

IN RE: PETITION FOR VARIANCE
N/S of Black Head Road, 290' W
centerline of Crooks Road
15th Election District
6th Councilmanic District
(6538 Black Head Road)

Patricia & James Sullivan
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 03-582-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Variance for the property located at 6538 Black Head Road in the Bird River Beach subdivision of eastern Baltimore County. The petition was filed by James Sullivan and Patricia Sullivan, his wife, owners and Courtney Sullivan, their daughter, contract purchaser. Variance relief is requested from Sections 1A01.3.B.2 and 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a lot area of 0.3 acres in lieu of the required one acre, to approve side yard setbacks of 8 ft. and 10 ft. in lieu of the required 35 ft., and to approve an undersized lot pursuant to Section 304 of the B.C.Z.R. Relief is also requested to approve any other variances deemed necessary by the Zoning Commissioner. The subject property and requested relief are more particularly shown on Petitioners' Exhibit No. 1, the plat to accompany the petition for zoning variance.

Appearing at the requisite public hearing held for this case were James Sullivan and Courtney Sullivan, his daughter, property owners. There were no protestants or other interested persons present.

Testimony and evidence presented was that James Sullivan and Patricia Sullivan originally bought the property known as 6536 Black Head Road in 1978. This is the property immediately adjacent to the subject property. Shortly after their acquisition of that property, they

ORDER REC
Date 9/4/03
By [Signature]

constructed a single-family dwelling thereon. The property known as 6536 Black Head Road is comprised of two lots in the original subdivision plat for "Bird River Beach". The site plan indicates that those lots were designated as Lots 25 and 26 on that plat. That property is 50 ft. wide by approximately 268 ft. deep. That property fronts Black Head Road to the north and is a waterfront property adjacent to the Bird River on the south.

In 1995, Mr. & Mrs. Sullivan acquired the subject lot. As with their original holdings, the subject lot is a 50 ft. wide by 268 ft. parcel. It is comprised of two lots from the original subdivision, Lots 27 and 28. The property is improved with an old building, which was used as a shore home. Mr. Sullivan indicated that acquaintances of he and his wife use the shore home as a weekend residence, owing to its waterfront location. Mr. Sullivan also indicated that when his neighbors listed the property for sale in 1995, he and his wife decided to acquire the property. The shore house has not been used for ongoing residential purposes since 1995. However, it has been used as an accessory building to the Sullivan's primary residence at 6536 Black Head Road.

The Co-Petitioner, Courtney Sullivan, indicated that she is the daughter of James Sullivan and Patricia Sullivan. She is to be married and proposes acquiring the subject property from her parents. The existing shore home will be razed and a new single-family dwelling constructed in its place. The new dwelling will be located essentially on the same footprint at the old building, however it will be larger.

The subject property is approximately 0.3 acres, zoned R.C.2. It is not served by public utilities but will have a private well and septic system. In this regard, the Petitioners indicated that they had spoken with employees (Rob Powel & Susan Farinetti) of the Department of Environmental Protection & Resource Management (DEPRM) regarding the septic system and

9/4/63
R. J. Sullivan

well. Apparently, Mr. Powell has been to the site and percolation tests have been performed. A septic reserve area has been approved, in addition to a well location.

The property is also adjacent to a tributary of the Chesapeake Bay and is, therefore, subject to the Chesapeake Bay Critical Area regulations and other environmental standards. The Petitioners indicated that they have spoken with Keith Kelly of DEPRM regarding those requirements. A Zoning Advisory Committee (ZAC) comment from Mr. Kelly is contained in the case file indicating that development of the property must comply with the Chesapeake Bay Critical Area regulations.

Finally, the property is also apparently subject to floodplain regulations. Although no ZAC comment was received from the Bureau of Development Plans Review, the Petitioners indicated that the house will be constructed so that the lowest floor will be above the requisite floodplain level (11.3 ft.). As noted above, the existing shore house, which is approximately 70-75 years old, will be razed.

The Petitioners also submitted photographs to the Office of Planning which reflect the neighborhood. In this regard, it was indicated that the many 50 ft. wide lots have been developed in the community. In fact, a number of houses in the immediate block are on 50 ft. lots. Thus, it was indicated that the subject proposal was consistent with the character of the neighborhood.

Subject to environmental restrictions, I will grant the petition for zoning variance. There are two factors which are persuasive to a finding that relief should be granted. First is the fact that the property has been improved for nearly 75 years with a single-family dwelling. The fact that the proposed house replaces an existing dwelling is persuasive. Although the lot is indeed undersized, requiring the Petitioners to raze the existing house while not allowing them to build a new structure in its place would be unduly harsh. Secondly, the testimony and evidence was

9/4/03
R. J. Jernigan

persuasive that the construction will be consistent with existing houses in the neighborhood. As noted above, there are a number of houses on this block, which are also located on 50 ft. lots.

However, in granting the relief, several restrictions will be imposed. First, the Petitioners propose a 10 ft. setback on that side of the proposed house facing Mr. & Mrs. Sullivan's house. The 8 ft. setback is proposed on the other side of the lot. On that side of the property, the subject parcel abuts an unimproved lot owned by Earl Garren. Although the Garren lot is presently unimproved, I believe that a greater distance should be provided on that side of the property in the event the Garren parcel is ever developed. Thus, I will require that the Petitioners relocate the building envelope so that a 10 ft. setback be maintained on that side of the lot (west) facing the Garren property. An 8 ft. setback towards the property line shared by the contract purchaser and her parents can be maintained. In this regard, the site plan shows that Mr. & Mrs. Sullivan's house is located 16 ft. from the common property line. Thus, when the house is sited there will be a 24 ft. distance between buildings.

Secondly, the Petitioners shall comply with all environmental regulations, including federal, state and local. These include the Chesapeake Bay Critical Area regulations, as well as the floodplain regulations. Additionally, the Petitioners shall confirm DEPRM the suitability of the proposed septic reserve area, as well as the location of the proposed well.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED, this 4th day of September, 2003, by this Zoning Commissioner, that the Petitioners' request for variance from Sections 1A01.3.B.2 and 1A01.3.B.3 of the B.C.Z.R., to permit a lot area of 0.3 acres in lieu of the required one acre, to

ORDER
DATE 9/4/03
BY [Signature]

approve side yard setbacks of 8 ft. and 10 ft. in lieu of the required 35 ft., and to approve an undersized lot pursuant to Section 304 of the B.C.Z.R., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) The Petitioners shall comply with the Chesapeake Bay Critical Area regulations, floodplain regulations, and any other relevant environmental standards (federal, state and local).
- 3) The Petitioners shall confirm with DEPRM the suitability of the proposed septic reserve area, as well as the location of the proposed well.
- 4) The Petitioners shall be required to relocate the building envelope. That is, the setbacks originally requested shall be flipped, requiring a 10 ft. setback be maintained on that side of the lot (west) facing the Garren property. An 8 ft. setback towards the property line shared by the contract purchaser and her parents can be maintained.
- 5) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:raj

ORDER FOR THE ZONING
9/4/03
By [Signature]



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

September 3, 2003

Mr. & Mrs. James Sullivan
6536 Black Head Road
Baltimore, Maryland 21220

Re: Petition for Variance
Case No. 03-582-A
Property: 6538 Blackhead Road

Dear Mr. & Mrs. Sullivan:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:raj
Enclosure

c: Courtney Sullivan
6536 Black Head Road
Baltimore, MD 21220

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

ZONING DESCRIPTION FOR 6538 BLACK HEAD ROAD
BALTIMORE, MARYLAND 21220

BEGINNING AT A POINT ON THE NORTH SIDE OF
BLACK HEAD ROAD WHICH IS 20 FEET WIDE AT
THE DISTANCE OF 290 FEET WEST OF THE
CENTERLINE OF THE NEAREST IMPROVED INTERSECTING
STREET, CROOKS ROAD, WHICH IS 20 FEET WIDE.

BEING LOT NOS 27 AND 28, AS RECORDED ON THE
PLAT ENTITLED "BIRD RIVER BEACH" IN BALTIMORE
COUNTY PLAT BOOK WPC NO. 7, FOLIO NO. 70
CONTAINING 13,300 SQUARE FEET. ALSO KNOWN
AS 6538 BLACK HEAD ROAD AND LOCATED IN THE
15TH ELECTION DISTRICT, 6TH COUNCILMANIC DISTRICT.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 25022

DATE 1/11/03 ACCOUNT 001-006-6150

AMOUNT \$ 115.00

RECEIVED FROM: Courtesy Sullivan

FOR: Underground lot & Zoning verification

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Item # 552

DATA RECEIVED
Folio Receipt

BUSINESS: ACTUAL TIME
12/2003 11/2005 18:00:00

ALL USES WALKIN WHEEL MAN

RECEIPT # 12156 11/2005 01:12

DEPT 5 528 ZONING VERIFICATION

CR NO. 025022

Receipt Tot \$115.00

115.00 OK .00 OK

Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commissioner 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 #03-582-A

6538 Black Head Road

N/Side of Black Head Road, 290 feet west centerline of Crooks Road

15th Election District - 6th Councilmanic District

Legal Owner(s): James and Patricia Sullivan

Contract Purchaser: Courtney Sullivan

Variance: to permit a lot area of 0.3 acres in lieu of the required one (1) acre, to permit side yard setbacks of 8 feet and 10 feet in lieu of the required 35 feet, to permit an undersized lot and to approve any other variances deemed necessary by the Zoning Commissioner

Hearing(s): Monday, August 25, 2003 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

8/008 Aug 7

0619147

CERTIFICATE OF PUBLICATION

8/7/2003

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/7/2003

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

Date: AUG. 7, 2003

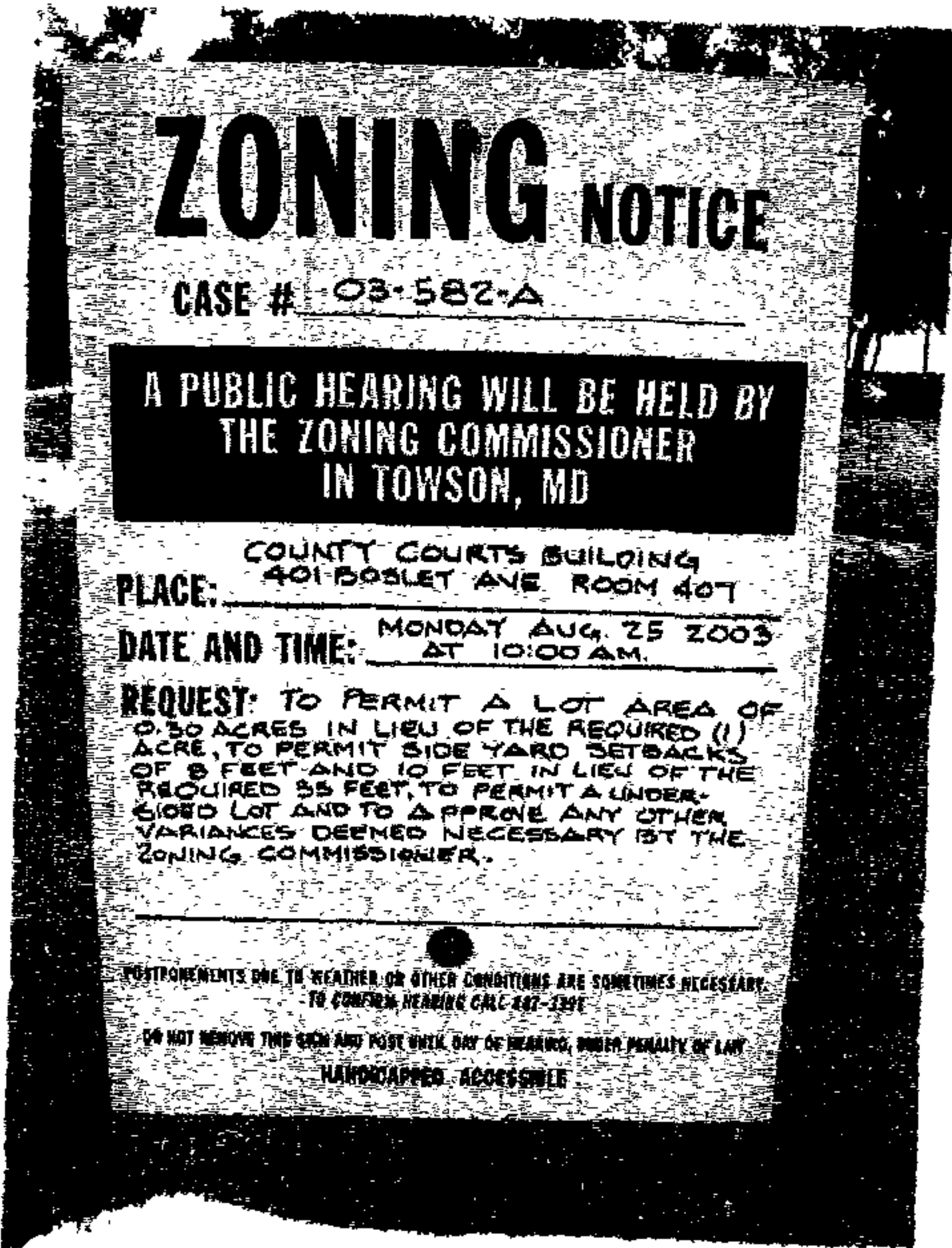
RE: Case Number: 03-582-A

Petitioner/Developer: COURTNEY SULLIVAN

Date of Hearing/Closing: AUG 25, 2003

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 6538 BLACKHEAD ROAD

The sign(s) were posted on AUG 7, 2003
(Month, Day, Year)



Charles E. Merritt
(Signature of Sign Poster)

Charles E. Merritt
9831 Magledt Road
Baltimore, MD 21234
410-665-5562



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

July 1, 2003

NOTICE OF ZONING HEARING

The Zoning Commissioner 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: 03-582-A

6538 Black Head Road

N/side of Black Head Road, 290 feet west centerline of Crooks Road

15th Election District – 6th Councilmanic District

Legal Owners: James and Patricia Sullivan

Contract Purchaser: Courtney Sullivan

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Hearings: Monday, August 25, 2003 at 10:00 a.m. in Room 407, County Courts Bldg., 401 Bosley Avenue

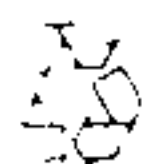
A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: James and Patricia Sullivan, 6536 Black Head Road, Baltimore 21220
Courtney Sullivan, 6536 Black Head Road, Baltimore 21220

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, AUGUST 9, 2003.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
Thursday, August 7, 2003 Issue - Jeffersonian

Please forward billing to:
Courtney Sullivan
6536 Black Head Road
Baltimore, MD 21220

410-335-8577

NOTICE OF ZONING HEARING

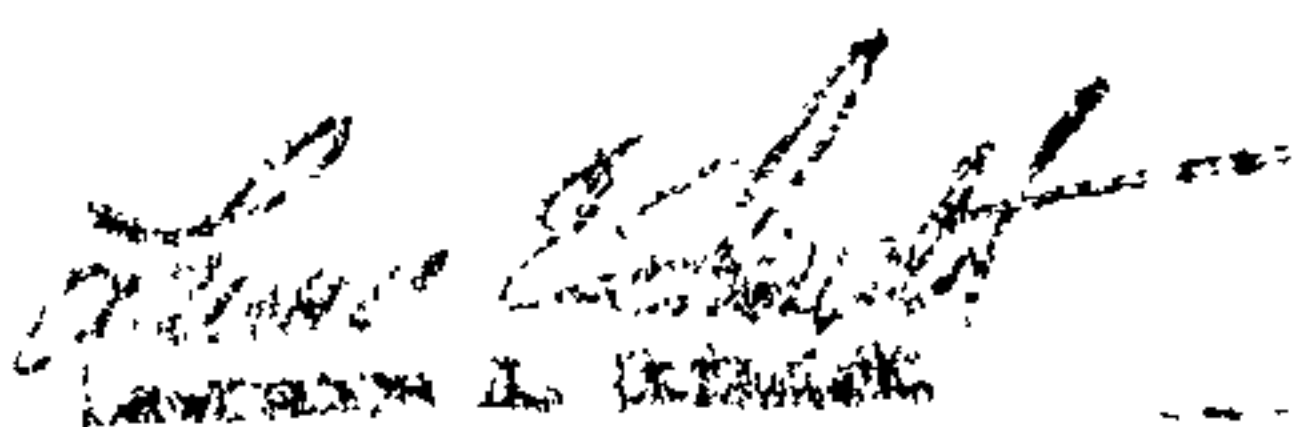
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 03-582-A

6538 Black Head Road
N/side of Black Head Road, 290 feet west centerline of Crooks Road
15th Election District – 6th Councilmanic District
Legal Owners: James and Patricia Sullivan
Contract Purchaser: Courtney Sullivan

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LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

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 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 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:

Item Number or Case Number: 03-582-A

Petitioner COURTNEY SULLIVAN

Address or Location: 6536 BLACK HEAD ROAD BALTIMORE, MD 21220

PLEASE FORWARD ADVERTISING BILL TO:

Name COURTNEY SULLIVAN

Address 6536 BLACK HEAD ROAD

BALTIMORE, MD 21220

Telephone Number: 410.335.8577

Revised 2/20/98 - SCJ



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 22, 2003

Mr. James Sullivan
6536 Black Head Road
Baltimore, MD 21220

Dear Mr. Sullivan

RE: Case Number:03-582-A, 6538 Black Head Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 11, 2003.

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.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: rlh

Enclosures:

C People's Counsel
Courtney Sullivan, 6536 Black Head Road, Baltimore, Md 21220

Visit the County's Website at www.baltimorecountyonline.info



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on Recycled Paper



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

July 2, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: June 30, 2003

Item No.: 581 & 582

Dear Ms. Hart:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Marshal's Office has no comments at this time.

LIEUTENANT JIM MEZICK
Fire Marshal's Office
PHONE 887-4881
MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: R. Bruce Seeley *RBS KTS*

DATE: August 7, 2003

SUBJECT: Zoning Item 582
Address 6538 Black Head Road/(James Sullivan Property)

Zoning Advisory Committee Meeting of June 30, 2003

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

_____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Reviewer: Keith Kelley

Date: July 28, 2003

9/4/03
R. Seeley

lip
8/26

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: July 9, 2003

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: 6338 Black Head Road

INFORMATION:

Item Number: 03-582

Petitioner: James Sullivan

Zoning: RC 2

Requested Action: Variance

RECEIVED

JUL 11 2003

ZONING COMMISSIONER

SUMMARY OF RECOMMENDATIONS:

The Office of Planning recommends that the petitioner's request to permit two undersized lots of 13,300 square feet in lieu of the minimum required 1 acre in a RC 2 zone be **DENIED**.

Prepared by:

Mae H. Cunniff

Section Chief:

Kathy Schlebach

AFK/LL:MAC:

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: September 5, 2003

FROM: Robert W. Bowling, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For July 7, 2003
Item No. 582

The Bureau of Development Plans Review has reviewed the subject-zoning item.

The flood protection elevation for this site is 11.2 feet.

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot above the floodplain elevation in all construction.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

The building engineer shall require a permit for this project.

The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with requirement of *B.O.C.A. International Building Code* adopted by Baltimore County.

RWB:CEN:jrb

cc: File

RE: PETITION FOR VARIANCE * BEFORE THE
6538 Black Head Road; N/side Black Head *
Road, 290' W c/line Crokks Road * ZONING COMMISSIONER
15th Election & 6th Councilmanic Districts
Legal Owner(s): James and Patricia Sullivan * FOR
Contract Purchaser(s): Courtney Sullivan
Petitioner(s) * BALTIMORE COUNTY
* 03-582-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel 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/ documentation filed in the case.

RECEIVED

JUL 03 2003

Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO

Deputy People's Counsel

Old Courthouse, Room 47

400 Washington Avenue

Towson, MD 21204

(410) 887-2188

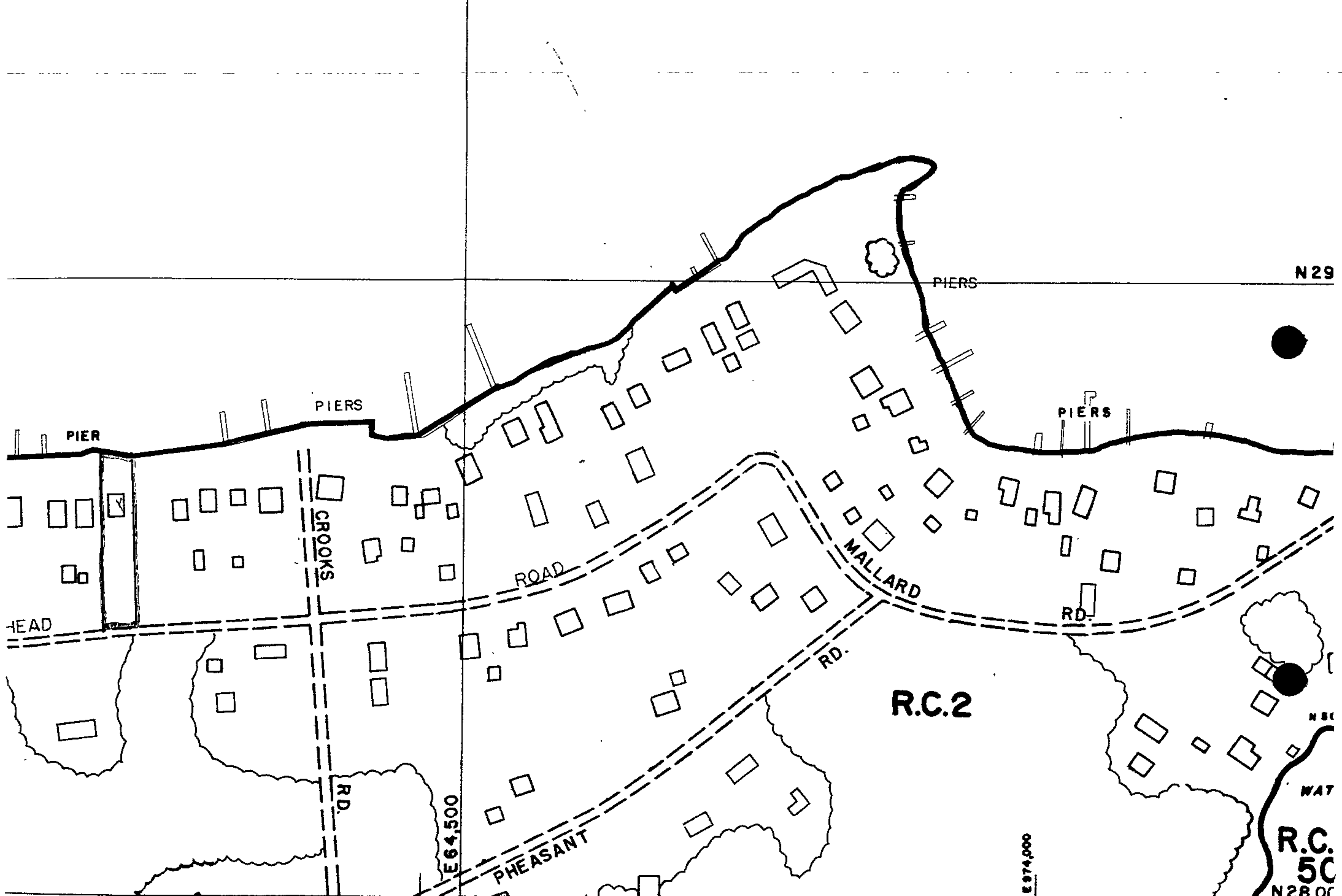
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 3rd day of July, 2003, a copy of the foregoing Entry of Appearance was mailed to, James & Patricia Sullivan, 6538 Black Head Road, Baltimore, MD 21220, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County



N29

HEAD

PIER

PIERS

PIERS

PIERS

CROOKS

ROAD

MALLARD

RD.

RD.

RD.

E64,500

PHEASANT

R.C.2

E974,000

N 29

WAT

R.C. 50

N28,00

SCALE

1" = 200' ±

LOCATION

SHEET

BIRD RIVER

N.E.

8-K

ING

#582

DATE

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 6538 BLACK HEAD RD

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

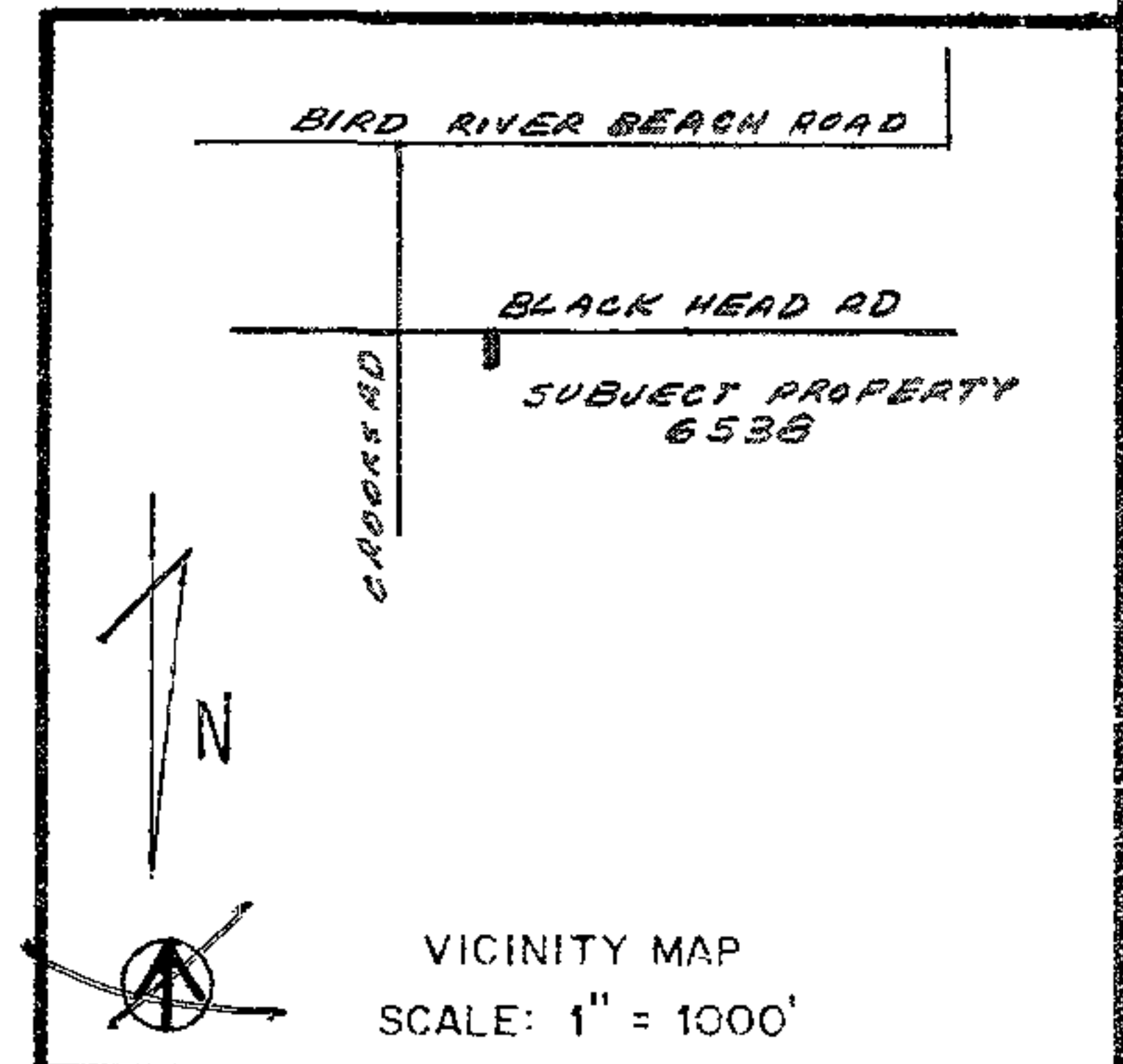
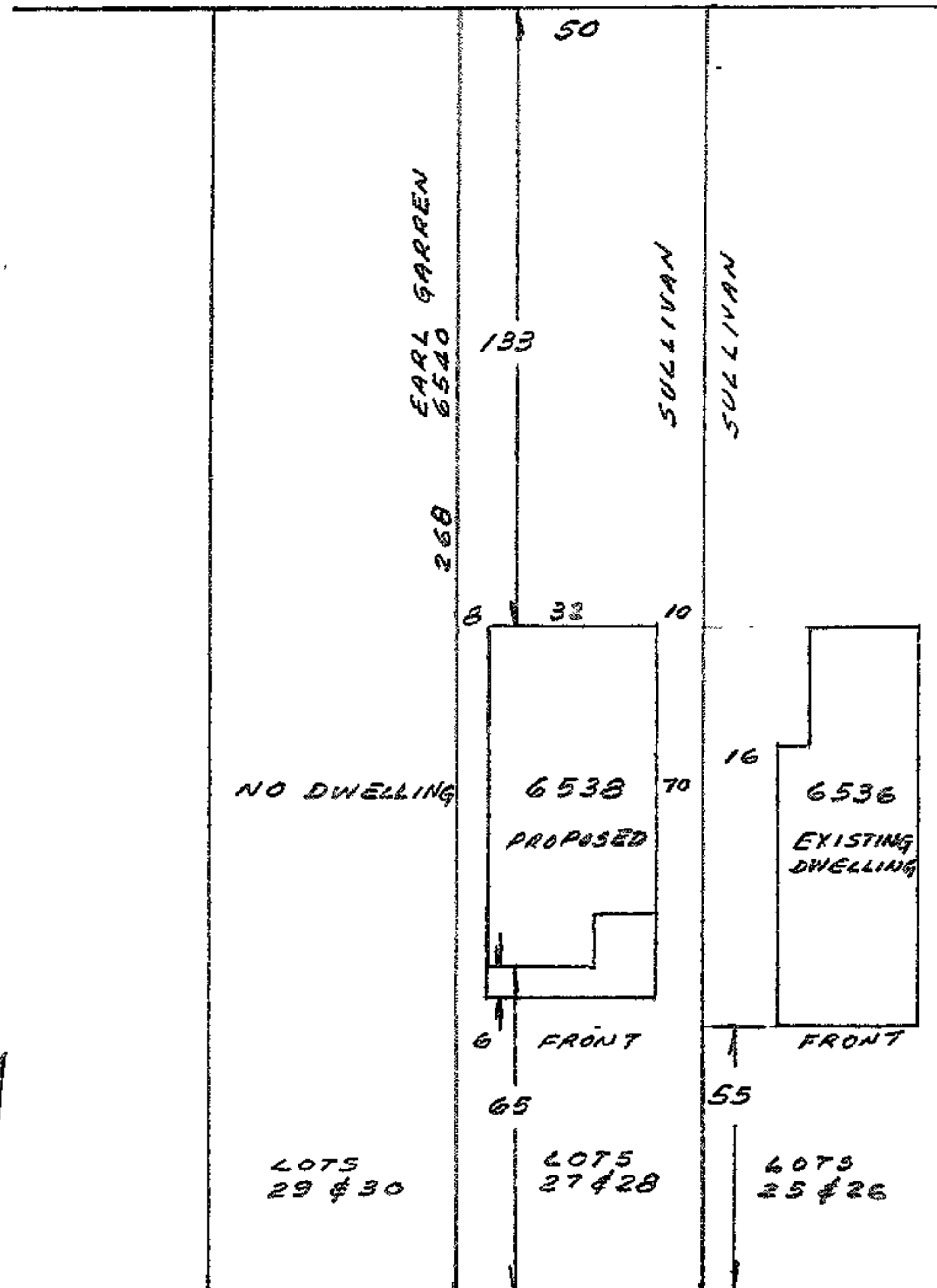
SUBDIVISION NAME BIRD RIVER BEACH

WPC
PLAT BOOK # 7 FOLIO # 70 LOT # 28 SECTION # 27

OWNER JAMES SULLIVAN
PATRICIA SULLIVAN

270' TO $\frac{1}{2}$ OF CROOKS RD

BLACK HEAD RD



LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 6

1" = 200' SCALE MAP # NE 8-K

ZONING RC-2

LOT SIZE .3 ACRES 13,300 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☐	☒
WATER	☐	☒

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☒	☐

	YES	NO
100 YEAR FLOOD PLAIN	☒	☐

	YES	NO
HISTORIC PROPERTY/ BUILDING	☐	☒

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

BR

582

03-582-A

PREPARED BY JBS

SCALE OF DRAWING: 1" = 50'