



# Queen Anne's County Department of Planning & Zoning

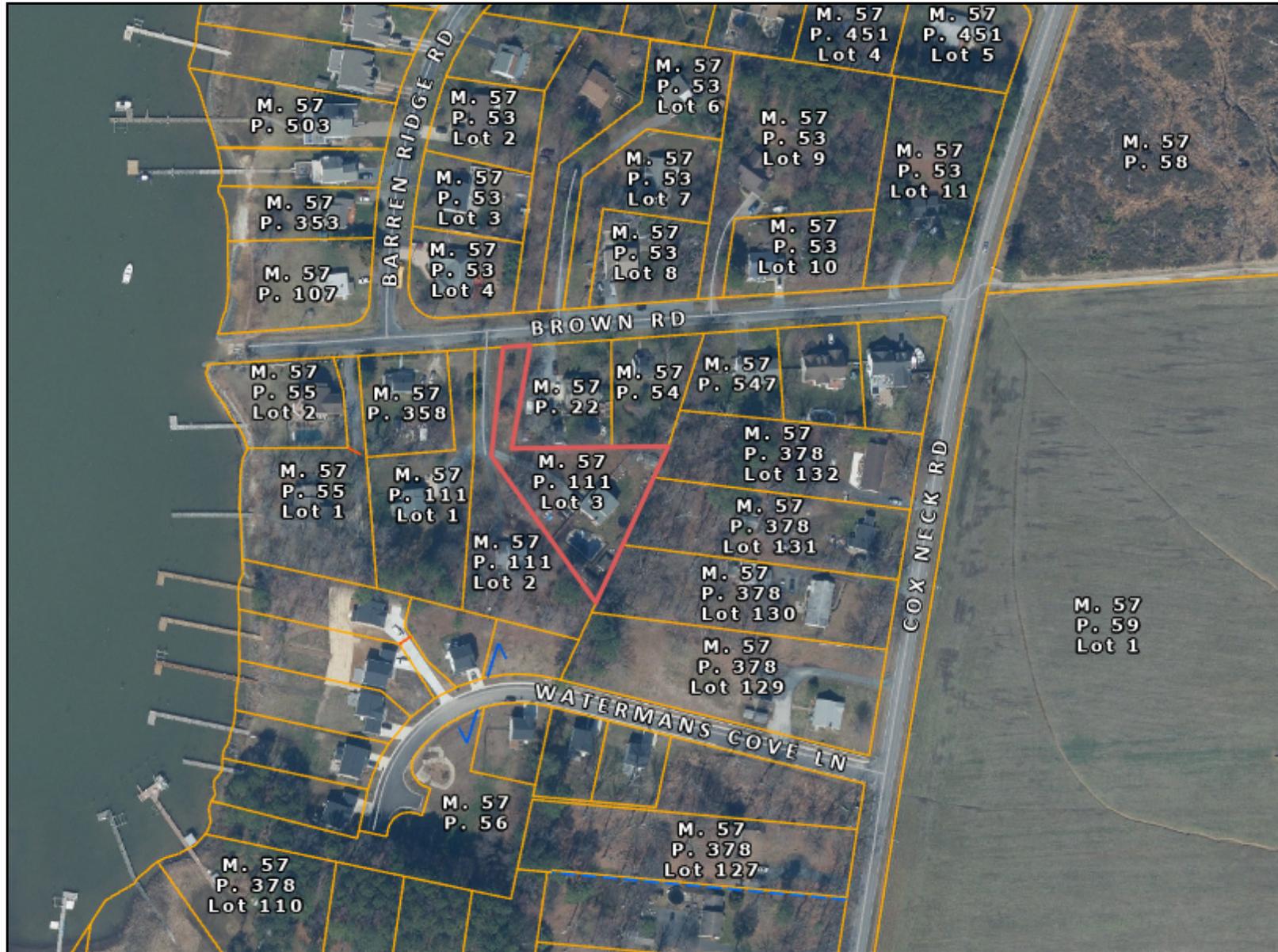
Project Name: Timothy and Jacqueline Nagy

File #: BoA25-06-0222

## Project Notes:

Requesting a variance from §18:1-19.E(1)(c)[4][e][iii] to reduce the required 50 ft. rear yard setback to 20 ft. to construct a 22 ft. x 36 ft. deck to existing dwelling.

The subject property is located at 100 Skyler Avenue in the Minor Subdivision of the Lands of Robinson L. Brown near Chester, MD in the 4th Election District and is located in the **Neighborhood Conservation-15 (NC-15) Zoning District and Critical Area Limited Development Area (LDA).**



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

1:3288



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Data Provided By Queen Anne's County GIS.

QUEEN ANNE'S COUNTY CIRCUIT COURT (Subdivision Plats, QX) Plat # 90-38, MWM 1550-550, available 10/30/09/22. P-1448 08/25/2016  
 9:00 AM MWM 1550-550, p. 79, MSA 1550-550, available 10/30/09/22. P-1448 08/25/2016

**OWNER'S CERTIFICATE**  
 THIS IS TO CERTIFY THAT THE UNDERSIGNED IS/ARE THE OWNER(S) OF THE LAND DESCRIBED IN THE ANNEXED PLAT AND THAT THE UNDERSIGNED CAUSED THE LAND TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON FOR THE USES AND PURPOSES SET FORTH HEREIN. I/WE ALSO CERTIFY TO THE BEST OF MY/OUR KNOWLEDGE THAT ALL RECORDED AND UNRECORDED EASEMENTS, RESTRICTIONS, RESERVATIONS OR COVENANTS HAVE BEEN INDICATED ON THE ANNEXED PLAT. I/WE HEREBY ACKNOWLEDGE AND ADOPT THE SAME AS MY/OUR ACT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1990.

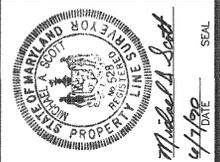
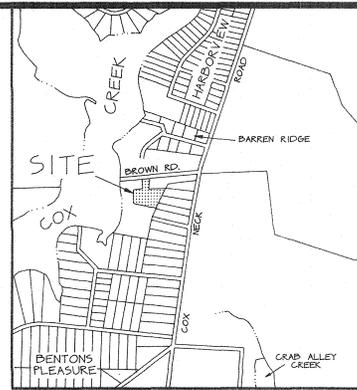
RECEIVED  
 CLERK, QUEEN ANNE'S COUNTY  
 1990 JUN 22 PM 12:44  
 QUEEN ANNE'S COUNTY

**SURVEYOR'S CERTIFICATE**  
 THIS IS TO CERTIFY THAT THE UNDERSIGNED, \_\_\_\_\_ HAS SURVEYED AND SUBDIVIDED THE LAND DESCRIBED AND SHOWN ON THE ANNEXED PLAT IN ACCORDANCE WITH THE CORRECT REPRESENTATION OF THAT SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL FRACTIONS THEREOF. ALL REQUIREMENTS OF THE QUEEN ANNE'S COUNTY ORDINANCES IN REGARD TO LOT AREA, WIDTH, AND BUILDABLE AREA HAVE BEEN MET. I FURTHER CERTIFY THAT THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE QUEEN ANNE'S COUNTY ORDINANCES AS A TRIBUTARY AREA OF 640 ACRES OR MORE. I HAVE RECEIVED ALL FEES AND TAXES DUE AGAINST SUCH LAND AS A WITNESS BY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1990.



**COUNTY TREASURER'S CERTIFICATE**  
 THE TREASURER OF QUEEN ANNE'S COUNTY HEREBY CERTIFIES THAT THERE ARE NO DELINQUENT GENERAL TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND SHOWN ON THE ANNEXED PLAT AND THAT I HAVE RECEIVED ALL FEES AND TAXES DUE AGAINST SUCH LAND. AS WITNESS, MY SIGNATURE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1990.

William K. Johnson  
 COUNTY TREASURER

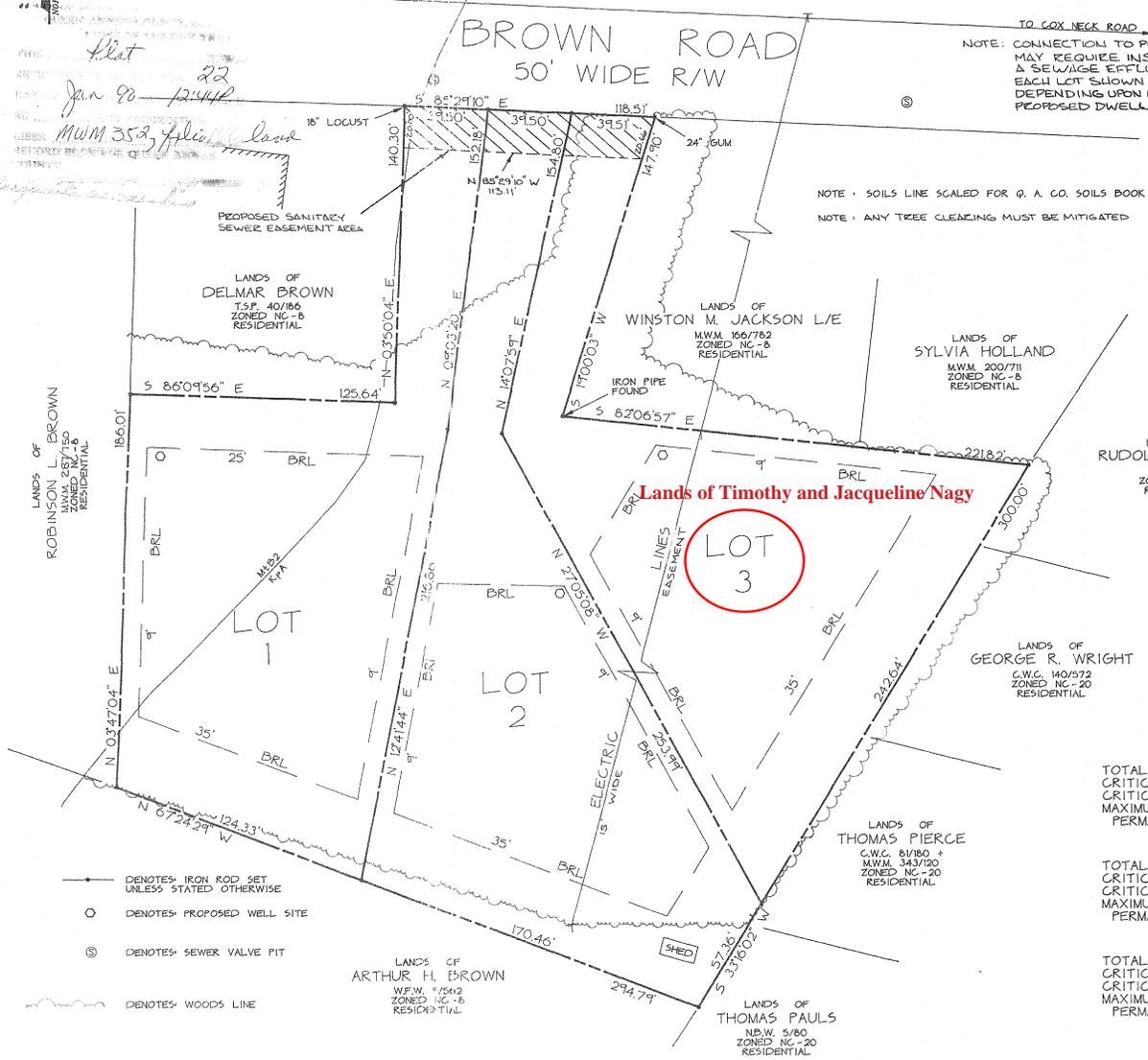


**APPROVED**  
 6/21/90 # 90-38  
 DATE  
 Joseph R. Stevens (Mx)

**UNIFORM ACKNOWLEDGEMENT ACT**  
 STATE OF MARYLAND  
 COUNTY OF QUEEN ANNE'S  
 PUBLIC  
 Notary Public  
 My Commission Expires 12-9-91

M. Butz V.P. Butz, Inc.  
 Contact Purchaser

Notary Public  
 My Commission Expires 12-9-91



**TO COX NECK ROAD**  
 NOTE: CONNECTION TO PUBLIC SEWERAGE MAY REQUIRE INSTALLATION OF A SEWAGE EFFLUENT PUMP FOR EACH LOT SLOWLY HEREON DEPENDING UPON LOCATION OF PROPOSED DWELLINGS.

NOTE: SOILS LINE SCALED FOR Q. A. CO. SOILS BOOK  
 NOTE: ANY TREE CLEARING MUST BE MITIGATED

**VICINITY MAP 1"=1200'**  
 PROFESSIONAL ENGINEER / SURVEYOR  
 M.C. CRONE INC.  
 115 LAWYERS ROW  
 CENTREVILLE, MD 21617

OWNER: ROBINSON L. BROWN  
 M.W.M. 287/150  
 ZONED NC-8  
 VACANT

**SITE STATISTICS**

GROSS AREA	• 2.265 AC±
NUMBER OF LOTS	• 3
GROSS SITE DENSITY	• 1.3245
BASE SITE AREA	• 2.265 AC±
NET SUBDIVIDED AREA	• 2.265 AC±
MINIMUM LOT SIZE	• 8,000 sq ft
AREA IN BUFFER/DETENTION	• 0 AC±
AREA OF LOT 1	• 0.755 AC±
BUILDABLE AREA LOT 1	• 0.399 AC±
AREA OF LOT 2	• 0.755 AC±
BUILDABLE AREA OF LOT 2	• 0.333 AC±
AREA OF LOT 3	• 0.755 AC±
BUILDABLE AREA OF LOT 3	• 0.348 AC±
CRITICAL AREA	• 2.265 AC±
CRITICAL AREA DESIGNATION LDA 1	

**NATURAL RESOURCES**

LOT 1	TOTAL WOODED AREA ON LOT	• 0.667 AC±
LOT 1	CRITICAL AREA WOODS ON LOT	• 0.667 AC±
LOT 1	CRITICAL AREA WOODS PROTECTED	• 0.534 AC±
LOT 1	MAXIMUM AREA TO BE TEMPORARILY OR PERMANENTLY DISTURBED IN CRITICAL AREA	• 4933.17 sq ft
LOT 2	TOTAL WOODED AREA ON LOT	• 0.608 AC±
LOT 2	CRITICAL AREA WOODS ON LOT	• 0.608 AC±
LOT 2	CRITICAL AREA WOODS PROTECTED	• 0.486 AC±
LOT 2	MAXIMUM AREA TO BE TEMPORARILY OR PERMANENTLY DISTURBED IN CRITICAL AREA	• 4933.17 sq ft
LOT 3	TOTAL WOODED AREA ON LOT	• 0.742 AC±
LOT 3	CRITICAL AREA WOODS ON LOT	• 0.742 AC±
LOT 3	CRITICAL AREA WOODS PROTECTED	• 0.594 AC±
LOT 3	MAXIMUM AREA TO BE TEMPORARILY OR PERMANENTLY DISTURBED IN CRITICAL AREA	• 4933.17 sq ft

SCALE	1"=40'
DATE	3-6-90
JOB NO.	70740248-4
FOLDER REF.	148
DATE	8-6-90
REVISION	
CERTIFICATE NUMBER	

**MINOR SUBDIVISION**  
 OF THE LANDS OF  
**ROBINSON L. BROWN**  
 FOURTH DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND  
 PREPARED FOR KAREN PUTZ

SHEET NO. ---  
 CADD FILE -- BTUZ

51251-550

MWM 1550, July 98