

MEMORANDUM

DATE: August 18, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0326-A – Appeal Period Expired

The appeal period for the above-referenced case expired on August 15, 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
(444 Chalfonte Drive)		
1 st Election District	*	OFFICE OF ADMINISTRATIVE
1 st Council District		
Maria T. Aldave	*	HEARINGS FOR
Petitioner		
	*	BALTIMORE COUNTY
	*	CASE NO. 2016-0326-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owner of the property, Maria T. Aldave. The Petitioner is requesting Variance relief from § 1B02.3.B (1955 to 1971 Regulations 301.1.A) of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a carport addition with a side yard setback of 0.5 ft. in lieu of the required 6 ft. and a sum of 9.5 ft. in lieu of 20 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. No adverse ZAC comments were 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 25, 2016, 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

ORDER RECEIVED FOR FILING

Date 7-15-16

By (signature)

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 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, this 15th day of **July, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 1B02.3.B (1955 to 1971 Regulations 301.1.A) of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a carport addition with a side yard setback of 0.5 ft. in lieu of the required 6 ft. and a sum of 9.5 ft. in lieu of 20 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for her 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.
- Building materials for the carport addition shall be consistent with those of the existing principal dwelling.
- The carport shall remain open on the three exposed sides and shall not be enclosed at any time.

ORDER RECEIVED FOR FILING

Date 7-15-14

By [Signature]

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 7-15-16

By DL



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 444 CHALFONTE DRIVE Currently zoned DR5.5
 Deed Reference 22854 1 146 10 Digit Tax Account # 0112002510
 Owner(s) Printed Name(s) MARIA T. ALDAVE

(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 1B02.3.B 1955 to 1971 Regulations 301.1.A

To permit a carport addition with a side yard setback of 0.5 feet in lieu of the required **6** feet. and a sum of side yards of 9.5 feet in lieu of 20 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 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):

MARIA T. ALDAVE

Name #1 – Type or Print

Name #2 – Type or Print

Maria T. Aldave

Signature #1

Signature #2

444 CHALFONTE DRIVE BALTO. MD.

Mailing Address

City

State

21228

Zip Code

Telephone #

mtaldave@gmail.com

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:

DAVID BILLINGSLEY

Name – Type or Print

David Billingsley

Signature

601 CHARWOOD CT. EDGEWOOD MD.

Mailing Address

City

State

21040 (410) 679-8719, dwboz09@yahoo.com

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 15 day of July, 2016 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 2016-0236-A Filing Date 6/17/2016 Estimated Posting Date 6/26/16 Reviewer [Signature]

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: 444 CHALFONTE DRIVE BALTO MD 21228
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)

SEE ATTACHED

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

Maria T. Alayne
Signature of Owner (Affiant)

Signature of Owner (Affiant)

MARIA T. ALAYNE
Name- Print or Type

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 21st day of April, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: MARIA T. ALAYNE

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

AS WITNESS my hand and Notaries Seal

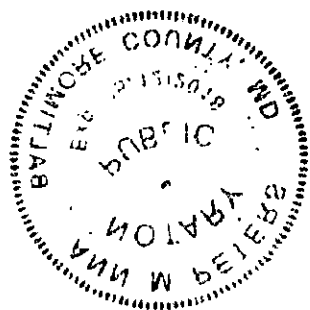
Ann M. Peters
Notary Public

5/12/18
My Commission Expires



REV. 5/8/2014

0326-A



**JUSTIFICATION FOR VARIANCE REQUEST
444 CHALFONTE DRIVE**

I wish to construct a carport to provide a protected area for the side access to my dwelling and for vehicle parking. Due to the location of the existing dwelling and driveway, there is no other practical location to place the structure.

The carport will be constructed so as to maintain the existing roof line and will be compatible with the existing dwelling as well as other dwellings in the area. I have provided the architectural layout for the proposed carport

0326-A

ZONING DESCRIPTION

444 CHALFONTE DRIVE

Beginning for the same at a point on the north side of Chalfonte Drive (50 feet wide) distant 195 feet westerly from its intersection with the center of Neepier Road (50 feet wide), thence being all of Lot 3, Block D as shown on the plat entitled Section Two, Plat 1 Rockwell recorded in the Baltimore County plat records in Plat Book 26 Folio 3.

Containing 7799 square feet or 0.179 acre of land, more or less.

Being known as 444 Chalfonte Drive. Located in the 1ST Election District, 1ST Councilmanic District of Baltimore County

2016-0326-A

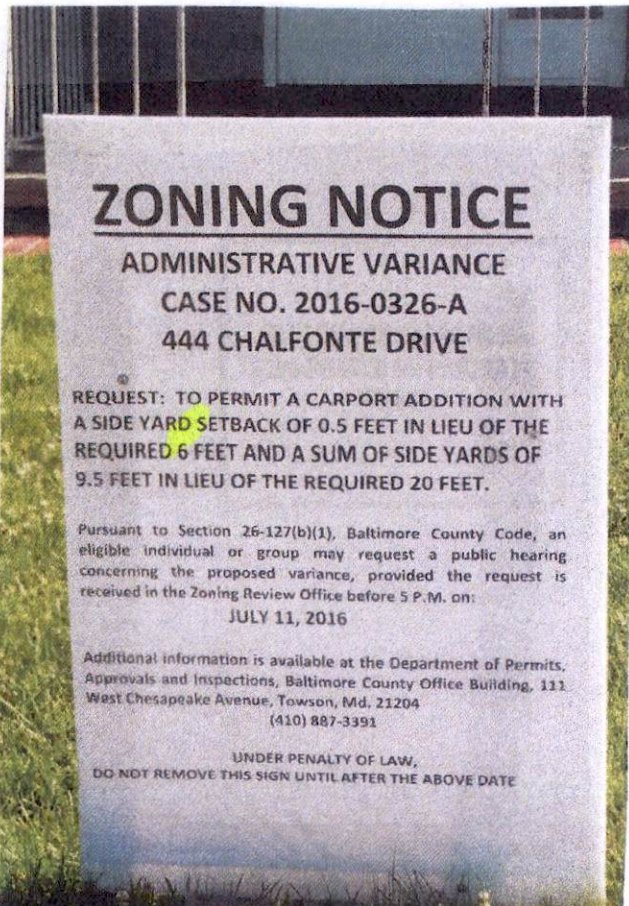
CERTIFICATE OF POSTING

Date: JUNE 25, 2016

RE: Project Name: 444 CHALFONTE DRIVE
Case Number /PAI Number: 2016-0326-A
Petitioner/Developer: MARIA T. ALDAVE
Date of Hearing/Closing: JULY 11, 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 444 CHALFONTE DRIVE

The sign(s) were posted on JUNE 25, 2016
(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0326 -A Address 444 Chalfonte Dr
Contact Person: LEN WASILEWSKI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6/17/16 Posting Date: 6/26/16 Closing Date: 7/11/16

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

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 2016- 0326 -A Address 444 Chalfonte Drive
Petitioner's Name MARCIA T. ALDAVE Telephone 410 679 8719
Posting Date: 6/26/16 Closing Date: 7/11/16

Wording for Sign: To permit a carport addition with a side yard setback of 0.5 feet in lieu of the required 8.25 feet and a sum of side yards of 9.5 feet in lieu of 20 feet.

Revised 7/9/15

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

0326 dw

Case Number: 2016-0236-A

Property Address: 444 CHALFONTE DRIVE

Property Description: N.S. CHALFONTE DRIVE 195' W
OF E NEEPIER RD

Legal Owners (Petitioners): MARIA ALDAYE

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: MARIA ALDAYE

Company/Firm (if applicable): _____

Address: 444 CHALFONTE DR
BALTO, MD 21228

Telephone Number: (410) 679-8719

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

No. 141405

Date: 6/17/16

PAID RECEIPT

BUSINESS ACTUAL TIME DRG
6/17/2016 6/16/2016 10:05:23 2

BY G. W. D. HALL JEE

> RECEIPT # 968759 6/16/2016 OFLN

Dept. 5 532 ZONING VERIFICATION

CL NO. 141405

Receipt Tot \$75.00

\$75.00 OF

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	106	0000		6150				75.00

Total: 75.00

Rec From: DAVID BILLINGSLEY

For: 444 Chalfonte DR

21228

2016-0326-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

July 11, 2016

Maria Aldave
444 Chalfonte Drive
Baltimore MD 21228

RE: Case Number: 2016-0326 A, Address: 444 Chalfonte Avenue

Dear Ms. Aldave:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 17, 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
David Billingsley, 601 Charwood Court, Edgewood MD 21040

BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

JUN 22 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: June 22, 2016

SUBJECT: EPS Comment for Zoning Item # 2016-0326-A
Address 444 Chalfonte Drive
(Aldave Property)

Zoning Advisory Committee Meeting of **June 27, 2016.**

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

Reviewer: Steve Ford

Date: 06-22-2016

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



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

Date: 6/20/16

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2016-0326-A -

Administrative Variance
Maria T. Aldave
444 Chalfonte Drive

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 dark ink, appearing to read 'Richard Zeller', is written over a horizontal line.

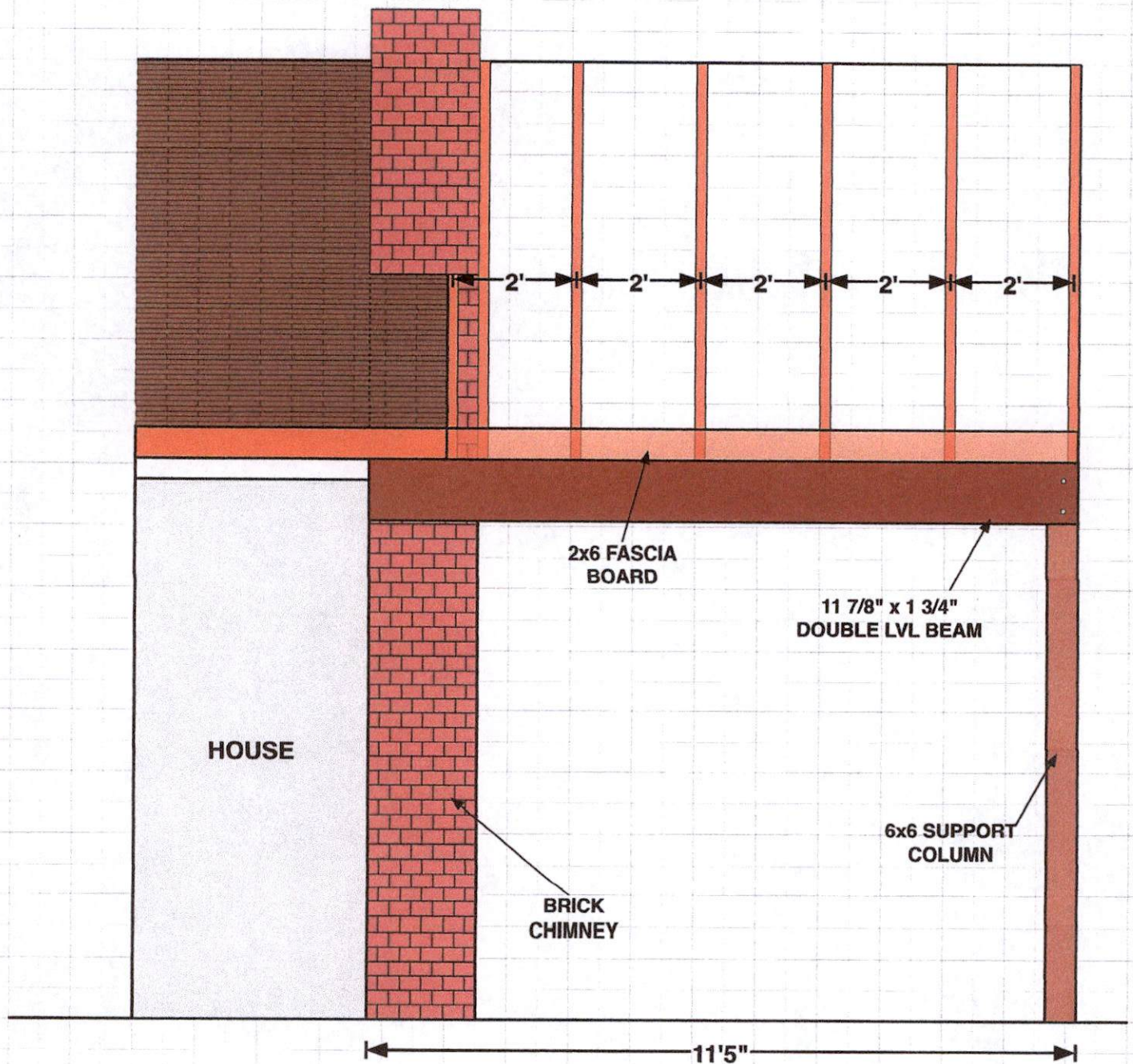
Wendy Wolcott, PLA
Acting Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ



0326 نسف
2016-0736-A

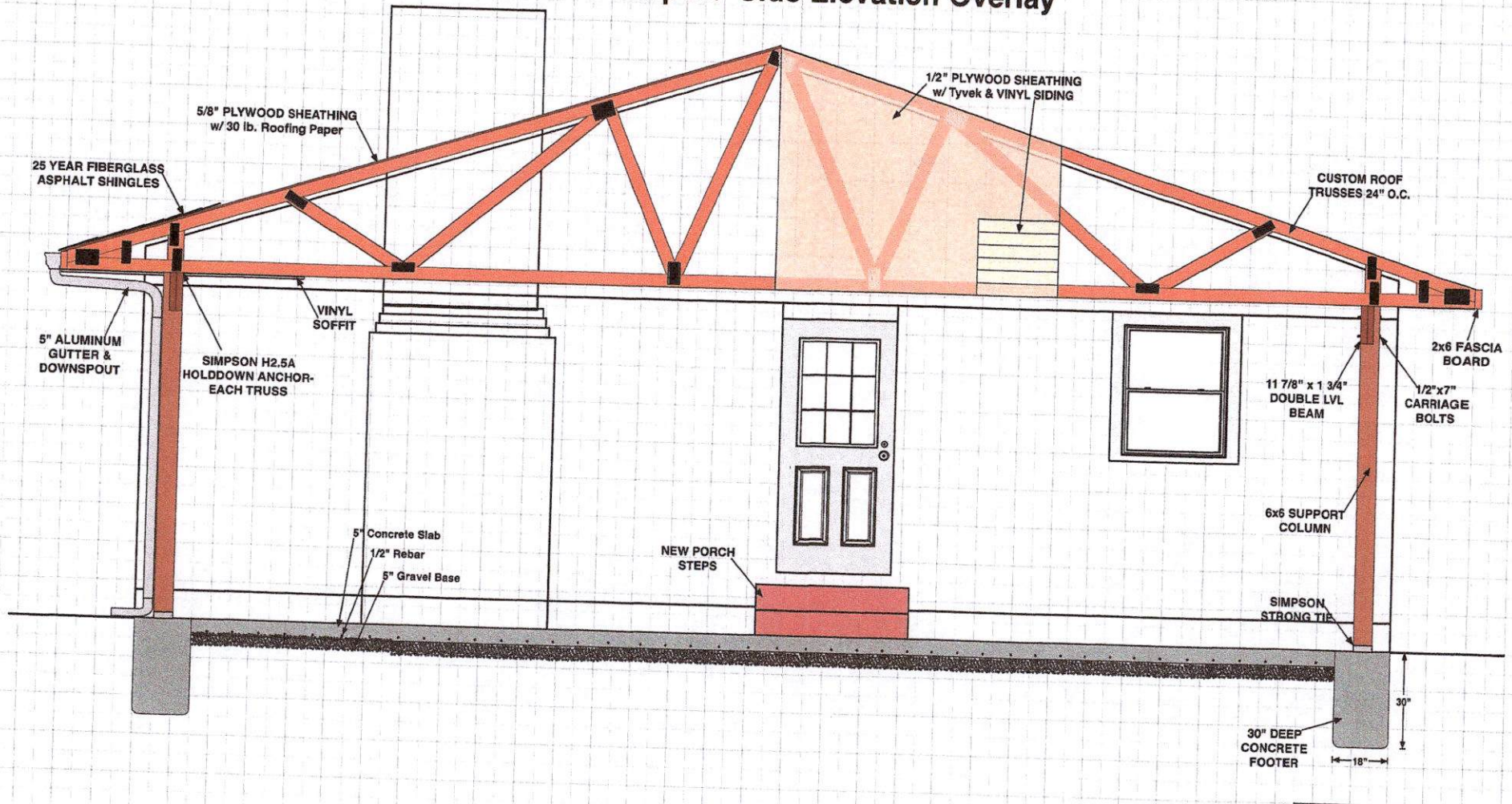
Aldave Carport- Front Elavation



0326
2016-0736-A

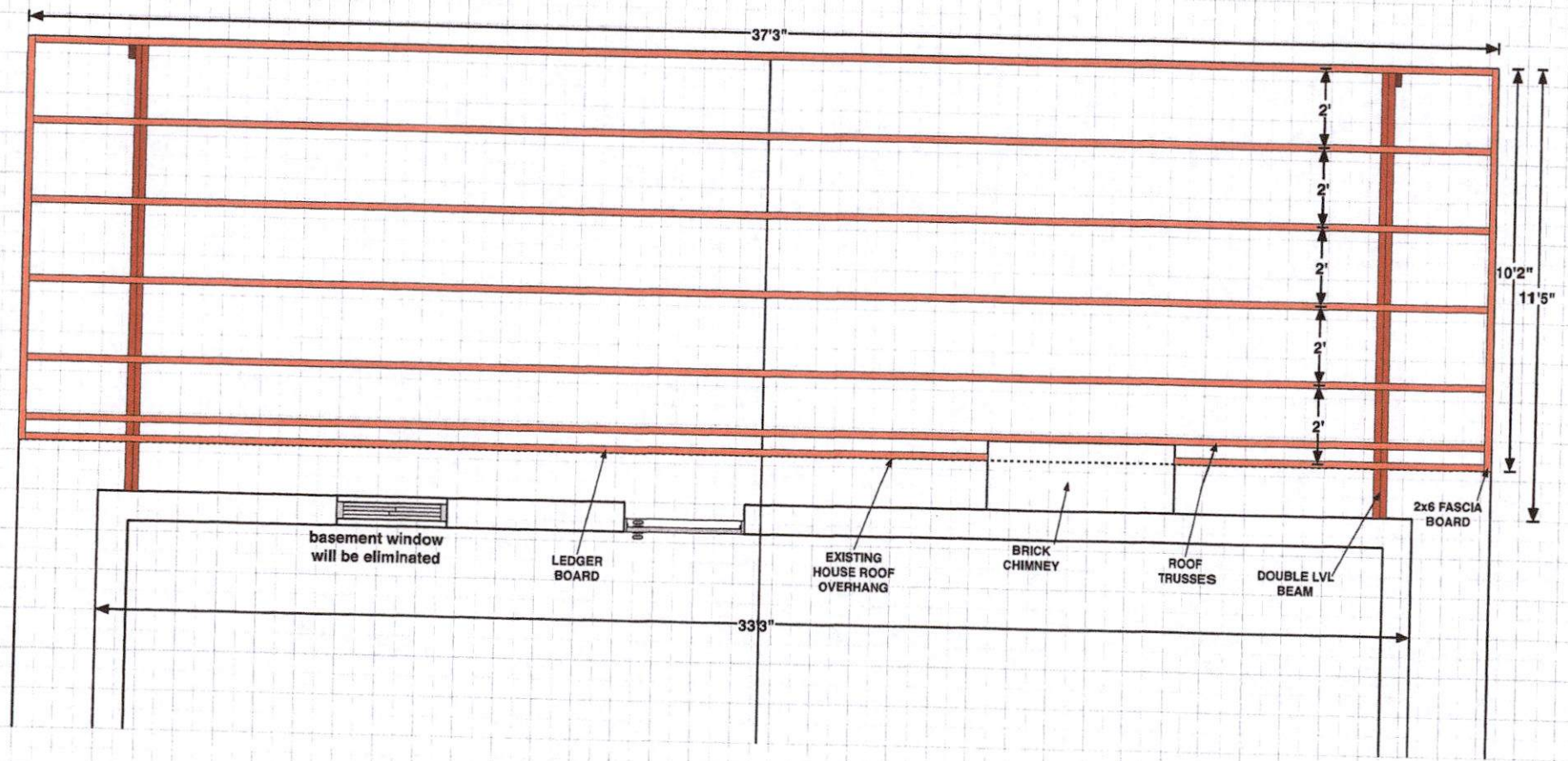
2016-02-20-A

Aldave Carport- Side Elevation Overlay



2016-0738-A

Aldave Carport- Floorplan



CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>6-22</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>6-20</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>6-25-16</u> by <u>Bellingham</u>		
PEOPLE'S COUNSEL APPEARANCE	Yes ☐	No ☐
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐	No ☐

Comments, if any: _____

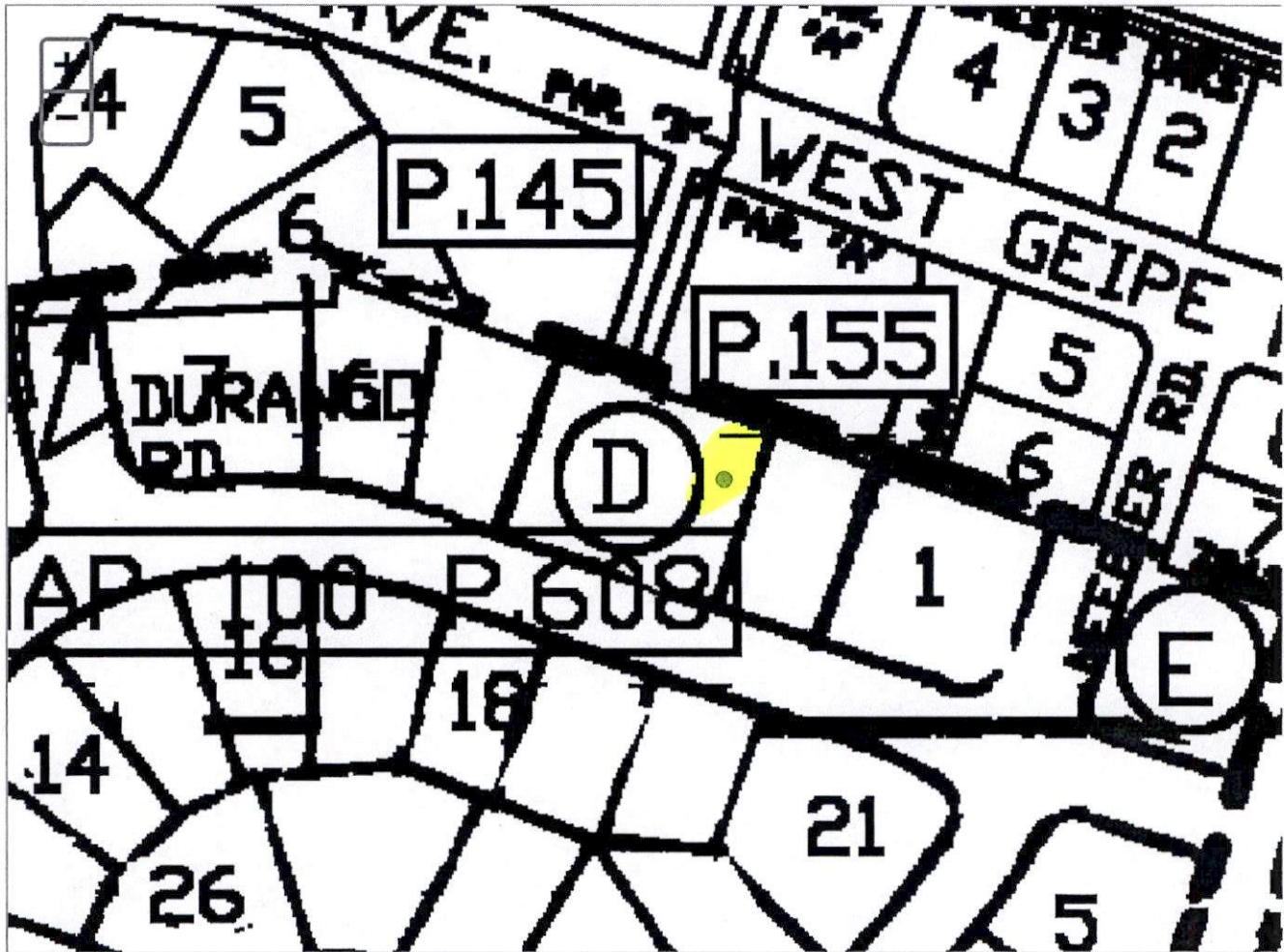
Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 01 Account Number - 0112002510			
Owner Information					
Owner Name:		ALDAVE MARIA T		Use: RESIDENTIAL	
Mailing Address:		444 CHALFONTE DR BALTIMORE MD 21228-4019		Principal Residence: YES	
				Deed Reference: /22854/ 00146	
Location & Structure Information					
Premises Address:		444 CHALFONTE DR MILILANI 96789-1729		Legal Description: 444 CHALFONTE DR ROCKWELL	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0100	0004	0608		0000	2
					D
					3
					2016
					Assessment Year:
					Plat No:
					1
					Plat Ref:
					0026/0003
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1963	1,452 SF	950 SF	7,735 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	YES	STANDARD UNIT	BRICK	2 full/ 1 half	
Value Information					
		Base Value	Value As of 01/01/2016	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		105,200	105,200		
Improvements		196,300	230,800		
Total:		301,500	336,000	301,500	313,000
Preferential Land:		0			0
Transfer Information					
Seller: CLARKE DOMINIC V		Date: 11/04/2005		Price: \$399,900	
Type: ARMS LENGTH IMPROVED		Deed1: /22854/ 00146		Deed2:	
Seller: COMEGNA TIMOTHY J		Date: 11/03/2003		Price: \$260,000	
Type: ARMS LENGTH IMPROVED		Deed1: /19084/ 00140		Deed2:	
Seller: LAWLER GEORGE L,SR		Date: 05/30/2001		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /15246/ 00092		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: Application received					

Baltimore County

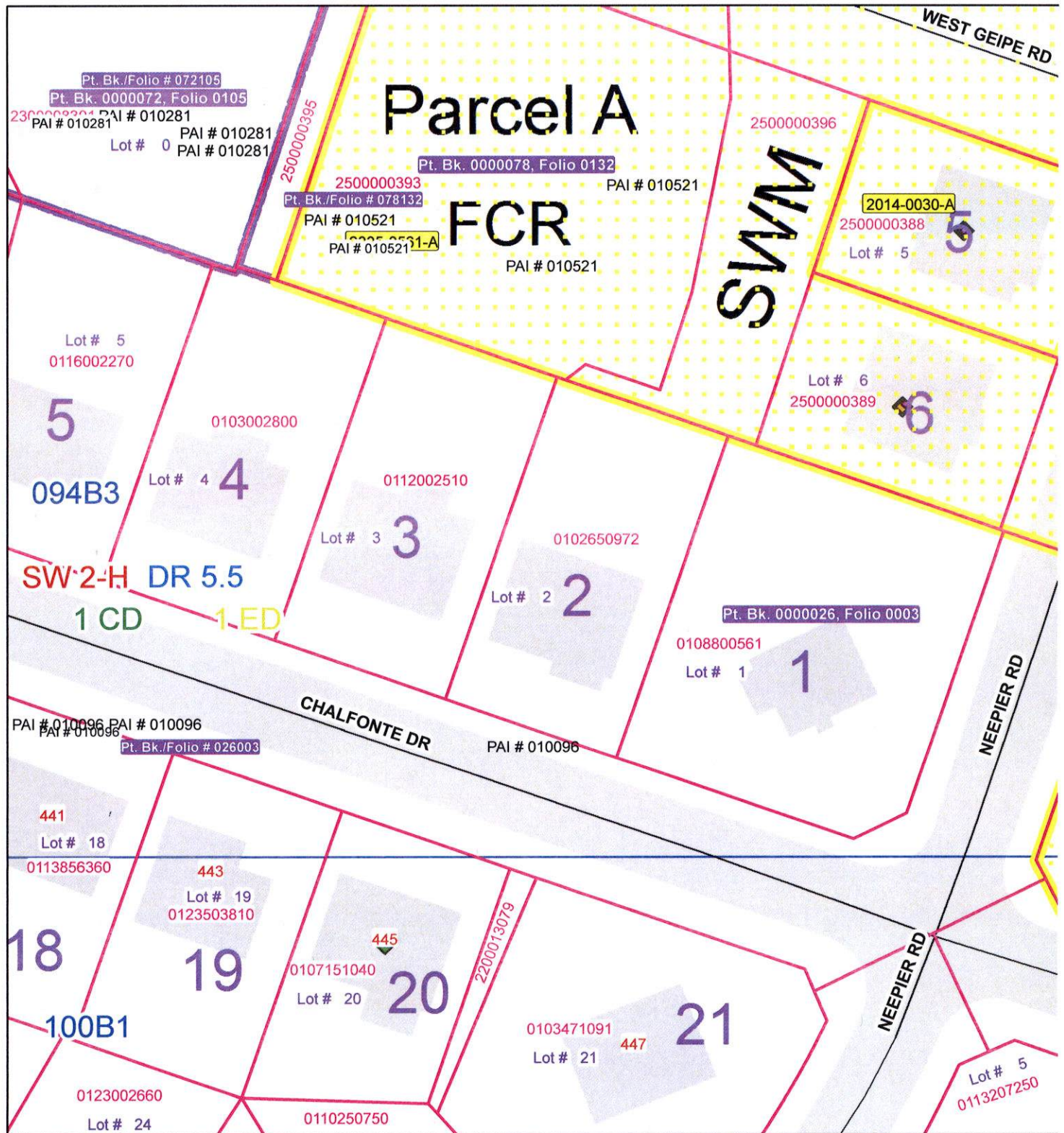
New Search (<http://sdat.dat.maryland.gov/RealProperty>)District: **01** Account Number: **0112002510**

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>).



Publication Date: 6/16/2016

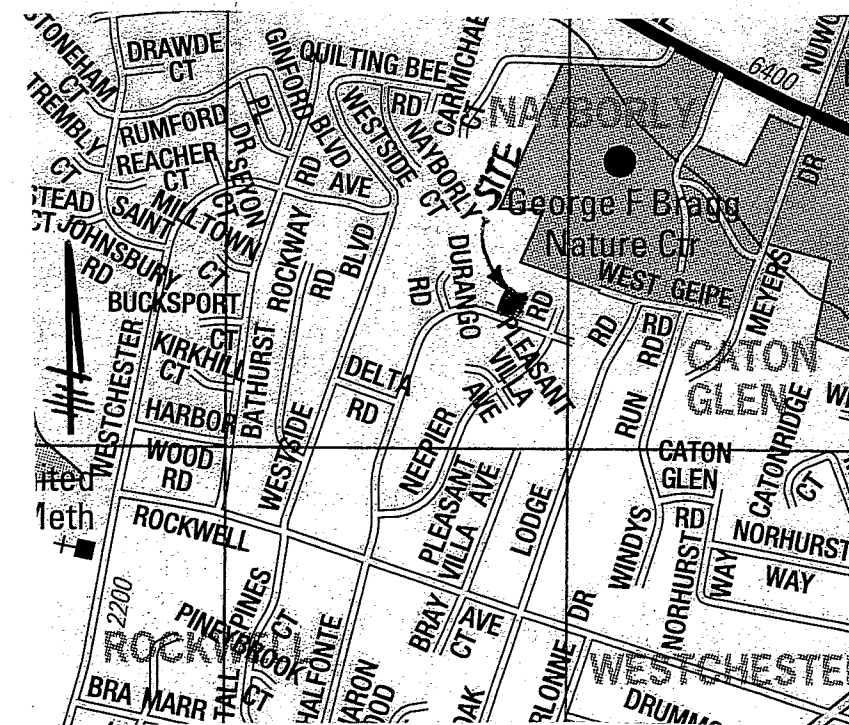
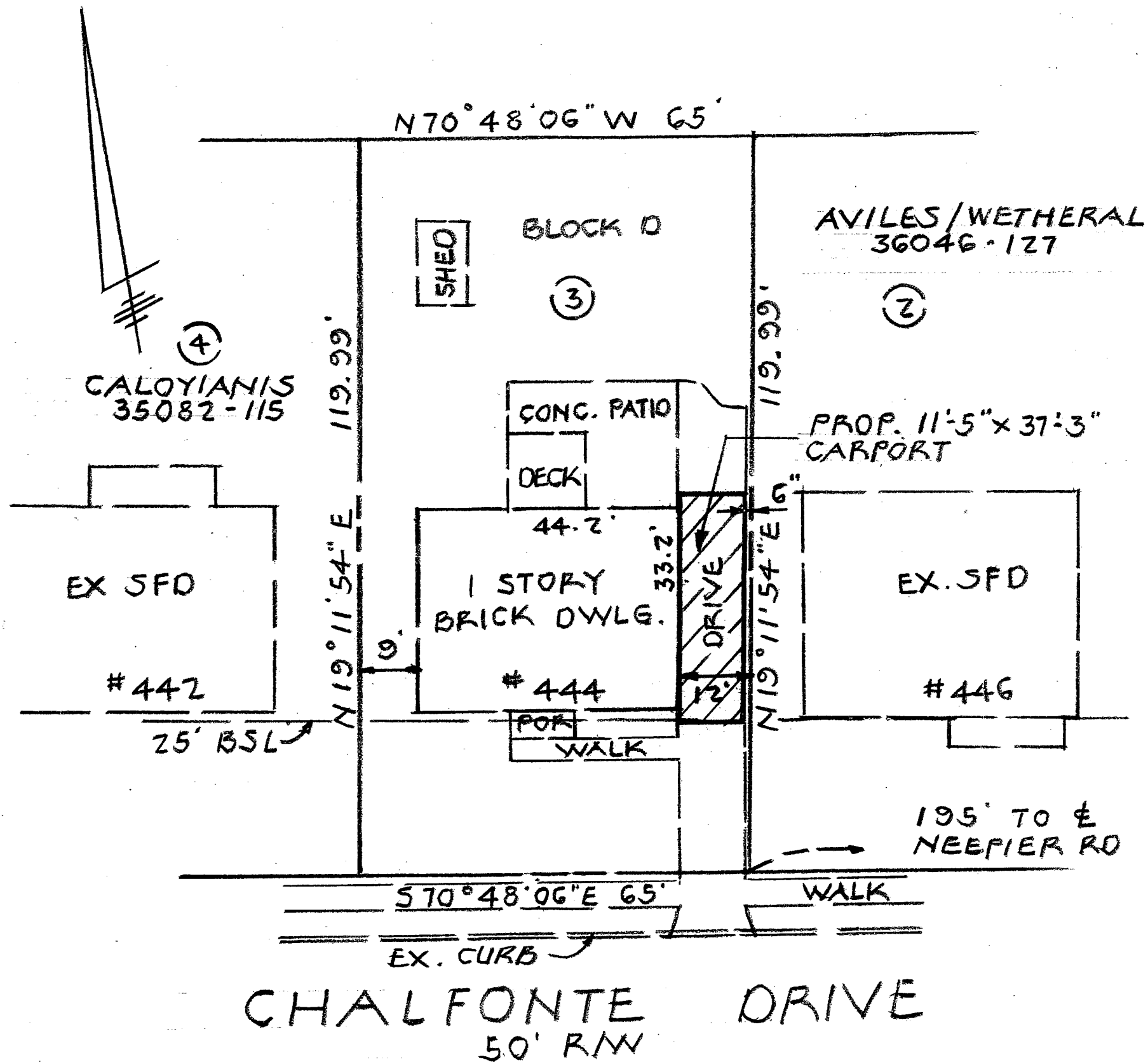


Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 12.525 50 75 100 Feet

1 inch = 50 feet



VICINITY MAP
SCALE 1" = 1000'

NOTES

1. ZONING.....DR 5.5 (MAP 094B3)
2. AREA.....7799 S.F. = 0.179 ACRE +/-
3. PUBLIC WATER AND SEWER
4. NO PREVIOUS ZONING HISTORY OR VIOLATIONS KNOWN
5. SITE IS NOT LOCATED IN THE CBCA OR 100 YEAR FLOOD ZONE
6. NO HISTORIC STRUCTURES, ARCHEOLOGICAL SITES OR UNDERGROUND STORAGE TANKS EXIST

NOTE: PLAT ONE, SECTION 2, ROCKWELL WAS APPROVED BY THE BALTIMORE COUNTY PLANNING BOARD ON DECEMBER 15, 1958 REQUIRING SIDE YARDS OF 8 FEET MINIMUM WITH A SUM OF 20 FEET

2016-0326-A

PLAT TO ACCOMPANY PETITION FOR
ADMINISTRATIVE VARIANCE
444 CHALFONTE DRIVE

LOT 3, BLOCK D, SECTION 2, PLAT 1

ROCKWELL P.B. 26 F.3

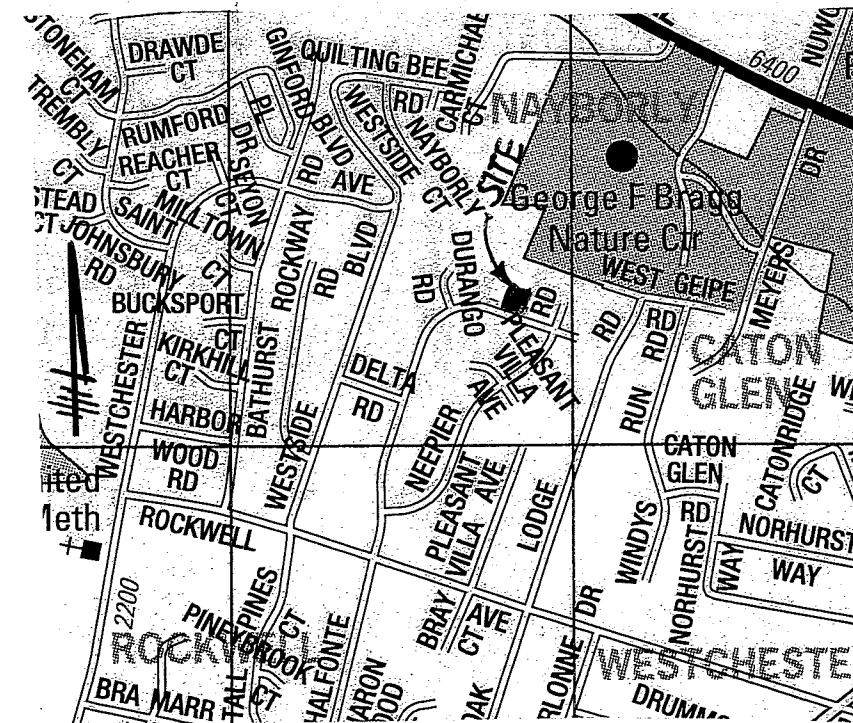
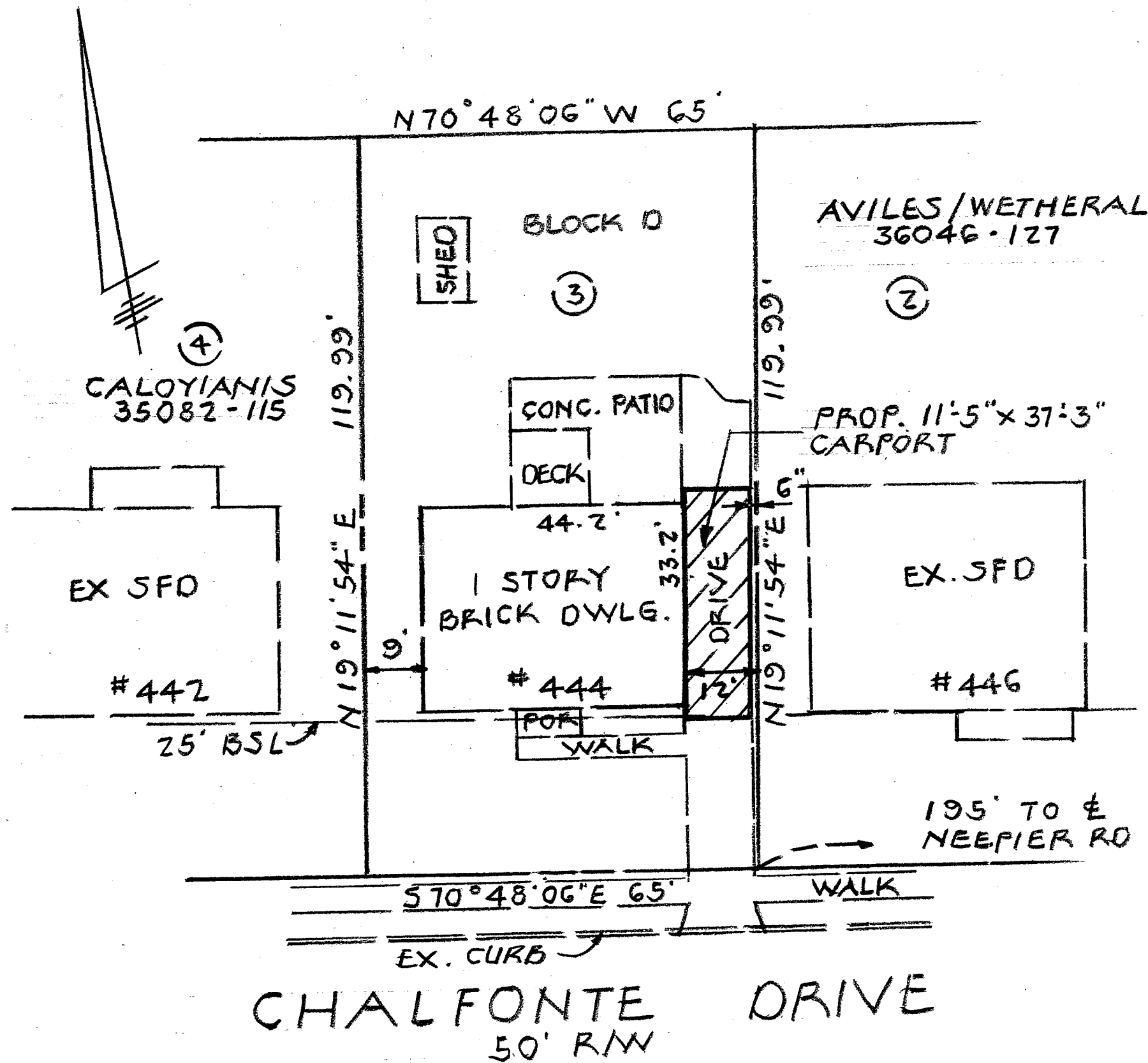
ELECTION DISTRICT 1C1 BALTIMORE COUNTY, MD.

SCALE: 1 INCH = 20 FEET MAY 1, 2016

Pet. Exh. 1

CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719

OWNER
MARIA T. ALDAVE
444 CHALFONTE DRIVE
BALTIMORE, MD. 21228
DEED REF: L. 22854 F. 146
ACCT. NO. 0112002510



VICINITY MAP
SCALE 1"=1000'

NOTES

1. ZONING.....DR 5.5 (MAP 094B3)
2. AREA.....7799 S.F. = 0.179 ACRE +/-
3. PUBLIC WATER AND SEWER
4. NO PREVIOUS ZONING HISTORY OR VIOLATIONS KNOWN
5. SITE IS NOT LOCATED IN THE CBCA OR 100 YEAR FLOOD ZONE
6. NO HISTORIC STRUCTURES, ARCHEOLOGICAL SITES OR UNDERGROUND STORAGE TANKS EXIST

NOTE: PLAT ONE, SECTION 2, ROCKWELL WAS APPROVED BY THE BALTIMORE COUNTY PLANNING BOARD ON DECEMBER 15, 1958 REQUIRING SIDE YARDS OF 8 FEET MINIMUM WITH A SUM OF 20 FEET

2016-0326-A

PLAT TO ACCOMPANY PETITION FOR
ADMINISTRATIVE VARIANCE

444 CHALFONTE DRIVE

LOT 3, BLOCK D, SECTION 2, PLAT 1

ROCKWELL P.B. 26 F.3

ELECTION DISTRICT 1C1 BALTIMORE COUNTY, MD.

SCALE: 1 INCH = 20 FEET MAY 1, 2016

CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719

OWNER
MARIA T. ALDAVE
444 CHALFONTE DRIVE
BALTIMORE, MD. 21228
DEED REF: L. 22854 F. 146
ACCT. NO. 0112002510