

IN RE: PETITION FOR ADMIN. VARIANCE *

W side of 48th Street, 550 feet N of the
c/l of Woodrow Street
12th Election District
7th Councilmanic District
(528 48th Street)

Wayne K. Thornton
Petitioner

BEFORE THE

DEPUTY ZONING

COMMISSIONER

FOR BALTIMORE COUNTY

Case No. 2009-0138-A

* * * * *

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, Wayne K. Thornton for property located at 528 48th Street. The variance request is from Sections 1B02.3.A.5, 1B02.3.B, 1B02.3.C.1, 301.1.A and 415.A.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an open projection (carport) with a 4 foot side yard setback in lieu of the required 7.5 foot and to permit a recreational vehicle to be stored a minimum of 6 feet to the rear of a lateral projection of the front foundation line of the dwelling in lieu of the required 8 foot. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. Petitioner desires to construct a carport measuring 16 feet x 27 feet to protect his recreational vehicle. Construction of the carport will shield the 21 foot recreational vehicle from inclement weather conditions. Petitioner submitted a letter of support from his adjacent neighbor, Andrew F. Coleman, Jr., who resides at 526 48th Street. In fact, Mr. Coleman commended the Petitioner on the many improvements he has made to the property at 528 48th Street. Photographs submitted by the Petitioner depict a chain link fence and vegetation separating these properties.

12-4-06
m

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on November 16, 2008 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 32-3-303 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.

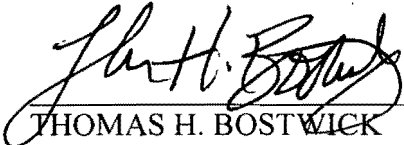
THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 4th day of December, 2008 that a variance from Sections 1B02.3.A.5, 1B02.3.B, 1B02.3.C.1, 301.1.A and 415.A.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an open projection (carport) with a 4 foot side yard setback in lieu of the required 7.5 foot and to permit a recreational vehicle to be stored a minimum of 6 feet to the rear of a lateral

12-4-08
pm

projection of the front foundation line of the dwelling in lieu of the required 8 foot is hereby GRANTED, subject to the following:

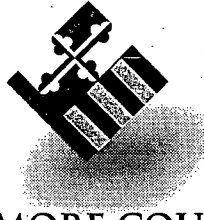
1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

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


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

RECEIVED FOR FILE
12-4-08
[Signature]



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

December 4, 2008

WAYNE K. THORNTON
528 48TH STREET
BALTIMORE MD 21224

Re: Petition for Administrative Variance
Case No. 2009-0138-A
Property: 528 48th Street

Dear Mr. Thornton:

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 H. Bostwick", written over the typed name.

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at

528 48th STREET

which is presently zoned

DR-5.5

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) 1B02.3A.5; 1B02.3B;

1B02.3C.1; 301.1A; 415A.1A (B'2R)

To permit an open projection (carport) with a 4-foot side yard setback in lieu of the required 7.5-foot and to permit a recreational vehicle to be stored a minimum of 6-feet to the rear of a lateral projection of the front foundation line of the dwelling in lieu of the required 8-foot.

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

Legal Owner(s):

WAYNE K. THORNTON

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

Name

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 12-4-08 day of December 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.

Zoning Commissioner of Baltimore County

CASE NO.

2009-0138-A

REV 10/25/01

Reviewed By

D.T.

Date

11/17/08

Estimated Posting Date

11/16/08

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

Address 528 48th STREET
City Baltimore State MD. Zip Code 21222

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):

- 1) Proposed location of the carport is the best aesthetically for this property.
- 2) Construction of the carport will assist in the preservation of the 21 ft. recreational vehicle. Vehicle's exposure to the various weather conditions will be reduced once it is stored under this structure.

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 Wayne K. Thornton
Name - Type or Print WAYNE K. THORNTON

Signature _____
Name - Type or Print _____

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6 day of NOVEMBER, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Wayne K. Thornton
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Notary Public
My Commission Expires 2/12/2012

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

Address 528 48th STREET
City BALTIMORE State MD. Zip Code 21222

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):

- 1) Proposed location of the carport is the best aesthetically for this property.
- 2) Construction of the carport will assist in the preservation of the 21 ft. recreational vehicle. Vehicle's exposure to the various weather conditions will be reduced once it is stored under this structure.

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.

Wayne K. Thornton
Signature
WAYNE K. THORNTON
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6 day of NOVEMBER, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Wayne K. Thornton
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Robert J. Mello FRANK J. MELLO
Notary Public
My Commission Expires 2/12/2012

Zoning Description

ZONING DESCRIPTION FOR 528 48th Street
(address)

Beginning at a point on the WEST side of
(north, south, east or west)
48th Street which is 50'
(name of street on which property fronts) (number of feet of right-of-way width)
wide at the distance of 550' North of the
(number of feet) (north, south, east or west)
centerline of the nearest improved intersecting street Woodrow Street
(name of street)
which is 40' wide. *Being Lot # 625-628
(number of feet of right-of-way width)
Block , Section # in the subdivision of HARBOR VIEW
(name of subdivision)
as recorded in Baltimore County Plat Book # 5, Folio # 80
containing 12,500. Also known as 528 48th Street
(square feet or acres) (property address)
and located in the 12th Election District, 7th Councilmanic District.

2009-0138-A

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

No. 2395

Date: 11/7/08

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				65.00

Total: 65.00

Rec From: WAYNE THORNTON

For: 2009-0138-A
528 48th ST.

D. THOMPSON

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ADDRESS TIME
 11/07/2008 11/07/2008 14:05:29
 BALTIMORE COUNTY MARYLAND
 528 48th ST. BALTIMORE, MD 21201
 RECEIPT FOR \$65.00
 \$65.00 CA
 \$65.00 PA
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No.: 2009-0138-A

Petitioner/Developer: _____

Wayne ThorntonDate of Hearing/Closing: Dec 1, 08

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

ATTN: Kristen Matthews

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: _____

528 48 th Street _____

The sign(s) were posted on Nov 16 08
(Month, Day, Year)

Sincerely,

08Robert Black Nov 18, 08

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

PAID



ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2009-0138-A

TO PERMIT AN OPEN PROJECTION (CARRPORT) WITH A
4 FOOT SIDE YARD SETBACK IN LIEU OF THE REQUIRED 7.5 FOOT AND
TO PERMIT A RECREATIONAL VEHICLE TO BE STORED A MINIMUM OF
6 FEET TO THE REAR OF A LATERAL PROJECTION OF THE FRONT
FOUNDATION LINE OF THE DWELLING IN LIEU OF THE REQUIRED
8 FOOT

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 12-1-08

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

171 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL 887-3391

FOR MORE INFORMATION, VISIT OUR WEBSITE AT WWW.BALTIMORECOUNTYMD.GOV

MEETING IS HANDICAP ACCESSIBLE

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2009- 0138 -A Address 528 48th ST.

Contact Person: DONNA THOMPSON Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 11/7/08 Posting Date: 11/16/08 Closing Date: 12/1/08

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, usually within 10 days of the closing date if all County agencies' comments are received, 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 2009- 0138 -A Address 528 48th ST.

Petitioner's Name THORNTON Telephone 410-284-6935

Posting Date: 11/16/08 Closing Date: 12/1/08

Wording for Sign: TO PERMIT AN OPEN PROTECTION (CARPORT) WITH A 4-FOOT SIDE YARD
SETBACK IN LIEU OF THE REQUIRED 7.5-FOOT AND TO PERMIT A RECREATIONAL
VEHICLE TO BE STORED A MINIMUM OF 6-FEET TO THE REAR OF A LATERAL PROTECTION
OF THE FRONT FOUNDATION LINE OF THE DWELLING IN LIEU OF THE REQUIRED 8-FOOT

WCR - Revised 7/7/08

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: 2009-0138-A

Petitioner: THORNTON

Address or Location: 528 48th ST.

PLEASE FORWARD ADVERTISING BILL TO:

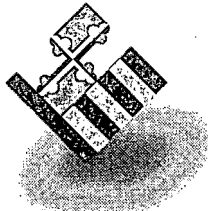
Name: WAYNE K. THORNTON

Address: 528 48th ST.

BALTO. MD 21224

Telephone Number: 410-284-6935

Revised 7/11/05 - SCJ



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management
December 1, 2008

Wayne K. Thornton
528 48th St.
Baltimore, MD 21224

Dear: Wayne K. Thornton

RE: Case Number 2009-0138-A, 528 48th St.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 7, 2008. This letter is not an approval, but only a **NOTIFICATION**.

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:lnw

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 26, 2008

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

RECEIVED
NOV 26 2008

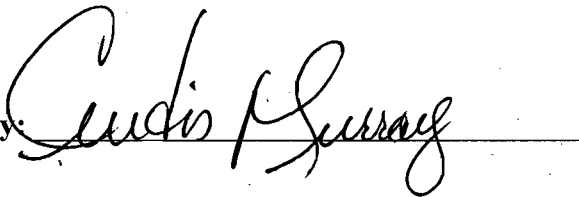
BY:.....

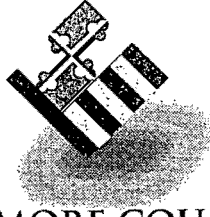
SUBJECT: Zoning Advisory Petition(s): **Case(s) 09-138- Administrative Variance**

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 John Alexander in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL





BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

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

November 20, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: November 17, 2008

ItemNumbers 0111,0126,0127,0128,0129,0130,0131,0132,0133,0135,0137, ~~0138~~,0140

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 Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C)443-829-2946
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: November 24, 2008

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For November 24, 2008
Item No.: 2009-111, 121, 126, 127,
128, 130, 131, 132, 133, 137, ~~138~~ & 140

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

DAK:CEN:cab
cc: File

ZAC-11242008-NO COMMENTS



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

John D. Porcari, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: Nov. 19, 2008

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

RE: Baltimore County
Item No 2009-0138-A
528 48TH STREET
HARBOR VIEW
ADMIN. VARIANCE

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2009-0138-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

A handwritten signature in black ink that reads "Michael Bailey".

for Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street · Baltimore, Maryland 21202 · Phone: 410.545.0300 · www.marylandroads.com



December 3, 2008

Zoning Commissioner William J. Wiseman
105 West Chesapeake Avenue
Suite 103
Towson, Maryland 21204

Re: Case No. 2009-0138
528 48th Street
Thornton-Petitioner

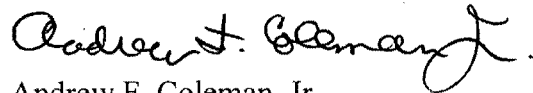
Dear Commissioner Wiseman:

Mr. Wayne K. Thornton has been my adjacent property owner for the past ten years. During this time, Wayne has installed a new concrete driveway, constructed a detached 624 sq. ft. garage and built a sunroom to the rear of his home. These improvements have not only added value to the property but also help in preserving our community.

The proposed 16 ft. x 27 ft. carport addition again will have the same impact. Drainage problems will not come into play because of the existing retaining wall and his property sits lower than mine.

In summary, my household is in support of the administrative variance request filed by Wayne K. Thornton.

Sincerely,

A handwritten signature in cursive script, reading "Andrew F. Coleman, Jr.", written in dark ink.

Andrew F. Coleman, Jr.

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

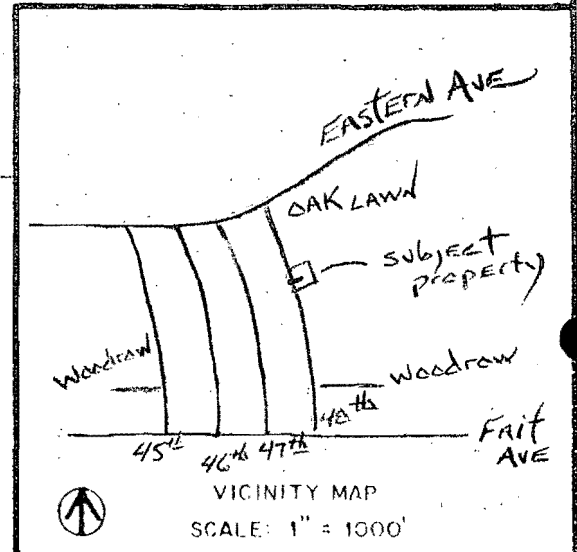
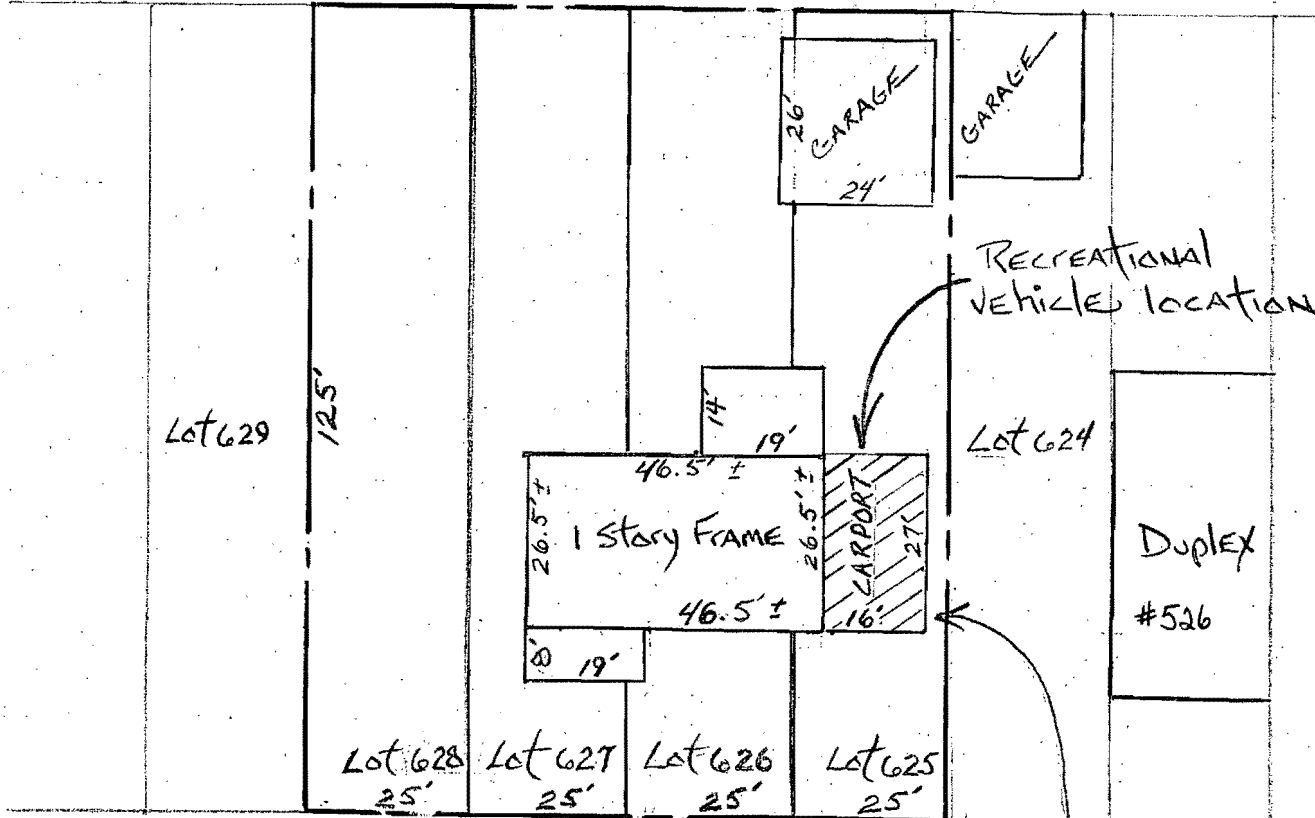
PROPERTY ADDRESS 528 48th STREET 625-628

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

SUBDIVISION NAME HARBOR VIEW

PLAT BOOK # 5 FOLIO # 80 LOT # 625 SECTION # 628

OWNER WAYNE K. THORNTON



LOCATION INFORMATION

ELECTION DISTRICT 12th

COUNCILMANIC DISTRICT 7th

1" = 200' SCALE MAP # SE 1-E

ZONING DR 5.5

LOT SIZE .28 12,500
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

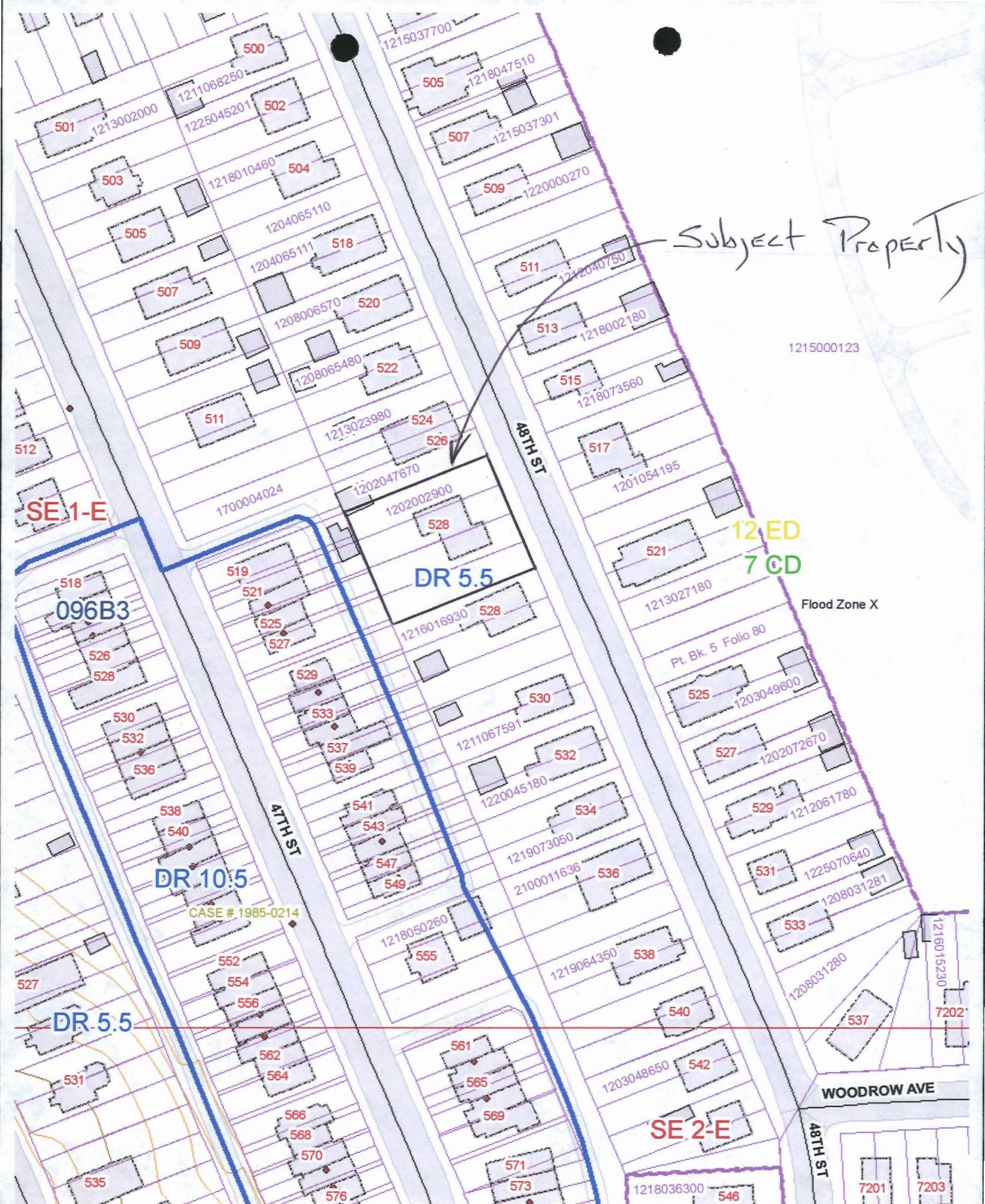
	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☒
PRIOR ZONING HEARING	<u>NONE</u>	

ZONING OFFICE USE ONLY
REVIEWED BY DT ITEM # 0138 CASE # 2009-0138-A

PREPARED BY JHT

SCALE OF DRAWING: 1" = 30'

Not for Sale



Subject Property

1215000123

12 ED
7 CD

Flood Zone X

Pt. Bk. 5 Folio 80

WOODROW AVE

48TH ST

2009-0138-A

Adjacent Property to proposed carport 528 1/2 X 528 48th street



Proposed location of carport



Front view of 528 48th street



21 Ft. Recreational Vehicle



2009-0138-A