

April 21, 2020

Board of Zoning Appeals Members and Applicants,

The May 7th, 2020 Board of Zoning Appeals meeting will not be held in the Government Office Building as usual due to the Covid—19 virus and social distancing requirements. Instead, the meeting will be held remotely via Zoom Video Conferencing. Anyone wishing to attend the meeting will need to use Zoom in order to participate or watch. This will require that you have the Zoom application installed on a computer or cell phone prior to the meeting. If joining by computer, the device will need to have a microphone at a minimum in order to participate.

Once the Zoom application has been installed on your phone or computer, you may join the meeting by going to the following website:

<https://zoom.us/j/93480149162?pwd=MUZEd1dITlczRkNVbkhSYTJBcFVvZz09>.

In order to join the meeting the following meeting ID and password will need to be entered:

Meeting ID: 934 8014 9162

Password: 467585

Additionally, you may simply call to join the meeting by dialing either:

1 253 215 8782 US or

1 301 715 8592 US.

You will then be prompted to enter the same meeting ID and password listed above.

The meeting is scheduled to begin promptly at 6:00PM. Please plan to join the meeting a few minutes early so that the meeting may begin on time.

Should you have any additional questions or concerns about the meeting or how to connect to the meeting, please call the Department of Infrastructure and Development at (410) 548-3130.

Sincerely,

Henry Eure
Project Manager

AGENDA

Regular Zoom Videoconference

May 7, 2020

Government Office Building
Route 50 & N. Division Street
Council Chambers, Room 301, Third Floor

6:00 P.M. - Call to Order – Gil Allen

Board Members: Gil Allen, Jordan Gilmore, Brian Soper and Shawn Jester.

MINUTES – March 5, 2020

PUBLIC HEARINGS:

Case #SA-20-226 Simpson's Towing, Inc. – 2 ft. Fence Height Variance to Install a 6 ft. Fence within the Required 50 ft. Front Yard Setback – 2100-2108 Windsor Drive and 2101-2109 Shipley Drive – Light Industrial District.

Case #SA-20-303 D.R. Horton America's Builder – 4 ft. 4-inch Front Yard Setback Variance to Retain a Porch that was Constructed within the 30 ft. Front Yard Setback – 417 Birchwood Drive – Aydelotte Farm PRD #7.

Join Zoom Meeting

<https://zoom.us/j/93480149162?pwd=MUZEd1dITlczRkNVbkhSYTJBcFVvZz09>

Meeting ID: 934 8014 9162

Password: 467585

+1 253 215 8782 US

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Please note that you will be asked to consent to the meeting being recorded.

* * * * *



MINUTES

The Salisbury Board of Zoning Appeals met in regular session on March 5, 2020, in Room 301, Government Office Building at 6:00 p.m. with attendance as follows:

BOARD MEMBERS:

Albert G. Allen, III, Chairman
Jordan Gilmore, Vice Chairman
Shawn Jester
Brian Soper (Absent)

CITY STAFF:

Henry Eure, Project Manager
Beverly Tull, Recording Secretary

* * * * *

Mr. Allen, Chairman, called the meeting to order at 6:08 p.m.

* * * * *

MINUTES:

Upon a motion by Mr. Jester, seconded by Mr. Gilmore, and duly carried, the Board **APPROVED** the February 6, 2020 minutes as submitted.

* * * * *

Mr. Eure requested that anyone wishing to testify in the case before the Salisbury Board of Zoning Appeals stand and be sworn in. Mr. Eure administered the oath. Mr. Allen explained the procedure for the public hearing.

* * * * *

#SA-20-133

Maurice Ngwaba, PhD, AIA, on behalf of The Great Commission of Jesus, - Enlargement of a Legal Nonconforming Structure with Construction of a 4,500 sq. ft. addition to a building and a 5.1 ft. Front Yard Setback Variance – 234 Lake Street – General Commercial District.

Mr. Maurice Ngwaba, Mr. Habucuc Petion, and Mr. Angliche Petion came forward. Mr. Henry Eure presented and entered the Staff Report and all accompanying documentation into the record. He summarized the report explaining that the applicant requests permission to construct a 4,500 sq. ft. addition to the existing nonconforming building. The building is nonconforming as it does not meet the minimum required front yard setback of 25 ft. from Burton Street. The addition is proposed to have a front yard setback of 20 ft., 6 inches along Burton Street. The Zoning Code requires a minimum front yard setback of 25 ft. Board approval to enlarge an existing nonconforming building and a 4 ft., 6-inch front yard setback variance is requested.

Mr. Allen questioned why the plans shown won't meet the required setbacks. Mr. Ngwaba thanked the Board for being there to hear the case, thanked the Mayor for our City, and thanked Mr. Eure and Mrs. Tull for their work on the Staff Report. He referenced all the criteria that had been presented in the Staff Report regarding the setback variance requirements. Because of the flood plain requirements, the building will have to be elevated. By moving the building to the south to meet the setback requirements, the required handicapped ramp would alter the parking lot configuration and hinder the parking requirements.

In regards to the conditions of approval, Mr. Gilmore questioned the reasoning for wanting the parcels consolidated into one (1) parcel. Mr. Eure responded that the three (3) parcels are being used as one (1) parcel, therefore they should be resubdivided into one (1) lot. Mr. Ngwaba noted that all three (3) parcels will be used for the addition.

Mr. Jester questioned if the requirement of the two (2) van accessible spaces needed to be included as a condition of approval. Mr. Eure responded that the Board could include it as a condition of approval but it is a Code requirement that will have to be met.

Upon a motion by Mr. Gilmore, seconded by Mr. Jester, and duly carried, the Board **APPROVED** the 2.1 ft. Front Yard Setback Variance for 234 Lake Street, based on the criteria listed in the Staff Report, particularly the criteria listed in Section 17.236.020.

Upon a motion by Mr. Gilmore, seconded by Mr. Jester, and duly carried, the Board **APPROVED** the Enlargement of a Legal Nonconforming Use at 234 Lake Street, based on the criteria listed in the Staff Report, particularly the criteria listed in Section 17.232.020B, and subject to the following Conditions of Approval:

CONDITIONS:

1. The three (3) parcels shall be resubdivided/consolidated into one (1) parcel.
2. Provide an "Agreement to Submit an Elevation Certificate" form prior to development and an "Elevation Certificate" prior to occupancy to in comply with FEMA regulations for development within the flood plain.
3. Provide a minimum of four (4) bicycle parking/storage spaces and two (2) van accessible spaces.
4. Subject to further review and approval by the Salisbury Department of Infrastructure and Development and the Salisbury Fire Department.

* * * * *

#SA-20-134 Unity Christian Fellowship – 3 ft. 6-inch Setback Variance to Erect a 64 sq. ft. Freestanding Sign Within the Required 15 ft. Setback – 124 Wilson Street – General Commercial District.

Dr. Clarence Polk came forward. Mr. Henry Eure presented and entered the Staff Report and all accompanying documentation into the record. He summarized the report explaining that the applicant proposes to repurpose the existing freestanding sign which is located within the required minimum 15 ft. setback.

Upon a motion by Mr. Jester, seconded by Mr. Gilmore, and duly carried, the Board **APPROVED** the 3 ft. 6-inch Setback Variance to Erect a 64 sq. ft. Freestanding Sign within the required 15 ft. setback, based on the criteria listed in the Staff Report, particularly the criteria listed in Section 17.232.020B.



City of
Salisbury
Jacob R. Day, Mayor

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ADJOURNMENT

With no further business, the meeting was adjourned at 6:54p.m.

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This is a summary of the proceedings of this meeting. Detailed information is in the permanent files of each case as presented and filed in the Salisbury-Wicomico County Department of Planning, Zoning and Community Development.

Albert G. Allen, III, Chairman

Amanda Pollack, Secretary to the Board

Beverly R. Tull, Recording Secretary



STAFF REPORT

MEETING OF MAY 7, 2020

Case No. 202000226
Applicant: Simpson Towing, Inc.
Property Owner: Simpson Towing, Inc.
Location: 2100-2108 Windsor Drive (Lot 5A)
2101-2109 Shipley Drive (Lot 41A)
Tax Map: #102
Grids #15 & 16, Parcels #154 & 155
Zoning: Light Industrial
Request: Fence Height Variance

I. SUMMARY OF REQUEST:

The applicants request permission to erect a 6 ft. tall fence within the front yard setback along both Harford Road and Shipley Drive. **(Attachment 1)**

II. ACCESS TO THE SITE AREA:

The site has frontage and access along Harford Road and Windsor and Shipley Drives. **(Attachment 2)**

III. DESCRIPTION OF PROPERTIES:

This site consists of two (2) adjoining unimproved lots that total slightly over 2.5 acres in size.

IV. DESCRIPTION OF SURROUNDING AREA/NEIGHBORHOOD:

Surrounding properties are a mixture of light industrial uses, and unimproved sites. The neighborhood is primarily zoned Light Industrial, although the Industrial Park zoning district is further to the west.

V. EVALUATION:

- (a) Discussion:** The applicants wish to relocate their towing business to this location, eventually constructing a business office on the site. In the meantime, the applicants propose to store towed vehicles on the site, and wish to utilize as much

property as possible for this purpose. In order to maximize the site as well as properly protect and screen the property, a 6 ft. tall chain link fence is proposed within the front yard setback along both Harford Road and Shipley Drive. **(Attachment 3)** Within the Light Industrial District, the minimum front yard setback is 50 ft. from the curblin/edge of the street. Fences may not be taller than 4 ft. within the front yard setback, according to Section 17.04.190B. The applicants intend to place the proposed fence at the required 50 ft. setback along Windsor Drive, but propose to place the fence 15 ft. from Harford Road. An existing 6 ft. tall fence is located at the north end of the property, approximately 30 ft. from Shipley Drive. The applicants propose to extend that fence along Shipley Drive while maintaining the existing 30 ft. setback. Screening is proposed to shield the vehicles from view, but the applicants do not specifically state what the screening material will be.

The applicants have advised Staff that the proposed storage yard will be simply that – a storage yard for towed vehicles. Although some vehicles may be inoperable, the vehicles will be relocated after insurance settlements have been completed. The applicants have indicated that the properties will not be used as a junkyard, which is prohibited in this district.

- (b) **Impact:** Staff believes the proposed fence will have minimal impact on neighboring properties. Even at its closest point, along Harford Road, the fence will still be 15 ft. from the road. Fences of similar height in other locations throughout the City are considerably closer to streets. In addition, all three (3) streets are lightly traveled with little traffic.
- (c) **Relationship to Criteria:** Section 17.236.020 of the Salisbury Municipal Code contains the criteria the Board should consider when approving Variances. Staff has noted how this request complies with the Variance criteria as follows:

- [1] **Because of the particular physical surroundings, shape or topographical conditions of the specific structure or land involved, a practical difficulty or unnecessary hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.**

The properties do not appear to have any unique conditions that create a practical difficulty or hardship.

- [2] **The conditions upon which an application for a variance is based are unique to the property for which the variance is sought and are not**



applicable, generally, to the property within the same zoning classification.

Again, there are no unique conditions that these properties possess.

- [3] The practical difficulty or unnecessary hardship is caused by this Title and has not been created by intentional action of any person presently having an interest in the property.**

Staff believes that the practical difficulty was created by the Zoning Code. Storage yards are permitted within this district, and may extend beyond building setback standards. Fences that provide screening are required around storage yards within the light industrial district, and such fences must be a minimum of 6 ft. tall. Fences within front yards are limited to 4 ft. in height. The Zoning Code appears to be contradictory.

- [4] The granting of the variance will not be detrimental to or endanger the public health, security, or general welfare or morals.**

The granting of the requested variance should not be detrimental to the public health, security and general welfare of the neighborhood. The proposed fence will still a minimum of 15 ft. from the closest street, while the proposed screening will aid in maintaining the appearance of the property.

- [5] The granting of the variance is not based exclusively upon a desire to increase the value or income potential of the property.**

The variance request is based simply on the applicant's desire to utilize additional land space.

- [6] The variance will not be injurious to the use and enjoyment of other property in the immediate vicinity nor substantially diminish and impair property values in the neighborhood.**

Increasing the fence height to 6 ft. within the front yard will not be detrimental to other properties and will not adversely impact nearby property values.

- [7] The granting of the variance will not impair an adequate supply of light and air to adjacent property or overcrowd the land or create an undue concentration of population or substantially increase any congestion of**



the streets or create hazardous traffic conditions or increase the danger of fire or otherwise endanger the public safety.

The requested fence height increase will not create any hazardous traffic conditions, nor otherwise impact public safety.

- [8] The variance will not adversely affect transportation or unduly burden water, sewer, school, park, or other public facilities.**

The requested variance will have no impact on water, sewer, school, park or other public facilities. Staff does not believe this request will affect transportation facilities.

- [9] The granting of the variance will not adversely affect the implementation of the Comprehensive Plan for the City of Salisbury approved by the Planning Commission and the City Council or any other plan approved by the Planning Commission or City Council for development of the area in which the variance is requested.**

The fence height variance request will not have an impact on the City's Comprehensive Plan.

- [10] Within the intent and purpose of this Title, the variance, if granted, is the minimum necessary to afford relief. (To this end, the Board may permit a lesser variance than that applied for.)**

Staff believes that the fence height variance request is the minimum necessary to afford relief from the Code requirements. However, the Board has the discretion to approve the requested variance or grant a lesser variance.

VI. STAFF COMMENTS:

As previously indicated, it appears that the Zoning Code is somewhat contradictory regarding screening and fences when located with the front yard. In addition, having a 50 ft. front yard setback along three (3) street frontages would severely limit the usable land area for storage.

As both lots are under the same ownership and will be used for the same purpose and business, consolidation of the two (2) lots is encouraged.

VII. RECOMMENDATION:

Based on criteria for approval as outlined in Section V (c) of the Staff Report, **Approval** of the variance request as submitted is recommended to erect/install a 6 ft. tall fence within



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Salisbury
Jacob R. Day, Mayor

the front yard setback along Harford Road and Shipley Drive, with the following conditions:

1. The fence shall be provided with privacy slats for screening.
2. A 10 ft. wide landscaped area (trees and shrubs) shall be provided on the exterior side of the fence as required by Section 17.220.040 of the Zoning Code.
3. The properties shall be consolidated/resubdivided into one (1) parcel.

COORDINATOR: Henry Eure, Project Manager



March 6, 2020

Enclosed is an application for a variance of the setback for our property. The diagram shows a plan for a future building. This request does not include the building since we are not sure when it could be built.

Thank you,

A handwritten signature in black ink that reads "Joan Simpson". The signature is written in a cursive style.

Joan Simpson
Simpson's Towing

1308 N. Division St.
Salisbury MD 21801
www.simpsonstowing.com
410-742-6772 800-201-9475



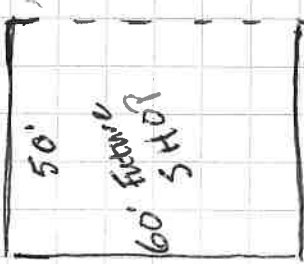


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Cloverland DAIRY

Windsor
250'

50' set back
front of prop.



40' gate

Simpson's Towing Proposed Fence
6' High w/ privacy barrier

Hartford

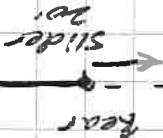
220'

15' SET BACK

PROP. LINE

285'

Existing Fenced Area



1 sq = 10 ft

SHIPLEY 237'



STAFF REPORT

MEETING OF MAY 7, 2020

Case No. 202000303
Applicant: D.R. Horton America's Builder
Property Owner: Lynn Palefsky
Location: 417 Birchwood Drive
Tax Map: #38
Grid #6, Parcel #219
Zoning: Planned Residential District #7
The Villages at Aydelotte Farm
Request: Front Yard Setback Variance

I. SUMMARY OF REQUEST:

The applicant is requesting a front yard setback variance for a portion of the dwelling that is located within the required minimum 30 ft. setback.

II. ACCESS TO THE SITE AREA:

The site has frontage and access on the easterly side of Birchwood Drive.

III. DESCRIPTION OF PROPERTY:

This site is an interior lot totaling 11,619 square feet in area, and was improved last year with a two-story single family dwelling.

IV. DESCRIPTION OF SURROUNDING AREA/NEIGHBORHOOD:

Surrounding properties to the north, south and west are also single family residences, and part of The Villages at Aydelotte Farm PRD #7. Properties to the east are in the county, and are also single family homes. **(Attachment 1)**

V. EVALUATION:

- (a) **Discussion:** The applicants are requesting a setback variance for a minor setback violation for a recently constructed home. **(Attachment 2)** The southwest corner of the porch is located within the front yard setback, due to a surveying error. The originally submitted and approved site plan indicated that the entire dwelling



would be located within the permitted building envelope, on a 12,546 sq. ft. lot. **(Attachment 3)** However, the actual property is slightly southwest of the original site plan, and the radius of the street's cul-de-sac begins at the southwest portion of the property, eliminating 927 sq. ft. of property, and placing approximately 40 sq. ft. of the front porch within the front yard setback. The maximum encroachment is 4.4 feet. **(Attachment 4)**

- (b) Impact:** Staff believes the existing front yard encroachment was the result of a mistake in the original survey, and the subsequent building permit application submission and approval was based on the erroneous survey. Utility easements have not been encumbered by the encroachment. Neighboring properties should not be impacted by the location of the house.
- (c) Relationship to Criteria:** Section 17.236.020 of the Salisbury Municipal Code contains the criteria the Board should consider when approving Variances. Staff has noted how this request complies with the Variance criteria as follows:

- [1] Because of the particular physical surroundings, shape or topographical conditions of the specific structure or land involved, a practical difficulty or unnecessary hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.**

There is no practical difficulty associated with the property. The difficulty was created by an inaccurate survey.

- [2] The conditions upon which an application for a variance is based are unique to the property for which the variance is sought and are not applicable, generally, to the property within the same zoning classification.**

The condition was created by the submission of a survey that was incorrect. Erroneous surveys are rare.

- [3] The practical difficulty or unnecessary hardship is caused by this Title and has not been created by intentional action of any person presently having an interest in the property.**

Staff believes that the hardship is purely unintentional, as the submitted site plan indicated that the intent was to meet all setback requirements.



- [4] The granting of the variance will not be detrimental to or endanger the public health, security, or general welfare or morals.**

The granting of the requested variance should not be detrimental to the public health, security and general welfare of the neighborhood. The encroachment into the required front yard setback is minor, as only about 40 sq. ft. of the porch are within the setback.

- [5] The granting of the variance is not based exclusively upon a desire to increase the value or income potential of the property.**

The variance request is simply to clear up a mistake made on the original survey.

- [6] The variance will not be injurious to the use and enjoyment of other property in the immediate vicinity nor substantially diminish and impair property values in the neighborhood.**

Granting the setback request will not be detrimental to other properties and will not adversely impact nearby property values.

- [7] The granting of the variance will not impair an adequate supply of light and air to adjacent property or overcrowd the land or create an undue concentration of population or substantially increase any congestion of the streets or create hazardous traffic conditions or increase the danger of fire or otherwise endanger the public safety.**

The requested setback variance will not create any hazardous traffic conditions, nor otherwise impact public safety.

- [8] The variance will not adversely affect transportation or unduly burden water, sewer, school, park, or other public facilities.**

The requested variance will have no impact on water, sewer, school, park or other public facilities, nor will this request will affect transportation facilities.

- [9] The granting of the variance will not adversely affect the implementation of the Comprehensive Plan for the City of Salisbury approved by the Planning Commission and the City Council or any other plan approved by the Planning Commission or City Council for development of the area in which the variance is requested.**



The setback variance request will not have an impact on the City's Comprehensive Plan.

- [10] Within the intent and purpose of this Title, the variance, if granted, is the minimum necessary to afford relief. (To this end, the Board may permit a lesser variance than that applied for.)**

Staff believes that the setback variance requested is the minimum necessary to afford relief from the Code requirements. However, the Board has the discretion to approve the requested variance or grant a lesser variance.

VI. STAFF COMMENTS:

As pointed out earlier, the variance request is the result of an error in the original survey. The mistake was minimal as only approximately 40 sq. ft. of the porch is in violation of the 30 ft. setback requirement. Granting approval of the variance will not have any effect on surrounding properties. This will also allow the transfer of the property to future buyers without any encumbrances.

VII. RECOMMENDATION:

Based on criteria for approval as outlined in Section V (c) of the Staff Report, **Approval** of the variance request of 4 ft. 4 inches as submitted is recommended.

COORDINATOR: Henry Eure, Project Manager



Attachment 1



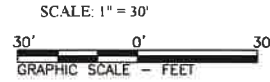
Attachment 2

SITE PLAN

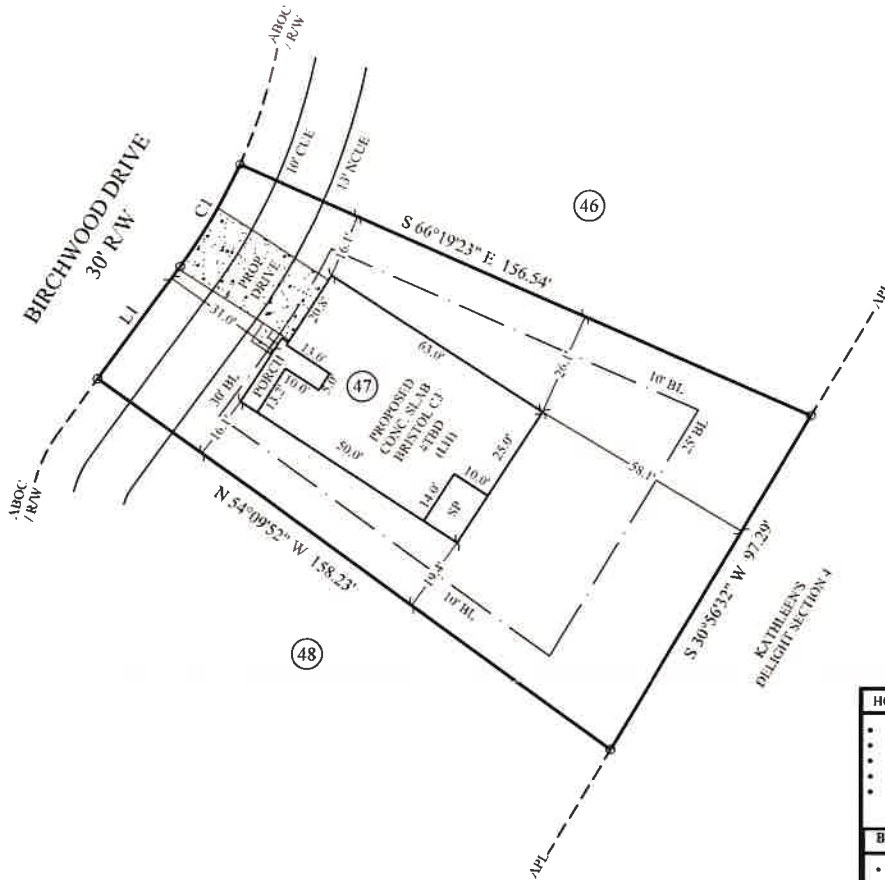
GENERAL NOTES

1. NO FIELD WORK HAS BEEN PERFORMED
2. THIS PROPERTY IS SUBJECT TO ADDITIONAL EASEMENTS OR RESTRICTIONS OF RECORD
3. CARTER & CLARK LAND SURVEYORS IS UNABLE TO WARRANT THE ACCURACY OF BOUNDARY INFORMATION, STRUCTURES, EASEMENTS, AND BUFFERS THAT ARE ILLUSTRATED ON THE SUBDIVISION PLAT
4. UTILITY EASEMENT HAS NOT BEEN FIELD VERIFIED BY SURVEYOR. CONTACT UTILITY CONTRACTOR FOR LOCATION PRIOR TO CONSTRUCTION (IF APPLICABLE)
5. THIS PLAT IS FOR EXCLUSIVE USE BY CLIENT. USE BY THIRD PARTIES IS AT THEIR OWN RISK
6. DIMENSIONS FROM HOUSE TO PROPERTY LINES SHOULD NOT BE USED TO ESTABLISH FENCES
7. THE DWELLING DIMENSION SHOWN ON THIS PLOT PLAN ARE BASED UPON ARCHITECTS DRAWINGS AND ARE NOT INTENDED FOR CONSTRUCTION PURPOSES. IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY AND CONFIRM ALL BUILDING DIMENSIONS AND CONFIGURATIONS PRIOR TO CONSTRUCTION OF BUILDING SHOWN ON THIS PLOT PLAN.
8. CITY SIDEWALKS, DRIVEWAY APPROACHES, AND OTHER IMPROVEMENTS INSIDE THE CITY'S RIGHT OF WAY ARE PROVIDED FOR DEMONSTRATION PURPOSES ONLY. CONSULT THE DEVELOPMENT PLANS FOR ACTUAL CONSTRUCTION
9. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 192.733 FEET
10. ANY BEARINGS SHOWN ON THIS DRAWING ARE BASED UPON NAD 83 PER THE FINAL PLAT, PREPARED BY PARKER & ASSOCIATES, LAST REVISED 04/14/17
11. ANY ELEVATIONS SHOWN ON THIS DRAWING ARE BASED UPON NGVD 29 WITH 66 ADJUSTMENT PER THE AS-BUILT SEWER PLAN PREPARED BY PARKER & ASSOCIATES INC. APPROVED ON 10/9/17.

ADDRESS: TBD BIRCHWOOD DRIVE
 AREA: 12,546 S.F. - 0.288 ACRES



LINE	BEARING	DISTANCE		
LI	N 33°30'08" E	31.29'		
CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	140.00'	29.56'	29.44'	N 29°47'57" E



HOUSE OPTIONS	
•	SLAB
•	WALK UP ATTIC
•	FIREPLACE
•	OPT DOOR B
•	SCREEN PORCH - STEM

BUILDING SETBACKS:	
•	FRONT 30'
•	SIDE 10'
•	REAR 25'
•	CORNER 30'

LEGEND:

- BL - Building Line
- R/W - Right of Way
- APL - Approximate Property Line
- ABOC - Approximate Back of Curb
- CONC - Concrete
- CUE - City of Salisbury Utility Easement
- NCUE - Non-City Utility Easement
- PROP - Proposed
- SP - Screen Porch

FOR:



DR HORTON, INC. - MARYLAND
 6905 S. CARTER ROAD
 SUITE 1
 SALISBURY, MD 21803

A LICENSEE EITHER PERSONALLY PREPARED A BOUNDARY SURVEY OR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEYING WORK REFLECTED IN IT, ALL IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN REGULATION 12 OF CHAPTER 06 IN TITLE 09, DEPT. OF LABOR, LICENSING, & REGULATION, SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS LICENSE NUMBER 21165, RENEWAL DATE 02-03-2020.

[Signature] DATE: 6/26/19

CARTER & CLARK
 SURVEYORS • PLANNERS • ENGINEERS
 3090 Premiere Parkway, Suite 600
 Duluth, GA 30097
 Ph: 770.495.9793
 Toll Free: 866.637.1048
 www.carterandclark.com

SITE PLAN FOR:
DR HORTON
 SUBDIVISION: HUNTERS CREST
 LOT: 47
 ADDRESS: TBD BIRCHWOOD DRIVE

PARSON ELECTION DISTRICT WICOMICO COUNTY
 SALISBURY, MARYLAND
 ORDER DATE 06/19/2019
 20190602565

REVISION CHART	
DATE	COMMENTS
06-26-19	SITE PLAN



FINAL SURVEY

GENERAL NOTES:

1. THIS PROPERTY IS SUBJECT TO ADDITIONAL EASEMENTS OR RESTRICTIONS OF RECORD
2. THIS PLAT IS FOR EXCLUSIVE USE BY CLIENT. USE BY THIRD PARTIES IS AT THEIR OWN RISK.
3. DIMENSIONS FROM HOUSE TO PROPERTY LINES SHOULD NOT BE USED TO ESTABLISH FENCES
4. THE BASEMENT FLOOR ELEVATION IS NOT FIELD VERIFIED BY CARTER & CLARK LAND SURVEYORS
5. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 198,166 FEET
6. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET AND AN ANGULAR ERROR OF 7 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE
7. UTILITY EASEMENT HAS NOT BEEN FIELD VERIFIED BY SURVEYOR. CONTACT UTILITY CONTRACTOR FOR LOCATION PRIOR TO CONSTRUCTION, (IF APPLICABLE)
8. ANY ELEVATIONS SHOWN ON THIS DRAWING ARE BASED UPON NGVD 29 WITH 66 ADJUSTMENT PER THE AS-BUILT SEWER PLAN PREPARED BY PARKER & ASSOCIATES INC, APPROVED ON 10/9/17
9. ANY BEARINGS SHOWN ON THIS DRAWING ARE BASED UPON NAD 83 PER THE FINAL PLAT, PREPARED BY PARKER & ASSOCIATES, LAST REVISED 04/04/17
10. THIS PROPERTY LIES IN A FLOOD ZONE X ACCORDING TO THE FIRM COMMUNITY PANEL # 24045C0118E (PANEL 118 OF 375) DATED 8/17/15

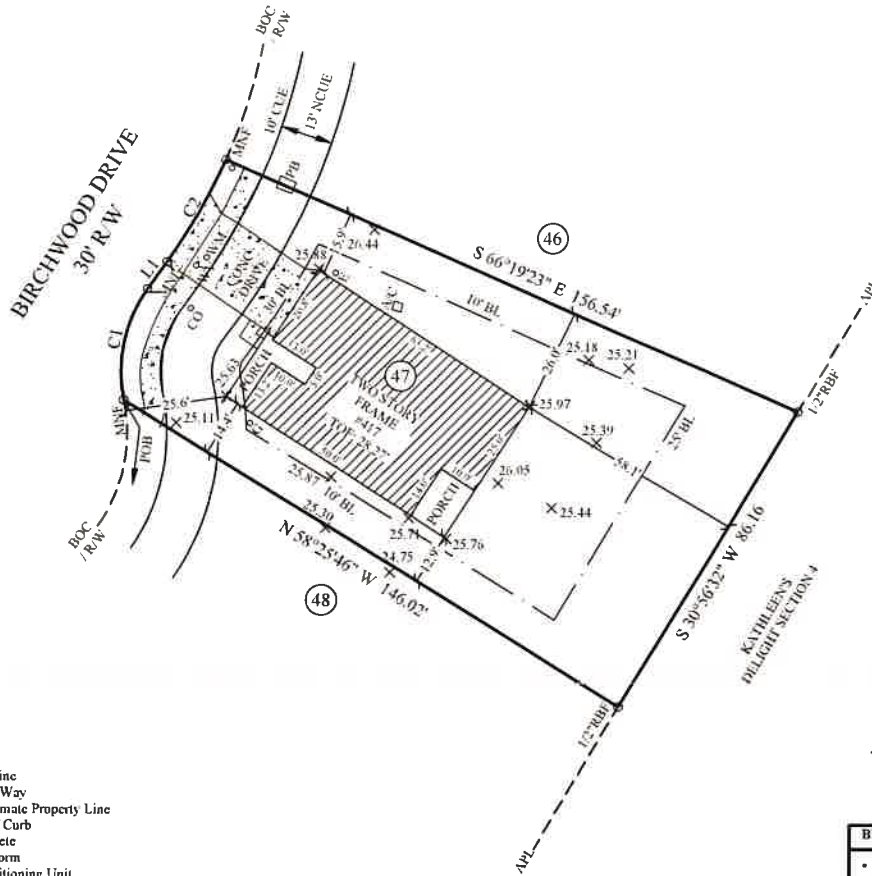
ADDRESS: 417 BIRCHWOOD DRIVE
 AREA: 11,619 S.F. ~ 0.267 ACRES
 PLAT NO. 17, FOLIOS 253

SCALE: 1" = 30'



Curve	Radius	Length	Chord	Chord Bearing
C1	35.00'	29.44'	28.58'	N 11° 42' 37" E
C2	140.00'	29.51'	29.44'	N 29° 47' 59" E

Line	Bearing	Distance
L1	N 35° 54' 07" E	8.36'



LEGEND:

- BL- Building Line
- R/W- Right of Way
- APL - Approximate Property Line
- BOC - Back of Curb
- CONC- Concrete
- TOF- Top of Form
- A/C- Air Conditioning Unit
- E- Electric Meter
- G- Gas Meter
- CO- Clean Out
- PB- Power Box
- POB- Point of Beginning
- CUE- City of Salisbury Utility Easement
- NCUE- Non-City Utility Easement
- PROP- Proposed
- SP- Screen Porch
- P- Porch
- RBF- Rebar Found
- MNF- Magnal Found

POB
 467.98' ALONG THE R/W
 TO THE 30' R/W OF
 STILL MEADOW
 BOULEVARD

BUILDING SETBACKS:

- FRONT: 30'
- SIDE: 10'
- REAR: 25'
- CORNER: 30'

REVISION CHART	
DATE	COMMENTS
1 06-26-19	SITE PLAN
2 02-26-20	FOUNDATION LOCATION
3 03-02-20	FINAL SURVEY
4 01-18-20	UPDATE FINAL SURVEY
5	PER RECORD PLAT
6	

A LICENSEE EITHER PERSONALLY PREPARED A BOUNDARY SURVEY OR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEYING WORK REFLECTED IN IT, ALL IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN REGULATION 12 OF CHAPTER 06 IN TITLE 09, DEPT. OF LABOR, LICENSING, & REGULATION, SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS LICENSE NUMBER 21165, RENEWAL DATE 02-03-2022.

[Signature] DATE: 03/18/20



DR HORTON, INC.
 MARYLAND
 409 S. CHATEAU ROAD
 SUITE 1
 SANDWICK, DE 19077

FINAL SURVEY FOR:
DR HORTON
 SUBDIVISION: HUNTERS CREST
 LOT: 47
 ADDRESS: 417 BIRCHWOOD DRIVE
 PARSON ELECTION DISTRICT WICOMICO COUNTY

CARTER & CLARK
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