

MEMORANDUM

DATE: January 22, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0121-SPH - Appeal Period Expired

The appeal period for the above-referenced case expired on January 18, 2019. 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.'

/dlw

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR SPECIAL HEARING *

(6305 Mt. Ridge Road)

1st Election District *

1st Council District

Robert & Melissa Aldave *

Legal Owners

Petitioners

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2019-0121-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Hearing filed on behalf of Robert & Melissa Aldave, legal owners ("Petitioners"). The Special Hearing was filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("BCZR") to approve the non-conforming use of an existing 2 unit dwelling. A site plan was marked and admitted as Petitioners' Exhibit 1.

Melissa Aldave and John Miller appeared in support of the petition. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. A substantive Zoning Advisory Committee (ZAC) comment was received from the Department of Planning ("DOP"). That agency did not oppose the request.

The subject property is 9,652 square feet in size and is zoned DR 5.5. The property is improved with a single-family dwelling which contains two (2) apartments or living units, one on top of the other. In the argot of the BCZR this is a "two-family dwelling." BCZR §101.1.

John Miller, who was born in 1937, testified he lived in the subject property when he was a child, perhaps starting in about 1945. Mr. Miller stated his father constructed the home as a two-family dwelling and he stated his uncle lived at the property at this time as well. He testified the home has a first floor unit and an upstairs unit, each with living quarters, kitchen and bathroom

ORDER RECEIVED FOR FILING

Date 12/19/18

By sen

facilities. In these circumstances Petitioners have clearly established as a lawful non-conforming use under BCZR Section 104 the two-family dwelling.

In its ZAC comment the DOP noted Petitioners are required to secure rental housing licenses from the Department of Permits, Approvals & inspections ("PAI"). Ms. Aldave presented rental licenses for each of the units, which were issued in August, 2017.

THEREFORE, IT IS ORDERED this 19th day of **December, 2018** by this Administrative Law Judge, that the Petition for Special Hearing to approve the non-conforming use of an existing 2 unit dwelling, be and is hereby GRANTED.

Any appeal of this decision must be filed within thirty (30) days of the date of this Order.



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln

ORDER RECEIVED FOR FILING

Date 12/19/18
By sln



PETITION FOR ZONING HEARING(S)

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 6305 Mt. Ridge Road which is presently zoned DR 5.5
 Deed References: 20263/101 10 Digit Tax Account # 0113551084
 Property Owner(s) Printed Name(s) Robert + Melissa Aldave

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☒ a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

... should approve the non-conforming use of an existing 2-unit dwelling.

2. ☐ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☐ a **Variance** from Section(s)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
 (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

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 (Petitioners):

Robert Aldave / Melissa Aldave
 Name #1 - Type or Print Name #2 - Type or Print

Roll Aldave / Melissa Aldave
 Signature #1 Signature #2

9155 Wolfe St #335 Balto MD 2
 Mailing Address City State

21231 / 4104095147 / missy.miller831
 Zip Code Telephone # Email Address

Representative to be contacted:

Name - Type or Print

Signature

Date 12/19/18

Mailing Address City State

By Sen

Zip Code Telephone # Email Address

CASE NUMBER 2019-0121-SPH Filing Date 10/17/18

Do Not Schedule Dates: Reviewer RD

ZONING PROPERTY DESCRIPTION FOR 6305 MOUNT RIDGE ROAD

Beginning at a point on the southeast side of Mt. Ridge Road, which has a 40-foot right of way, at a distance of +/-160 feet west of the centerline of the nearest improved intersecting street South Symington Avenue, which has a 50-foot right of way. Thence the following courses and distances: (1st Point of Call "POC") S 68° 26' 30" W 69', (2nd POC) S 20° 33' 00" E 35.5', (3rd POC) S 04° 22' 00" E 50.4', (4th POC) S 04° 22' 00" E 40.88', (5th POC) N 72° 45' 00" E 84.4', (6th POC) N 21° 01' 00" W 6.85', (7th POC) N 15° 45' 30" W 122.75' back to the point of beginning as recorded in Deed Liber #20263, Folio #101, containing 9652 square feet (0.22 acres). Located in the 1st Election District and 1st Councilmanic District

Item #0121

12-13-18
1:30 PM

Debra Wiley

From: Linda Okeefe <luckylinda1954@yahoo.com>
Sent: Wednesday, December 12, 2018 10:44 PM
To: Administrative Hearings
Subject: Case # 2019-0113-SPHA & 2019-0121-SPH Certs.
Attachments: Masseth Ave Photo #1..jpeg; Masseth Ave. Photos.docx; Mt Ridge Rd. .jpeg; Mt. Ridge Rd. photo.docx

Hi Sherry, & Debbie

Just a note to let you know the signs were re-photographed and Certified 12/12/2018 for Case # 2019-0113-SPHA @ 2630 Masseth Avenue and 2019-0121-SPH @ 6305 Mt. Ridge Road. I have attached the 2nd Certifications and photos for your records.
Have a nice day,

Linda

Linda O'Keefe
523 Penny Lane
Hunt Valley MD 21030
Phone # 410-666-5366
Cell# 443-604-6431
Fax# 410-666-0929
luckylinda1954@yahoo.com

SECOND CERTIFICATE OF POSTING

ATTENTION: SHERRY NUFFER

DATE: 12/12/2018

Case Number: 2019-0113-SPHA

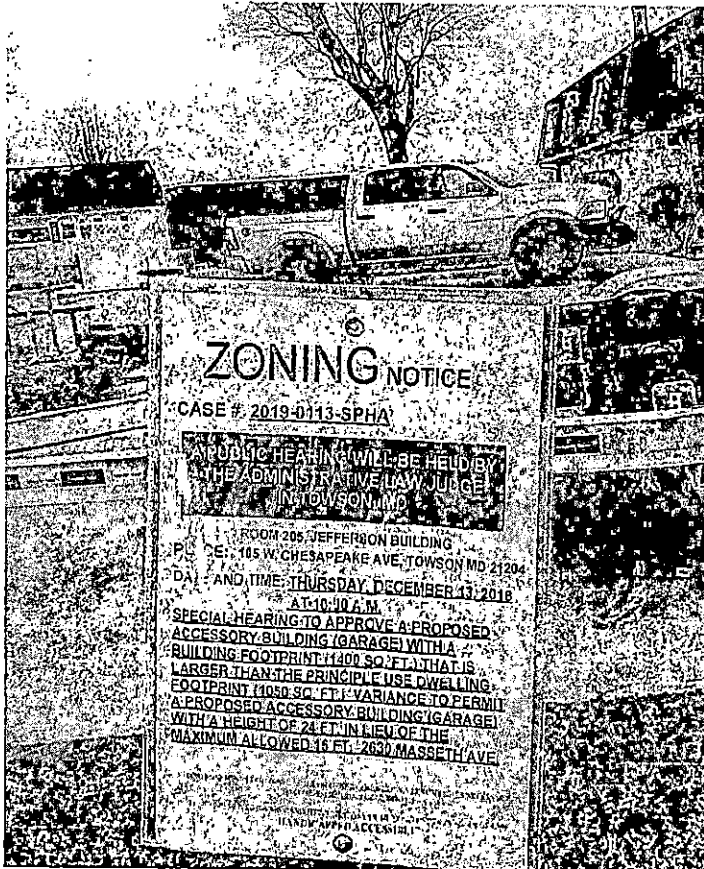
Petitioner / Developer: VANCE MEYER ~ LEE GIROUX

Date of Hearing: DECEMBER 13, 2018

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:
2630 MASSETH AVENUE

The sign(s) were posted on: **NOVEMBER 23, 2018**

The sign(s) were re-photographed on: **DECEMBER 12, 2018**



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)



2nd Sign Re-Photographed 12/12/2018 @ 2630 Masseth Avenue
CASE # 2019-0113-SPHA

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 11/23/2018

Case Number: 2019-0121-SPH

Petitioner / Developer: ROBERT & MELISSA ALDAVE

Date of Hearing: DECEMBER 13, 2018

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:
6305 MT. RIDGE ROAD

The sign(s) were posted on: **NOVEMBER 23, 2018**

ZONING NOTICE

CASE # 2019-0121-SPH

**A PUBLIC HEARING WILL BE HELD BY
THE ADMINISTRATIVE LAW JUDGE
IN TOWSON, MD**

ROOM 205, JEFFERSON BUILDING
PLACE: 105 W. CHESAPEAKE AVE, TOWSON MD 21204

DATE AND TIME: THURSDAY, DECEMBER 13, 2018
AT 1:30 P.M.

**SPECIAL HEARING TO APPROVE THE
NON CONFORMING USE OF AN EXISTING 2 UNIT
DWELLING - 6305 MT. RIDGE ROAD**

NOTICE: SIGNAGE TO RELATE TO OTHER CONDITIONS ARE MADE BY THE CITY OF TOWSON, MD.
TO CONFORM TO THE CITY OF TOWSON, MD. ZONING ORDINANCE.

THE CITY OF TOWSON, MD. IS NOT RESPONSIBLE FOR THE CONTENTS OF THIS NOTICE.
HANDICAPPED ACCESSIBLE.

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)

The Daily Record

11 East Saratoga Street
Baltimore, MD 21202-2199
(443) 524-8100

<http://www.thedailyrecord.com>

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in **The Daily Record**, a daily newspaper published in the State of Maryland 1 times on the following dates:

11/23/2018

Order #: 11643640
Case #: 2019-0121-SPH
Description:

Baltimore County. NOTICE OF ZONING HEARING The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2019-0121-SPH

6305 Mt. Ridge Road

SE/s Mt. Ridge Road, west of South Symington Avenue

1st Election District - 1st Councilmanic District

Legal Owners: Robert & Melissa Aldave

Special Hearing to approve the non-conforming use of an existing 2 unit dwelling.

Hearing: Thursday, December 13, 2018 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

n23



DONALD I. MOHLER III
County Executive

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

October 30, 2018

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2019-0121-SPH

6305 Mt. Ridge Road
SE/s Mt. Ridge Road, west of South Symington Avenue
1st Election District – 1st Councilmanic District
Legal Owners: Robert & Melissa Aldave

Special Hearing to approve the non-conforming use of an existing 2 unit dwelling.

Hearing: Thursday, December 13, 2018 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Robert & Melissa Aldave, 915 S. Wolfe Street, #335, Baltimore 21231

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, NOVEMBER 23, 2018.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: THE DAILY RECORD
Friday, November 23, 2018 - Issue

Please forward billing to:

Melissa Aldave
915 S. Wolfe Street, #335
Baltimore, MD 21231

410-409-5147

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2019-0121-SPH

6305 Mt. Ridge Road
SE/s Mt. Ridge Road, west of South Symington Avenue
1st Election District – 1st Councilmanic District
Legal Owners: Robert & Melissa Aldave

Special Hearing to approve the non-conforming use of an existing 2 unit dwelling.

Hearing: Thursday, December 13, 2018 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR SPECIAL HEARING
6305 Mt. Ridge Road; SE/S Mt. Ridge Road,
160' W of c/line of S Symington Avenue
1st Election & 1st Councilmanic Districts
Legal Owner(s): Robert & Melissa Aldave
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2019-121-SPH

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED

OCT 24 2018

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 24th day of October, 2018, a copy of the foregoing Entry of Appearance was mailed to Robert & Melissa Aldave, 915 S. Wolfe Street, Suite 335, Baltimore, Maryland 21231, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**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 twenty (20) 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:

Case Number: 2019-0121-SPH
Property Address: 6305 Mt. Ridge Road Baltimore MD 21228
Property Description: southeast side of Mt Ridge Rd, '1/2-160'
west of S Symington Ave
Legal Owners (Petitioners): Robert & Melissa Aldare
Contract Purchaser/Lessee: n/c

PLEASE FORWARD ADVERTISING BILL TO:

Name: Melissa Aldare
Company/Firm (if applicable): _____
Address: 915 S. Wolfe St
#335
Baltimore, Maryland 21231
Telephone Number: 410 409 5147

Revised 7/9/2015



December 7, 2018

JOHN A. OLSZEWSKI, JR.
County Executive

DIRECTOR
*Department of Permits,
Approvals & Inspections*

Robert Aldave & Melissa Aldave
915 S Wolfe St. #335
Baltimore, MD 21231

Dear Mr Aldave & Ms. Aldave:

RE: Case Number: 2019-0121SPH, Address: 6305 Mt. Ridge Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 17, 2018. 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 dark ink, appearing to read "W. Carl Richards, Jr.", is written over a faint circular stamp.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: MTC

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals

DATE: November 8, 2018

FROM: *me*
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For October 29, 2018
Item No. 2019-0052-A, 0111-A, 0112-A, 0114-A, 0115-A, 0116-A, 0117-A,
0118-A, 0119-A, 0120-A and 0121-SPH

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

*

*

*

*

*

VKD: cen
cc: file

12-13

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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: October 25, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0121-SPH
Address 6305 Mt. Ridge Road
(Aldave Property)

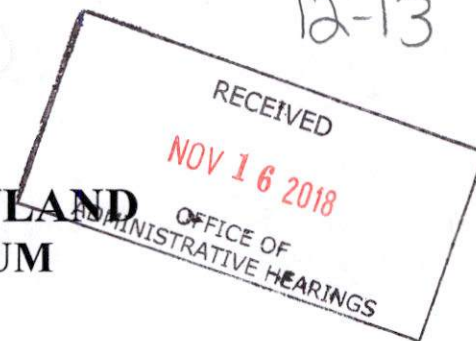
Zoning Advisory Committee Meeting of **October 29, 2018.**

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

Reviewer: Steve Ford

12-13

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM



TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: 11/15/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-121

INFORMATION:

Property Address: 6305 Mt. Ridge Road
Petitioner: Robert Aldave, Melissa Aldave
Zoning: DR 5.5
Requested Action: Special Hearing

The Department of Planning has reviewed the petition for a special to determine whether or not the Administrative Law Judge (ALJ) should approve the nonconforming use of an existing 2-unit dwelling.

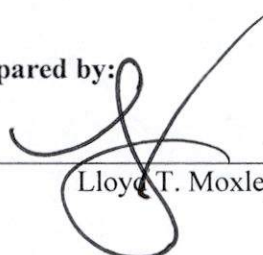
A site visit was conducted on October 29, 2018. Staff observed features of a multi-family residence to include two BGE meters on the rear wall.

The Department has no objection to granting the petitioned zoning relief conditioned upon the following:

- If not owner occupied, the units must apply for a Rental Housing License with Baltimore County unless otherwise exempted.

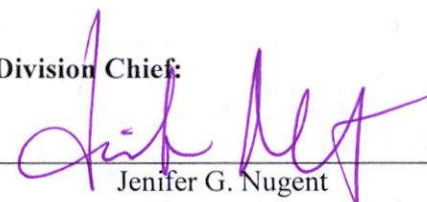
For further information concerning the matters stated herein, please contact Dennis Wertz at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jennifer G. Nugent

AVA/JGN/LTM/

c: Dennis Wertz
Robert Aldave
Office of the Administrative Hearings
People's Counsel for Baltimore County



December 7, 2018

JOHN A. OLSZEWSKI, JR.
County Executive

DIRECTOR
*Department of Permits,
Approvals & Inspections*

Robert Aldave & Melissa Aldave
915 S Wolfe St. #335
Baltimore, MD 21231

Dear Mr Aldave & Ms. Aldave:

RE: Case Number: 2019-0121SPH, Address: 6305 Mt. Ridge Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 17, 2018. 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 dark ink, reading "W. Carl Richards, Jr.", is written over a faint, circular official stamp.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: MTC

Enclosures

c: People's Counsel

1000 1000 1000 1000 1000 1000

1000 1000 1000 1000 1000 1000

1000 1000 1000 1000 1000 1000

1000 1000 1000 1000 1000 1000

1000 1000 1000 1000 1000 1000

1000 1000 1000 1000 1000 1000

1000 1000 1000 1000 1000 1000

1000 1000 1000 1000 1000 1000

1000 1000 1000 1000 1000 1000

1000 1000 1000 1000 1000 1000

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals

DATE: November 8, 2018

FROM: *MD*
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For October 29, 2018
Item No. 2019-0052-A, 0111-A, 0112-A, 0114-A, 0115-A, 0116-A, 0117-A,
0118-A, 0119-A, 0120-A and 0121-SPH

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

* * * * *

VKD: cen
cc: file



December 7, 2018

JOHN A. OLSZEWSKI, JR.
County Executive

DIRECTOR
*Department of Permits,
Approvals & Inspections*

Thomas Fitch & Louis Fitch
4401 Danbury Square
Belcamp, MD 21017

Dear Mr. Fitch, Ms. Fitch:

RE: Case Number: 2019-00121SPH, Address: 7609 Fitch Lane

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 17, 2018. 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: MTC

Enclosures

c: People's Counsel
Richardson Engineering, LLC 30 E. Padonia Rd. Ste 500 Timonium, MD 21093
Randy Memonigle 7620 Lillian Holt Dr. Rosedale, MD 21237

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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: October 31, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0122-A
Address 7609 Fitch Avenue
(Fitch Property)

Zoning Advisory Committee Meeting of **November 5, 2018.**

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

Reviewer: Steve Ford

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Gregory Slater
Administrator

Date: 10/29/18

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

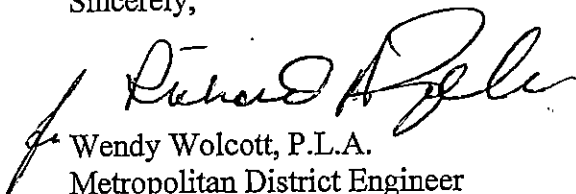
Dear Ms. Lewis:

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. 2018-0122-A

Variance
Thomas & Louis Fitch
7609 Fitch Avenue

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,



Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
MS
FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review
SUBJECT: Zoning Advisory Committee Meeting
For November 05, 2018
Item No. 2019-0122-A

DATE: November 15, 2018

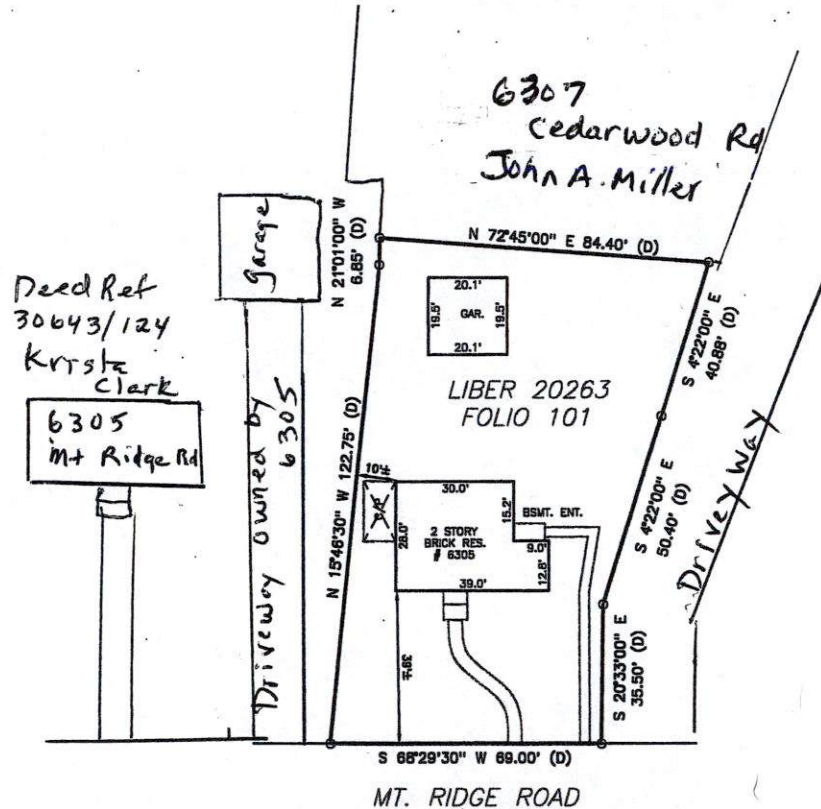
The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comment

Consideration should be given to extend a sewer main per the Baltimore County Design Manual, Policy Manual and the Standard Details to properties located on 7609 Fitch Lane and to upstream properties unless they and upstream properties already have public sewer or another means of access. We noticed that the developer is proposing to place a sewer house connection through a public drainage and utility easement. (See drawing number 1989-0215). Submitted drawing shall be revised.

* * * * *

VKD: cen
cc: file

ZONING HEARING PLAN FOR VARIANCE _____ FOR SPECIAL HEARING X (MARK TYPE REQUESTED WITH X)
 ADDRESS 6305 Mt. Ridge Rd. OWNER(S) NAME(S) Melissa + Robert Aldave
 SUBDIVISION NAME N/A LOT # _____ BLOCK # _____ SECTION # _____
 PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 0113551084 DEED REF. # 20263/101



SITE VICINITY MAP



ZONING MAP# 101B1
 SITE ZONED DR 5.5
 ELECTION DISTRICT 1st
 COUNCIL DISTRICT 1st
 LOT AREA ACREAGE .22
 OR SQUARE FEET 9652
 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

PLAN DRAWN BY _____ DATE _____ SCALE: 1 INCH = ? FEET

VIOLATION CASE INFO:
NONE

Item #0121

CASE NAME _____
CASE NUMBER _____
DATE _____

[illegible]

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment11/18DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)N/C10/25DEPS
(if not received, date e-mail sent _____)N/C11/16FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)NO OBJ
w/ conclusions

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 11/23/18SIGN POSTING (1st) Date: 11/23/18 by O'KeefeSIGN POSTING (2nd) Date: 12-12-18 by "PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

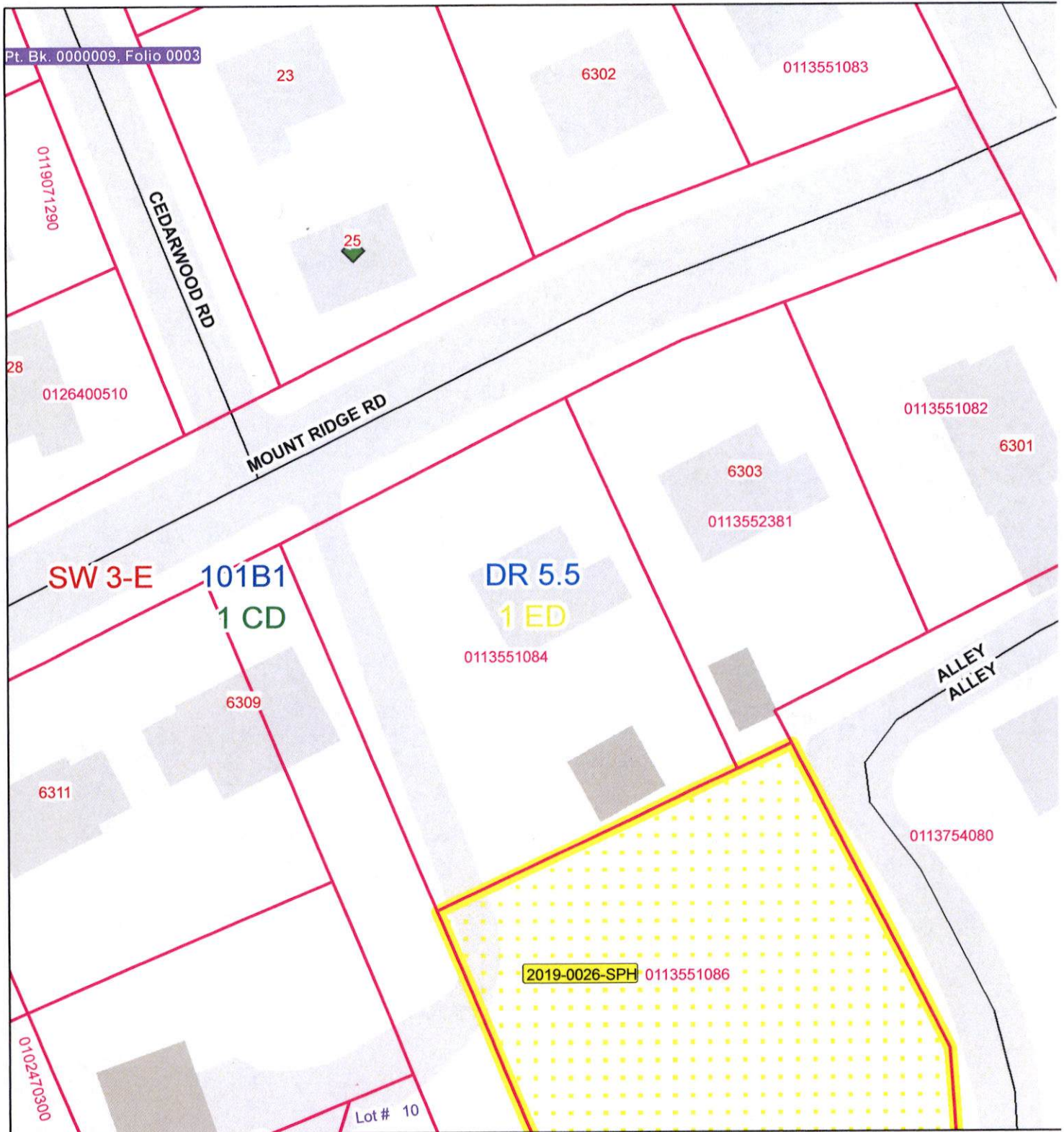
Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 01 Account Number - 0113551084			
Owner Information					
Owner Name:		ALDAVE ROBERT		Use:	RESIDENTIAL
		ALDAVE MELISSA		Principal Residence:	NO
Mailing Address:		738 WHITE OAKS AVE		Deed Reference:	/00000/ 00000
		CATONSVILLE MD 21228-			
Location & Structure Information					
Premises Address:		6305 MT RIDGE RD		Legal Description:	IMP
		CATONSVILLE 21228-2321			6305 MT RIDGE RD
					MOUNT RIDGE
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0101	0009	0563		0000	
Assessment Year:		Plat No:			
2019		Plat Ref:			
Special Tax Areas:		TOWN:			
		Ad Valorem:			
		Tax Class:			
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1932		1,797 SF		9,652 SF	
Property Land Area		County Use			
9,652 SF		04			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	BRICK	2 full	1 Detached
Last Major Renovation					
Value Information					
Base Value		Value		Phase-In Assessments	
		As of		As of	
		01/01/2016		07/01/2018	
				As of	
				07/01/2019	
Land:	83,900	83,900			
Improvements	142,800	142,800			
Total:	226,700	226,700		226,700	
Preferential Land:	0				
Transfer Information					
Seller: MILLER JOHN A		Date: 06/18/2004		Price: \$205,000	
Type: ARMS LENGTH IMPROVED		Deed1: /00000/ 00000		Deed2:	
Seller: MILLER AUGUST H & JESSIE		Date: 02/05/1962		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /03465/ 00240		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2018		07/01/2019	
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					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application					
Date:					

6305 Mt. Ridge Road, Tax #01-1



Publication Date: 10/17/2018



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



1 inch = 40 feet

Item # 0121

Real Property Data Search (w1)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 01 Account Number - 0113551084			
Owner Information					
Owner Name:	ALDAVE ROBERT		Use:	RESIDENTIAL	
	ALDAVE MELISSA		Principal Residence:	NO	
Mailing Address:	738 WHITE OAKS AVE		Deed Reference:	/00000/ 00000	
	CATONSVILLE MD 21228-				
Location & Structure Information					
Premises Address:	6305 MT RIDGE RD		Legal Description:	IMP	
	CATONSVILLE 21228-2321			6305 MT RIDGE RD	
				MOUNT RIDGE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0101	0009	0563		0000	2019
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area		Finished Basement Area	Property Land Area	County Use
1932	1,797 SF			9,652 SF	04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	BRICK	2 full	1 Detached
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2016	07/01/2018	07/01/2019	
Land:	83,900	83,900			
Improvements	142,800	142,800			
Total:	226,700	226,700	226,700		
Preferential Land:	0				
Transfer Information					
Seller: MILLER JOHN A		Date: 06/18/2004		Price: \$205,000	
Type: ARMS LENGTH IMPROVED		Deed1: /00000/ 00000		Deed2:	
Seller: MILLER AUGUST H & JESSIE		Date: 02/05/1962		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /03465/ 00240		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2018		07/01/2019	
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					

Item # 0121

ORDERED BY:

CROWN TITLE

CORPORATION

P 410.719.0200 F 410.719.0300

WWW.CROWNTITLE.COM



PROPERTY ADDRESS: 6305 MT. RIDGE ROAD

CATONSVILLE, MARYLAND 21228

SURVEY NUMBER: MD1802.0591

FIELD WORK DATE: 2/8/2018

REVISION HISTORY: (REV.0 2/9/2018)

18020591
LOCATION DRAWING
6305 MT. RIDGE ROAD
BALTIMORE COUNTY, MARYLAND
02-09-2018 SCALE 1"=30'

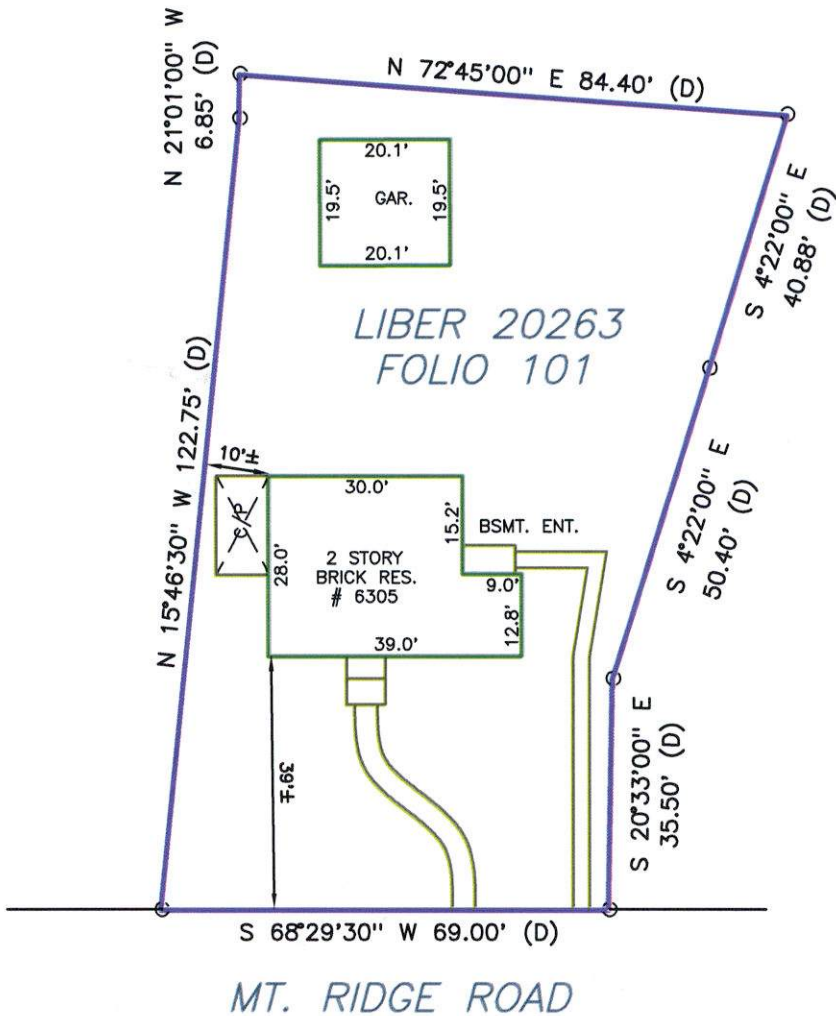


PLEASE NOTE

This House Location Drawing is for informational purposes only. Per Maryland State Code it may not be relied upon to determine property boundaries and may not be used for building permits or construction.



EXPIRES 1-14-2019



GRAPHIC SCALE (In Feet)
1 inch = 30' ft.

ACCURACY=3'±

Item #0121

POINTS OF INTEREST:
NONE VISIBLE

CLIENT NUMBER: ALDAVE-CP

DATE: 2/9/2018

BUYER: N/A

SELLER: ROBERT ALDAVE AND MELISSA ALDAVE

CERTIFIED TO:

N/A; CROWN TITLE CORPORATION; N/A

A LICENSEE EITHER PERSONALLY PREPARED THIS DRAWING OR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEYING WORK REFLECTED IN IT.

POWERED BY:



EXACTA
MARYLAND SURVEYORS
o: 443.819.3994 | 1220 E Churchville Road, Suite 100 | Bel Air, MD 21014

LB# 21535
www.exactamd.com

THIS IS A TWO PAGE DOCUMENT. THE ADVICE FOUND ON THE AFFIXED PAGE (PAGE 2 OF 2) IS AN INTEGRAL PART OF THE PLAT.

LEGAL DESCRIPTION:

ALL THAT PIECE OF PARCEL OF LAND BEING DESCRIBED IN LIBER 20263, FOLIO 101, RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND

JOB SPECIFIC SURVEYOR NOTES:

THE BEARING SYSTEM SHOWN HEREON HAS BEEN REFERENCED TO A DEED AS RECORDED IN LIBER 20263 FOLIO 101 AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND

ACCURACY EQUALS THREE FEET PLUS OR MINUS

GENERAL SURVEYOR NOTES:

1. This plat is of benefit to the consumer insofar as it is required by a lender or title insurance company or its agent in connection with contemplated transfer, financing or refinancing.
2. This drawing is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This drawing does not provide for the accurate identification of the property boundary lines, but this identification might not be required for the transfer of title or securing financing or refinancing.
4. Unless otherwise noted, no Title Report was furnished to this surveyor. Easements, restrictions, and/or right-of-ways may exist that are not shown.
5. Underground facilities not shown, may exist.
6. This survey does not address wetlands, contaminated waste or toxic soil conditions, nor have any reports, studies or information regarding such been provided to this surveyor.
7. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Surveyors. Additional logos or references to third party firms are for informational purposes only.
8. Structures are measured at ground level.
9. Points of Interest (POI's) are selected above-ground improvements which may be in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
10. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
11. House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.

LEGEND:

LINETYPES: (UNLESS OTHERWISE NOTED)	
BOUNDARY LINE	IRON FENCE
STRUCTURE	OVERHEAD LINES
CENTERLINE	SURVEY TIE LINE
CHAIN-LINK or WIRE FENCE	WALL OR PARTY WALL
EASEMENT	WOOD FENCE
EDGE OF WATER	VINYL FENCE

SURVEYOR'S LEGEND

SURFACE TYPES: (UNLESS OTHERWISE NOTED)	
ASPHALT	BRICK or TILE
CONCRETE	COVERED AREA
WATER	WOOD

SYMBOLS: (UNLESS OTHERWISE NOTED)	
BENCH MARK	FIRE HYDRANT
CENTERLINE	FIND OR SET MONUMENT
CENTRAL ANGLE or DELTA	GLYWIRE OR ANCHOR
COMMON OWNERSHIP	MANHOLE
CONTROL POINT	TREE
CONCRETE MONUMENT	UTILITY OR LIGHT POLE
CATCH BASIN	WELL
ELEVATION	

(C) CALCULATED	E.O.W. EDGE OF WATER
(D) DEED	ELEV. ELEVATION
(F) FIELD	EM ELECTRIC METER
(M) MEASURED	ENCL. ENCLOSURE
(P) PLAT	ENT. ENTRANCE
(R) RECORD	EUB ELECTRIC UTILITY BOX
(S) SURVEY	F.F. FINISHED FLOOR
A.S.B.L. ACCESSORY SETBACK LINE	F.O.P. EDGE OF PAVEMENT
A/C AIR CONDITIONING	F/DH FOUND DRILL HOLE
B.C. BLOCK CORNER	FCM FND. CONCRETE MONUMENT
B.F.P. BACKFLOW PREVENTOR	FIP FOUND IRON PIPE
B.R. BEARING REFERENCE	FIPC FOUND IRON PIPE & CAP
B.R.L. BUILDING RESTRICTION LINE	FIR FOUND IRON ROD
B/W BAY/BOX WINDOW	FIRC FOUND IRON ROD & CAP
BLDG. BUILDING	FN FOUND NAIL
BLK. BLOCK	FN&D FOUND NAIL AND DISC
BM BENCHMARK	FND. FOUND
BSMT. BASEMENT	FPKN FOUND PARKER-KALON NAIL
C CURVE	FPKN&D FOUND PK NAIL & DISC
C.B. CONCRETE BLOCK	FRSPK FOUND RAILROAD SPIKE
C.L.F. CHAIN LINK FENCE	GAR. GARAGE
C.O. CLEAN OUT	GM GAS METER
C.V.G. CONCRETE VALLEY GUTTER	ID. IDENTIFICATION
C/L CENTER LINE	ILL. ILLEGIBLE
C/P COVERED PORCH	INST. INSTRUMENT
C/S CONCRETE SLAB	INT. INTERSECTION
CATV CABLE TV RISER	L. LENGTH
CH CHORD BEARING	LB# LICENSE # - BUSINESS
CHIM. CHIMNEY	LS# LICENSE # - SURVEYOR
CONC. CONCRETE	M.B. MAP BOOK
COR. CORNER	M.E.S. MITERED END SECTION
CS/W CONCRETE SIDEWALK	M.F. METAL FENCE
D.F. DRAIN FIELD	MES MITERED END SECTION
D.H. DRILL HOLE	MH MANHOLE
D/W DRIVEWAY	N.R. NON RADIAL

N.T.S. NOT TO SCALE	R.P. RADIUS POINT
NAVD88 NORTH AMERICAN VERTICAL DATUM OF 1988	R/W RIGHT OF WAY
NGVD29 NATIONAL GEODETIC DATUM OF 1929	RES. RESIDENCE
O.C.S. ON CONCRETE SLAB	RGE. RANGE
O.G. ON GROUND	S.B.L. SET BACK LINE
O.R.B. OFFICIAL RECORD BOOK	S.C.L. SURVEY CLOSURE LINE
O.R.V. OFFICIAL RECORD VOLUME	S.T.L. SURVEY TIE LINE
O/A OVERALL	S.W. SEAWALL
O/S OFFSET	S/GD SET GLUE DISC
OFF OUTSIDE OF SUBJECT PARCEL	S/W SIDEWALK
OH. OVERHANG	SCR. SCREEN
OHL OVERHEAD LINES	SEC. SECTION
ON INSIDE OF SUBJECT PARCEL	SEP. SEPTIC TANK
P.B. PLAT BOOK	SEW. SEWER
P.C. POINT OF CURVATURE	SIRC SET IRON ROD & CAP
P.C.C. POINT OF COMPOUND	SN&D SET NAIL & DISC
P.C.P. CURVATURE	SQ.FT. SQUARE FEET
PERMANENT CONTROL POINT	STY. STORY
PI. POINT OF INTERSECTION	SV SEWER VALVE
P.O.B. POINT OF BEGINNING	T.O.B. TOP OF BANK
P.O.C. POINT OF COMMENCEMENT	TBM TEMPORARY BENCHMARK
P.P. PINCHED PIPE	TEL. TELEPHONE FACILITIES
P.R.C. POINT OF REVERSE CURVATURE	TWP. TOWNSHIP
P.R.M. PERMANENT REFERENCE MONUMENT	TX TRANSFORMER
P.T. POINT OF TANGENCY	TYR. TYPICAL
P/E POOL EQUIPMENT	U.R. UTILITY RISER
PG. PAGE	UG UNDERGROUND
PLS PROFESSIONAL LAND SURVEYOR	UR UTILITY RISER
PLT PLANTER	V.F. VINYL FENCE
PSM PROFESSIONAL SURVEYOR AND MAPPER	W.F. WOODEN FENCE
R RADIUS or RADIAL	W/C WITNESS CORNER
	W/F WATER FILTER
	WM WATER METER/VALVE BOX
	WV WATER VALVE

A.E. ACCESS EASEMENT
AN.E. ANCHOR EASEMENT
C.M.E. CANAL MAINTENANCE ESMT.
C.U.E. COUNTY UTILITY ESMT.
D.E. DRAINAGE EASEMENT
D.U.E. DRAINAGE AND UTILITY ESMT.
ESMT. EASEMENT
I.E./E.E. INGRESS/EGRESS ESMT.
IRR.E. IRRIGATION EASEMENT
L.A.E. LIMITED ACCESS ESMT.
L.B.E. LANDSCAPE BUFFER ESMT.
L.E. LANDSCAPE ESMT.
L.M.E. LAKE OR LANDSCAPE MAINTENANCE EASEMENT
M.E. MAINTENANCE EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT
R.O.E. ROOF OVERHANG ESMT.
S.W.E. SIDEWALK EASEMENT
S.W.M.E. STORM WATER MANAGEMENT EASEMENT
T.U.E. TECHNOLOGICAL UTILITY ESMT.
U.E. UTILITY EASEMENT

ELECTRONIC SIGNATURE:

In order to "Electronically Sign" all of the PDFs sent by STARS, you must use a hash calculator. A free online hash calculator is available at <http://www.fileformat.info/tool/md5sum.htm>

To Electronically Sign any survey PDF:

1. Save the PDF onto your computer.
2. Use the online tool at <http://www.fileformat.info/tool/md5sum.htm> to browse for the saved PDF on your computer.
3. Select the Hash Method as SHA.
4. Click Submit.

Your PDF is electronically signed if all of the characters in the SHA-1 code submitted by STARS matches the code which is produced by the hash calculator. If they match exactly, your PDF is electronically signed. If the codes do not match exactly, your PDF is not authentic.

PRINTING INSTRUCTIONS:

1. While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.
2. Select a printer with legal sized paper.
3. Under "Print Range", click select the "All" toggle.
4. Under the "Page Handling" section, select the number of copies that you would like to print.
5. Under the "Page Scaling" selection drop down menu, select "None."
6. Uncheck the "Auto Rotate and Center" checkbox.
7. Check the "Choose Paper size by PDF" checkbox.
8. Click OK to print.

TO PRINT IN BLACK + WHITE:

1. In the main print screen, choose "Properties".
2. Choose "Quality" from the options.
3. Change from "Auto Color" or "Full Color" to "Gray Scale".

EXACTA

OFFERS

25% OFF HOUSE LOCATION DRAWINGS
or
\$100 OFF BOUNDARIES

OFFER IS ONLY VALID FOR THIS PROPERTY AND BUYER
AS LISTED ON THE FIRST PAGE OF THIS SURVEY

EXACTA

EXACTA MARYLAND SURVEYORS, INC.

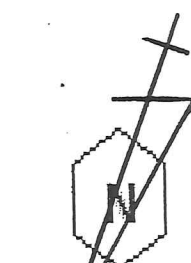
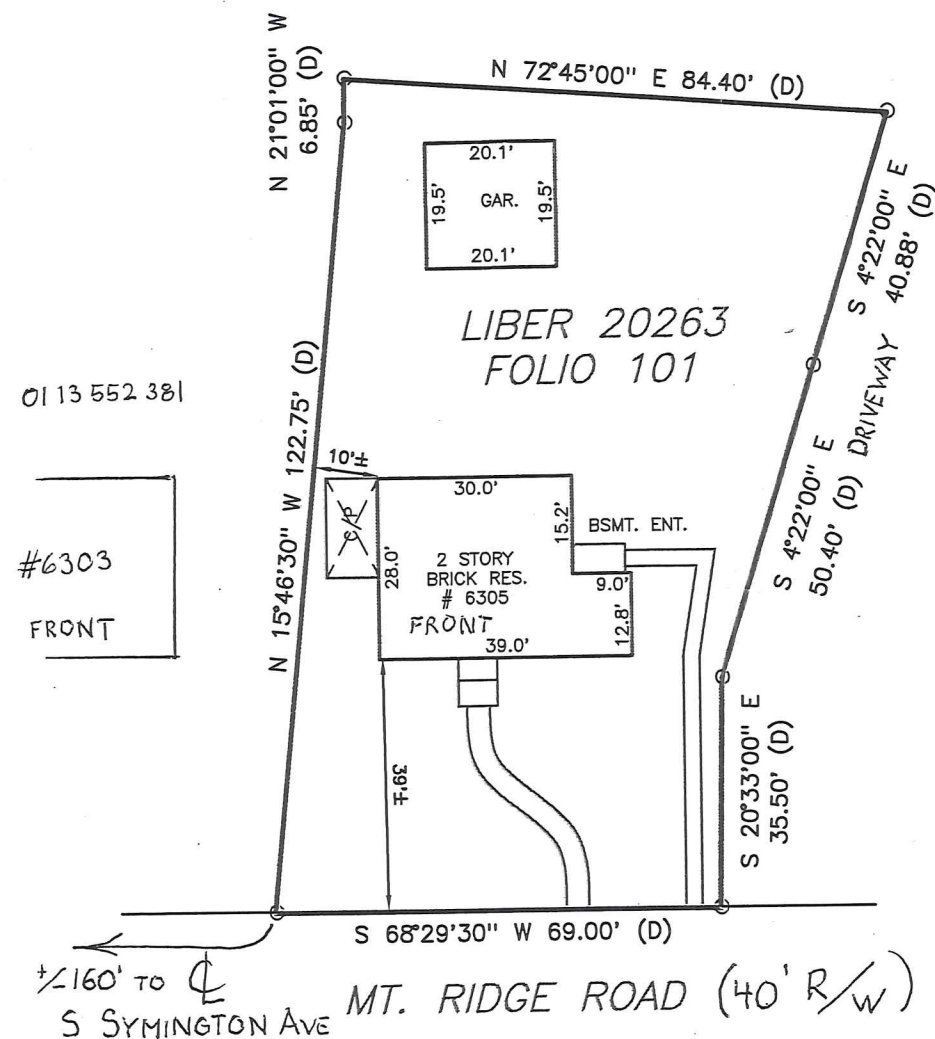
LB# 21535

www.exactamd.com

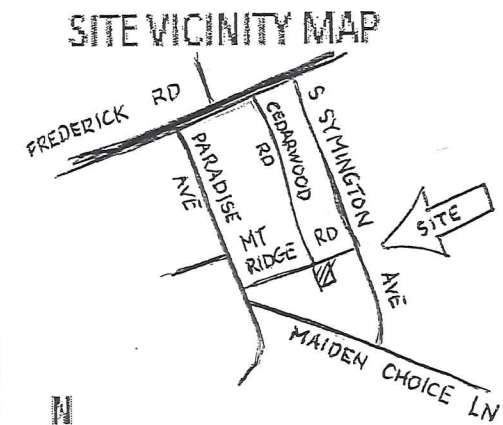
o: 443.819.3994

1220 E Churchville Road | Bel Air, MD 21014

ZONING HEARING PLAN FOR VARIANCE _____ FOR SPECIAL HEARING ☒ (MARK TYPE REQUESTED WITH X)
 ADDRESS 6305 Mt Ridge Rd OWNER(S) NAME(S) Melissa & Robert Aldave
 SUBDIVISION NAME N/A LOT # _____ BLOCK # _____ SECTION # _____
 PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 0113551084 DEED REF. # 20263/00101



PLAN DRAWN BY _____ DATE _____ SCALE: 1 INCH = 30 FEET



N
 MAP IS NOT TO SCALE

ZONING MAP# 101B1
 SITE ZONED DR 5.5
 ELECTION DISTRICT 1st
 COUNCIL DISTRICT 1st
 LOT AREA ACREAGE 0.22
 OR SQUARE FEET 9652
 HISTORIC? No
 IN CBCA? No
 IN FLOOD PLAIN? No
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC ☒ PRIVATE _____
 SEWER IS:
 PUBLIC ☒ PRIVATE _____
 PRIOR HEARING? No
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

Handwritten signature/initials

Handwritten text: #2019-0121-SPH HDS-1210-6102