



NOTES

EXISTING ZONING - DR 3.5
 ZONING MAP NO. - 098B1
 ELECTION DISTRICT - 15TH
 COUNCIL DISTRICT - 6TH
 LOT AREA - 11,217 SF = 0.257 AC
 COVERAGE ALLOWED = 3505 sf
 (11,217 sf x 31.25%)
 COVERAGE PROPOSED 2616 sf

PROPOSED COVERAGE

HOUSE	1023 SF
FRONT DECK STEPS	72 SF
FRONT CONC PAD	18 SF
CHIMNEY	12 SF
REAR DECK STEPS & STOOP	82 SF
DRIVEWAY	1409 SF
TOTAL	2616 SF

ELEVATION TABLE

BASE FLOOD ELEV 9.0
 FLOOD PROTECTION ELEV 10.0
 DESIGN FLOOD ELEV 11.0
 GARAGE SLAB ELEV 6.90
 FIRST FLOOR ELEV 18.13

DISTURBED AREA = 9000 SF

CBCA DESIGNATION LDA (MBA)

ZONING HEARING INFO

CASE NO. 2021-0021-A
 ORDER - VARIANCES GRANTED FROM BCZR SECTION 1B02.3.C1(DR-3.5) TO PERMIT A LOT WIDTH OF 39 FEET IN LIEU OF THE MINIMUM 70 FEET, A LEFT AND RIGHT SIDE YARD OF 6 FEET EACH IN LIEU OF THE MINIMUM 10 FEET EACH, AND A SUM OF SIDEYARDS OF 12 FEET IN LIEU OF THE MINIMUM REQUIRED 25 FEET.

CBCA SITE PLAN

1119 CHESTER ROAD

15TH ELECTION DIST. BALTO. CO., MD

SCALE: 1" = 30'

5/2/2021
 REV. 5/13/21

LOT 239

LONG REACH ESTATES

PLAT 5/63

TAX MAP 98 - PARCEL 203 - LOT 239
 TAX ACCOUNT NO. 17-00-009720

POLARIS

LAND CONSULTANTS

57 W. TIMONIUM ROAD - SUITE 210
 TIMONIUM, MD 21093
 410-252-4444