

IN RE: PETITION FOR ADMIN. VARIANCE
SW/S of Sea Horse Court, 330 ft. S
Green Cove Road
15th Election District
7th Councilmanic District
(9311 Sea Horse Court)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-118-A

Stacie A. & Richard D. Henderson, II
Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Stacie A. and Richard D. Henderson, II. The variance request is for property located at 9311 Sea Horse Court in the Edgemere area of Baltimore County. The variance is requested from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an open projection (proposed deck) in the rear yard with a 14 ft. rear yard setback in lieu of the required 22 ½ ft. and to amend the Final Development Plan for "Beachwood Estates", Lot #429. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on September 12, 2004, 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 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

RECEIVED FOR FILING

10/18/04

Raj

compliance with the B.C.Z.R. 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 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 18 day of October, 2004, that a variance from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an open projection (proposed deck) in the rear yard with a 14 ft. rear yard setback in lieu of the required 22 ½ ft. and to amend the Final Development Plan for "Beachwood Estates", Lot #429, be and is hereby GRANTED, subject, however, to the following restriction which is a condition 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;

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 PLUMBING
Date 10/18/04
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

October 18, 2004

Mr. & Mrs. Richard D. Henderson, II
9311 Sea Horse Court
Edgemere, Maryland 21219

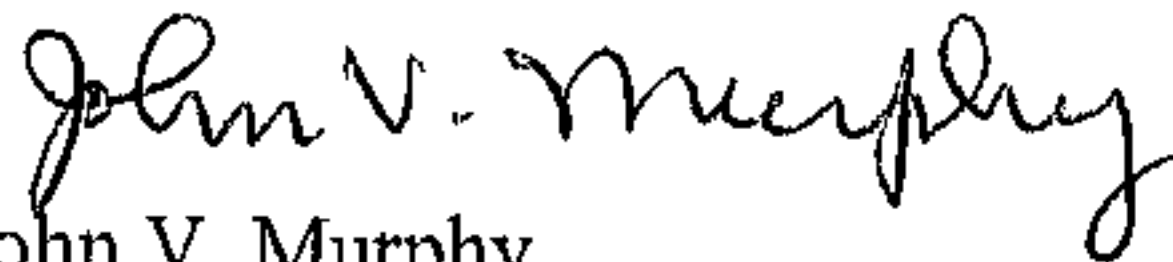
Re: Petition for Administrative Variance
Case No. 05-118-A
Property: 9311 Sea Horse Court

Dear Mr. & Mrs. Henderson:

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,


John V. Murphy
Deputy Zoning Commissioner

JVM:raj.
Enclosure

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



ORIGINAL KEEP IN FILE FLOO CBCA



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 9311 Sea Horse Ct., Edgemere, MD
which is presently zoned DR 3.5

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) 1301.2.C.1.b AND 303.1 BCZR TO PERMIT AN OPEN PROJECTION (PROPOSED DECK) IN REAR YARD WITH A 14 FT. REAR YARD SETBACK IN LIEU OF THE REQUIRED 22 1/2 FT. AND TO AMEND THE FINAL DEVELOPMENT PLAN FOR BEACHWOOD ESTATES LOT # 429

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

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 10/25/01 day of October 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):

Name - Type or Print

Signature

STACIE A. HENDERSON

Name - Type or Print

Stacie Henderson

Signature

9311 Sea Horse Ct.

Address

Edgemere

City

MD

State

21219

Zip Code

Representative to be Contacted:

Name

Address

City

State

Telephone No.

Zip Code

Zoning Commissioner of Baltimore County

Reviewed By JL

Date

9/01/04

Estimated Posting Date

9/12/04

CASE NO. 05 118 A

RECEIVED 10/25/01

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 9311 Sea Horse Ct.
Address
Edgemore MD 21219
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 Following are why we would like the zoning change:
1. Currently our house is set to the East side of the property line 19 feet off the East property line & 30 feet off the North property line.
 2. We would like to have a deck deeper than 11 feet. Would like to make our deck 16 feet off the property line. This only leaves us 14 feet from the property line.
 3. Our property is in the shape of a pie due to the home built setting the home to the one side, it is very close to the North & East prop. lines.

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]
Signature

Richard D Henderson JR
Name - Type or Print

Stacie Henderson
Signature

Stacie A Henderson
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1ST day of September, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

X Richard D Henderson JR X Stacie A Henderson
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

X Mark Novakowski
Notary Public

My Commission Expires 6-1-2007

SEAL

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 9311 Sea Horse Ct.
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City State Zip Code

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- The Following are why we would like the zoning change:
1. Currently our house is set to the East side of the property line 19 feet off the East property line of 30 feet. of the North property line.
 2. We would like to have a deck deeper than 1 foot. Would like to make our deck 16 feet off the property line. This only leaves us 14 feet. From the property line.
 3. Our property is in the shape of a pie due to the home built setting the home to the one side, it is very close to the North & East prop. lines.

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]
Signature
Richard D Henderson II
Name - Type or Print

[Signature]
Signature
Stacie A Henderson
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15th day of September, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

x Richard D. Henderson II x Stacie Henderson
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public

My Commission Expires 6-1-2007

SEAL



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 9311 Sea Horse Ct., Edgemere, MD
which is presently zoned DR 3.5

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) 1 B01, 2. C. 1. b AND 303.1 BCCR TO PERMIT AN OPEN PROJECTION (PROPOSED DECK) IN REAR YARD WITH A 14 FT. REAR YARD SETBACK IN LIEU OF THE REQUIRED 22 1/2 FT. AND TO AMEND THE FINAL DEVELOPMENT PLAN FOR BEACHWOOD ESTATES LOT # 429

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 _____
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):

Richard A. Henderson II
Name - Type or Print _____
Signature _____
STACIE A. HENDERSON
Name - Type or Print _____
Signature _____
9311 Sea Horse Ct. (410) 536-1077 W
Address _____ Telephone No. _____
Edgemere MD 21219
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Zoning Commissioner of Baltimore County

CASE NO. 05118 A

REV 10/25/01

Reviewed By JL Date 9/01/04

Estimated Posting Date 9/12/04

Zoning Description

118

Zoning Description for 9311 Sea Horse Ct. Beginning at a point on the South West side of Sea Horse Ct. which is 50 ~~ft.~~ ft. wide at the distance of 330 ln.ft. South of the centerline of the nearest improved intersection street Green Cove Circle which is 50 ~~ft.~~ ft. wide.* Being Lot # 429 Block -, Section # 2 in the subdivision of Beachwood Estates as recorded in Baltimore County Plat Block # 72, Folio # 131, containing 7138 sq.ft. Also known as 9311 Sea Horse Ct. and located in the 15th Election District, 7th Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 39116

DATE

9/10/04

ACCOUNT

118 001 006 6150

AMOUNT

130.00

RECEIVED

FROM

FOR

Column 1101 + Column 1502
9311 Sea Horse Ct

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

RECEIVED

DATE

TIME

BY

RECEIVED

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CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 05-118-A

Petitioner/Developer: RICHARD &

STACIE HENDERSON

Date of Hearing/Closing: 9/27/04

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTN: Kristen Matthews ((410) 887-3394)

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:

9311 SEAHORSE CT.

The sign(s) were posted on

9/12/04
(Month, Day, Year)

Sincerely,

Robert Black
(Signature of Sign Poster)

9/13/04
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

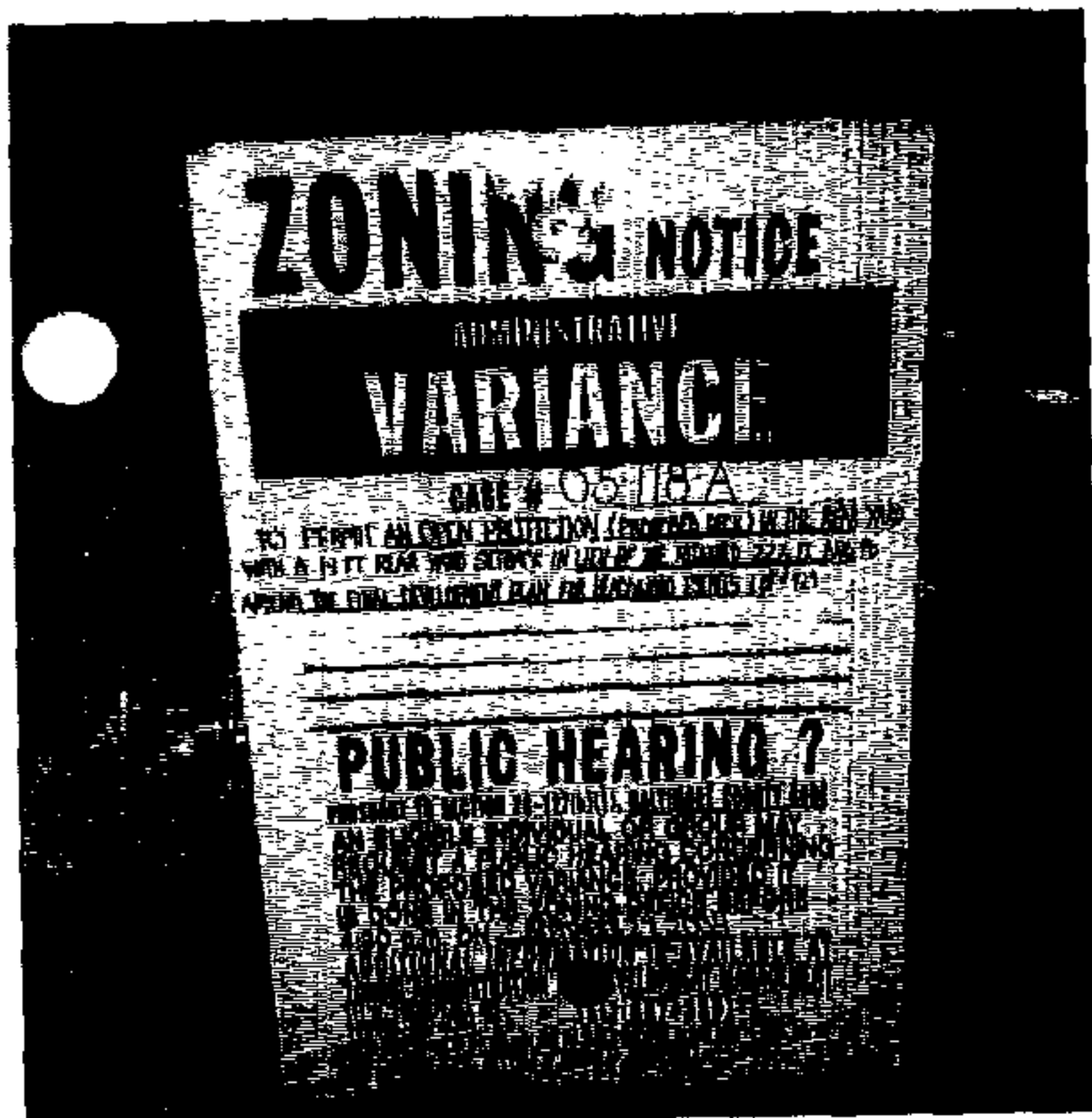
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 118 -A

Address x 9311 Sen Horse Ct.

Contact Person: JOHN LEWIS
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 9/01/04

Posting Date: 9/12/04

Closing Date: 9/27/04

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- 118 -A

Address x 9311 Sen Horse Ct.

Petitioner's Name x Richard & Stacie Henderson II

Telephone x 410-477-1444

Posting Date: 9/12/04

Closing Date: 9/27/04

Wording for Sign: To Permit ~~A~~ An open PROTECTION (Proposed Deck) in the
REAR yard with a 14 FT. REAR yard set back in LIEU OF the Required
22 1/2 FT AND to AMEND the Final Development Plan for
Beechwood Estates Lot #429

WCR - Revised 6/25/04

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: 05 118 A

Petitioner: x Richard & STACIE Henderson II

Address or Location: x 9311 Sea Horse Ct.

PLEASE FORWARD ADVERTISING BILL TO:

Name: x Richard & STACIE Henderson II

Address: x 9311 Sea Horse Ct.

Edgewater, MD 21019

Telephone Number: x 410 - 477-4414

**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*

September 27, 2004

Richard D. Henderson II
Stacie Henderson
9311 Sea Horse Court
Edgemere, Maryland 21219

Dear Mr. and Mrs. Henderson:

RE: Case Number:05-118-A, 9311 Sea Horse Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 1, 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 a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

Visit the County's Website at 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

September 14, 2004

ATTENTION: Kristen Mathews

Distribution Meeting of: September 13, 2004

Item No.: 108, 116-⁽¹¹⁸⁾119, 122-124, 128 & 129

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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

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

: File

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



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

Maryland Department of Transportation

Date: 9.13.09

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

RE: Baltimore County
Item No. 118 JLL

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

9/27/04 (2)
Robt
Full

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

RECEIVED

TO: Tim Kotroco

FROM: John D. Oltman, Jr. *JO*

OCT - 6 2004

DATE: October 6, 2004

ZONING COMMISSIONER

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of September 13, 2004

X The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

05-108
04-117
04-118
04-119
04-121
04-122
04-123
04-124
04-126
04-128
04-129

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 27, 2004

RECEIVED

SEP 28 2004

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

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): Case(s) 5-118- 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:



Division Chief:



MAC/LL

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

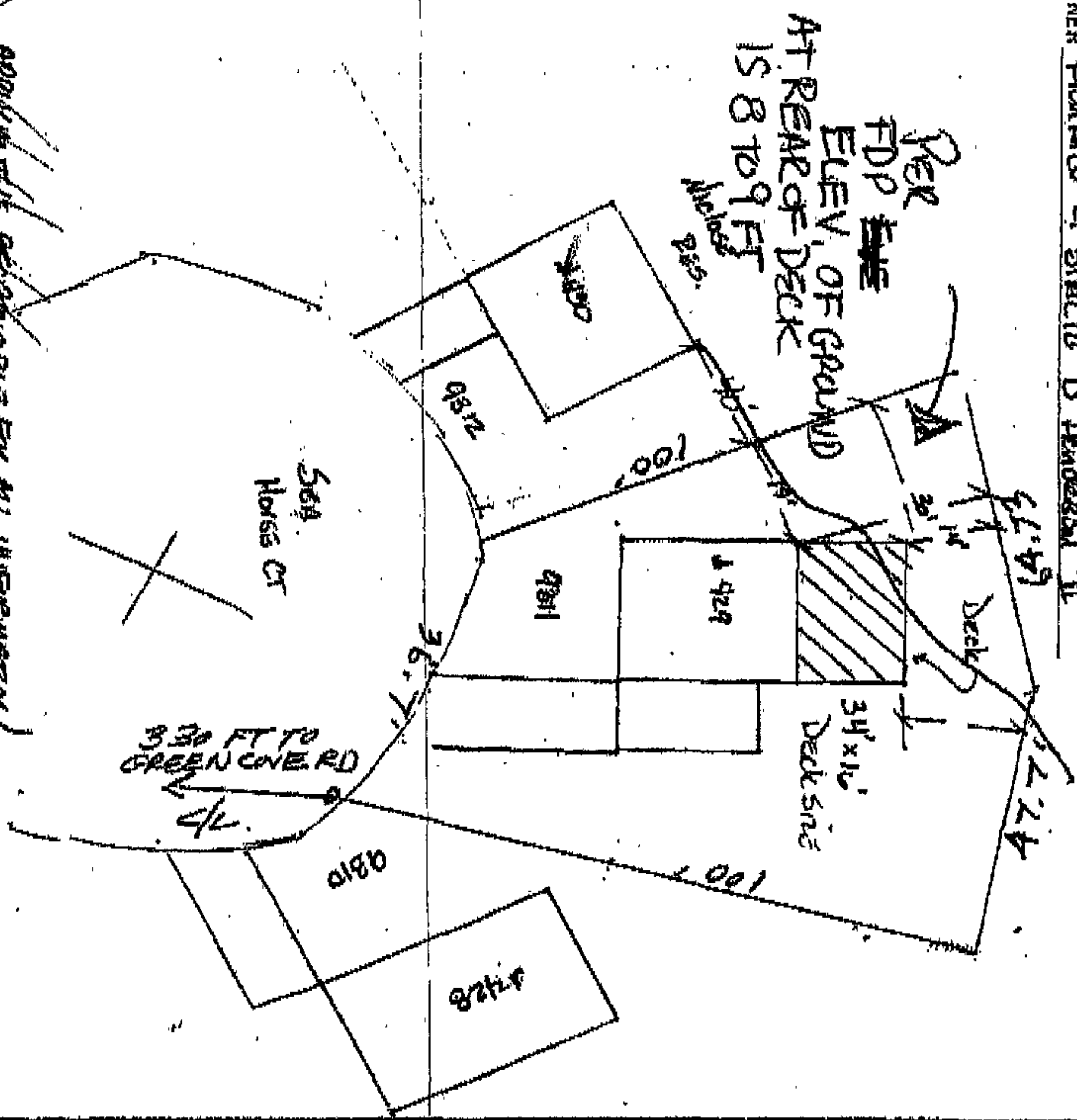
PROPERTY ADDRESS 8311 See Horse Ct.

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

SUBDIVISION NAME Deirda Wood Estates

PLAT BOOK # 72 FOLIO # 151 LOT # 429 SECTION # 2

OWNER Richard D Henderson Jr



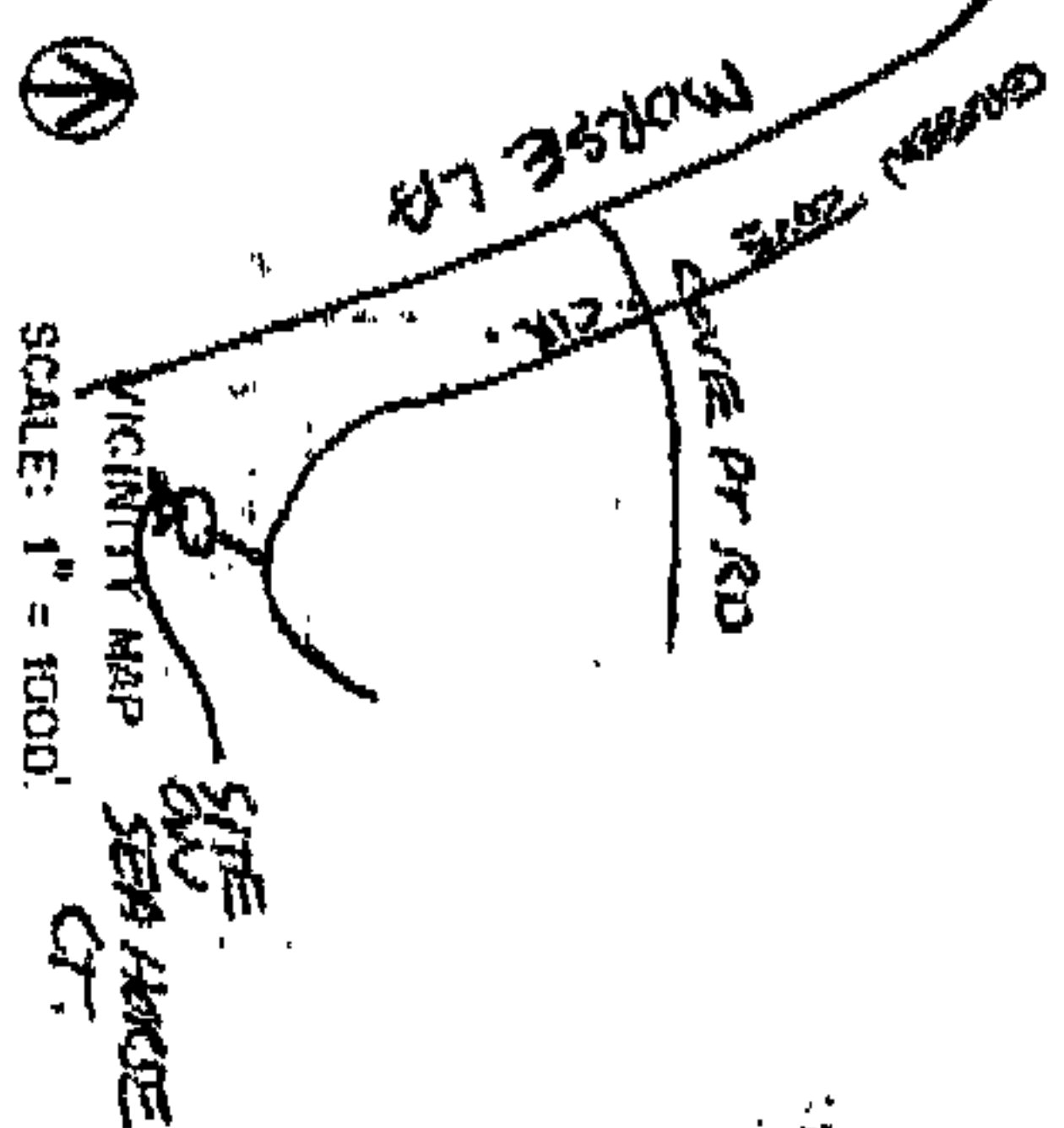
APPLICANT IS RESIGNING FOR ALL INFORMATION AND THIS PETITION DEMANDS/ACCEPTED BY EMCA, CO. 8/31/04
Richard Henderson Jr

PREPARED BY RDH II

(Sheet 1 of 2)

SCALE OF DRAWING: 1" = 30'

SEE SHEET 2



LOCATION INFORMATION

ELECTION DISTRICT 15
COUNCILMANIC DISTRICT 7
1" = 200' SCALE MAP # SE 5H

ZONING DR 3.5

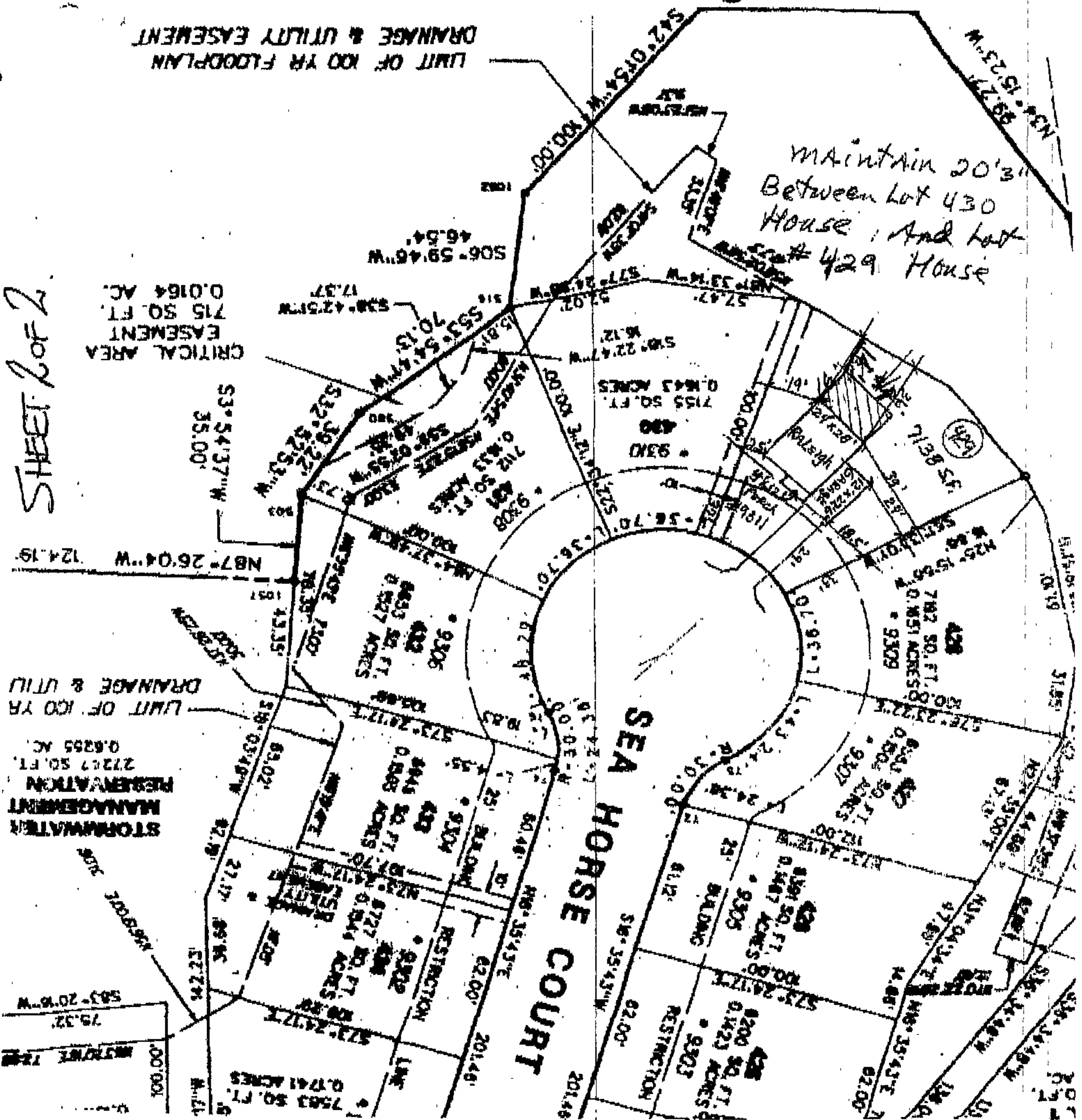
LOT SIZE 136 ACRES 7136 SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE
WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA ☒ YES ☐ NO
100 YEAR FLOOD PLAIN ☒ ☐
HISTORIC PROPERTY/ BUILDINGS ☐ ☒
PRIOR ZONING HEARING NA

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # 11B CASE # 1

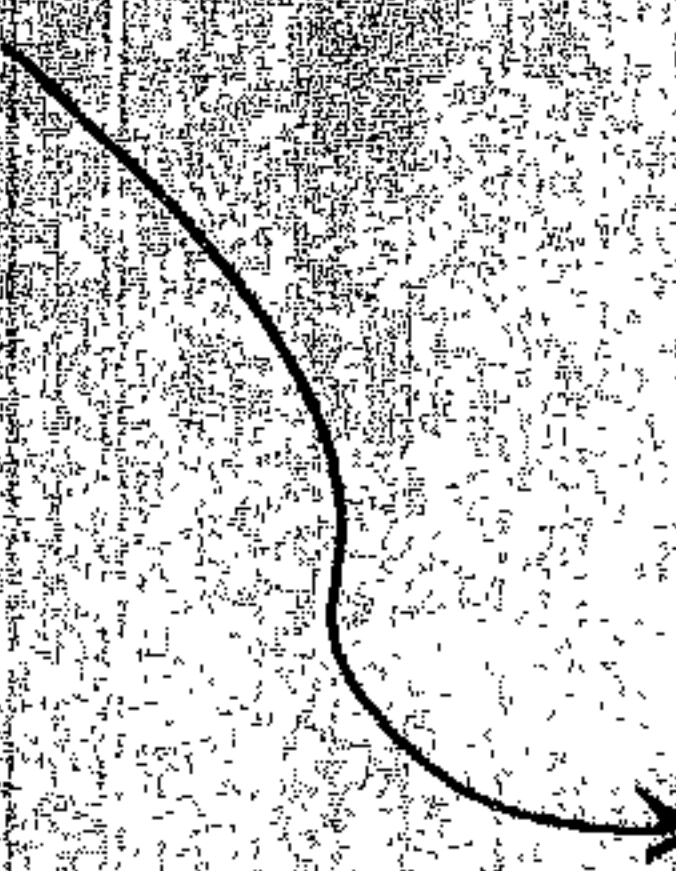
LIMIT OF 100 YR FLOODPLAIN
DRAINAGE & UTILITY EASEMENT



- 1) Property Located Within The Chesapeake Bay Critical Area
- 2) Maximum Impervious Surface Allowed is 1541 S.F.
- 3) Proposed Impervious is 1394
- 4) Driveway Composition will be Impervious

[Handwritten signature]

High water level
to



Sediment Pond

118

Neighborhood
West

Neighborhood
East

Sediment Port.



118

EAST SIDE OF HOME

Home
improvements

1964



