

IN RE: PETITION FOR ADMIN. VARIANCE

E side corner of Bunker Hill Road; 20 feet
S of the c/l of Williams Street
7th Election District
3rd Councilmanic District
(17905 Bunker Hill Road)

Christopher Nickerson
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2010-0251-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, Christopher Nickerson for property located at 17905 Bunker Hill Road. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) with a height of 27 feet in lieu of the maximum permitted 15 feet. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. Petitioner desires to construct a garage measuring 49 feet x 33 feet x 27 feet in size. The growing family needs additional storage space. Photographs submitted with the Petition depict an attractive four car garage with dormer windows. Petitioner's property contains 4.542 acres and is served by private water and sewer.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated April 13, 2010, which recommends that the accessory structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

ORDER RECEIVED FOR FILING

Date 4.21.10

By [Signature]

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on April 1, 2010 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 21st day of April, 2010 that a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) with a height of 27 feet in lieu of the maximum permitted 15 feet 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.
2. The Petitioner or subsequent owner shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area or kitchen facilities.

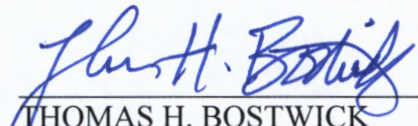
ORDER RECEIVED FOR FILING

Date 4.21.10

By [Signature] 2

3. The accessory structure shall not be used for commercial purposes.

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

ORDER RECEIVED FOR FILING

Date 4-21-10

By 



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

April 21, 2010

CHRISTOPHER NICKERSON
17905 BUNKER HILL ROAD
PARKTON MD 21120

Re: Petition for Administrative Variance
Case No. 2010-0251-A
Property: 17905 Bunker Hill Road

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 cursive script, reading "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Ric Raynor, 3226 Suffolk Lane, Fallston Md 21047



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 17905 Bunker Hill Rd
which is presently zoned R.C. 8

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) 400.3 (BCZR)

TO PERMIT AN ACCESSORY STRUCTURE (GARAGE) WITH A HEIGHT OF 27-FEET IN LIEU OF THE MAXIMUM PERMITTED 15-FEET.

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

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

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 _____ 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.

Zoning Commissioner of Baltimore County

CASE NO. 2010-0251-A

REV 10/25/01

Reviewed By D.T. Date 5/24/10

Estimated Posting Date 4/4/10

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 17905 BUNKER HILL RD.
Address
PARKTON MD 21120
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):

SEE ATTACHED

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 CHRISTOPHER NICKERSON

Signature _____

Name - Type or Print _____

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15th day of March, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Hindar B. Sharma
Notary Public
My Commission Expires
OCTOBER 1, 2010

March 24, 2010

Department of Permits and Development Management

111 West Chesapeake Avenue, Room 111

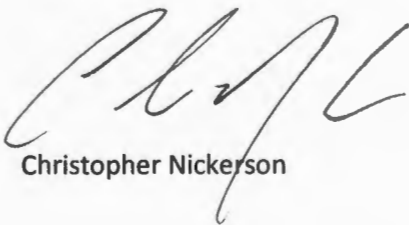
Towson, MD 21204

Dear Ms. Thompson,

I am requesting an administrative variance to change the existing attached garage to a detached garage located on 17905 Bunker Hill Road Parkton, MD 21120. I needed to build this structure because of the increasing size of my family and the need from more storage space.

Thank you for your time and consideration, I can be reached at 443-621-4566.

Best Regards,

A handwritten signature in black ink, appearing to read 'C. Nickerson', with a stylized flourish at the end.

Christopher Nickerson

2010-0251-A

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 17905 Bunker Hill Road Parkton MD, 21120

Beginning at a point on the South side of Williams Street (East of Bunker Hill Road), dwelling is 205 feet from Williams Street and 120 feet from Bunker Hill Road. Being Lot # 5, Block 17905, in Section # ~~1600001336~~ as recorded in Baltimore County Plat Book # 34, Folio # 41 containing 4.542 acres. Also known as 17905 Bunker Hill Road and is located in the 3rd Election District, Councilman T. Bryan McIntire.

2010-0251-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010- 0251 -A

Address 17905 BUNKER HILL RD.

Contact Person: DONNA THOMPSON
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 3/24/10

Posting Date: 4/4/10

Closing Date: 4/19/10

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 2010- 0251 -A

Address 17905 BUNKER HILL RD.

Petitioner's Name NICKERSON

Telephone 410-357-4097

Posting Date: 4/4/10

Closing Date: 4/19/10

Wording for Sign: To Permit AN ACCESSORY STRUCTURE (GARAGE) WITH A HEIGHT
OF 27-FEET IN LIEU OF THE MAXIMUM PERMITTED 15-FEET.

Revised 8/20/09

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

No. 52036

Date: 3/24/10

PAY RECEIPT

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	302	0001		1130				65.11

Total: 65.11

Rec.

From: JEFF HENDERSON

For: 2010-051-H

1995 BUNKER HILL RD

J. HENDERSON

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

3/24/10

TO: CHRIS NICKERSON

FROM: DONNA THOMPSON
ZONING REVIEW
410-887-3391

HERE IS THE WORDING FOR THE SIGN .
SIGN NEEDS TO BE UP BY 4/4/10 .
I WILL MAIL YOU ORIGINAL .

Donna

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS

DATE: 4/4/10

Case Number: 2010-0251-A

Petitioner / Developer: NICKERSON

Date of Hearing (Closing): APRIL 19, 2010

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:
17905 BUNKER HILL ROAD

The sign(s) were posted on: APRIL 1, 2010



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

April 19, 2010

Christopher Nickerson
17905 Burner Hill
Parkton, MD 21120

Dear: Christopher Nickerson

RE: Case Number 2010-0251-A, 17905 Burner Hill

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 24, 2010. 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Ric Raynor; 3226 Suffolk Ln.; Fallston, MD 21047

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 13, 2010

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

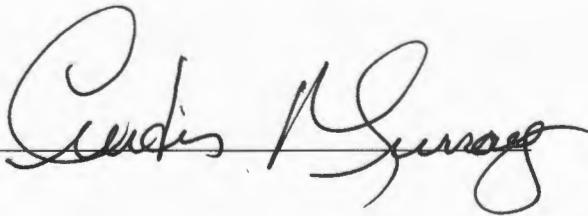
SUBJECT: 10-251 – Administrative Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 27 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

For further information concerning the matters stated herein, please contact Jessie Bialek at 410-887-3480.

Prepared by:
AFK/LL: CM



RECEIVED

APR 16 2010

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: April 8, 2010

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

SUBJECT: Zoning Advisory Committee Meeting
For April 19, 2010
Item Nos. 2010-251, 252, 253, 255,
256, 257, 258 and 260

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

DAK:CEN:cab
cc: File
G:\DevPlanRev\ZAC -No Comments\ZAC-04192010 -NO COMMENTS.doc



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

State Highway
Administration

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: APRIL 12, 2010

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

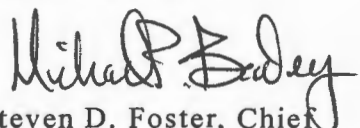
RE: Baltimore County
Item No. 2010-0251-A
17905 BLINKER HILL RD
NICKERSON PROPERTY
ADMIN. VARIANCE -

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. 2010-0251-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



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

April 19, 2010

ATTENTION: Zoning Review Planners

Distribution Meeting Of: April 19, 2010

Item Numbers: 0250 through ²⁵¹ 0260

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

Inter-Office Correspondence



TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: May 10, 2010

SUBJECT: Zoning Item # 10-251-A
Address 17905 Bunker Hill Road
(Nickerson Property)

Zoning Advisory Committee Meeting of April 5, 2010.

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

The existing well and septic system must be shown on the plan. Groundwater Mgmt. Section will check for proper setbacks before approving the permit for the garage.

Reviewer: Dan Esser

Date: 4/26/10

BALTIMORE COUNTY, MARYLAND
Interoffice Memorandum

DATE: March 24, 2010

TO: Zoning Commissioner and File

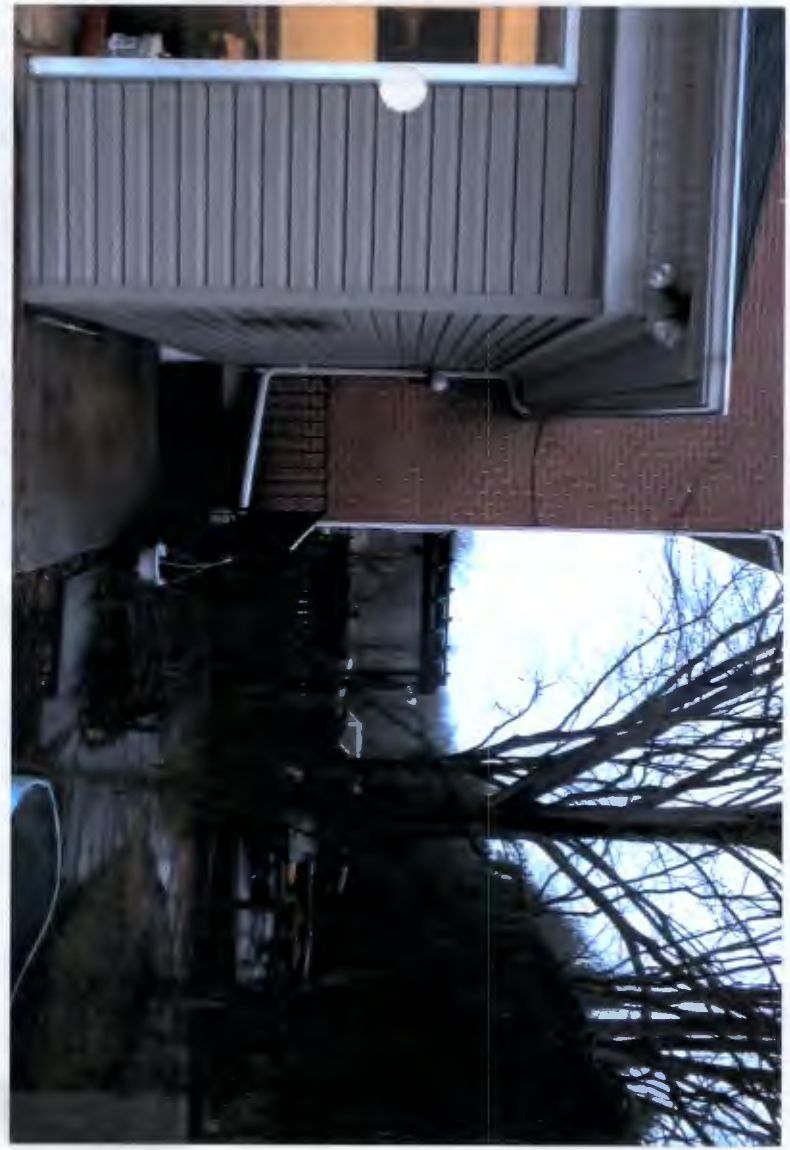
FROM: Donna Thompson, Planner II, Zoning Review

SUBJECT: Petition for Variance
Case No. 2010-0251-A
17905 Bunker Hill Rd.

The garage at the above referenced address has been constructed and was supposed to be connected with a functional breezeway. The owner is trying to upgrade the electric and will need an additional electrical meter. No permit can be obtained with the connection so the owner is requesting that the accessory structure (garage) is freestanding.

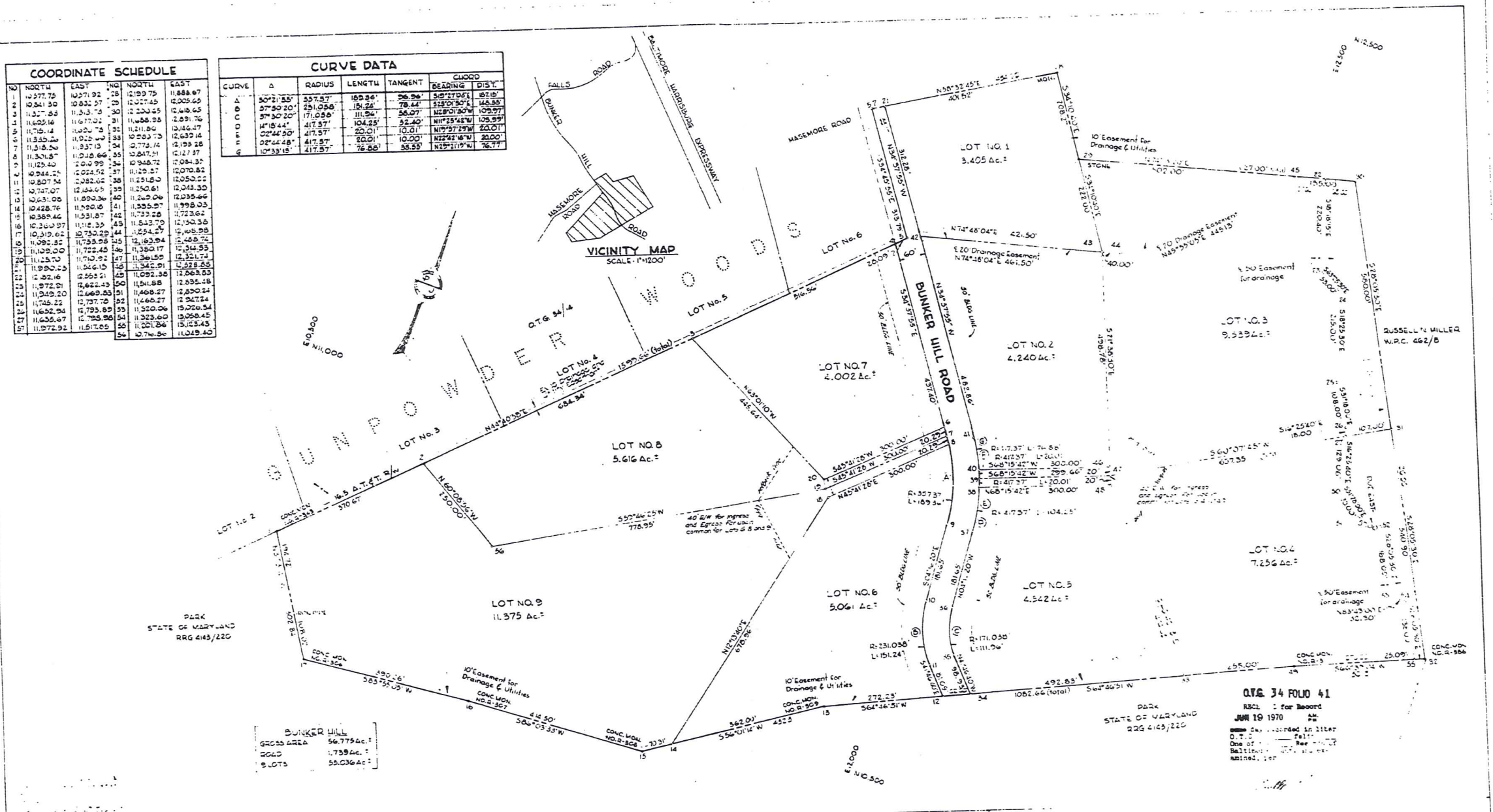
dt





COORDINATE SCHEDULE				
NO	NORTH	EAST	NO	NORTH
1	10377.75	10271.92	28	11899.67
2	10341.30	10332.37	29	12027.45
3	11317.55	11313.79	30	12330.55
4	11409.14	11071.22	31	11458.53
5	11705.14	11000.73	32	11211.84
6	11335.20	11025.00	33	10509.73
7	11315.20	11037.13	34	9772.14
8	11321.57	11018.66	35	10507.51
9	11023.40	10009.99	36	10348.72
10	10244.24	10024.52	37	11020.37
11	10807.54	10282.04	38	11231.80
12	10747.07	10344.09	39	11250.81
13	10631.08	11000.36	40	11200.06
14	10428.76	11050.10	41	11335.57
15	10389.46	11031.87	42	11733.26
16	10310.97	11112.39	43	11813.70
17	10319.62	10750.29	44	11254.07
18	11095.82	11753.98	45	12163.94
19	11109.00	11722.43	46	11350.17
20	11125.70	11710.92	47	11301.59
21	11190.23	11546.15	48	11342.91
22	11021.16	11052.13	49	11092.36
23	11072.91	11022.13	50	11511.88
24	11349.10	11069.03	51	11468.27
25	11745.22	11277.70	52	11468.27
26	11632.34	11793.89	53	11520.06
27	11655.67	11735.56	54	11323.60
28	11572.92	11517.05	55	11001.86
29			56	10746.84
30			57	11049.40

CURVE DATA					
CURVE	Δ	RADIUS	LENGTH	TANGENT	CHORD
A	50°17'55"	557.57'	169.36'	56.56'	50°17'55"
B	57°30'20"	251.056'	131.24'	78.44'	57°30'20"
C	57°30'20"	171.056'	111.54'	56.07'	57°30'20"
D	14°18'44"	417.57'	20.01'	3.240'	14°18'44"
E	10°33'15"	417.57'	76.86'	38.55'	10°33'15"



APPROVED: 6/19/70

[Signature]

Director, Baltimore County Planning Board

APPROVED:

[Signature]

Deputy State and County Planning Director

NOTE:

The streets and/or roads shown hereon and the "as shown" areas are for the purpose of description only and the same are not intended to be dedicated to public use; the fee simple title to the land thereon is expressly reserved in the grantors of the deed to which this plat is attached, their heirs and assigns.

NOTE:

Coordinates shown hereon are referred to a system established by Purdum & Jeschke, Engineers and Land Surveyors, and are based upon an assumed origin.

OWNERS CERTIFICATE:

The requirements of Section 72 B Article 17 of the Annotated Code of Maryland (Black 1947 Supplement), as far as they relate to the making of this plat have been complied with.

[Signature] May 11, 1970

CURT A. H. JESCHKE

SURVEYORS CERTIFICATE:

I, William D. Purdum, a registered Professional Engineer and Land Surveyor of the State of Maryland do hereby certify that the land shown hereon has been laid out and the plat hereof prepared in accordance with the provisions of the law relating to the subdivision of land known as House Bill 459, Chapter 1016 of the Acts of 1945 and subsequent Acts amendatory thereto.

[Signature] May 11, 1970

WILLIAM D. PURDUM

PURDUM & JESCHKE

CONSULTING ENGINEERS AND LAND SURVEYORS

1023 NORTH CALVERT ST.

BALTIMORE, MARYLAND

BUNKER HILL

7TH ELECTION DISTRICT BALTO. CO. MD.

SCALE: 1"=100'

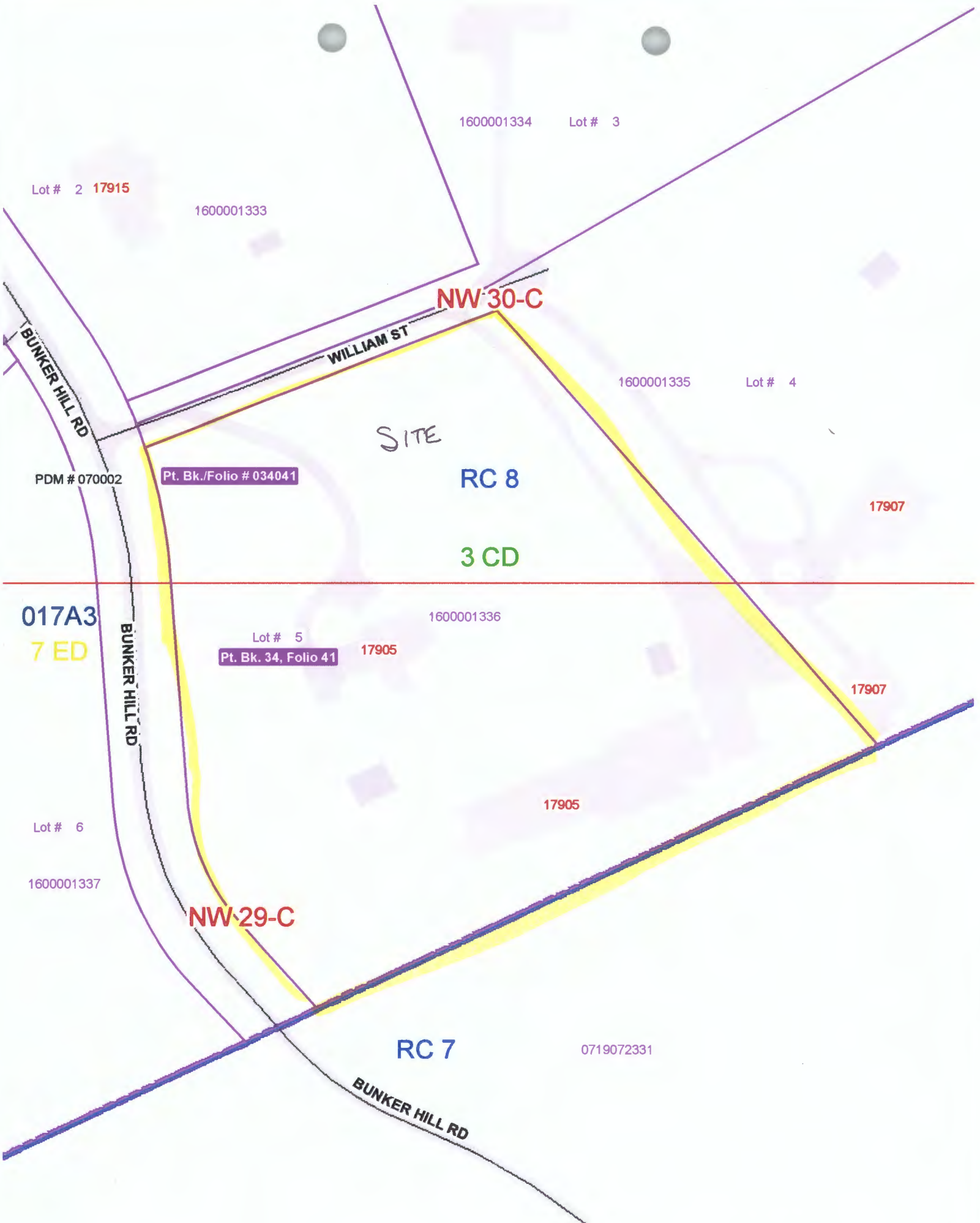
MARCH 25, 1970

PROPERTY OF

CURT A. H. JESCHKE

AND

WILLIAM D. PURDUM



1600001334 Lot # 3

Lot # 2 17915

1600001333

NW 30-C

WILLIAM ST

1600001335 Lot # 4

SITE

RC 8

3 CD

17907

PDM # 070002

Pt. Bk./Folio # 034041

017A3
7 ED

1600001336

Lot # 5
Pt. Bk. 34, Folio 41

17905

17907

17905

Lot # 6

1600001337

NW 29-C

RC 7

0719072331

BUNKER HILL RD

2010-0251-A

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

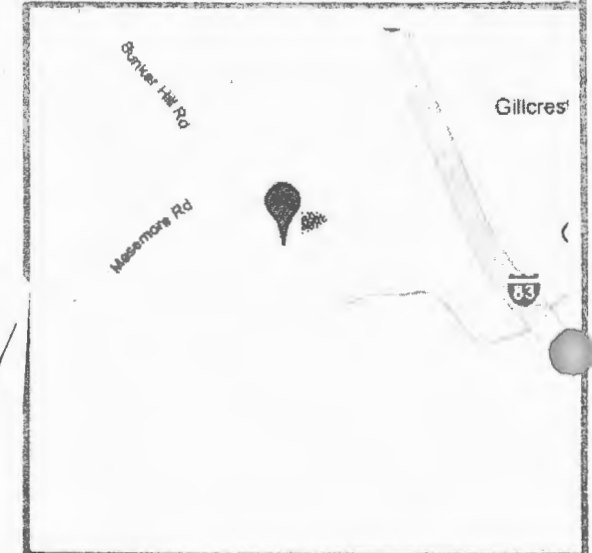
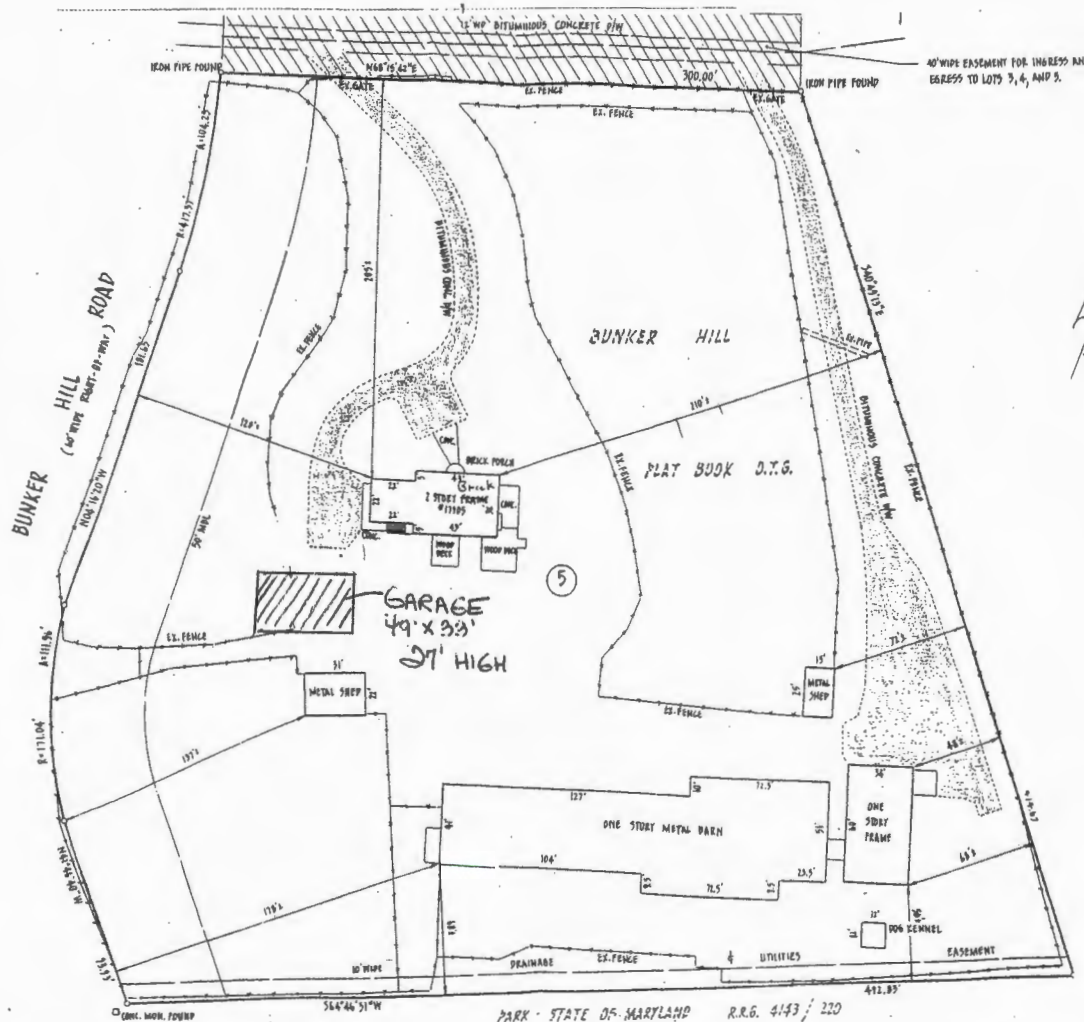
PROPERTY ADDRESS 17905 BUNKER HILL RD

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

SUBDIVISION NAME BUNKER HILL

PLAT BOOK # 34 FOLIO # 41 LOT # 5 SECTION # 1

OWNER CHRISTOPHER NICKERSON



LOCATION INFORMATION

ELECTION DISTRICT 7

COUNCILMANIC DISTRICT 3

1"=200' SCALE MAP # 017A3

ZONING R.C. 8

LOT SIZE 4.542
ACREAGE

SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☐	☒
WATER	☐	☒

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒

100 YEAR FLOOD PLAIN	☐	☒
----------------------	--------------------------	-------------------------------------

HISTORIC PROPERTY/ BUILDING	☐	☒
-----------------------------	--------------------------	-------------------------------------

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY

REVIEWED BY D.T. ITEM # 0251 CASE # 2010 - 0251-A

PREPARED BY _____

SCALE OF DRAWING: 1" = 100'