



JOHN A. OLSZEWSKI, JR.
County Executive

PAUL M. MAYHEW
Managing Administrative Law Judge
MAUREEN E. MURPHY
Administrative Law Judge

May 15, 2023

Adam Schiavi & Christina Miller – adam.schiavi@gmail.com
3505 Bay Drive
Middle River, MD 21220

RE: Petition for Administrative Variance
Case No. 2023-0080-A
Property: 3505 Bay Drive

Dear Petitioners:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

Pursuant to Baltimore County Code § 32-3-401(a), “a person aggrieved or feeling aggrieved” by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul M. Mayhew", is written over the typed name.

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(3505 Bay Drive)		
15 th Election District	*	OFFICE OF ADMINISTRATIVE
5 th Council District		
Adam Schiavi & Christina Miller	*	HEARINGS FOR
	*	BALTIMORE COUNTY
Petitioners	*	CASE NO. 2023-0080-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owners of the property, Adam Schiavi and Christina Miller (“Petitioners”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”) §§ 1A04.3.B.2.b and 301.1 A, to permit a 6.5 ft. side lot line setback in lieu of 37.5 ft. for an open projection (deck extension). 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. A ZAC comment was received from the Department of Environmental Protection and Sustainability (“DEPS”), dated April 25, 2023, indicating that Petitioners must comply with the goals of the State-mandated Critical Area Law in the BCZR § 500.14.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 21, 2023 and May 3, 2023, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (“BCC”). 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 BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

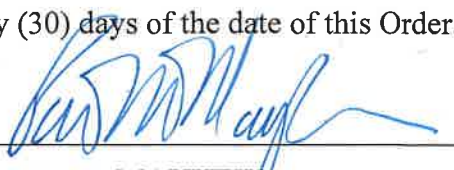
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 15th day of **May, 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from the Baltimore County Zoning Regulations ("BCZR") §§ 1A04.3.B.2.b and 301.1 A, to permit a 6.5 ft. side lot line setback in lieu of 37.5 ft. for an open projection (deck extension), be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are 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, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- Petitioners must comply with the DEPS ZAC comment, dated April 25, 2023; a copy of which is attached hereto and made a part hereof.

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



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlw



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 3505 Bay Drive Middle River, MD Currently Zoned Residential (RCS)
Deed Reference 144794/00193 10 Digit Tax Account # 1522350090
Owner(s) Printed Name(s) Adam Schiavi and Christina Miller

(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) 1A04.3.B.2.b. & 301.1.A. to permit a 6.5-foot side lot line setback in lieu of 37.5 feet for an open projection (deck extension).

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

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

I/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):

Adam Schiavi, Christina Miller
Name #1 - Type or Print Name #2 - Type or Print

[Signature], [Signature]
Signature #1 Signature #2

3505 Bay Drive Middle River MD
Mailing Address City State

21220, 305-788-5663, adam.schiavi@gmail.com
Zip Code Telephone #'s (Cell and Home) Email Address

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

NONE
Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be Contacted:

above
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 2023-0080-A Filing Date 4/11/2023 Estimated Posting Date 4/23/2023 Reviewer MJK

Revised 8/2022

Affidavit in support of Administrative Variance (attachment)

The zoning regulation states that any structure must be 37 feet from the property line. This is a long narrow property, measuring only 50 feet in width with the lateral side of the house currently 12 feet from the property line. Pre-existing decks on the front and back of the house are flush with this lateral edge, 12 feet from the property line. Our modification extends the front deck another 5 feet from the house laterally in order to accommodate safe and mandatory access for maintenance to 2 battery back-up units for a solar panel project. As the property is in a flood zone, it is required that these units be at least 9 feet off the ground (3 feet above the surface of a six foot-high deck platform) thus necessitating an elevated deck with a railing. These requirements are rational and justifiable as they are designed to minimize the risk of electrical fire in the event of flooding thereby promoting public welfare, and ensure the safety of anyone providing maintenance to the units. The parent company for the solar panels, Tesla, adheres to these strict safety guidelines. The battery back-up units cannot be placed on the front or the back of the house as this is prohibited by the location of windows and doors. Effectively, the back-up units can ONLY be placed on the side of the house and elevated off the ground which warrants construction of a deck. Given the dimensions of the property, the only option is a structure less than 37 feet from the property line.

Our aspiration for solar power is multifactorial. As we are at the end of the electrical power line that runs through a heavily wooded area, we experience frequent power outages due to downed lines. Currently we supplement with natural gas, which is expensive and prone to large and unpredictable price fluctuations. We aspire to convert our energy usage to solar, a more reliable and environmentally friendly form of power. We chose to live in this location on the Chesapeake because of its natural beauty and feel this modest deck extension should be subject to variance in order to facilitate responsible energy usage and stewardship of the natural surroundings. The deck is built in the smallest permissible dimensions and integrates seamlessly into the overall aesthetically pleasing nature of the façade of the house. Rejection of this application for variance would effectively preclude the emergence of solar power in the vast majority of homes in our area which are similarly in a flood zone with narrow property boundaries; a ruling of that nature would be at odds with incentivized objectives for the advancement of green energy alternatives at state and national levels.

We respectfully request a variance and thank you for your time and consideration.

Adam Schiavi & Christina Miller

3505 Bay Drive, Middle River, MD 21220

2023-0080-A

Zoning Property Description for 3505 Bay Drive

Beginning at a point on the south side of Bay Dr. which is 13 feet wide at the distance of 986 feet west of the centerline of the nearest improved intersecting street Chesapeake Rd. which is 18 feet wide.

Being Lot NO. 13, Plat 3, subdivision of Lot 197, Plat 1, of the Property of Bowleys Quarters Company of Baltimore County recorded among the Land Records of Baltimore County in Plat Book WPC Nol 7, folio 78. Being known and designated as 3505 Bay Drive

Being the same property which, by Deed dated June 23, 2009, and recorded in the Land Records of the County of Baltimore, Maryland, in Liber SM28284, Folio 422, was granted and conveyed by Gary W. Waiker unto Gary W. Waicker and Diane L Waicker, in fee simple.

2023-0080-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2023 - 0080 -A Address 3505 Bay Dr.

Contact Person: Mitch Kellman Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4/11/2023 Posting Date: 4/23/2023 Closing Date: 5/8/23

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 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 a neighbor (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 Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written 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 Administrative Law Judge), 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.

Petitioner: This Part of the Form is for the Sign Poster Only (Detach Along Dotted Line)

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number: 2023 - 0080 -A Address 3505 Bay Drive

Petitioner's Name: Alan Schiavic + Christina Miller Telephone (Cell) 305-788-5663

Posting Date: 4/23/2023 Closing Date: 5/8/2023

Wording for Sign: To Permit a 6.5-foot side lot line setback in lieu of 37.5 feet for an open projection (deck extension).

**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: 2023-0080-A
Property Address: 3505 Bay Dr. Middle River MD 21220
Legal Owners (Petitioners): Adam Schiavi and Christina Miller
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): Adam Schiavi
Address: 3505 Bay Dr. Middle River MD 21220

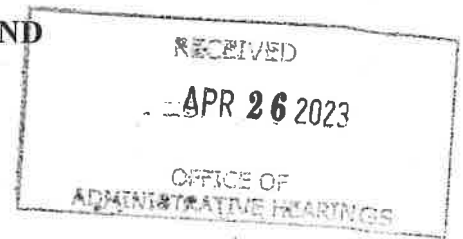
Telephone Number: 305-788-5663

*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a \$250.00 rescheduling fee may be required after two failed advertisings and/or postings.

Revised 3/2022

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: April 25, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0080-A
Address: 3505 BAY DR
Legal Owner: Adam Schiavi, Christina Miller

Zoning Advisory Committee Meeting of April 24, 2024.

EPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within a Limited Development Area (LDA) and a Modified Buffer Area (MBA) and is subject to Critical Area requirements. The applicant is seeking approval to permit a 6.5-foot side lot line setback in lieu of 37.5 feet for an open projection (deck extension). The proposed development must meet LDA requirements and the 15% afforestation requirement. If the proposed development can comply with the lot coverage restrictions and the 15% afforestation requirement, the relief requested can result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

This is a waterfront lot with a 100-foot Critical Area buffer extending onto the property from Middle River. The buffer consists of a maintained grass lawn. Based on the site plan, it appears the proposed deck extension will be located outside the buffer. Meeting the MBA requirements, lot coverage requirements,

and the 15% afforestation requirement will aid in the conservation of fish, plant, and wildlife habitat in the watershed.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts.

If the proposed development can be designed to meet the MBA, lot coverage, and afforestation requirements, the relief requested will be consistent with established land-use policies.

Reviewer: Gris Batchelder

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals
EPC for VKD
FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review
SUBJECT: Zoning Advisory Committee Meeting
For April 17, 2023
Item No. 2023-0070-SPH

DATE: April 25, 2023

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

DPW&T Response:

The proposed 30' x 60' utility shed is located in a tidal Zone AE special hazard area per FEMA FIRM 2400100465F dated 9/26/08. The proposed utility shed is 1800 square feet. Baltimore County Building Code dated 2015 Part 124.3 (3) prohibits accessory structures greater than 900 square feet. The Administrative Variance must be denied unless the structure size is reduced.

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VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

FROM: Vishnu Desai, Supervisor
EPL for VKD
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 17, 2023
Item No. 2023-0076-A

DATE: April 25, 2023

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

Prior to building permit application, the petitioner shall contact the Office of DPW&T, to determine the Flood Protection Elevation so that the floor elevation can be set

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VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: April 25, 2023

FROM: Vishnu Desai, Supervisor
EFC for VKD
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 17, 2023
Item No. 2023-0071-A, 0073-A, 0074-A, 0077-A & 0078-A

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

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VKD: cen
cc: file

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 15 Account Number - 1522350090

Owner Information

Owner Name: SCHIAVI ADAM Use: RESIDENTIAL
MILLER CHRISTINA ROSE Principal Residence: YES
Mailing Address: 3505 BAY DR Deed Reference: /44794/ 00193
BALTIMORE MD 21220-

Location & Structure Information

Premises Address: 3505 BAY DR Legal Description: 3505 BAY DR SS
BALTIMORE 21220- Waterfront BOWLEYS QUARTERS

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 3
0098 0011 0016 15030020.04 0000 13 2021 Plat Ref: 0007/ 0078

Town: None

Primary Structure	Built Above Grade	Living Area	Finished Basement Area	Property Land Area	County Use
2006		3,006 SF		17,950 SF	34

Stories	Basement Type	Exterior Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	YES	STANDARD UNITS	SIDING/4	3 full	

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2021	07/01/2022	07/01/2023
Land:	263,400	263,400		
Improvements	343,200	366,000		
Total:	606,600	629,400	621,800	629,400
Preferential Land:	0	0		

Transfer Information

Seller: WAICKER GARY W	Date: 05/27/2021	Price: \$929,000
Type: ARMS LENGTH IMPROVED	Deed1: /44794/ 00193	Deed2:
Seller: WAICKER GARY W	Date: 06/23/2009	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /28284/ 00422	Deed2:
Seller: WOODEN DANIEL C	Date: 01/08/2008	Price: \$792,000
Type: ARMS LENGTH IMPROVED	Deed1: /26553/ 00129	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2022	07/01/2023
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2023-0080-A

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

No. 222508

Date: 4/11/2023

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
001	806	0600		6150					\$ 75.00

Total: \$ 75.00

Rec
From: Adam Schiavi

For: Administrative Zoning Variance
3505 Bay Drive
Zoning Case 2023-0080-A

DISTRIBUTION

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

GOLD - ACCOUNTING

CASHIER'S
VALIDATION

1963-0151-X
1950-1669-X
R-1949-1519

Pl. Bk. / Folio # 007078

1507150500

Pl. Bk. 0000007, Folio 0078

Lot # 1

2011-0330-SPH
2009-0210-A
2010-0226-A

1519000190

3528

3524

Lot # 30

Lot # 31

Lot # 32

Lot # 33

Lot # 33

Lot # 35

1516607697

Lot # 3

2012-0251-A
2002-0339-A

1501920114

3512

1507000490

Lot # 4

PAI # 150010

PAI # 150010

BAY DR

Back River Neck District

Pl. Bk. 0000009, Folio 0056

Lot # 5

1502655110

Bowleys Quarters-Back River Neck Area

1500000000

3508

RC 5

5 CD

Pl. Bk. / Folio # 009056

098C2

Martin State Airport Restriction

NE 1-K

NE 1-L

1996-0465-A
2006-0415-A
1999-0129-A

1512590070

151507150440

1503471330

1999-0189-A

Lot # 19

Lot # 18

Lot # 17

Lot # 16

Lot # 15

Lot # 14

Lot # 13

1900006616

Lot # 11

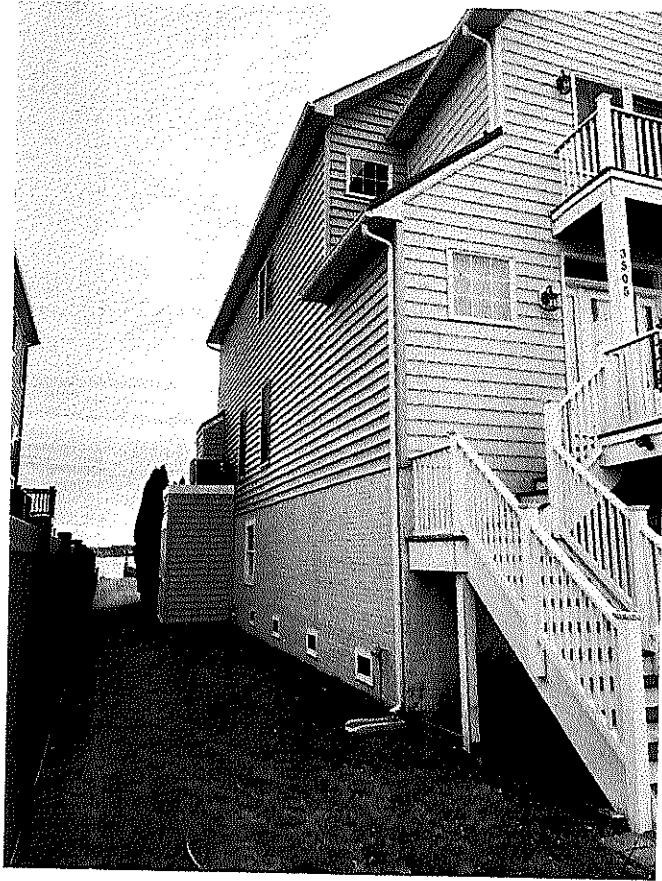
Lot # 11

Lot # 10

Lot # 10

Lot # 8

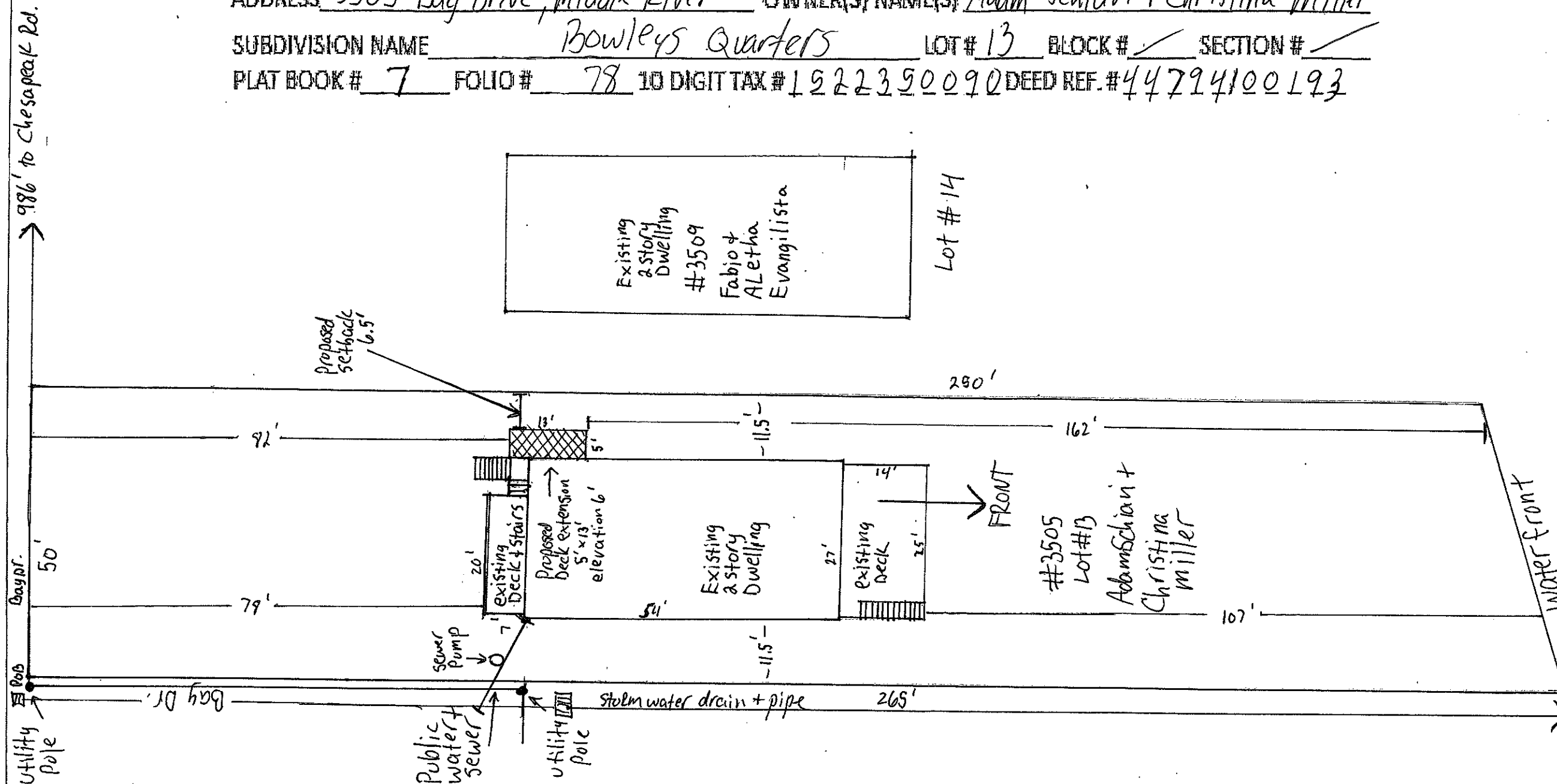
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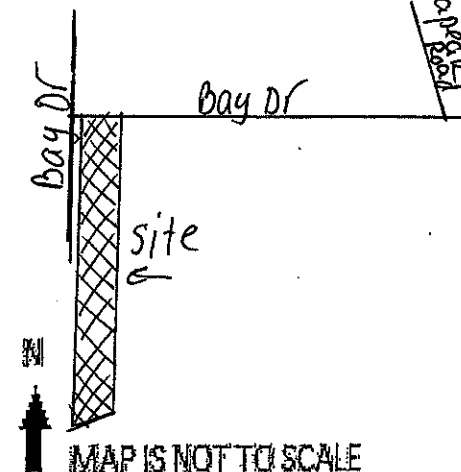
3505 Bay Dr. site of deck extension. This is the east side of the house. The front of the house is facing north. Proposed extension will connect to the platform that the existing staircase leads too.

#2023-0080-A

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH ☒)
ADDRESS 3505 Bay Drive, Middle River OWNER(S) NAME(S) Adam Schiavi + Christina Miller
SUBDIVISION NAME Bowleys Quarters LOT # 13 BLOCK # ✓ SECTION # ✓
PLAT BOOK # 7 FOLIO # 78 10 DIGIT TAX # 1922390090 DEED REF. # 44794100193



SITE VICINITY MAP



MAP IS NOT TO SCALE
ZONING MAP # 098C2
SITE ZONED RC5
ELECTION DISTRICT 15
COUNCIL DISTRICT 5
LOT AREA ACREAGE 0.41
OR SQUARE FEET 17,950
HISTORIC? N
IN CBCA? Y
IN FLOOD PLAIN? Y
UTILITIES? MARK WITH ☒
WATER IS: PUBLIC ☒ PRIVATE ☐
SEWER IS: PUBLIC ☒ PRIVATE ☐
PRIOR HEARING? NO
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

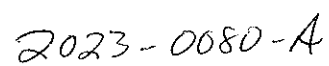
N/A

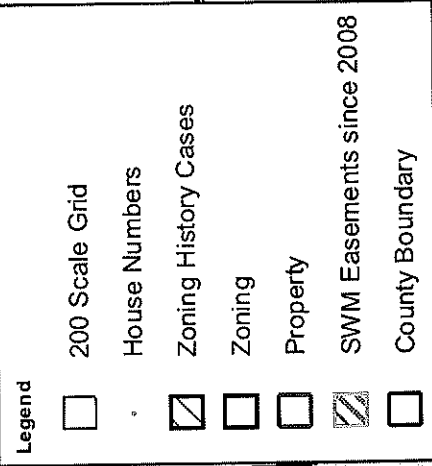


PLAN DRAWN BY Adam Schiavi

DATE 3/30/2023 SCALE: 1 INCH = 20 FEET

#2023-0080-A



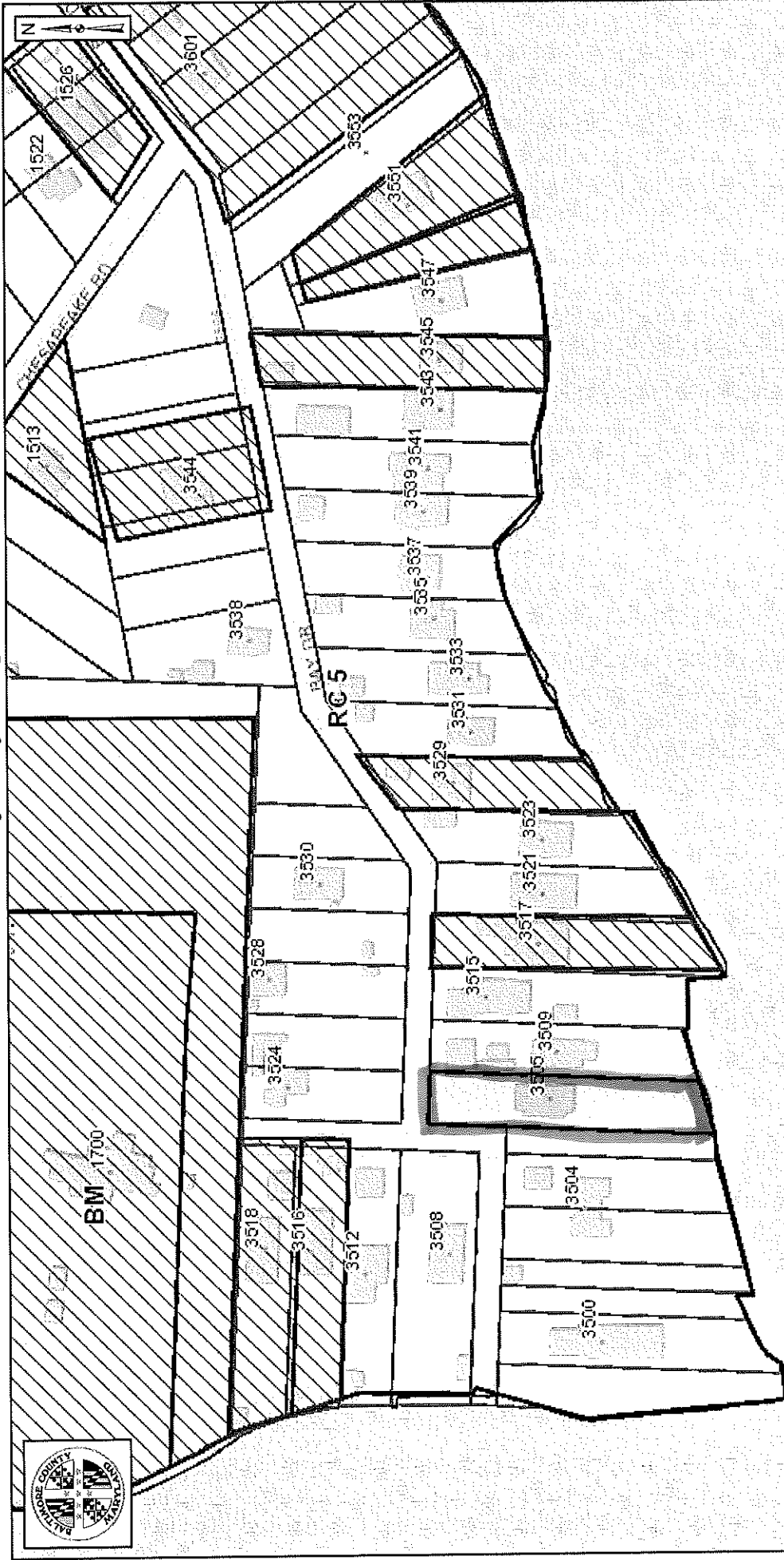


1:1,128

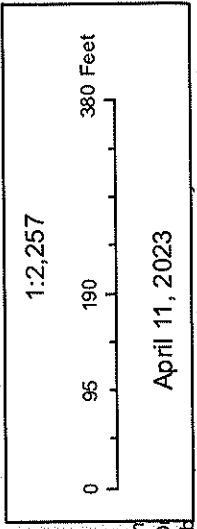
0 45 90 180 Feet

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, AeroGRID, IGN, SIA, User, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri China (Hong Kong), Swisstopo, Mapbox Data, © OpenStreetMap contributors, CNRVI, Swisstopo

Baltimore County - My Neighborhood



2023-0080-A



House Numbers

Zoning History Cases

Zoning

Property

SWM Easements since 2008

County Boundary

Sources: Esri, HERE, Garmin, Intermap, increment P.N.S., NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri, HERE, Garmin, Swisstopo, ToPO maps, CNR, IGN, Suro, Swisstopo, China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community