

IN RE: PETITION FOR ADMIN. VARIANCE
SE side of Carriage Walk Court; 400 feet SE
of the c/l of Satyr Hill Road
9th Election District
5th Councilmanic District
(13 Carriage Walk Court)

Thomas L. Nickerson
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2010-0095-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, Thomas L. Nickerson for property located at 13 Carriage Walk Court. The variance request is from Section 1B02.3.B of the Baltimore County Zoning Regulations (1B01.2.C.2.a, 301.1 and 504 1970 zoning regulations and V.B.5.a. 1970 Comprehensive Manual of Development Policies) to permit a proposed open projection (deck) to have a tract boundary setback of 25 feet in lieu of the required 26¼ feet, and to amend the Final Development Plan of Carriage Walk, Lot 23 only. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. Petitioner's existing deck measures 8 feet x 12 feet in size which is a small area for outdoor furniture and a grill. Petitioner wishes to construct a deck measuring 12 feet x 18 feet in size which would be similar in size and style to that of adjacent properties. The photographs submitted with the Petition illustrate that neighboring homes enjoy larger decks than the Petitioner's.

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.

ED FOR FILE
10-19-09
m

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on September 26, 2009 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.

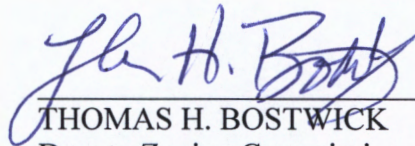
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 19th day of October, 2009 that a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (1B01.2.C.2.a, 301.1 and 504 1970 zoning regulations and V.B.5.a. 1970 Comprehensive Manual of Development Policies) to permit a proposed open projection (deck) to have a tract boundary setback of 25 feet in lieu of the required 26¼ feet, and to amend the Final Development Plan of Carriage Walk, Lot 23 only 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.

10-19-09
ps

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

10.19.09





BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

October 19, 2009

THOMAS L. NICKERSON
13 CARRIAGE WALK COURT
PARKVILLE MD 21234

Re: Petition for Administrative Variance
Case No. 2010-0095-A
Property: 13 Carriage Walk Court

Dear Mr. Nickerson:

Enclosed please find the decision rendered in the above-captioned case.

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 dark ink, appearing to read "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Ned Heller, 1611 Feldbrook Road, Towson MD 21286



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 13 Carriage Walk Ct.
which is presently zoned DR-16

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) 1B02.3.B - BCZR (1B01.2.C.2. a,

301.1 and 504 - 1970 zoning regs. and V.B. 5. a - 1970 CMDP) to permit a proposed open projection (deck) to have a tract boundary setback of 25 feet in lieu of the required 26 1/4; and to amend the final development plan of Carriage Walk, lot 23 only

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):

THOMAS L. Nickerson

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

Ned Heller

Name

Address

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 10-19-09 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.

CASE NO.

2010-0095-A

REV 10/25/01

10-19-09

pm

Reviewed By [Signature]

Date

9/15/09

Estimated Posting Date

9/27/09

Zoning Commissioner of Baltimore County

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 13 Carriage Walk Ct
City Parkville State Md. Zip Code 21234

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 VARIANCE SOUGHT WOULD PROVIDE REASONABLE AREA FOR A NORMAL FURNISHED LIVING SPACE WHERE OTHERWISE WOULD BE IMPRACTICAL. THE DIMENSIONS I HAVE CHOSEN ARE THE PERFECT PROPORTION, BOTH AESTHETICALLY AND SPACE-WISE, FOR THE WIDTH/SIZE OF MY HOME AND WOULD PROVIDE UNIFORMITY WITH THE PRESENT CHARACTER OF THE IMMEDIATE NEIGHBORHOOD.

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

THOMAS L. NICKERSON
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10 day of September, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Thomas L. Nickerson
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Gail Samier
Notary Public
My Commission Expires 5/1/10

Zoning Description

Zoning description for 13 Carriage Walk Ct., Parkville, Md. 2123,
beginning at a point on the southeast side of Carriage Walk Ct.
which is 44' wide ~~at the~~ the distance of 400' south east
of the centerline of the nearest improved intersecting
street Satyr Hill Rd. which is 50' wide. Being Lot #23
Block N/A, Section # N/A in the subdivision of Carriage Walk
as recorded in Baltimore County Plat Book #49, Folio #58
containing 2463 sq. ft., Also known as 13 Carriage Walk Ct.
and located in the 9th election district, 5th councilmanic
district.

Item #0095

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010 0095 -A Address 13 Carriage Walk Ct

Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9/15/09 Posting Date: 9/27/09 Closing Date: 10/12/09

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

- 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.
- 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.
- 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.
- 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 2010 0095 -A Address 13 Carriage Walk Ct

Petitioner's Name Thomas L Nickerson Telephone 410 882 5339

Posting Date: 9/27/09 Closing Date: 10/12/09

Wording for Sign: To Permit a proposed open projection (deck) to have a
tract boundary setback of 25 feet in lieu of the required
26'4"; and to amend the final development plan of Carriage
Walk, lot 23 only

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: 2010-0095-A
Petitioner: Thomas Nickerson
Address or Location: 13 Carriage Walk Ct. / Parkville, Md 21234

PLEASE FORWARD ADVERTISING BILL TO:

Name: Ned Heller / NCH Builders Inc.
Address: 1611 Edgemoor Rd.
Towson, Md. 21286

Telephone Number: 410-299-5113

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

No. 45731

Date: 12/1

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/ Obj	Rev/ Sub Obj				
221	220	2220							

Total: 1000

Rec
From:

For:

DISTRIBUTION

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

GOLD - ACCOUNTING

CASHIER'S
VALIDATION

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 09/28/09

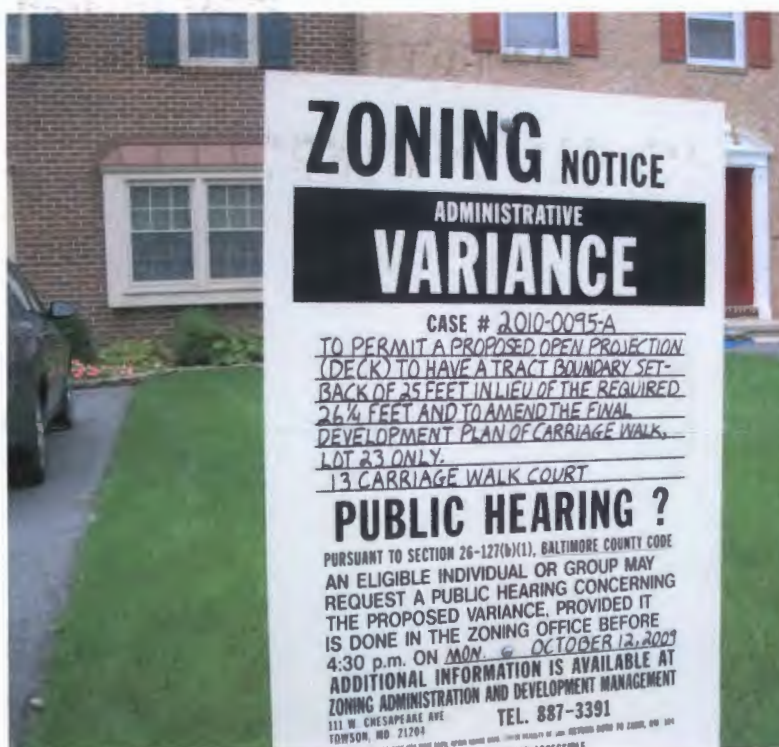
Case Number: 2010-0095-A

Petitioner / Developer: THOMAS NICKERSON ~ NED EGLER

Date of Hearing (Closing): OCTOBER 12, 2009

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:
13 CARRIAGE WALK COURT

The sign(s) were posted on: SEPTEMBER 26, 2009



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 of Sign Poster)

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



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

October 13, 2009

Thomas Nickerson
13 Carriage Walk Ct.
Parkville, MD 21234

Dear: Thomas Nickerson

RE: Case Number 2010-0095-A; 13 Carriage Walk Ct.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 15, 2009. 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
Ned Heller; 1611 Feldbrook Rd.; Towson, MD 21286

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 1, 2009

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

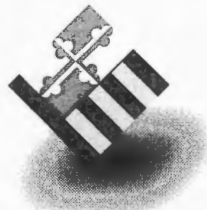
SUBJECT: Zoning Advisory Petition(s): **Case(s) 10-095- Administrative Variance**

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 Donnell Zeigler in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL

A handwritten signature in cursive script, appearing to read "Curtis R. Gurney", is written over a horizontal line.



BALTIMORE COUNTY
M A R Y L A N D

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

October 2, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: September 21. 2009

Item Numbers 0087, 0088, 0090, 0091, 0092, 0093, 0094, 0095 and 0096

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

FROM: Dennis A. Kennedy^{DAK}, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For October 5, 2009
Item Nos. 10-087, 088, 089, 090,
091, 092, 093, 095 and 096

DATE: September 25, 2009

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

DAK:CEN:kmt

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-10052009 -NO COMMENTS.doc

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



MARYLAND DEPARTMENT OF TRANSPORTATION

Beverley K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

Date: SEPT, 29, 2009

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

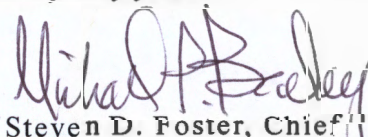
RE: Baltimore County
Item No. 2010-0095-A
13 CARRIAGE WALK CT
NICKERSON PROPERTY
ADMIN. VARIANCE -

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. 2010-0095-A.

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

Very truly yours,

For 
Steven D. Foster, Chief
Engineering Access Permits
Division

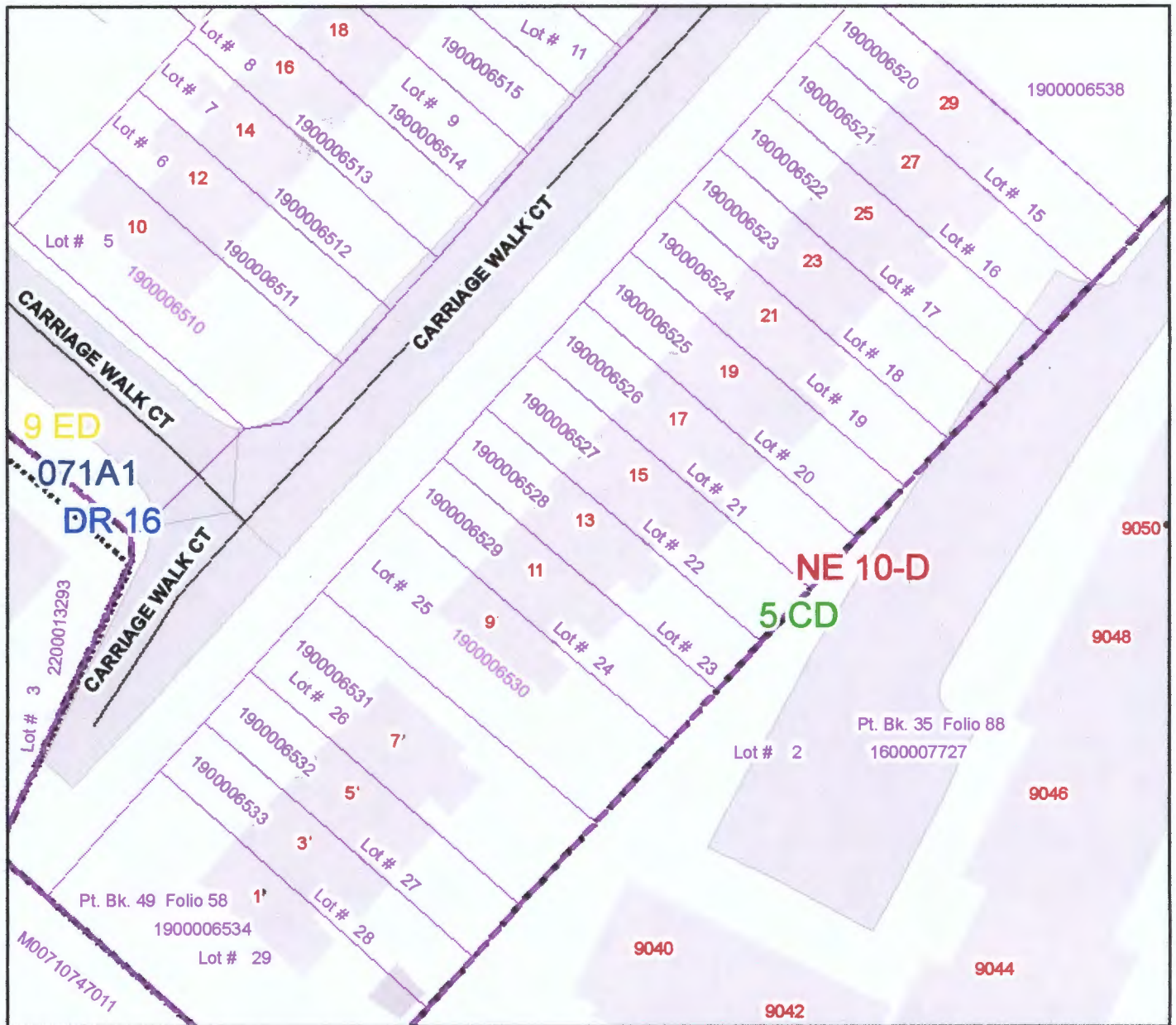
SDF/mb

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.sha.maryland.gov

13 Carriage Walk Court

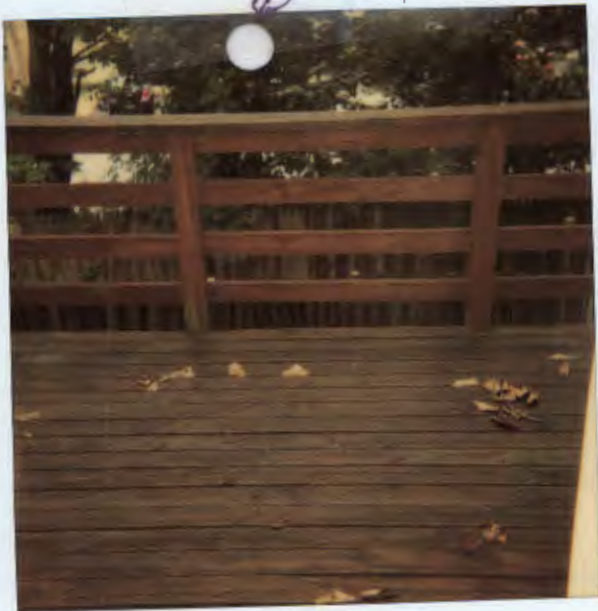


Publication Date: September 15, 2009
 Publication Agency: Department of Permits & Development Management
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



50 0 50 Feet
 1 inch equals 50 feet

Item #0095



Item # 0095

Looking from house onto
existing 8x12 deck and into backyard



Item # 0095

Looking north east to view of existing
8x12 deck



Item # 0095

Looking ^{east} at view of neighbors
12x18' deck w/ steps out past 12' line



Item # 0095

Looking ^{north} east showing corner
of existing to neighbors 12x18 deck



Item #0095

looking northwest @ corner of
existing deck to neighbor 12'x12' deck



- NOTES:**
- 1) SPECIAL RESPONSIBILITY OF DEDICATION HAS BEEN MADE.
 - 2) RECORDING OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THIS COUNTY OF ANY STREET, SUBDIVISION, PAVEMENT, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THIS PLAN.
 - 3) THIS PLAN MAY VARY IN ACCORDANCE WITH BALTIMORE COUNTY BILL NO. 86 (SECTION 22-42) RECORDING OF THIS PLAN DOES NOT GUARANTEE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
 - 4) THIS INFORMATION SHOWN ON THIS PLAN MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAN.
 - 5) ADDITIONAL INFORMATION CONCERNING THIS PLAN MAY BE OBTAINED FROM THE OFFICE OF PLANNING AND ZONING AND THE DEPARTMENT OF PUBLIC WORKS.

DENSITY CALCULATIONS:

GROSS ACRES	4.272 A.C.
ACREAGE IN	DR 16, DR 55, DR 59
DR 16	1.945 A.C.
DR 55	0.197 A.C.
DR 59	1.999 A.C.
UNITS ALLOWED IN	
DR 16	47.07% DENSITY UNITS
DR 55	0.79% DWELLING UNITS
DR 59	0.15% DWELLING UNIT
TOTAL DENSITY UNITS ALLOWED	47.07%
TOTAL DWELLING UNITS ALLOWED	47.07%
UNITS PROPOSED	
51 3 DR TOWNHOUSES	
(51 * 1.5 DENSITY UNITS)	76.5 DENSITY UNITS
PARKING REQUIRED	
(43.5 DENSITY UNITS * 1.00)	43.5 SPACES
PARKING PROPOSED	44 SPACES
LOCAL OPEN SPACE REQUIRED	
IN DR 16 (19.5 OF 1.945 A.C.)	0.044 A.C.
IN DR 55 (6% OF 0.197 A.C.)	0.008 A.C.
IN DR 59 (3% OF 1.999 A.C.)	0.059 A.C.
TOTAL OPEN SPACE REQUIRED	0.111 A.C.
TOTAL OPEN SPACE PROPOSED	0.149 A.C.
(0.149 A.C. MINIMUM AREA IS NOT PART OF OPEN SPACE)	

COORDINATES					
STATION	NORTH	EAST	STATION	NORTH	EAST
1	10111.24	10452.18	11	10111.24	10452.18
2	10111.24	10452.18	12	10111.24	10452.18
3	10111.24	10452.18	13	10111.24	10452.18
4	10111.24	10452.18	14	10111.24	10452.18
5	10111.24	10452.18	15	10111.24	10452.18
6	10111.24	10452.18	16	10111.24	10452.18
7	10111.24	10452.18	17	10111.24	10452.18
8	10111.24	10452.18	18	10111.24	10452.18
9	10111.24	10452.18	19	10111.24	10452.18
10	10111.24	10452.18	20	10111.24	10452.18
21	10111.24	10452.18	31	10111.24	10452.18
22	10111.24	10452.18	41	10111.24	10452.18
23	10111.24	10452.18	51	10111.24	10452.18
24	10111.24	10452.18	61	10111.24	10452.18
25	10111.24	10452.18	71	10111.24	10452.18
26	10111.24	10452.18	81	10111.24	10452.18
27	10111.24	10452.18	91	10111.24	10452.18
28	10111.24	10452.18	101	10111.24	10452.18
29	10111.24	10452.18	111	10111.24	10452.18
30	10111.24	10452.18	121	10111.24	10452.18
31	10111.24	10452.18	131	10111.24	10452.18
32	10111.24	10452.18	141	10111.24	10452.18
33	10111.24	10452.18	151	10111.24	10452.18
34	10111.24	10452.18	161	10111.24	10452.18
35	10111.24	10452.18	171	10111.24	10452.18
36	10111.24	10452.18	181	10111.24	10452.18
37	10111.24	10452.18	191	10111.24	10452.18
38	10111.24	10452.18	201	10111.24	10452.18
39	10111.24	10452.18	211	10111.24	10452.18
40	10111.24	10452.18	221	10111.24	10452.18
41	10111.24	10452.18	231	10111.24	10452.18
42	10111.24	10452.18	241	10111.24	10452.18
43	10111.24	10452.18	251	10111.24	10452.18
44	10111.24	10452.18	261	10111.24	10452.18
45	10111.24	10452.18	271	10111.24	10452.18
46	10111.24	10452.18	281	10111.24	10452.18
47	10111.24	10452.18	291	10111.24	10452.18
48	10111.24	10452.18	301	10111.24	10452.18
49	10111.24	10452.18	311	10111.24	10452.18
50	10111.24	10452.18	321	10111.24	10452.18
51	10111.24	10452.18	331	10111.24	10452.18
52	10111.24	10452.18	341	10111.24	10452.18
53	10111.24	10452.18	351	10111.24	10452.18
54	10111.24	10452.18	361	10111.24	10452.18
55	10111.24	10452.18	371	10111.24	10452.18
56	10111.24	10452.18	381	10111.24	10452.18
57	10111.24	10452.18	391	10111.24	10452.18
58	10111.24	10452.18	401	10111.24	10452.18
59	10111.24	10452.18	411	10111.24	10452.18
60	10111.24	10452.18	421	10111.24	10452.18
61	10111.24	10452.18	431	10111.24	10452.18
62	10111.24	10452.18	441	10111.24	10452.18
63	10111.24	10452.18	451	10111.24	10452.18
64	10111.24	10452.18	461	10111.24	10452.18
65	10111.24	10452.18	471	10111.24	10452.18
66	10111.24	10452.18	481	10111.24	10452.18
67	10111.24	10452.18	491	10111.24	10452.18
68	10111.24	10452.18	501	10111.24	10452.18
69	10111.24	10452.18	511	10111.24	10452.18
70	10111.24	10452.18	521	10111.24	10452.18
71	10111.24	10452.18	531	10111.24	10452.18
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76	10111.24	10452.18	581	10111.24	10452.18
77	10111.24	10452.18	591	10111.24	10452.18
78	10111.24	10452.18	601	10111.24	10452.18
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81	10111.24	10452.18	631	10111.24	10452.18
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84	10111.24	10452.18	661	10111.24	10452.18
85	10111.24	10452.18	671	10111.24	10452.18
86	10111.24	10452.18	681	10111.24	10452.18
87	10111.24	10452.18	691	10111.24	10452.18
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89	10111.24	10452.18	711	10111.24	10452.18
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94	10111.24	10452.18	761	10111.24	10452.18
95	10111.24	10452.18	771	10111.24	10452.18
96	10111.24	10452.18	781	10111.24	10452.18
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99	10111.24	10452.18	811	10111.24	10452.18
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105	10111.24	10452.18	871	10111.24	10452.18
106	10111.24	10452.18	881	10111.24	10452.18
107	10111.24	10452.18	891	10111.24	10452.18
108	10111.24	10452.18	901	10111.24	10452.18
109	10111.24	10452.18	911	10111.24	10452.18
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111	10111.24	10452.18	931	10111.24	10452.18
112	10111.24	10452.18	941	10111.24	10452.18
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142	10111.24	10452.18	1241	10111.24	10452.18
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159	10111.24	10452.18	1411	10111.24	10452.18
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162	10111.24	10452.18	1441	10111.24	10452.18
163	10111.24	10452.18	1451	10111.24	10452.18
164	10111.24	10452.18	1461	10111.24	10452.18
165	10111.24	10452.18	1471	10111.24	10452.18
166	10111.24	10452.18	1481	10111.24	10452.18
167	10111.24	10452.18	1491	10111.24	10452.18
168	10111.24	10452.18	1501	10111.24	10452.18
169	10111.24	10452.18	1511	10111.24	10452.18
170	10111.24	10452.18	1521	10111.24	10452.18
171	10111.24	10452.18	1531	10111.24	10452.18
172	10111.24	10452.18	1541	10111.24	10452.18
173	10111.24	10452.18	1551	10111.24	10452.18
174	10111.24	10452.18	1561	10111.24	10452.18
175	10111.24	10452.18	1571	10111.24	10452.18
176	10111.24	10452.18	1581	10111.24	10452.18
177	10111.24	10452.18	1591	10111.24	10452.18
178	10111.24	10452.18	1601	10111.24	10452.18
179	10111.24	10452.18	1611	10111.24	10452.18
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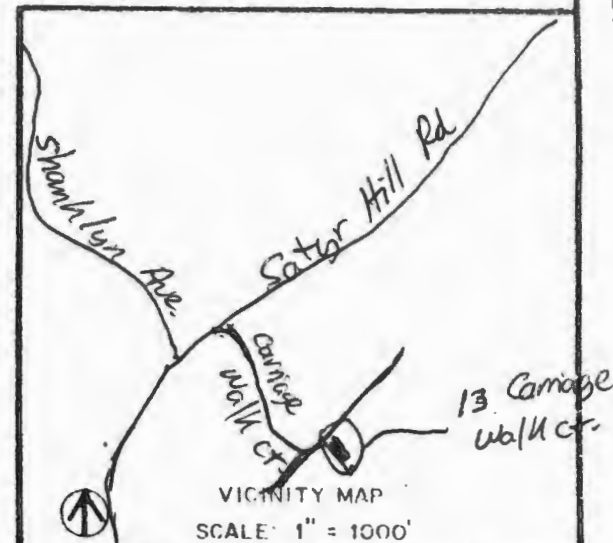
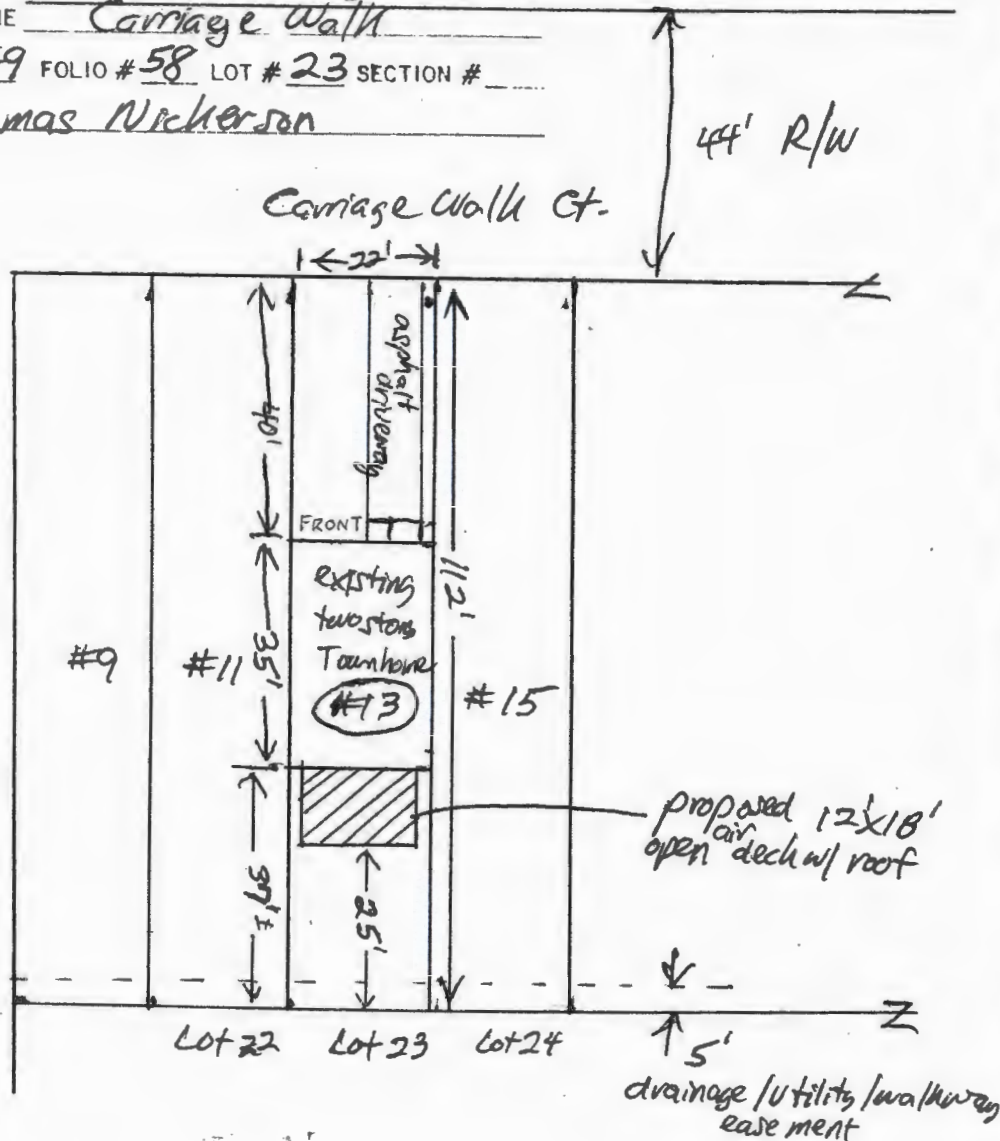
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 13 Carriage Walk Ct. SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Carriage Walk

PLAT BOOK # 49 FOLIO # 58 LOT # 23 SECTION # _____

OWNER Thomas Nickerson



LOCATION INFORMATION

ELECTION DISTRICT 9

COUNCILMANIC DISTRICT 5

1" = 200' SCALE MAP # 071A1

ZONING DR 16

LOT SIZE 2463
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

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

ZONING OFFICE USE ONLY

REVIEWED BY KT ITEM # _____ CASE # _____

2010-0095-A

NORTH

PREPARED BY N/C H

SCALE OF DRAWING: 1" = 30'