

IN RE: PETITION FOR ADMIN. VARIANCE

S side of Hammond Avenue; 52 feet E
side of Third Avenue
4th Election District
3rd Councilmanic District
(304 Hammond Avenue)

Per Bogh and Kim Karlsen
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* Case No. 2010-0311-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 owners of the subject property, Per Bogh and Kim Karlsen for property located at 304 Hammond Avenue. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (shed) with a height of 19 feet in lieu of maximum permitted 15 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners need additional storage space for their growing family. The proposed shed will have the same style, siding, window design and roof singles as on the existing dwelling. Petitioners indicate that the proposed shed will also have French doors . The property contains 1.940 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 May 25, 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. Additionally, the proposed structure appears to be located in the forest

ORDER RECEIVED FOR FILING

Date 6-10-10

By BZ

buffer easement/forest conservation easement. Petitioners shall consult with the Department of Environmental Protection and Resource Management to verify this is or is not an issue.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on May 23, 2010 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 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 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 10th day of June, 2010 that a Variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (shed) with a height of 19 feet in lieu of maximum permitted 15 feet is hereby GRANTED, subject to the following:

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.

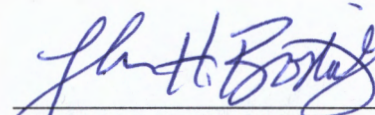
ORDER RECEIVED FOR FILING

Date 6-10-10

By [Signature]

2. 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.
3. The accessory structure shall not be used for commercial purposes.
4. The proposed structure appears to be located in the forest buffer easement/forest conservation easement. Petitioners shall consult with the Department of Environmental Protection and Resource Management to verify this is or is not an issue.

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 6-10-10

By PJ



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

June 10, 2010

PER BOGH AND KIM KARLSEN
304 HAMMOND AVENUE
GLYNDON MD 21071

Re: Petition for Administrative Variance
Case No. 2010-0311-A
Property: 304 Hammond Avenue

Dear Mr. and Mrs. Karlsen:

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 black ink, appearing to read "J. H. Bostwick".

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 304 Hammond Ave
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)

To permit an accessory structure (shed) with a height of 19 feet in lieu of maximum permitted 15-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 _____
City _____ State _____ Zip Code _____
Date 6-10-10

ORDER RECEIVED FOR FILING

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):

Name - Type or Print Per Bosh Karlsen
Signature Kim Karlsen
Name - Type or Print Kim Karlsen
Signature _____
Address 304 Hammond Ave Telephone No. 413-773-458
City Glyndon State Md Zip Code 21071

Representative to be Contacted:

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

Zoning Commissioner of Baltimore County

CASE NO. 2010-0311-A

REV 10/25/01

Reviewed By JNP Date 5/11/2010

Estimated Posting Date 5/23/2010

TAX. ACCOUNT # 251000001109

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 304 Hammond Ave
which is presently zoned DR 3.5

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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):

Name - Type or Print Per Boon KarlsonSignature [Signature]Name - Type or Print Kim KARLSENSignature [Signature]Address 304 Hammond AveTelephone No. 4437973458City Glyndon State MD Zip Code 21071

Representative to be Contacted:

Name [Signature]

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.

Zoning Commissioner of Baltimore County

CASE NO. 2010-0311-A

REV 10/25/01

Reviewed By JNP Date 5/11/2010Estimated Posting Date 5/23/2010

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

304 Hammond Ave P.O. Box 306
Address
Glyndon Md 21071
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):

- Build a shed
- 16' x 20' x 19 1/2'
 - Location as seen on attached Plat
 - same siding and style as on house
 - same roof shingle as house
 - same window style as house
 - double French door front, side glass door
 - 2 double windows front & back 2nd story
 - Growing Family needs more storage space

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.

Kim Karlsen
Signature
Kim KARLSEN
Name - Type or Print

Per Bosh Karlsen
Signature
Per Bosh Karlsen
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4th day of May, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Alice A. Reid
Notary Public
My Commission Expires 8/19/11

ZONING DESCRIPTION

Zoning Description for: 304 Hammond Avenue, Glyndon, MD 21136
(property address)

Beginning at a point on the South side of
(north, south, east, or west)

Hammond Avenue which is 30 feet
(name of street on which property fronts) (number of feet of right-of-way width)

wide at the distance 52 feet east of the
~~985~~ (number of feet) (north, south, east, or west)

centerline of the nearest improved intersecting street Third Avenue
(name of street)

which is 50 feet wide. *Being Lot # 3,
(number of feet of right-of-way width)

Block , Section # , in the minor ^{subdivision} of David Walsh property (96-085-m)
(96-085-M) (name of subdivision)

containing 1,940 Acres. Also known as 304 Hammond Avenue
(square feet or acres) (property address)

and located in the 4th Election District, 3rd Councilmanic District.

2010-0311-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010- 0311 -A Address 304 Hammond Avenue
Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 5/11/2010 Posting Date: 5/23/2010 Closing Date: 6/7/2010

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- 0311 -A Address 304 Hammond Avenue
Petitioner's Name Karlson Telephone 443-797-3458
Posting Date: 5/23/2010 Closing Date: 6/7/2010
Wording for Sign: To Permit a proposed accessory building (shed) with a height of 19 feet in lieu of the maximum permitted 15 feet.

Revised 8/20/09

No. 53923

Date: 2/11/2018

PAID RECEIPT

	ADDRESS	ACTION	TITLE	DENY
06-13-2010	5/11/2010	14:49:40	B	
06-18-2010	NATL	SMT G/H		
06-18-2010	# 68577	5/11/2010	OFLU	

5. S2B DESIGN VERIFICATION

073928

Rept Tot 445.00

125.00	CU	1.00	CU
--------	----	------	----

Hall County, Maryland

[illegible]

Total:	65.00
--------	-------

W. C. 1894

Ala Vance - 304 Hammond Avenue
2012-0311-A (Karlsen)

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

RE: Case No 2010-0311-A

Petitioner/Developer KARLSEN

Date Of Hearing/Closing: 6/7/10

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

Attention:

Ladies and Gentlemen

This letter is to certify under penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 304 HARMOND AVENUE

This sign(s) were posted on May 23, 2010
Month, Day, Year
Sincerely,

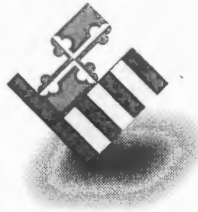
Martin Ogle 5/23/10
Signature of Sign Poster and Date

Martin Ogle
60 Chelmsford Court
Baltimore, Md, 21220
443-629-3411



05/23/2010

Martin Ogle 5/23/10



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

June 7, 2010

Per Bogh and Kim Karlsen
304 Hammond Ave.
Glyndon, MD 21071

Dear: Per Bogh and Kim Karlsen

RE: Case Number 2010-0311-A, 304 Hammond Ave.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 11, 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



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

May 27, 2010

ATTENTION: Zoning Review Planners

Distribution Meeting Of: May 17th, 2010

Item Numbers: 0176, 0230, 0295, 0296, 0297, 0298, 0299, 0300, 0301, 0303, 0304, 0306
and 0307-0312

³¹¹
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^{DP+}, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For May 31, 2010
Item Nos. 2010- 176, 230, 295, 296,
297, 298, 299, 301, 303, 304, 306, 307
311 & 312

DATE: May 18, 2010

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

DAK:CEN:elm

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-05312010 -NO COMMENTS.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 25, 2010

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

SUBJECT: 10-311 – Administrative Variance

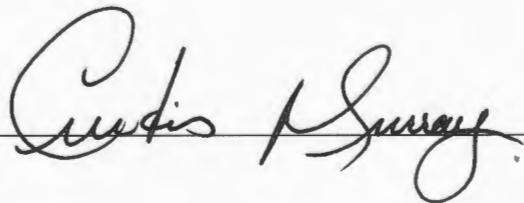
Shed The Office of Planning does not oppose the petitioner's request to permit an accessory structure ~~(garage)~~ with a height of 19 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

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.

Additionally, the proposed structure appears to be located in the FBE/FCE. The petitioner shall consult with DEPRM to verify this is or is not an issue.

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

Prepared by:
AFK/LL: CM



RECEIVED

MAY 25 2010

ZONING COMMISSIONER



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: MAY 19, 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. 2010-0311-A
304 HAMMOND AVE.
KARISEN 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. 2010-0311-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,

A handwritten signature in dark ink, appearing to read "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.sha.maryland.gov

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose
No Comment5-18-10

DEVELOPMENT PLANS REVIEW

nc5-27-10

DEPRM

5-27-10

FIRE DEPARTMENT

nc5-25-10

PLANNING

(if not received, date e-mail sent _____)

supports
w/ conditions5-19-10

STATE HIGHWAY ADMINISTRATION

nc5-19-10

TRAFFIC ENGINEERING

5-19-10

COMMUNITY ASSOCIATION

-5-19-10

ADJACENT PROPERTY OWNERS

-

ZONING VIOLATION

(Case No. -)

PRIOR ZONING

(Case No. -)

NEWSPAPER ADVERTISEMENT

Date: -

SIGN POSTING

Date: 5-23-10

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐n/a

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐Comments, if any: OP supports with 2 conditions

D10-0311-A



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw1.1d)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 04 Account Number - 2500000109

Owner Information

Owner Name: KARLSEN PER B
 KARLSEN KIMBERLEY S
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 304 HAMMOND AVE
 GLYNDON MD 21136-1044
Deed Reference: 1) /26803/ 243
 2)

Location & Structure Information

Premises Address
 304 HAMMOND AVE

Legal Description
 1.936 AC
 304 HAMMOND AVE SS
 END OF THIRD ST

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	MS
48	11	1165					3	1		

Special Tax Areas
 Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2007	3,739 SF	1.94 AC	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2010	Phase-in As Of 07/01/2009	Assessments As Of 07/01/2010
Land	120,340	218,800		
Improvements:	529,110	456,100		
Total:	649,450	674,900	649,450	657,933
Preferential Land:	0	0	0	0

Transfer Information

Seller: THIRD AVENUE LLC	Date: 03/21/2008	Price: \$809,870
Type: IMPROVED ARMS-LENGTH	Deed1: /26803/ 243	Deed2:
Seller: THIRD AVENUE LLC	Date: 06/06/2006	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /23954/ 100	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *



Site where 16x20 shed, to be installed



Front of Site House



From inside of gate to shed site



Front View of Site - neighbor's House to Right of Site

Pt. Bk./Folio # 007156 105

2200003678

Lot # 31

2000010439

0423051275
Lot # 3

Lot # 4
0402023170

Lot # 5
0423051251

Lot # X
0410045625

0418047526
Lot # 7

0407088575

0406000126
Lot # 9

0403048980

Lot # 11

GLYNDON GATE (PDM File/Project #)
Pt. Bk./Folio # 064063

PDM # 040376

Pt. Bk. 64, Folio 62

Lot # 98

2200012167

Pt. Bk. 64, Folio 63

2000010438 111

Pt. Bk. 7, Folio 156

PDM # 040304

Pt. Bk./Folio # MP85016
(PDM File/Project #)

PDM # 040369

103

2400010097

Pt. Bk./Folio # 077164

2400010096

Pt. Bk. 77, Folio 164

101

PDB

048C1

DR 3.5

3 CD

300

302

304

NW 16-J

SITE

PDM # 040662

2500000109

Lot # 3

WALSH, DAVID PROPERTY (PDM File/Project # MS 96085)

Pt. Bk./Folio # MP96085

Lot # 2

2500000108

Lot # 1

2500000107

2010-0311-A

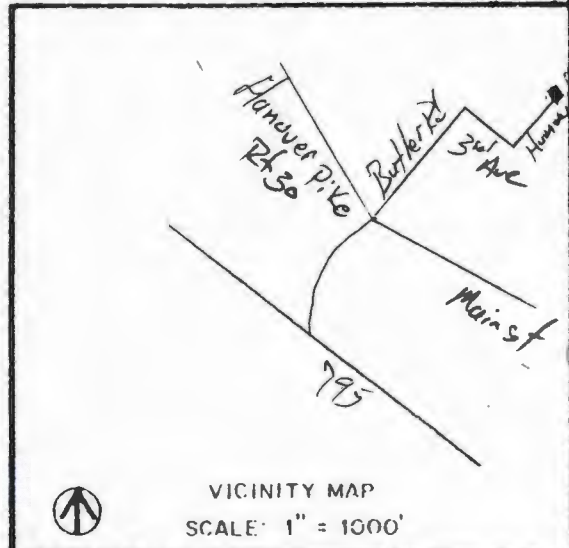
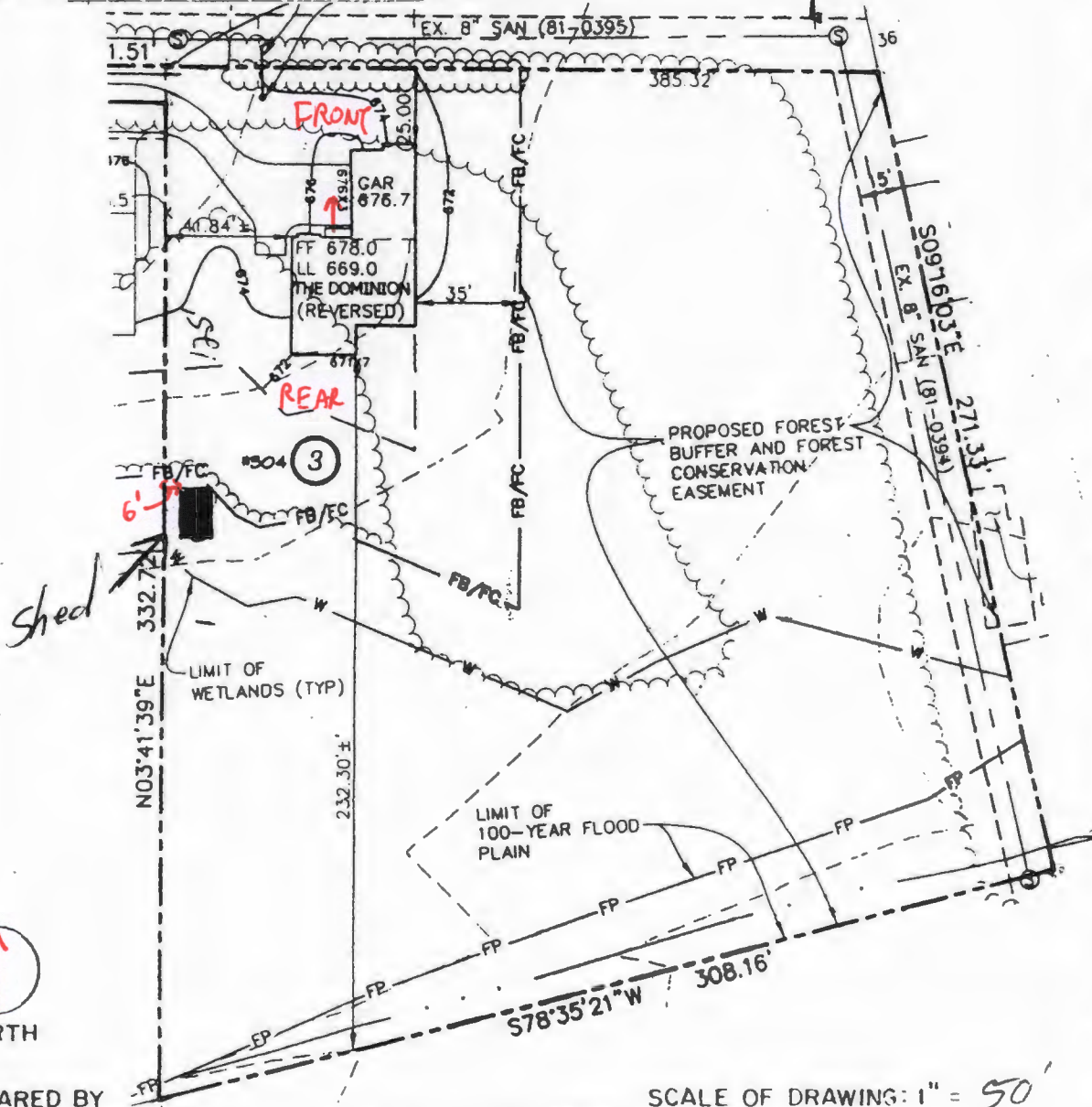
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 304 Hammond Avenue SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME David Walsh Minor Subdivision (96-085-M)

PLAT BOOK # ~~62~~ FOLIO # ~~62~~ LOT # 3 SECTION #

OWNER Karlson Per B and Karlson Kimberley S



LOCATION INFORMATION

ELECTION DISTRICT 4

COUNCILMANIC DISTRICT 3

1" = 200' SCALE MAP # 048C1 NW 16 J

ZONING DR 3.5

LOT SIZE 1,940 ACREAGE 84,506 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 JNP ITEM # 2010-0311-A



PREPARED BY

SCALE OF DRAWING: 1" = 50'