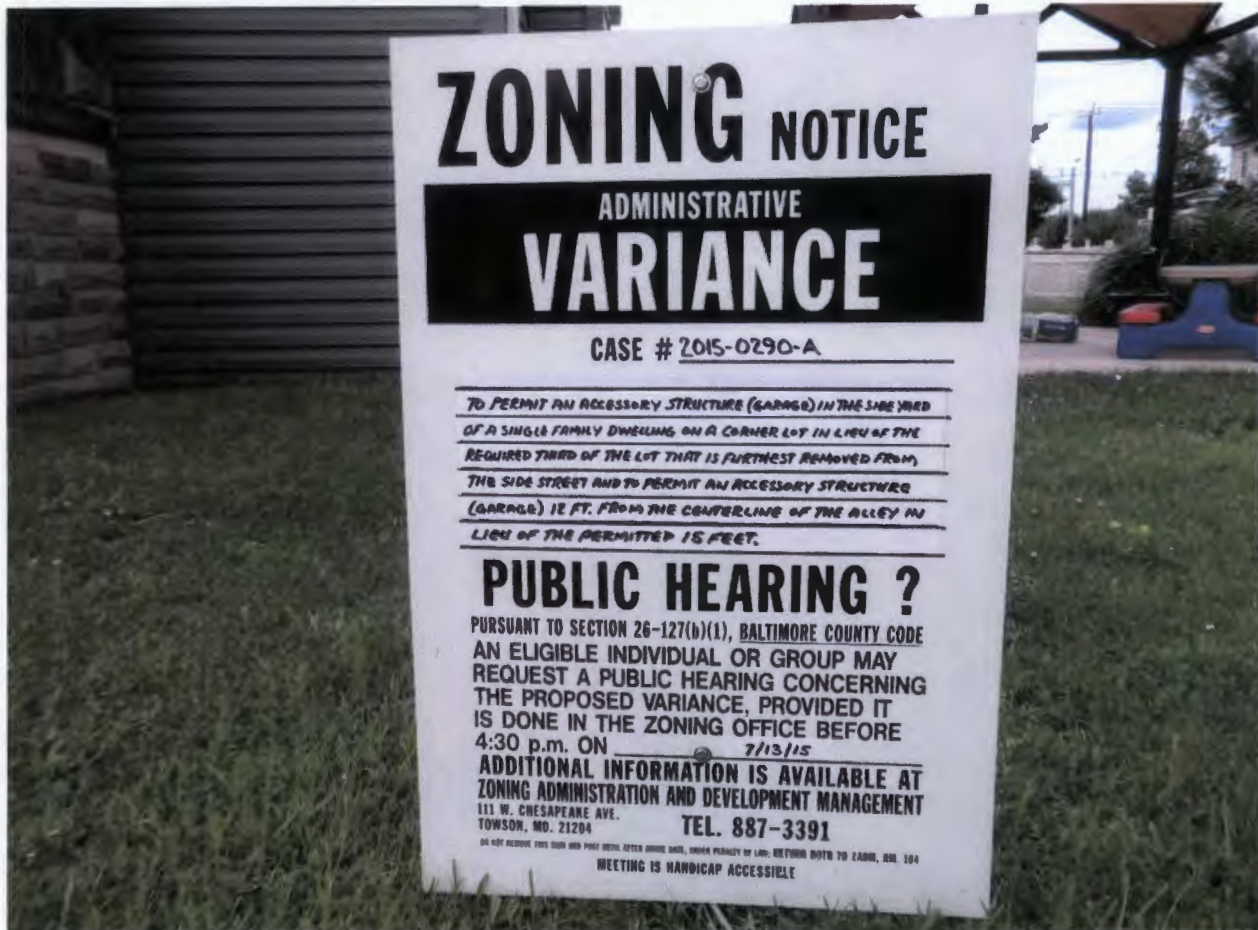
904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Certificate of Posting

Case No. 2015-0290-A



6918 Ridgeway Road

(Posted 6/28/15)

Richard E. Hoffman 6/28/15

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0290 -A Address 6918 Ridgeway Road

Contact Person: Leonard Wasilewski Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6/16/15 Posting Date: 6/28/15 Closing Date: 7/13/15

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 2015- 0290 -A Address 6918 Ridgeway Rd

Petitioner's Name Michael & Karen Fitzpatrick Telephone 410-227 3716

Posting Date: 6/28/15 Closing Date: 7/13/15

Wording for Sign: _____

_____ To permit an accessory structure (garage) in the side yard of a single family dwelling on a corner lot in lieu of the required third of the lot that is furthest removed from the side street and to permit an accessory structure (garage) 12 feet from the centerline of the alley in lieu of the permitted 15 feet. _____

revised 7/18/14

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For June 29, 2015
Item No. 2015-0290 and 0296

DATE: June 25, 2015

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\ZAC06292015.doc

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Douglas H. Simmons, Acting Administrator

Date: 6/23/15

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

RE: Baltimore County
Item No 2015-0290-A
Administrative Variance
Michael G. & Karen Lynn
Fitzpatrick
6918 Ridgeway 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. 2015-0290-A.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-545-5598 or 1-800-876-4742 (in Maryland only) extension 5598, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in dark ink, appearing to read 'David W. Peake', is written over a horizontal line.

David W. Peake
Metropolitan District Engineer
Baltimore & Harford Counties

DWP/RAZ



KEVIN KAMENETZ
County Executive

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

July 13, 2015

Michael G & Karen Lynn Fitzpatrick
6918 Ridgeway Road
Baltimore MD 21222

RE: Case Number: 2015-0290 A, Address: 6918 Ridgeway Road

Dear Mr. & Ms. Fitzpatrick:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 16, 2015. 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: jaw

Enclosures

c: People's Counsel

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>6-25</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>6-23</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>7-17-15</u> by <u>Hoffman</u>	
	<u>Sp. to Mr. Fitzpatrick 7-14 10:14 am</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: _____		

Sp. to Mr. Hoffman
7-17 9:15 AM
He advised he
dropped this w/
others at zoning
but would get
us one today

Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 12 Account Number - 1219073210		
Owner Information		
Owner Name:	FITZPATRICK MICHAEL SEAN FITZPATRICK KAREN LYNN	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	6918 RIDGEWAY RD BALTIMORE MD 21222-3010	Deed Reference: /36286/ 00500
Location & Structure Information		
Premises Address:	6918 RIDGEWAY RD BALTIMORE 21222-3010	Legal Description: 6918 RIDGEWAY RD LORRAINE PARK
Map: 0103	Grid: 0009	Parcel: 0038
Sub District:	Subdivision: 0000	Section: 2
Block:	Lot: 1	Assessment Year: 2015
Plat No:	Plat Ref: 0009/0024	
Special Tax Areas:		Town: NONE
		Ad Valorem:
		Tax Class:
Primary Structure Built 1929	Above Grade Enclosed Area 1,008 SF	Finished Basement Area
		Property Land Area 5,600 SF
		County Use 04
Stories 1	Basement YES	Type STANDARD UNIT
		Exterior FRAME
		Full/Half Bath 1 full
Value Information		
	Base Value	Value As of 01/01/2015
Land:	49,600	49,600
Improvements	59,400	55,200
Total:	109,000	104,800
Preferential Land:	0	0
Transfer Information		
Seller: FEDERAL NATIONAL	Date: 06/11/2015	Price: \$76,500
Type: ARMS LENGTH IMPROVED	Deed1: /36286/ 00500	Deed2:
Seller: STARON FRANK L JR	Date: 12/23/2014	Price: \$109,763
Type: NON-ARMS LENGTH OTHER	Deed1: /35686/ 00202	Deed2:
Seller: STARON FRANK L	Date: 06/24/2002	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /16442/ 00669	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2014
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		



Case # 2015-290-A



Case # 2015-190-A



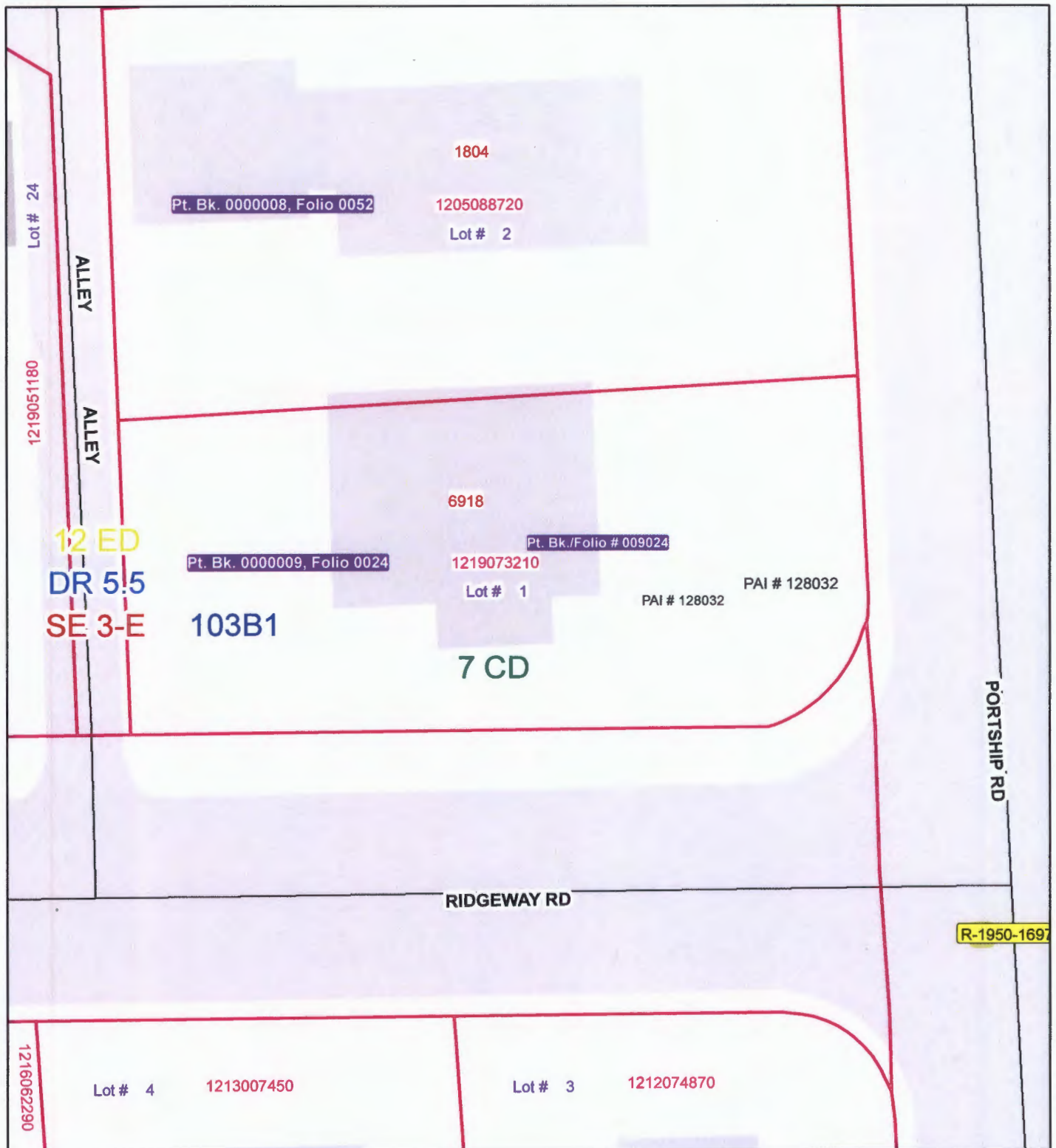
Case # 2015-290-AA

andale, MD 21222

nearby



6918 Ridgeway Road 2015-2090-A



Publication Date: 6/16/2015



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

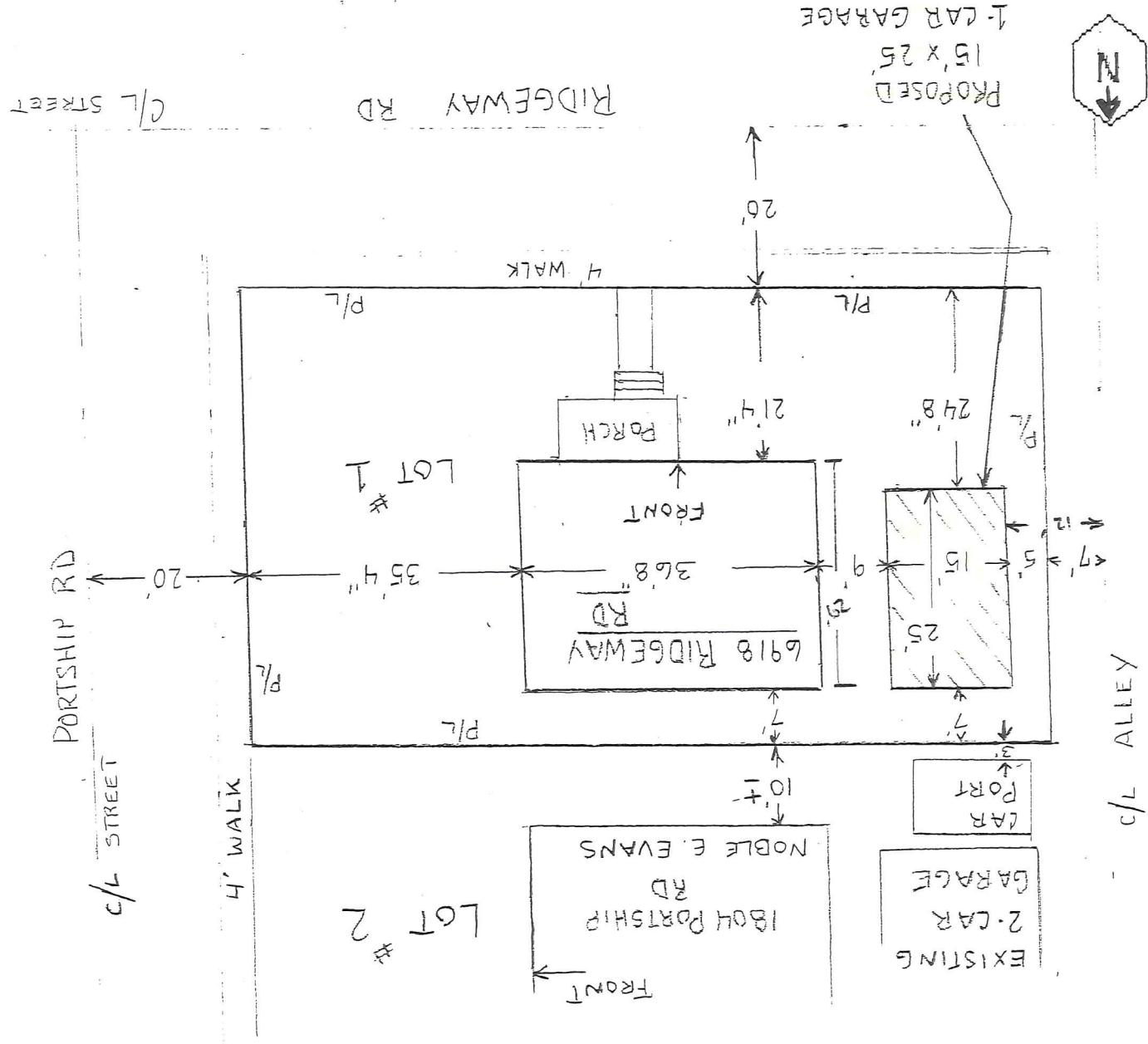


0 5 10 20 30 40 Feet

1 inch = 20 feet

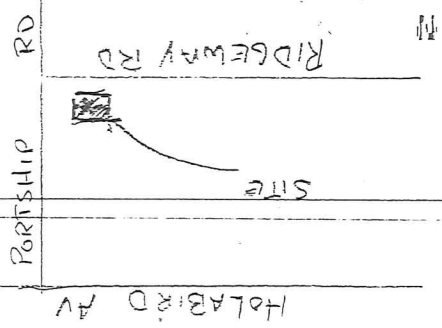
ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
ADDRESS 6918 RIDGEWAY RD OWNER(S) NAME(S) MICHAEL & KAREN FITZPATRICK

SUBDIVISION NAME LORRAINE PARK LOT # 1 BLOCK # SECTION # 2
PLAT BOOK # 9 FOLIO # 24 10 DIGIT TAX # 1219073210 DEED REF. # 35686/00202



PLAN DRAWN BY MICHAEL FITZPATRICK DATE 6/12/15 SCALE: 1 INCH = 20 FEET
2015-0290 - A

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 10331

SITE ZONED DR 5.5

ELECTION DISTRICT 12

COUNCIL DISTRICT 7

LOT AREA ACREAGE

OR SQUARE FEET 5600

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE

SEWER IS:

PUBLIC X PRIVATE

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

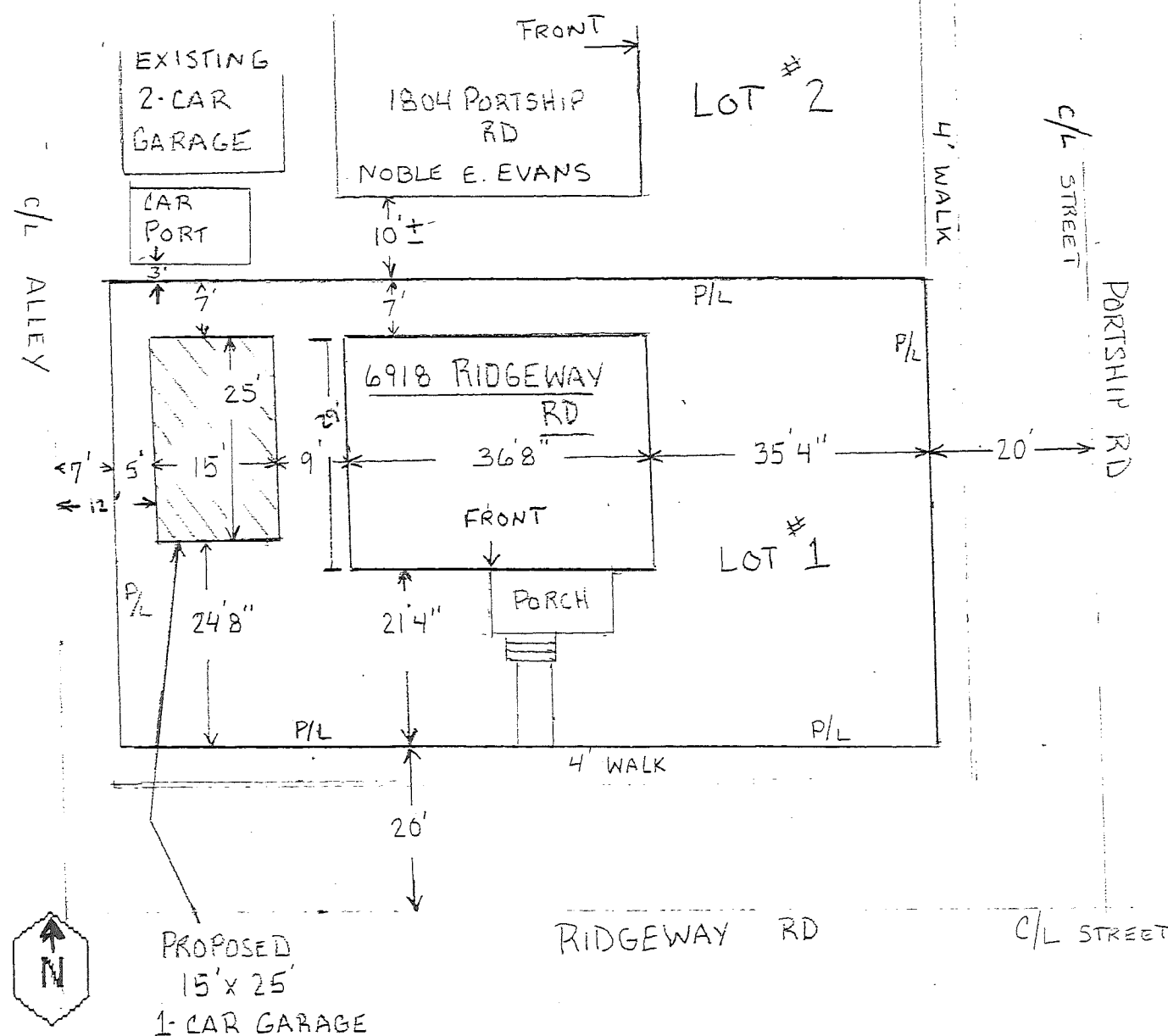
AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO:

Det. 1

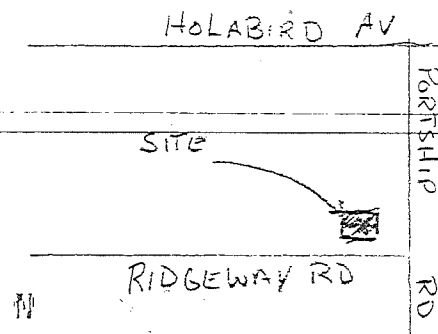
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 6918 RIDGEWAY RD OWNER(S) NAME(S) MICHAEL & KAREN FITZPATRICK
 SUBDIVISION NAME LORRAINE PARK LOT # 1 BLOCK # — SECTION # 2
 PLAT BOOK # 9 FOLIO # 24 10 DIGIT TAX # 1219073210 DEED REF. # 35686100202



PLAN DRAWN BY MICHAEL FITZPATRICK DATE 6/12/15 SCALE: 1 INCH = 20 FEET

2015-0290 - A

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 10331

SITE ZONED DR 5.5

ELECTION DISTRICT 12

COUNCIL DISTRICT 7

LOT AREA ACREAGE _____

OR SQUARE FEET 5600

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

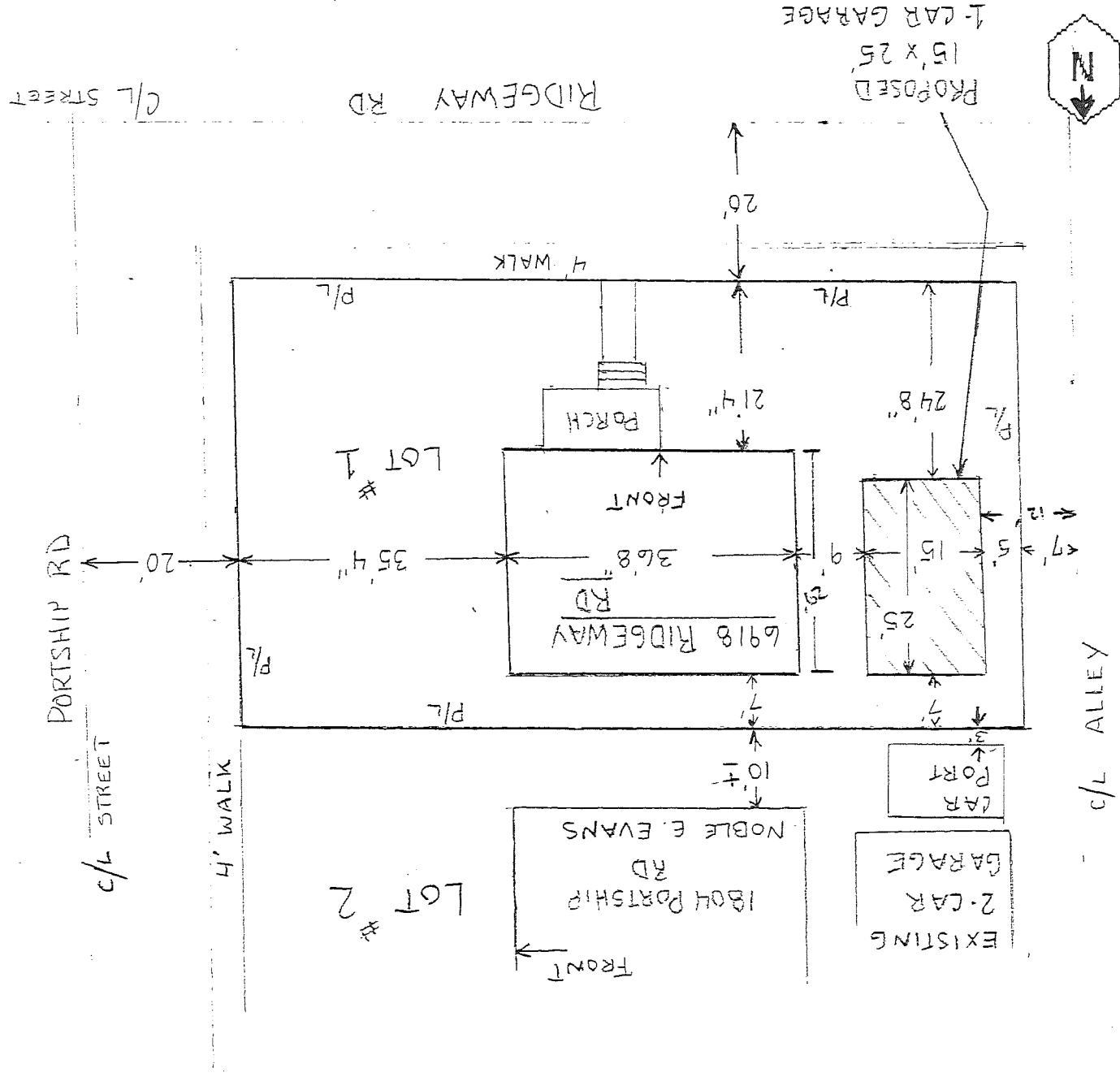
AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO:

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
ADDRESS 6918 RIDGEWAY RD OWNERS) NAME(S) MICHAEL & KAREN FITZPATRICK

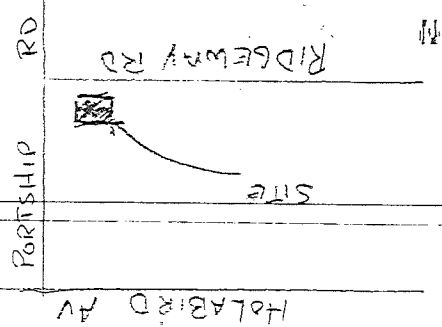
SUBDIVISION NAME LORRAINE PARK LOT # 1 BLOCK # 2 SECTION # 2
PLAT BOOK # 9 FOLIO # 24 10 DIGIT TAX # 1219073210 DEED REF. # 35686/00202



PLAN DRAWN BY MICHAEL FITZPATRICK DATE 6/12/15 SCALE: 1 INCH = 20 FEET

2015-0290 - A

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 103B1

SITE ZONED DR 5.5

ELECTION DISTRICT 12

COUNCIL DISTRICT 7

LOT AREA ACREAGE

OR SQUARE FEET 5600

HISTORIC? NO

IN CBQA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE

SEWER IS:

PUBLIC X PRIVATE

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO: