

IN RE: PETITION FOR ADMIN. VARIANCE  
SW/Corner of Hickory Hill Road and  
Hickory Meadow Road  
8th Election District  
3rd Councilmanic District  
(10 Hickory Hill Road)

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 05-012-A

Hrachik Bostwick  
*Petitioner*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, Hrachik Bostwick. The variance request is for property located at 10 Hickory Hill Road in the Cockeysville area of Baltimore County. The variance request is from Section 1B02.3.B (202.3 1966 Regs.) of the Baltimore County Zoning Regulations, to permit an addition with a 44 ft. street setback and 71 ft. to the centerline of street in lieu of the required 50 ft. and 75 ft. respectively. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on July 16, 2004, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: ZAC comments submitted by the Department of Environmental Protection & Resource Management (DEPRM) dated July 22, 2004, a copy of which is attached hereto and made a part hereto.

Applicable Law

ORDER RECEIVED FROM FILED  
Date 8/20/04  
By [Signature]

Section 307 of the B.C.Z.R. – *Variances*.

“The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance.”

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. 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 Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 20 day of August, 2004, that a variance from Section 1B02.3.B (202.3 1966 Regs.) of the Baltimore County Zoning Regulations, to permit an addition with a 44 ft. street

ORDER RECEIVED FOR FILING

Date

By

8/20/04

Ray

setback and 71 ft. to the centerline of street in lieu of the required 50 ft. and 75 ft. respectively, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner would be required to return, and be responsible for returning said property to its original condition;
2. Compliance with the ZAC comments submitted by DEPRM dated July 22, 2004, a copy of which is attached hereto and made a part hereof; and
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

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

  
JOHN V. MURPHY  
DEPUTY ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR FILING  
Date 8/20/04  
By Raj

## **Zoning Commissioner**

Suite 405, County Courts Building  
401 Bosley Avenue  
Towson, Maryland 21204  
Tel: 410-887-3868 • Fax: 410-887-3468



## **Baltimore County**

*James T. Smith, Jr., County Executive*  
*Lawrence E. Schmidt, Zoning Commissioner*

August 19, 2004

Mr. Hrachik Bostwick  
10 Hickory Hill Road  
Cockeysville, Maryland 21030

Re: Petition for Administrative Variance  
Case No. 05-012-A  
Property: 10 Hickory Hill Road

Dear Mr. Bostwick:

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative 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 "John V. Murphy".

John V. Murphy  
Deputy Zoning Commissioner

JVM:raj  
Enclosure

c: Thomas H. Bostwick  
317 E. Timonium Road  
Timonium, MD 21093

Visit the County's Website at [www.baltimorecountyonline.info](http://www.baltimorecountyonline.info)





# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 10 HICKORY HILL ROAD  
which is presently zoned RC 4 + R.C.S

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3B. (202.3 1966 REGS)

TO PERMIT AN ADDITION WITH A 44' SIDE STREET SETBACK AND 71'  
TO THE CENTERLINE OF STREET IN LIEU OF THE REQUIRED 50' AND 75'  
RESPECTIVELY.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.  
I, or we, agree to pay expenses of above Variance, 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.

I/We do 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 Petition.

## Contract Purchaser/Lessee:

Name - Type or Print \_\_\_\_\_

Signature \_\_\_\_\_

Address \_\_\_\_\_ Telephone No. \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

## Attorney For Petitioner:

Name - Type or Print \_\_\_\_\_ City \_\_\_\_\_

Signature \_\_\_\_\_

Company \_\_\_\_\_

Address \_\_\_\_\_ Telephone No. \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

## Legal Owner(s):

HRACHIK BOSTWICK

Name - Type or Print \_\_\_\_\_

Signature HRACHIK BOSTWICK

Name - Type or Print \_\_\_\_\_

Signature \_\_\_\_\_

10 HICKORY HILL ROAD (410) 252-7452

Address \_\_\_\_\_ Telephone No. \_\_\_\_\_

COCKEYSVILLE, MD 21030

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

## Representative to be Contacted:

THOMAS H. BOSTWICK (410) 252-5330

Name \_\_\_\_\_

317 EAST TIMONIUM ROAD

Address \_\_\_\_\_ Telephone No. \_\_\_\_\_

TIMONIUM, MD 21093

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Zoning Commissioner of Baltimore County

CASE NO. 05-012-A

Reviewed By D. THOMPSON Date 7/8/04

Estimated Posting Date 7/18/04

REV 9/15/98

ORDER RECEIVED FOR FILING  
Date 7/20/04  
By [Signature]

# Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

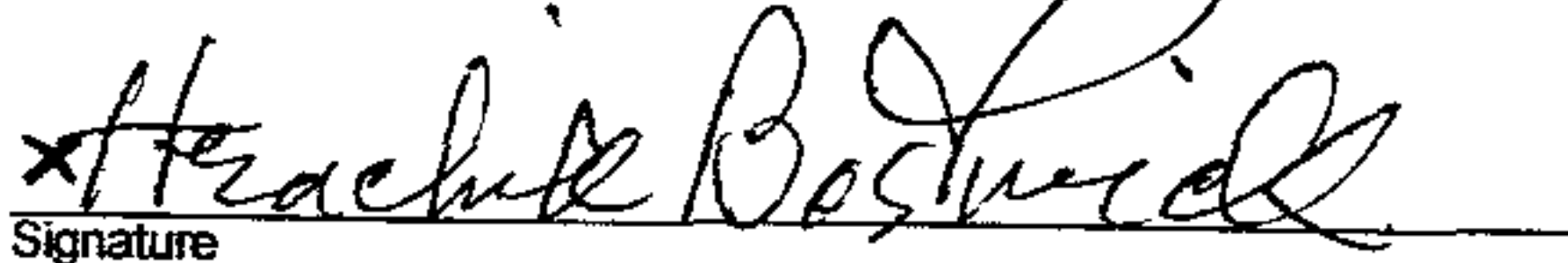
That the Affiant(s) does/do presently reside at

10 HICKORY HILL ROAD  
Address  
COCKEYSVILLE, MD 21030  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

The affiant has resided in a single family, rancher-style, dwelling on the subject property for the past 35 years. The homes in the "Hickory Meadow" development, including affiant's home, were constructed in the late 1960's, each uniquely different from the other in terms of lot size, home size, home structure, and home placement on lot. Over the years, a number of residences have been updated or enlarged with additions, decks, pools, tennis courts, etc. Presently, affiant desires to construct a two-story 34' wide (the width of the existing dwelling) x 22' long addition, extending the north side of the home, facing Hickory Meadow Road. A variance is requested because the north side of the lot has a building setback line of 50 feet. There is also a County right-of-way easement of 15 feet, for a total of 65 feet. The construction of the addition will result in an overage to the setback line of only 7 feet. Moving the addition to another area of the lot would pose significant practical difficulty on affiant. Any other location on affiant's lot would unreasonably prevent use of the property for a permitted purpose, and would also unnecessarily and negatively impact the aesthetics of the home and the property. It should also be noted that in addition to the 50-foot setback, there is also the approximately 30-foot-wide road constituting Hickory Meadow Road. The nearest house to affiant's proposed addition is located at 10 Hickory Meadow Road, across the street, and is another 75 feet back from that property, for a total of approximately 150 feet. That neighbor has been contacted and supports affiant's request for a variance. Granting the requested variance would result in the spirit of the setback requirement being observed, while also posing no adverse effect to any other persons, the public safety and welfare.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

  
Signature

HRACHIK BOSTWICK  
Name - Type or Print

Signature

Name - Type or Print

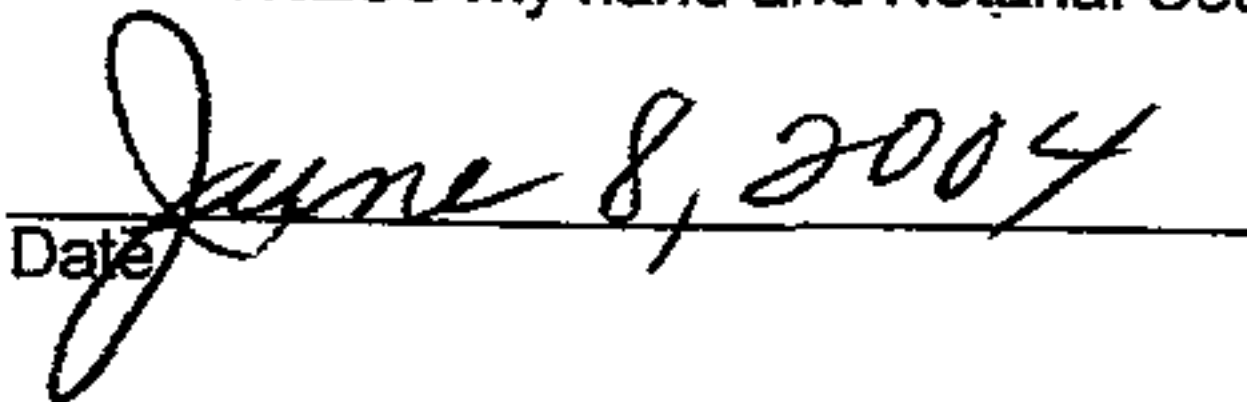
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

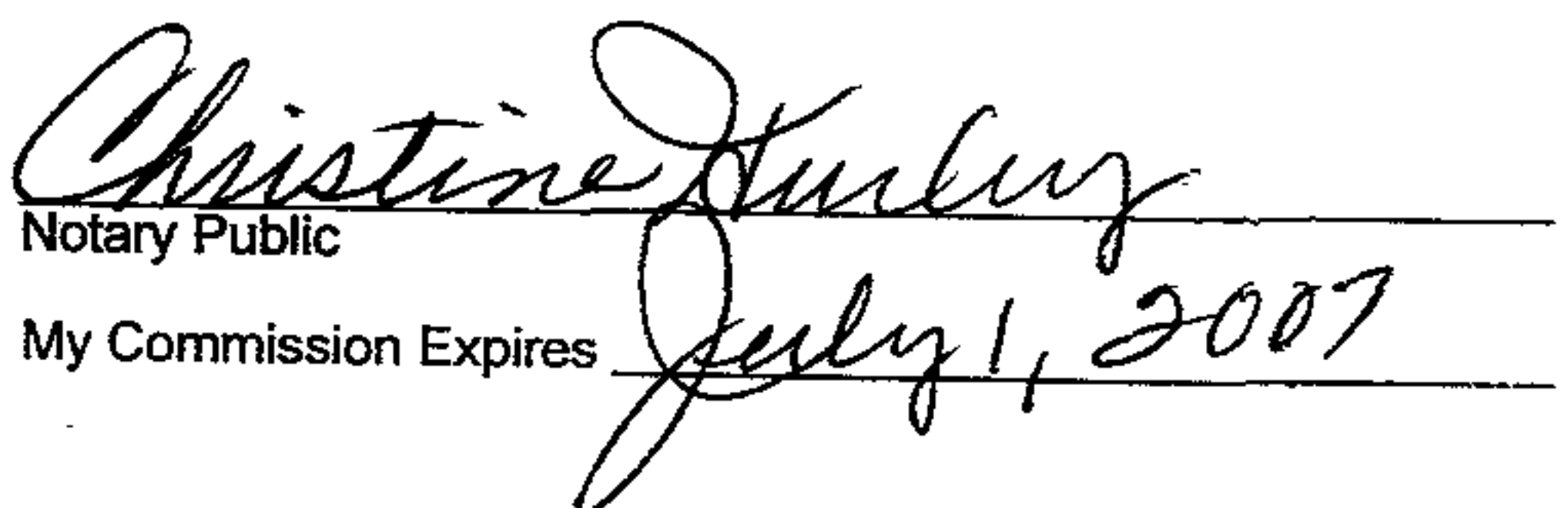
I HEREBY CERTIFY, this 8th day of JUNE, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

HRACHIK BOSTWICK

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

  
Date

  
Notary Public  
My Commission Expires July 1, 2007

## **Zoning Description for: 10 Hickory Hill Road**

**Beginning at a point on the west side of Hickory Hill Road and adjacent to the south side of Hickory Meadow Road, with a drainage and utility easement of 10 feet on the west, north, and east sides of the property line, and a building setback line of 50 feet on the north and east sides of the property line. Being Lot #5, Block A, in the subdivision of "Hickory Meadow" as recorded in Baltimore County Plat Book #31, Folio 125, containing 1.33 acres. Also known as 10 Hickory Hill Road and located in the Eighth Election District, Third Councilmanic District.**

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 39152

DATE

7/8/04

ACCOUNT

0010066150

AMOUNT \$

65.00

RECEIVED FROM:

MRS. + MRS. BOOTHICK

FOR:

ITEM # 012 05-012-A

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

10 HICKORY HILL RD. BY D THOMPSON

PAID RECEIPT

BUSINESS ACTUAL TIME

7/08/2004 7/08/2004 10:27:05

650 HICKORY HILL LPT LPT

RECEIPT # 272104 7/08/2004

WPT 5 528 ZINING VERIFICATION

35 INT. 039152

Receipt Tot

\$65.00

1.00 CK

\$65.00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

# CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS

Date July 20, 2004

RE: Case Number 05-012-A

Petitioner/Developer BOSTWICK

Date of Hearing/Closing AUGUST 2, 2004

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 10 HICKORY HILL ROAD

The sign(s) were posted on

JULY 16, 2004

## ZONING NOTICE ADMINISTRATIVE VARIANCE

CASE # 05-012-A  
TO PERMIT AN ADDITION WITH A 44 FOOT  
SIDE STREET SETBACK AND 71 FEET TO  
THE CENTERLINE OF STREET IN LIEU OF  
THE REQUIRED 50 FEET AND 75 FEET  
RESPECTIVELY.  
10 HICKORY HILL RD.

### PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE  
AN ELIGIBLE INDIVIDUAL OR GROUP MAY  
REQUEST A PUBLIC HEARING CONCERNING  
THE PROPOSED VARIANCE, PROVIDED IT  
IS DONE IN THE ZONING OFFICE BEFORE  
4:30 p.m. ON MON. AUGUST 2, 2004.  
ADDITIONAL INFORMATION IS AVAILABLE AT  
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT  
311 W. CRESWELL AVE.  
LONDON, MD 21764 TEL. 887-3391

SEEKING IS BEHIND 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 Code of Sign Poster)

410-666-5366  
(Telephone Number of Sign Poster)

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 05- 012 -A Address 10 HICKORY HILL RD.  
Contact Person: DONNA THOMPSON Phone Number: 410-887-3391  
Planner, Please Print Your Name  
Filing Date: 7/8/04 Posting Date: 7/18/04 Closing Date: 8/2/04

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

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

**Petitioner: This Part of the Form is for the Sign Poster Only**

**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**

Case Number 05- 012 -A Address 10 HICKORY HILL RD.  
Petitioner's Name BOSTWICK Telephone 410-252-7452  
Posting Date: 7/18/04 Closing Date: 8/2/04  
Wording for Sign: To Permit AN ADDITION WITH A 44' SIDE STREET SETBACK AND  
71' TO THE CENTERLINE OF STREET IN lieu OF THE REQUIRED 50' AND  
75' RESPECTIVELY.

**Department of Permits and  
Development Management**

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



**Baltimore County**

*James T. Smith, Jr., County Executive*  
*Timothy M. Kotroco, Director*

August 2, 2004

Hrachik Bostwick  
10 Hickory Hill Road  
Cockeysville, Maryland 21030

Dear Mr. Bostwick:

RE: Case Number:05-012-A, 10 Hickory Hill Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 8, 2004.

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.", is written over the typed name.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel  
Thomas Bostwick 317 East Timonium Road Timonium 21093

Visit the County's Website at [www.baltimorecountyonline.info](http://www.baltimorecountyonline.info)



## Fire Department

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



## Baltimore County

*James T. Smith, Jr., County Executive*  
*John J. Hohman, Chief*

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

July 19, 2004

ATTENTION: Kristen Mathews

Distribution Meeting of: July 19, 2004

Item No.: 001, 003-016

Dear Ms. Mathews:

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.

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

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

c: File

Robert L. Ehrlich, Jr., *Governor*  
Michael S. Steele, *Lt. Governor*



Robert L. Flanagan, *Secretary*  
Neil J. Pedersen, *Administrator*

Maryland Department of Transportation

Date: 7.16.04

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

RE: Baltimore County  
Item No. 012 DT

Dear Ms. Matthews:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Steven D. Foster, Acting Chief  
Engineering Access Permits Division

AN  
8/2

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

RECEIVED

AUG 11 2004

ZONING COMMISSIONER

TO: Tim Kotroco  
FROM: John D. Oltman, Jr  
DATE: July 22, 2004, 2004  
SUBJECT: Zoning Item # 05- 012  
Address 10 Hickory Hill Road

Zoning Advisory Committee Meeting of July 19, 2004.

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

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

Groundwater Management Comments:

The addition must be a minimum of 20 feet to the septic area and 30 feet to the well area. An inspection of the well and septic may be required prior to building permit approval.

Agricultural Preservation Comments:

Provide the percent of impermeable surfaces for the RC-4 zoned portion. That portion must stay below the 10% threshold.

Reviewer: Sue Farinetti; Wally Lippincott Date: July 22, 2004, 2004

S:\Devcoord\ZAC SHELL 11-20-03.doc

ORDER RECEIVED FOR FILING

Date 8/20/04

By Ray

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** July 23, 2004

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

**SUBJECT:** Zoning Advisory Petition(s): **Case(s) 5-012 and 5-13**  
**Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

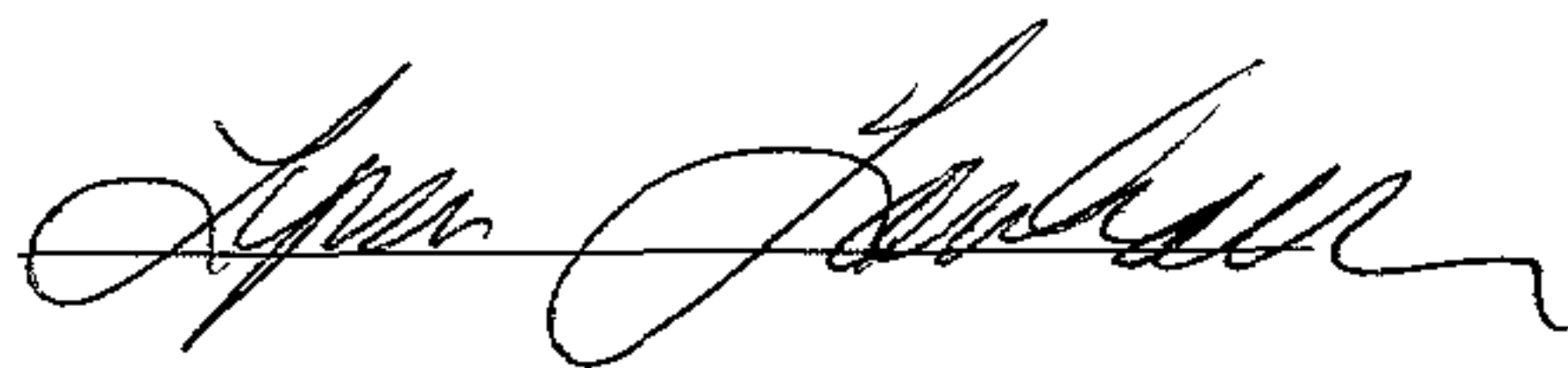
**Prepared By:**



RECEIVED

JUL 26 2004

**Division Chief:**



ZONING COMMISSIONER

MAC/LL

**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

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

**DATE:** July 23, 2004

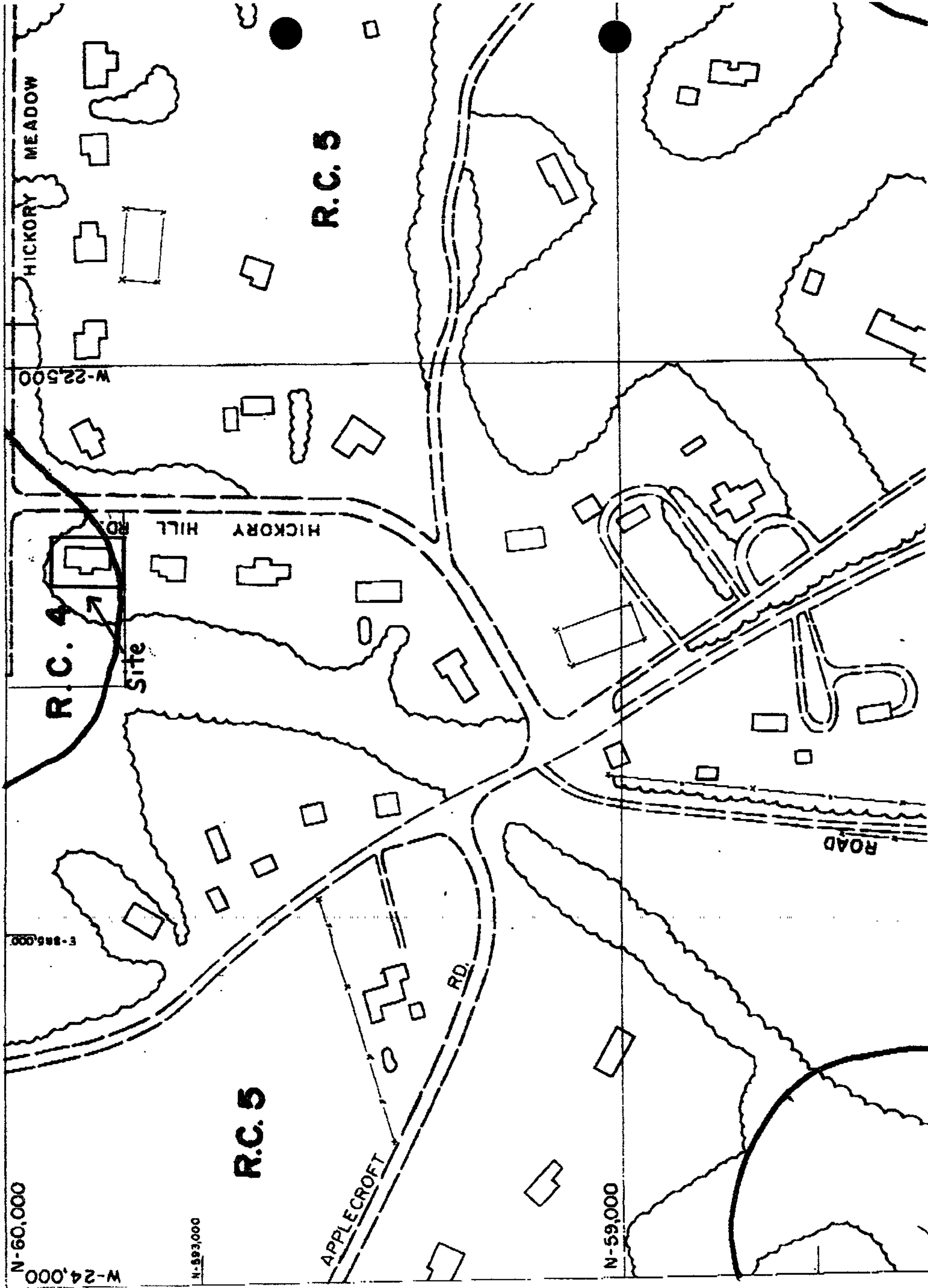
**FROM:**  Robert W. Bowling, Supervisor  
Bureau of Development Plans  
Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For July 26, 2003  
Item Nos. 001, 003, 004, 005, 006,  
007, 008, 009, 010, 012, 013, 014,  
015, and 016

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

RWB:CEN:jrb

cc: File



# PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

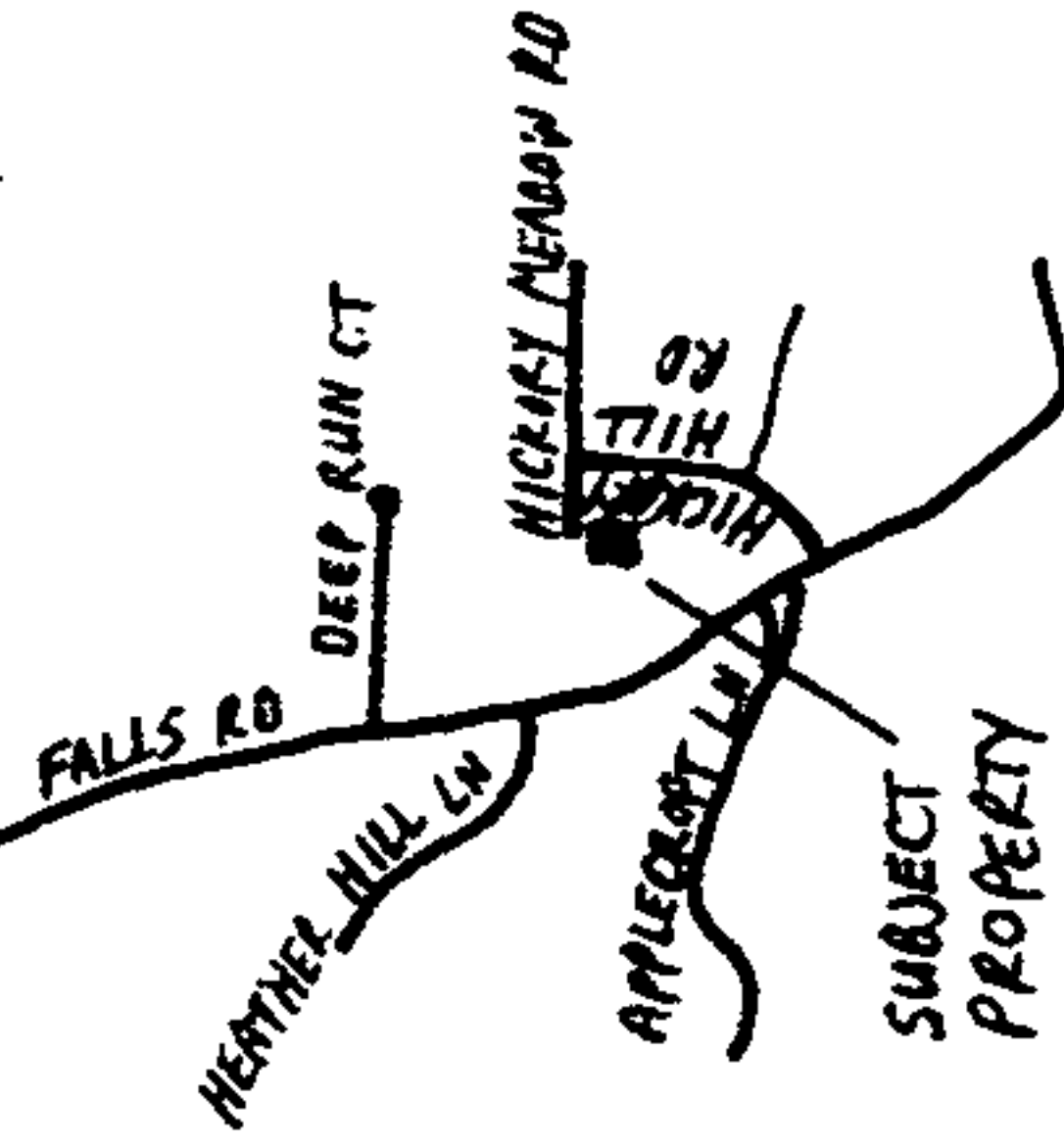
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

PROPERTY ADDRESS 10 HICKORY HILL ROAD

SUBDIVISION NAME HICKORY MEADOW

PLAT BOOK # 31 FOLIO # 125 LOT # 5 SECTION #

OWNER HRACHIK BOSTWICK

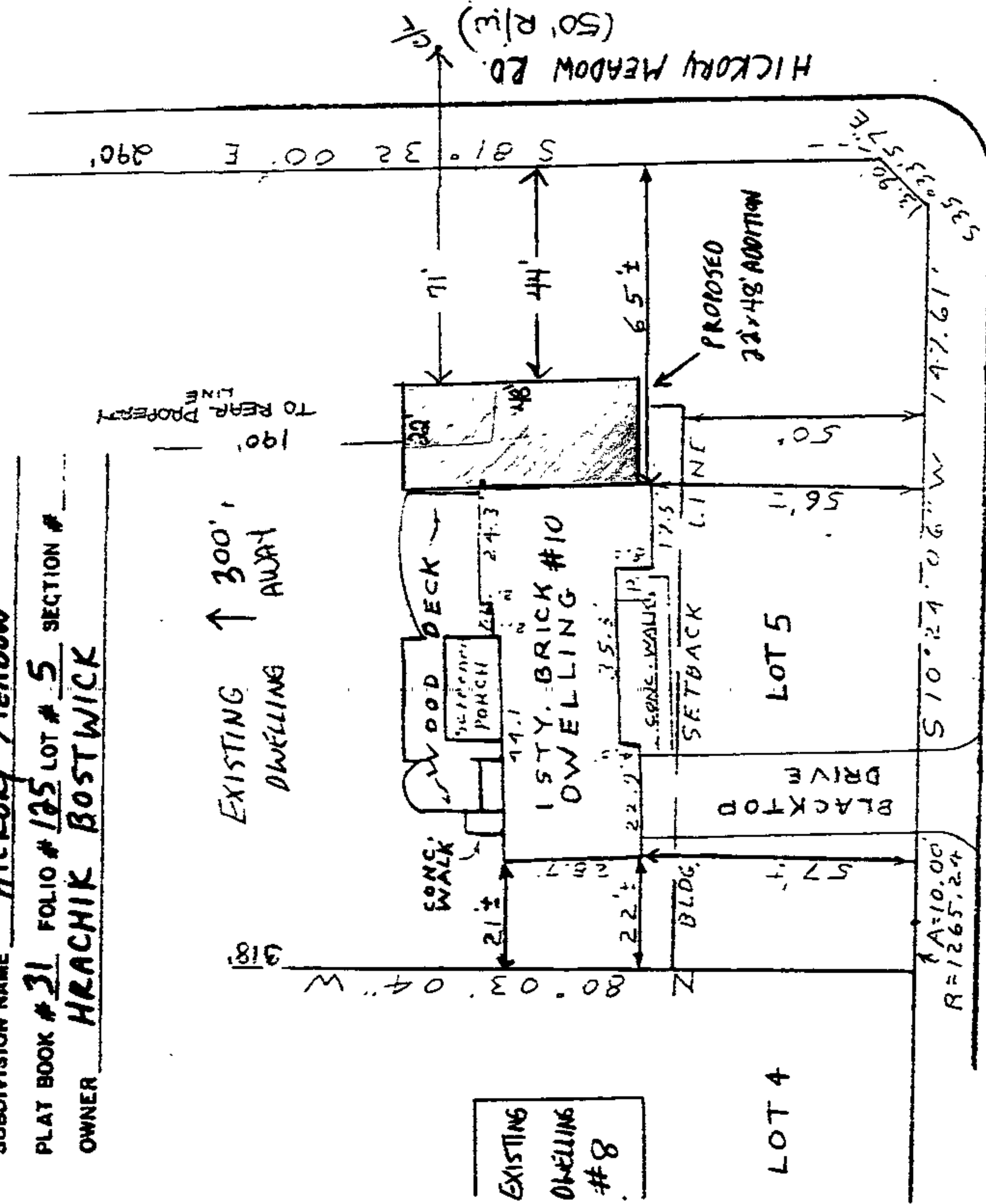


VICINITY MAP  
SCALE: 1" = 1000'

**LOCATION INFORMATION**  
 ELECTION DISTRICT **8**  
 COUNCILMANIC DISTRICT **3**  
 1"=200' SCALE MAP # **NW 15 D**  
 ZONING **R.C. 4 + R.C. 5**  
 LOT SIZE **1.33**  
 ACRES **1.33**  
 SQUARE FEET  
 SEWER ☐ PUBLIC ☒ PRIVATE ☒  
 WATER ☐ ☒  
 CHESAPEAKE BAY CRITICAL AREA YES ☐ NO ☒  
 100 YEAR FLOOD PLAIN YES ☐ NO ☒  
 HISTORIC PROPERTY/BUILDING YES ☐ NO ☒  
 PRIOR ZONING HEARING **NONE**

ZONING OFFICE USE ONLY  
 REVIEWED BY ITEM # CASE #

D. Thompson 012 05-012-A



NORTH

PREPARED BY THOMAS H. BOSTWICK SCALE OF DRAWING: 1" = 40 ft.

addition 1056 s.f.

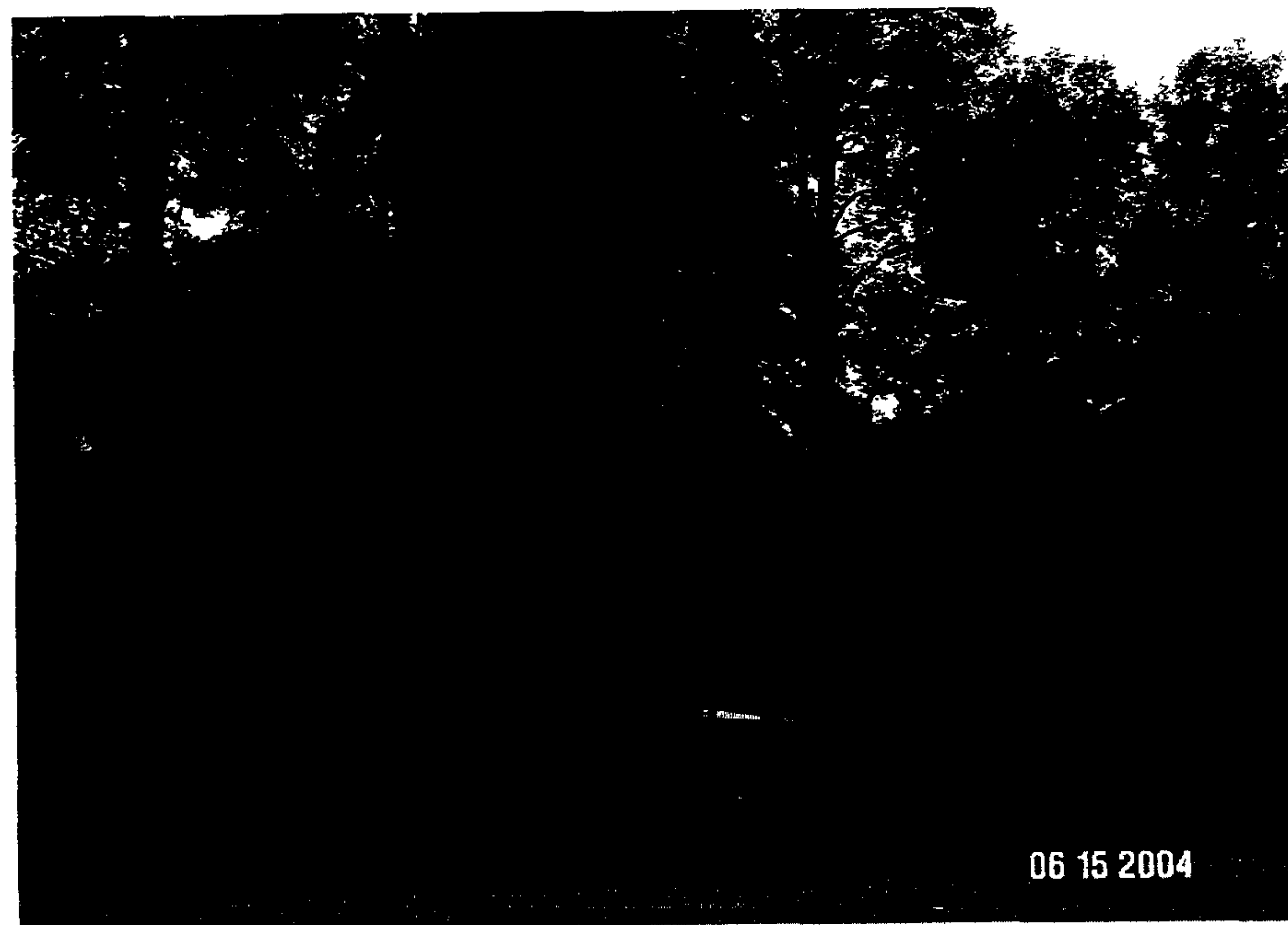
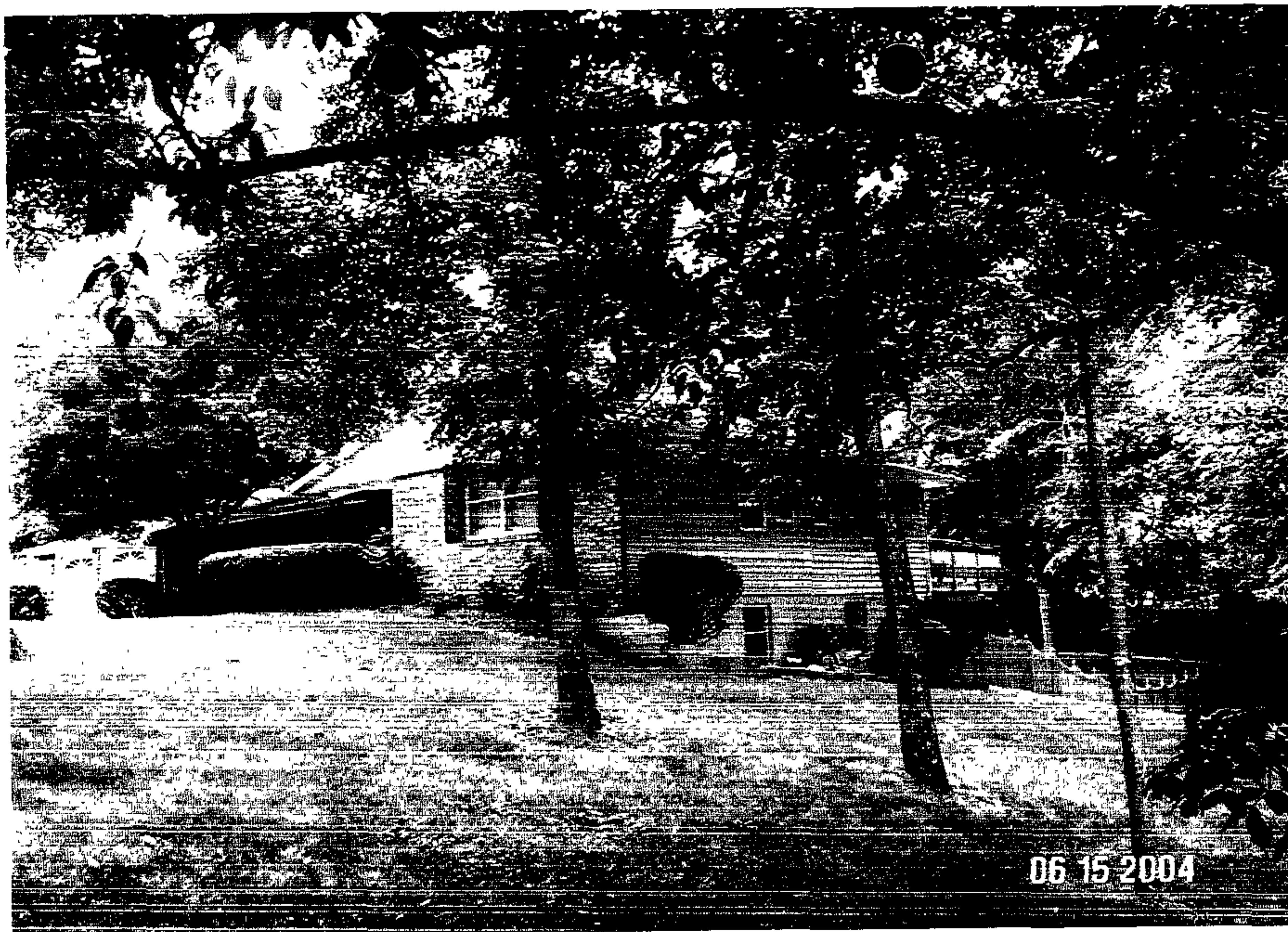
home 2 28 x 75 = 2100 s.f.

2156 s.f.

1.33 acre = 57,190 s.f.

5.5% cover ok

*Handwritten signature and number 133*



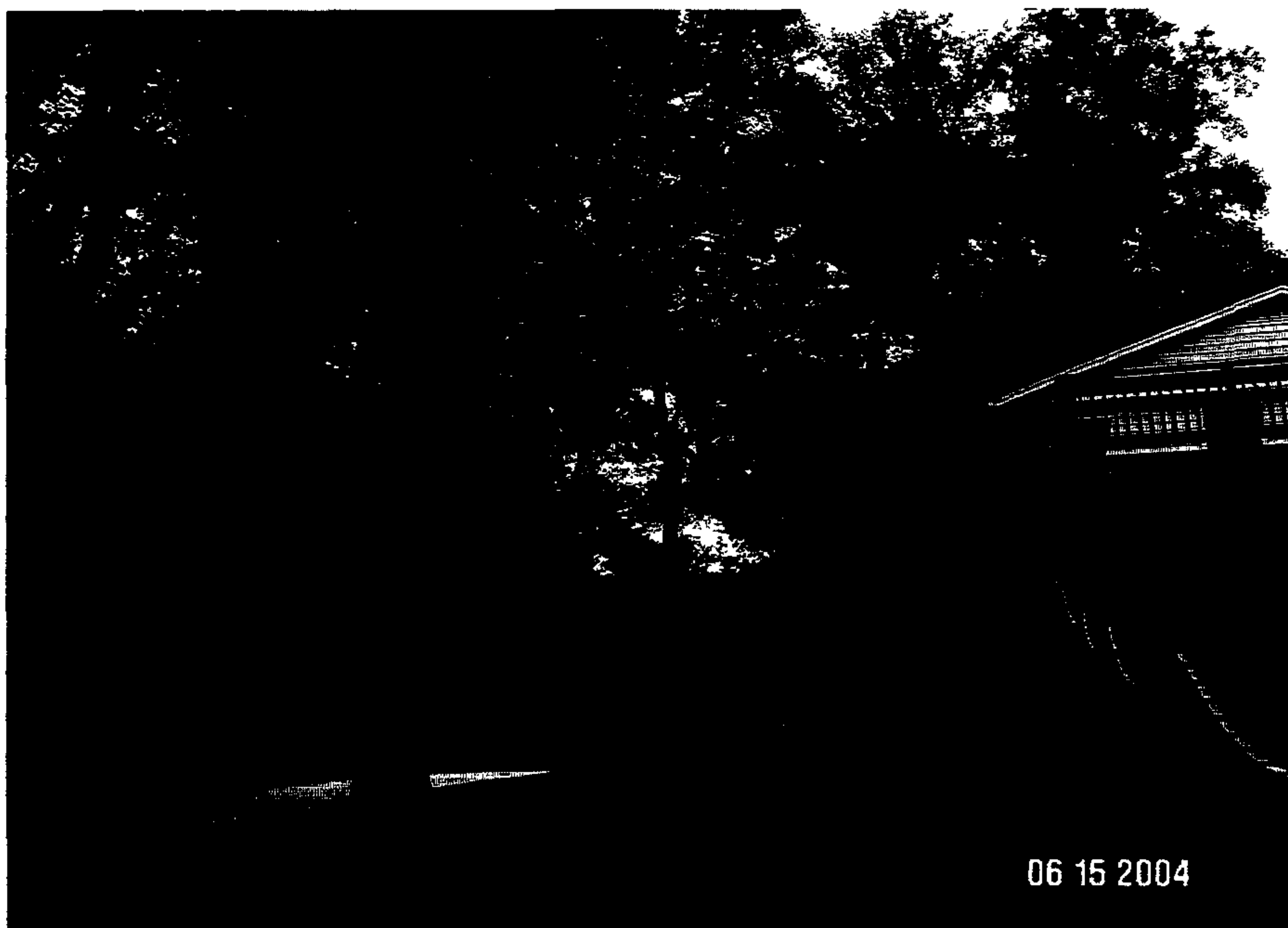
05-012-A



05-012-A

06 15 2004

05-012-A



05-012-A