

M E M O R A N D U M

DATE: April 5, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0175-A- Appeal Period Expired

The appeal period for the above-referenced case expired on April 4, 2016. 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	*	BEFORE THE
(301 Felton Road)		
9 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Jeffrey J. & Rebecca Ann Marsiglia	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2016-0175-A

* * * * *

OPINION AND ORDER

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, Jeffrey J. & Rebecca Ann Marsiglia ("Petitioners"). The Petitioners are requesting Variance relief pursuant to § 1B02.3.B of the Baltimore County Zoning Regulations ("B.C.Z.R.) [R-10 vested 1961 B.C.Z.R.] to permit a proposed addition (attached garage) with a side setback of 5 ft. in lieu of the minimum setback of 10 ft., a rear yard setback of 5 ft. in lieu of the required 30 ft. and a front setback of 20 ft. in lieu of the required 30 ft. respectively. 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 February 11, 2016, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 3-3-16

By [Signature]

The Petitioners have filed the supporting affidavits as required by § 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 with the requirements of § 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.

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 3rd day of **March, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from 1B02.3.B of the Baltimore County Zoning Regulations ("B.C.Z.R.) [R-10 vested 1961 B.C.Z.R.] to permit a proposed addition (attached garage) with a side setback of 5 ft. in lieu of the minimum setback of 10 ft., a rear yard setback of 5 ft. in lieu of the required 30 ft. and a front setback of 20 ft. in lieu of the required 30 ft. respectively, be and is hereby GRANTED.

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.

ORDER RECEIVED FOR FILING

Date 3-3-16

By DW

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 3-3-16

By 



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 301 Felton Rd Lutherville-Timonium MD 21093 Currently zoned DR 3.5
 Deed Reference 14512 100704 10 Digit Tax Account # 0926000400
 Owner(s) Printed Name(s) JEFFREY J. Marsiglia Rebecca Ann Marsiglia

(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)

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

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):

JEFFREY J. Marsiglia, Rebecca Ann Marsiglia
 Name #1 – Type or Print Name #2 – Type or Print

Jeffrey J. Marsiglia, Rebecca Ann Marsiglia
 Signature #1 Signature #2

301 Felton Rd. Lutherville-Timonium MD
 Mailing Address City State

21093 410-375-7559 Bec. Marsiglia@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 22 day of 16 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 2016-0175-A Filing Date 2/2/16 Estimated Posting Date 2/14/16 Reviewer GAT

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: 301 Felton Road Lutherville MD 21093
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 house is in need of a 24'w x 27'd attached garage:
With the current setback limits of 10' on the right side of my property, this
garage will need a 5' variance for the back right corner. And with the
current 30' setback limit on the front of my property, this garage will need
a variance of 20' for the front right corner. This variance will be
needed in order for me to acquire a building permit.

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

Jeff Marsiglia
Signature of Owner (Affiant)
Jeffrey J. Marsiglia
Name- Print or Type

Rebecca A. Marsiglia
Signature of Owner (Affiant)
Rebecca A. Marsiglia
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 1st day of FEBRUARY, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: JEFFREY J. MARSIGLIA AND REBECCA A. MARSIGLIA

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public
9-30-2017
My Commission Expires



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 301 Felton Rd Lutherville-Timonium MD 21093 Currently zoned DR 3.5
Deed Reference 14512 100704 10 Digit Tax Account # 0926000400
Owner(s) Printed Name(s) Jeffrey J. Marsiglia Rebecca Ann Marsiglia

(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. ☒ **ADMINISTRATIVE VARIANCE** from Section(s)

SEE Attached

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

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):

Jeffrey J. Marsiglia / Rebecca Ann Marsiglia
Name #1 – Type or Print Name #2 – Type or Print

Signature #1

Signature #2

301 Felton Rd. Lutherville-Timonium MD
Mailing Address City State

21093 / 410-375-7559 / Bec. Marsiglia@
Zip Code Telephone # Email Address

gmail.com

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 _____ Filing Date ____/____/____ Estimated Posting Date ____/____/____ Reviewer _____

Case# 2016-0175-A

Zoning property for 301 Felton Road

Beginning at a point on the south side of Felton which is a 50 feet wide right of way at the corner of Doragen Court which is west 25 feet to the center with a right a way width of 50 feet. Being lot #19, Block G, in the subdivision of Waterford as recorded in Plat Book #27, Folio #135 containing 12,995 square feet of lot area. Located in 9th district and 3rd councilman district.

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 2/11/2016

Case Number: 2016-0175-A

Petitioner / Developer: JEFFREY & REBECCA MARSIGLIA

Date of Hearing (Closing): FEBRUARY 29, 2016

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:
301 FELTON ROAD

The sign(s) were posted on: FEBRUARY 11, 2016



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0175 -A Address 301 Felton Rd 21093

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

Filing Date: 2/2/16 Posting Date: 2/14/16 Closing Date: 2/29/16

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 2016- 0175 -A Address 301 Felton Rd 21093
Petitioner's Name Jeffrey J. & Rebecca Marsiglia Telephone 410-375-7559

Posting Date: 2/14/16 Closing Date: 2/29/16

Wording for Sign: To Permit a proposed addition (attached garage) with a side setback of 5 feet in lieu of the minimum setback of 10 feet, and a rear set back of 5 feet in lieu of the required 30 feet rear set back, and a front set back of 20 feet in lieu of 30 feet respectively.

Revised 7/21/15

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

No. 134149

Date: 5/2/16

PAID RECEIPT

BUSINESS REPLY 1000 1000
1000 1000 1000 1000

RECEIPT 1000 1000 1000 1000

RECEIPT 1000 1000 1000 1000

RECEIPT 1000 1000 1000 1000

RECEIPT 1000 1000 1000 1000

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept	Obj	BS Acct	Amount
001	006	0000		15					75.00

Total: 75.00

Rec From: Jeffrey J. Marsiglia

For: Administrative Services

2016-0115-A

DISTRIBUTION

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

CASHIER'S
VALIDATION



KEVIN KAMENETZ
County Executive

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

March 1, 2016

Jeffrey J & Rebecca Ann Marsiglia
301 Felton Road
Luth-Timonium MD 21093

RE: Case Number: 2016-0175 A, Address: 301 Felton Road

Dear Mr. & Ms. Marsiglia:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on February 2, 2016. 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



Larry Hogan, *Governor*
Boyd K. Rutherford, *Lt. Governor*

Pete K. Rahn, *Secretary*
Gregory C. Johnson, P.E., *Administrator*

Date: 2/8/16

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

RE: Baltimore County
Item No. 2016-0175-A
Administrative Variance
Jeffery J. & Rebecca Ann Mansiglia
301 Felton 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. 2016-0175-A.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in blue ink, appearing to read "David W. Peake".

David W. Peake
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

DWP/RAZ

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: February 17, 2016

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

SUBJECT: Zoning Advisory Committee Meeting
For February 15, 2016
Item No. 2016-0164, 0173, 0174, 0175, 0176, 0177, 0178 and 0179

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\ZAC02152016.doc

2-29
CLOSING

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

FEB 12 2016

OFFICE OF ADMINISTRATIVE HEARINGS

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

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: February 12, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0175-A
Address 301 Felton Road
(Marsiglia Property)

Zoning Advisory Committee Meeting of February 15, 2016.

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

Reviewer: Steve Ford

Date: 02-12-2016

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>2-11</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>2-12</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>2-8</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>2-11-16</u> by <u>O'Keefe</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: _____		

Real Property Data Search (w1)

Guide to searching the database

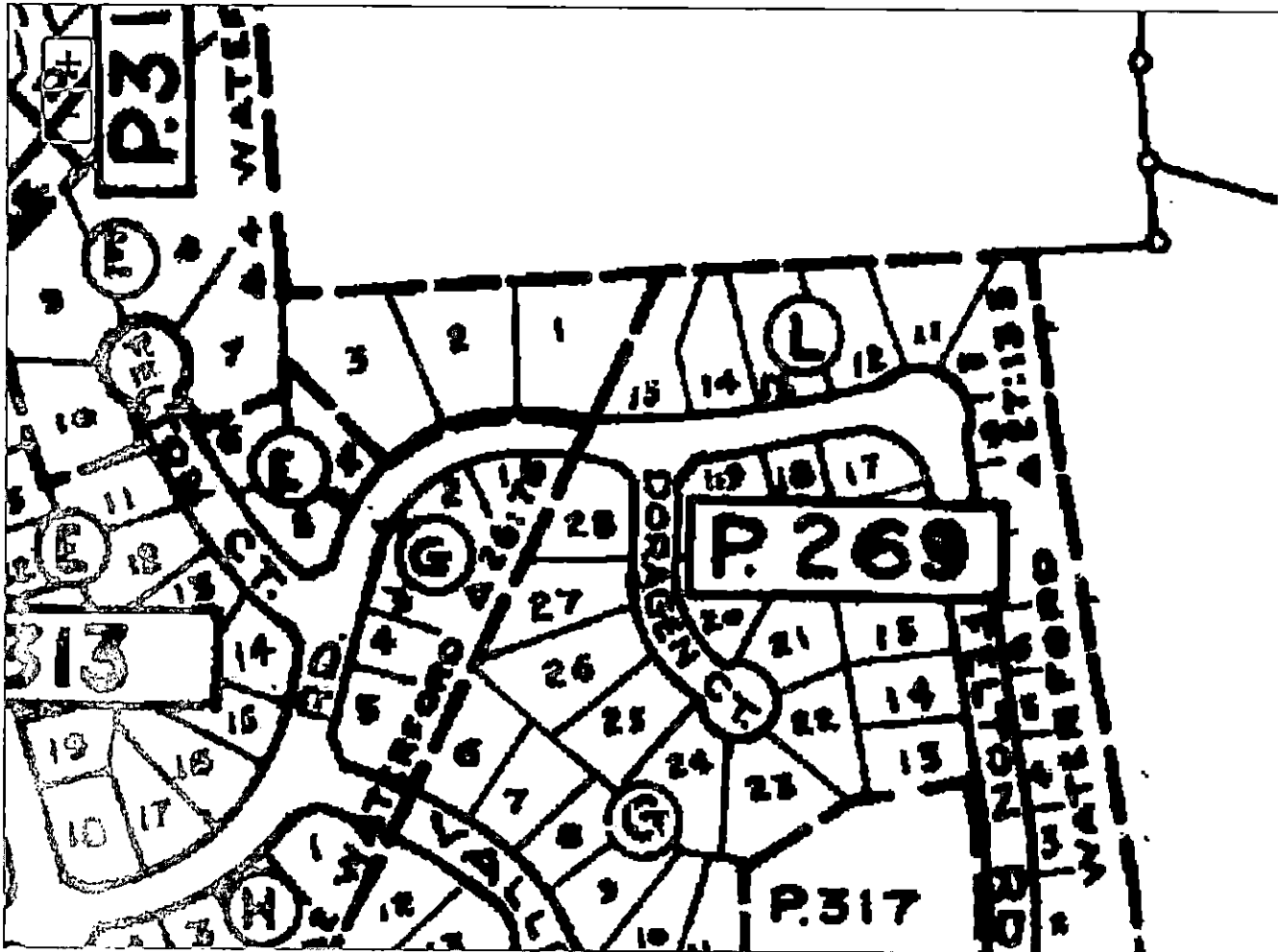
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 0926000400			
Owner Information					
Owner Name:		MARSIGLIA JEFFREY J MARSIGLIA REBECCA ANN		Use: RESIDENTIAL Principal Residence: YES	
Mailing Address:		301 FELTON RD LUTH-TIMONIUM MD 21093-6409		Deed Reference: /14512/ 00704	
Location & Structure Information					
Premises Address:		301 FELTON RD 0-0000		Legal Description: 301 FELTON RD WATERFORD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0061	0020	0269		0000	
Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:	5
G	19	2014		0027/0135	
Special Tax Areas:			Town: NONE Ad Valorem: Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1962	1,548 SF	598 SF	12,995 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	YES	STANDARD UNIT	SIDING	2 full/ 1 half	
Value Information					
		Base Value	Value As of 01/01/2014	Phase-in Assessments	
				As of 07/01/2015	As of 07/01/2016
Land:		123,200	105,200		
Improvements		161,700	155,200		
Total:		284,900	260,400	260,400	260,400
Preferential Land:		0			0
Transfer Information					
Seller: VELLIGAN BRIAN ANDREW		Date: 06/08/2000		Price: \$165,000	
Type: ARMS LENGTH IMPROVED		Deed1: /14512/ 00704		Deed2:	
Seller: VELLIGAN RICHARD S		Date: 05/01/1997		Price: \$170,000	
Type: ARMS LENGTH IMPROVED		Deed1: /12154/ 00082		Deed2:	
Seller: VELLIGAN RICHARD S		Date: 03/18/1987		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /07497/ 00662		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2015		07/01/2016	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 12/31/2013					

Baltimore County

[New Search \(http://sdat.dat.maryland.gov/RealProperty\)](http://sdat.dat.maryland.gov/RealProperty)

District: 09 Account Number: 0926000400



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.

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>).

DR2

R-1956-3913

0903003150

DR1

Lot # 2

0914652350

Pt. Bk. 0000026, Folio 0078

Pt. Bk./Folio # 026078

0920001550

Lot # 1

218

0903232560

Lot # 15

220

0912002021

Lot # 14

300

Lot # 13

0908003371

302

Lot # 12

0902652511

Lot # 11

0912201931

NE 12-A 061A3

Lot # 1

Pt. Bk./Folio # 026076

Pt. Bk. 0000026, Folio 0076

0904503000

0923158320

DR35

PAI # 090161

Lot # 28

Pt. Bk./Folio # 027135

DORAGEN CT

Lot # 19

0926000400

0902575600

Lot # 18

0908009020

Lot # 17

PAI # 090161

Lot # 16

0920302040

0912592180

0916451010

Lot # 27

0910250970

Lot # 20

1205

0908653272

Lot # 21

1203

Lot # 15

0919641160

Lot # 14

0902205840

Lot # 26

0902371490

Pt. Bk. 0000027, Folio 0135

1206

Lot # 25

0904504060

Lot # 6

0911471260

0921550100

Lot # 7

0902007540

Lot # 24

0902571131

Lot # 23

0918722080

Lot # 22

1201

0919070651

Lot # 13

0922350181

DR 2 R-1956-3913
0903003150

DR 1

Lot # 2
0914652350

Pt. Bk./Folio # 026078

Lot # 1 0920001550
Pt. Bk. 0000026, Folio 0078

218

0903232560

Lot # 15
220

0912002021

Lot # 14
300

Lot # 13
0908003371

302

0902652511

Lot # 12
304

0912201931

Lot # 11

Pt. Bk./Folio # 026076

3 CD 9 ED

NE 12-A 061A3

207

0923158320 Pt. Bk. 0000026, Folio 0076

Lot # 1 1210
0904503000

DR 3.5

Lot # 28

PAI # 090161

DORAGEN CT

SITE

301
Lot # 19 0926000400

PAI # 090161

Pt. Bk./Folio # 027135

303

0902575600

Lot # 18

305

Lot # 17 0908009020

Lot # 16 0920302040307

0912592180

1208

Lot # 27 0916451010

1205

Lot # 20 0910250970

Lot # 21 0908653272

1203

Lot # 15 0919641160

1206

0902371490

Pt. Bk. 0000027, Folio 0135

Lot # 26

Lot # 14 0902205840

Lot # 6
0911471260

1204

Lot # 25 0904504060

Lot # 22 1201
0918722080

313
0919070651
Lot # 13

0921550100

Lot # 7

Lot # 24
0902007540
1202

Lot # 23 1200
0902571131

0922350181

2016-0115-A



2016-0175-A

2016-0175-A

Proposed
Garage

Neighbor
House







The image is a very low-quality, high-contrast scan of a document. It appears to be a ledger or a form with a grid-like structure. The text is extremely faint and illegible, but some faint outlines of columns and rows can be seen. The overall appearance is that of a heavily degraded or overexposed scan of a printed document.

corner of
proposed garage

2016-0175-A







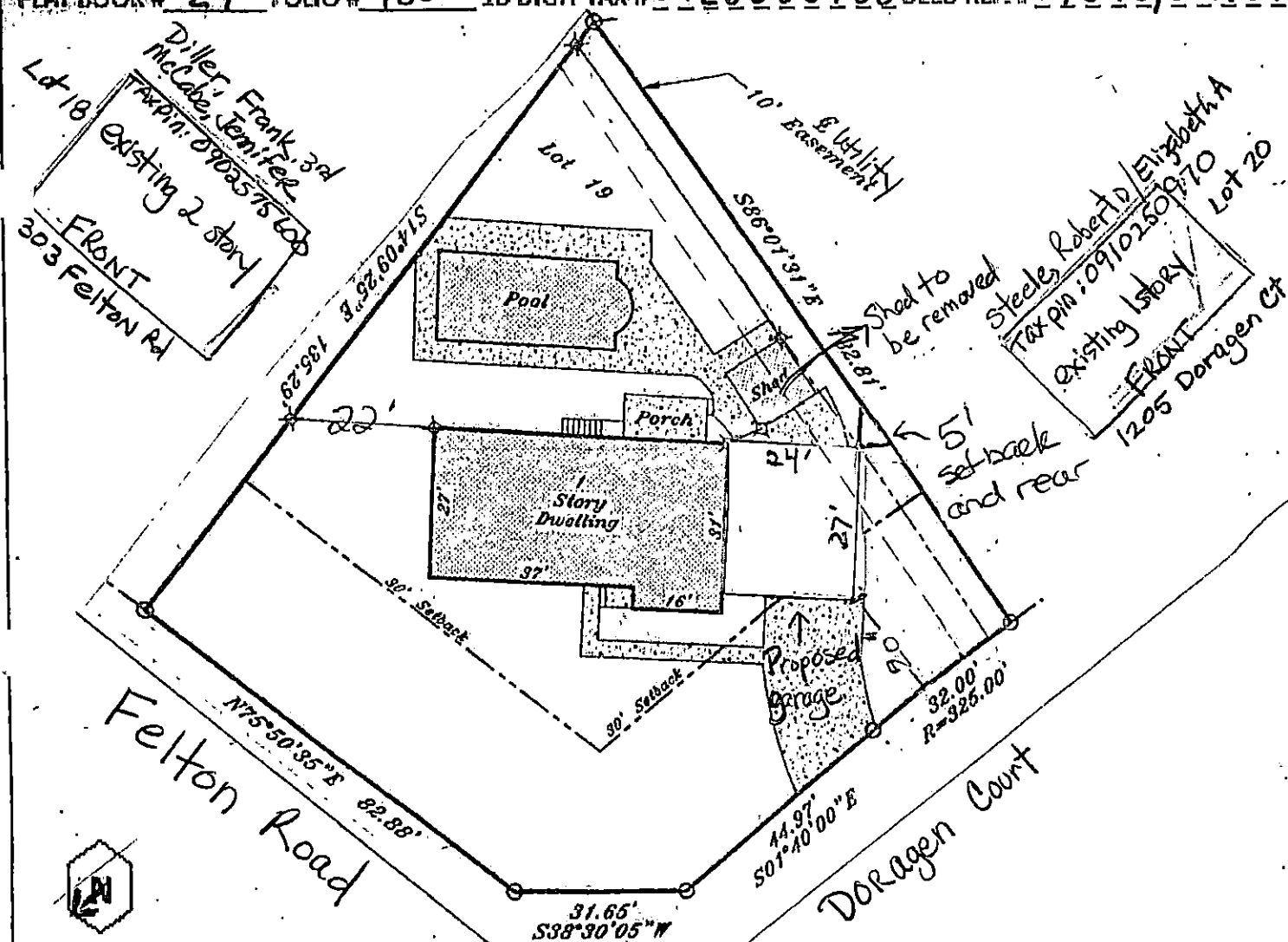
↑
proposed area
for garage

2016-0175-1A



12

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 301 Felton Road OWNER(S) NAME(S) Jeffrey J. Marsiglia, Rebecca Ann Marsiglia
SUBDIVISION NAME Waterford, Plat 5 LOT # 19 BLOCK # G SECTION # _____
PLAT BOOK # 27 FOLIO # 135 10 DIGIT TAX # 0926000400 DEED REF. # 14512/00704



PLAN DRAWN BY Rebecca Marsiglia DATE 2-1-16 SCALE: 1 INCH = 30 FEET

2016-0175-A

SITE VICINITY MAP

FELTON Rd



MAP IS NOT TO SCALE

ZONING MAP# 061A3
SITE ZONED DR 3.5 (Vested R-10)
ELECTION DISTRICT 9th
COUNCIL DISTRICT 3rd
LOT AREA ACREAGE .298
OR SQUARE FEET 12,995
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? None
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO:
None

