

12339 HATTON POINT

Chesapeake Bay Critical Area - Conservation Plan

Variance to Subtitle 5B-121(e)

Variance to Subtitle 5B-114(e)(7)

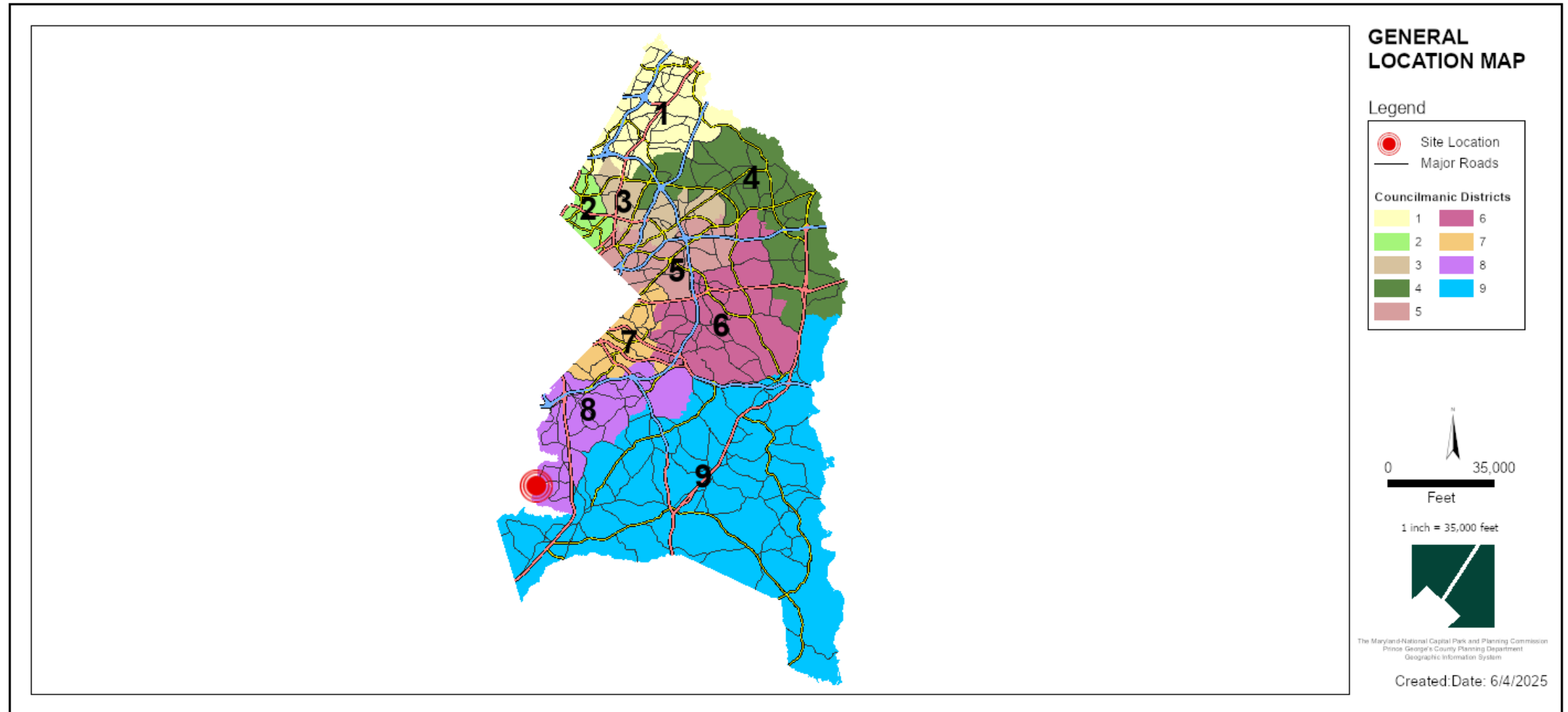
Staff Recommendation: APPROVAL with conditions



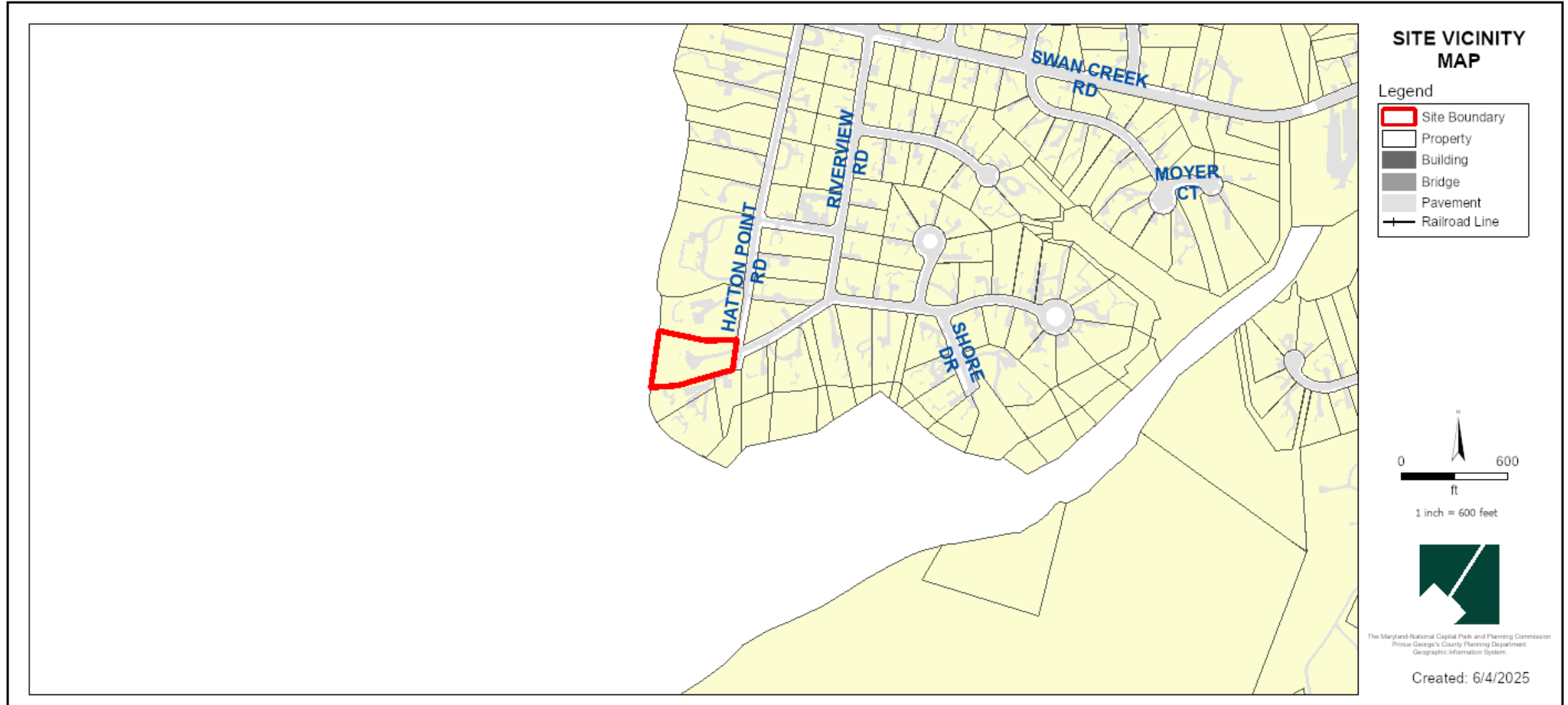
GENERAL LOCATION MAP

Council District: 08

Planning Area: 080

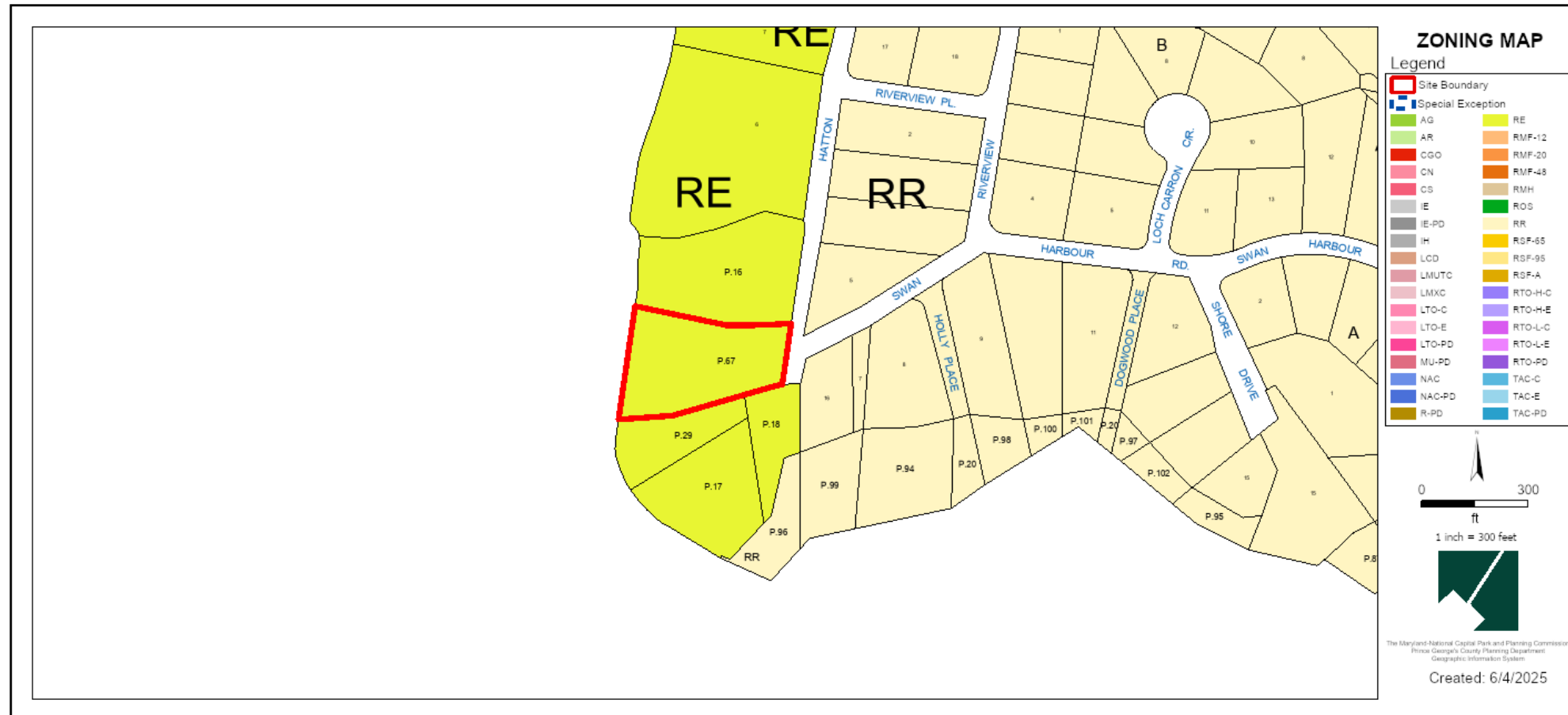


SITE VICINITY MAP



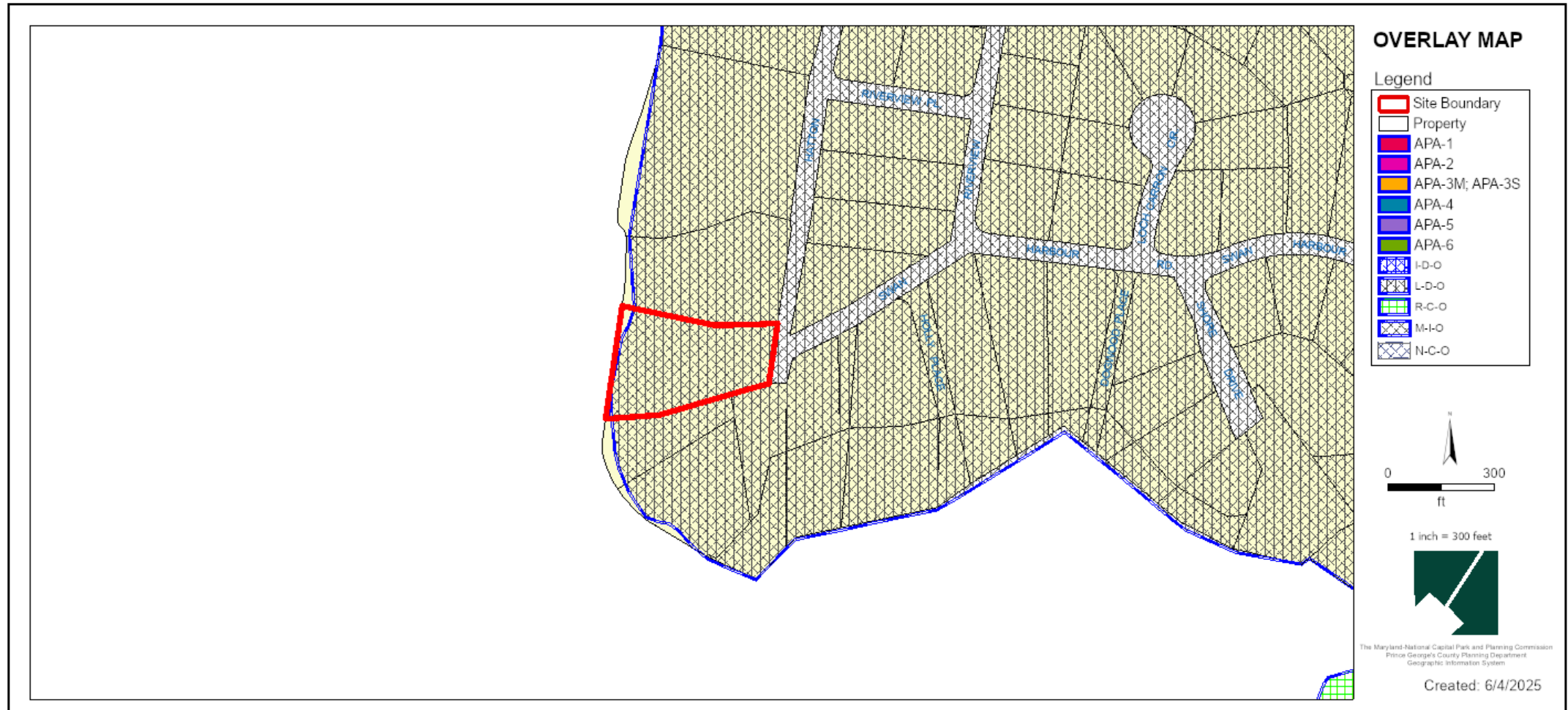
ZONING MAP

Current Zoning: RE

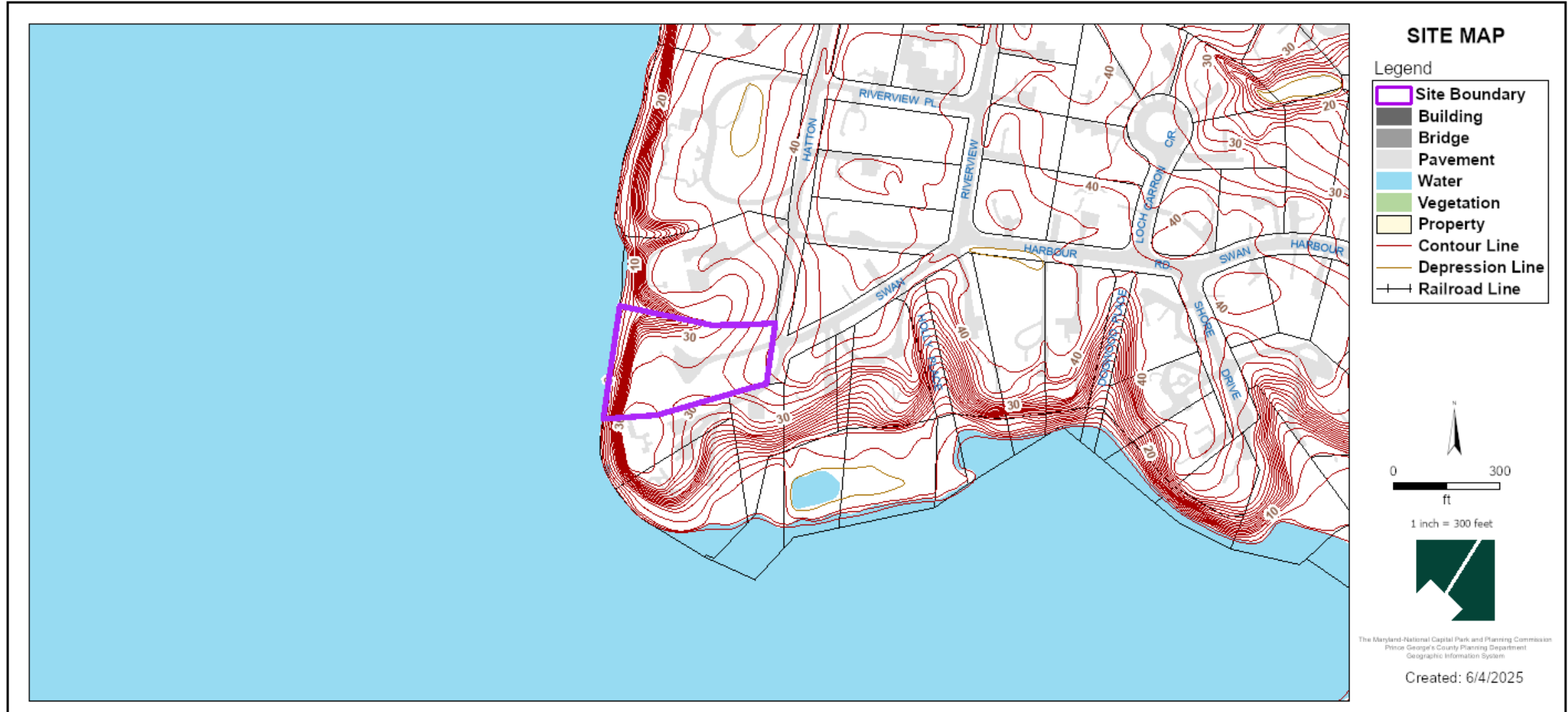


OVERLAY MAP

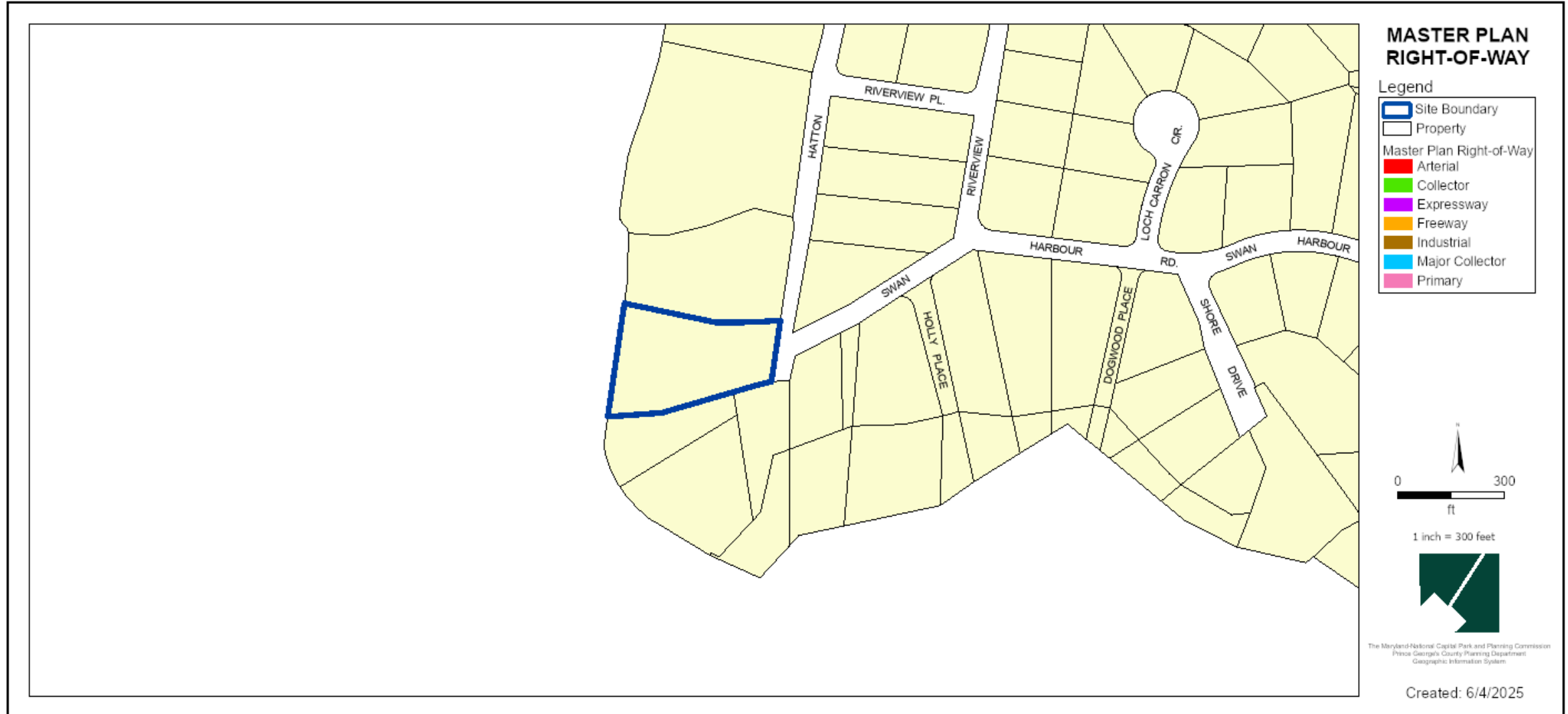
Current Overlay: Limited Development Overlay Zone



SITE MAP



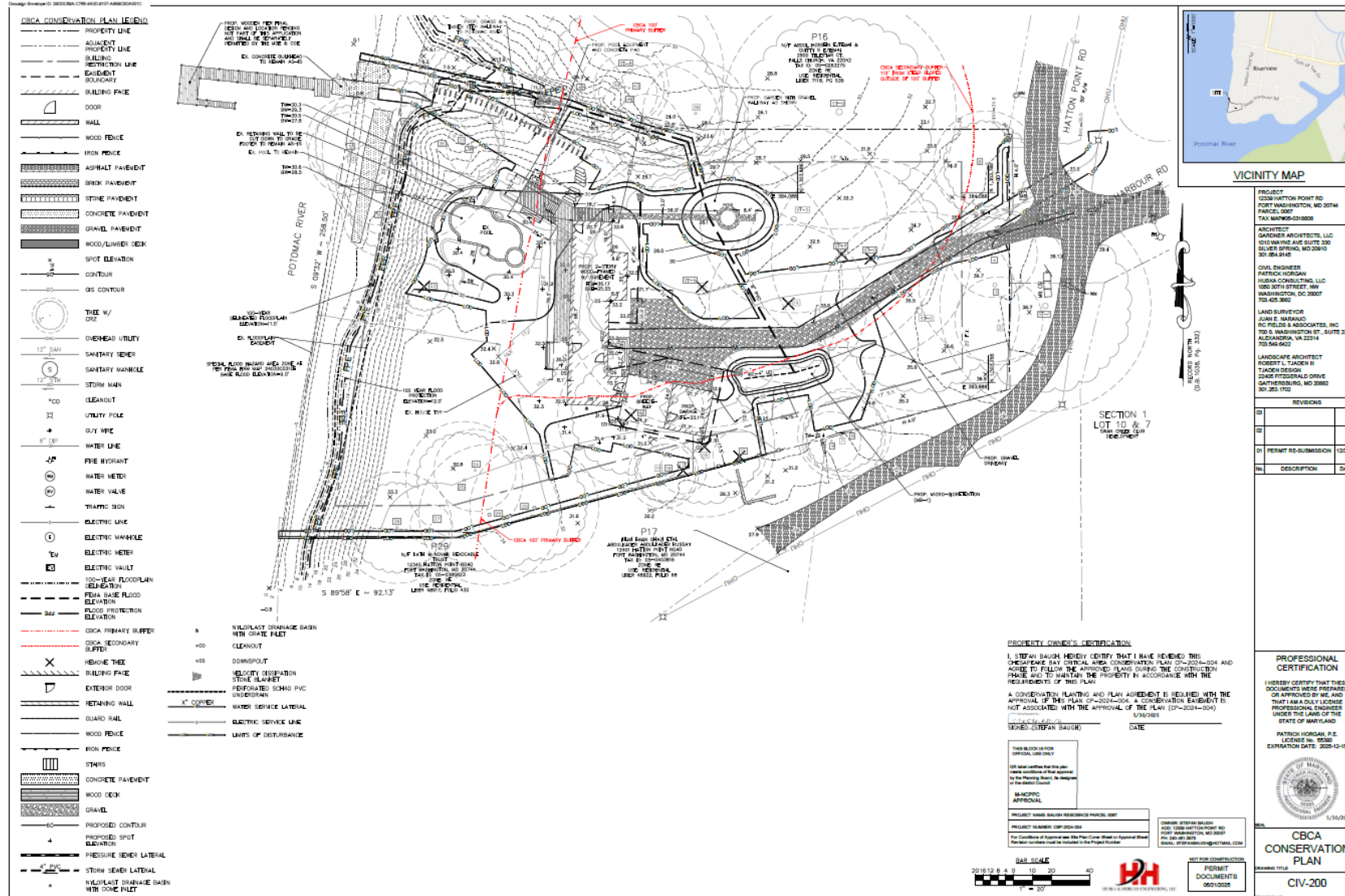
MASTER PLAN RIGHT-OF-WAY MAP



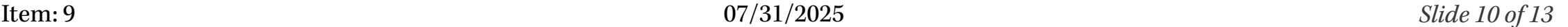
**BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY
OUTLINED**



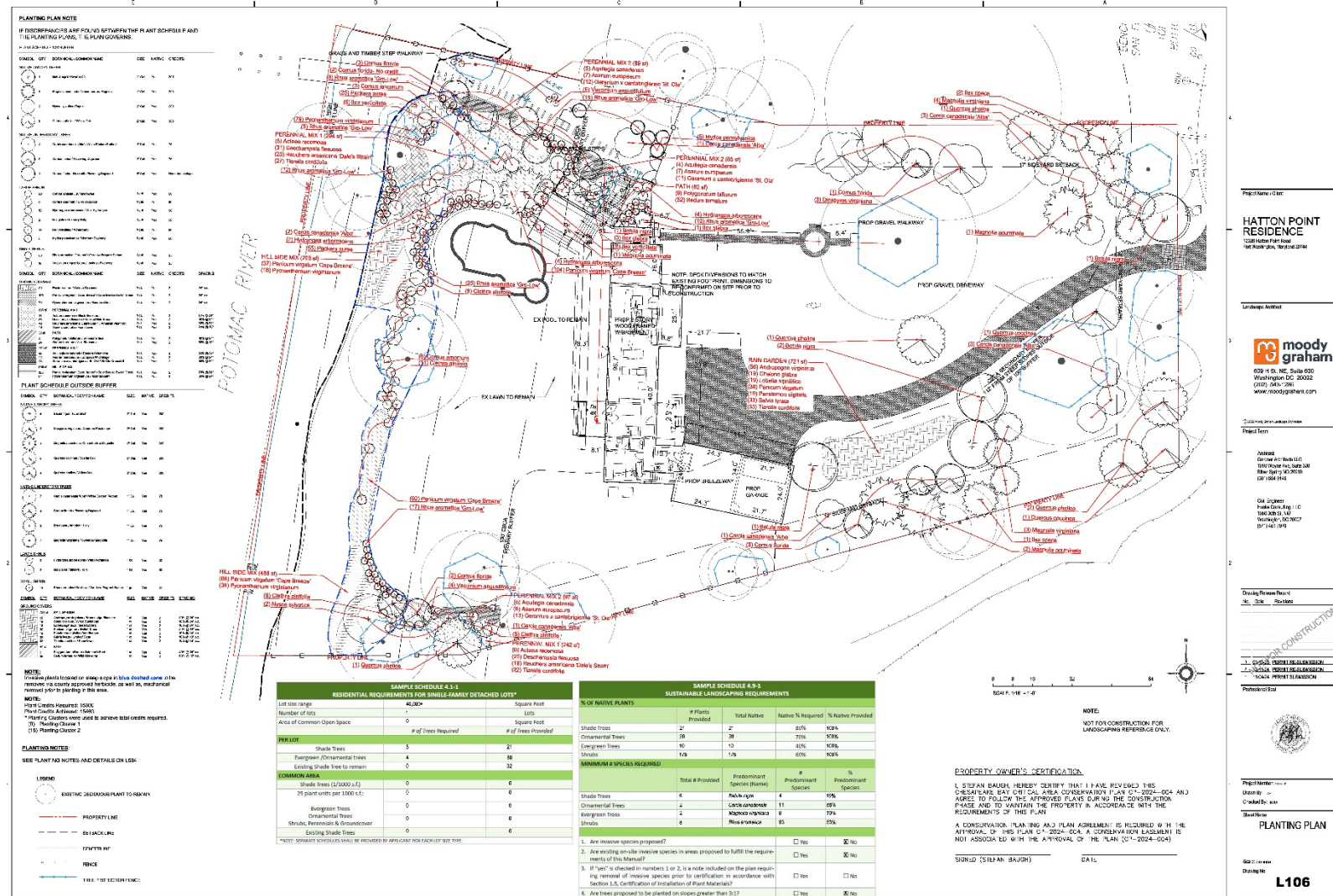
CONSERVATION PLAN



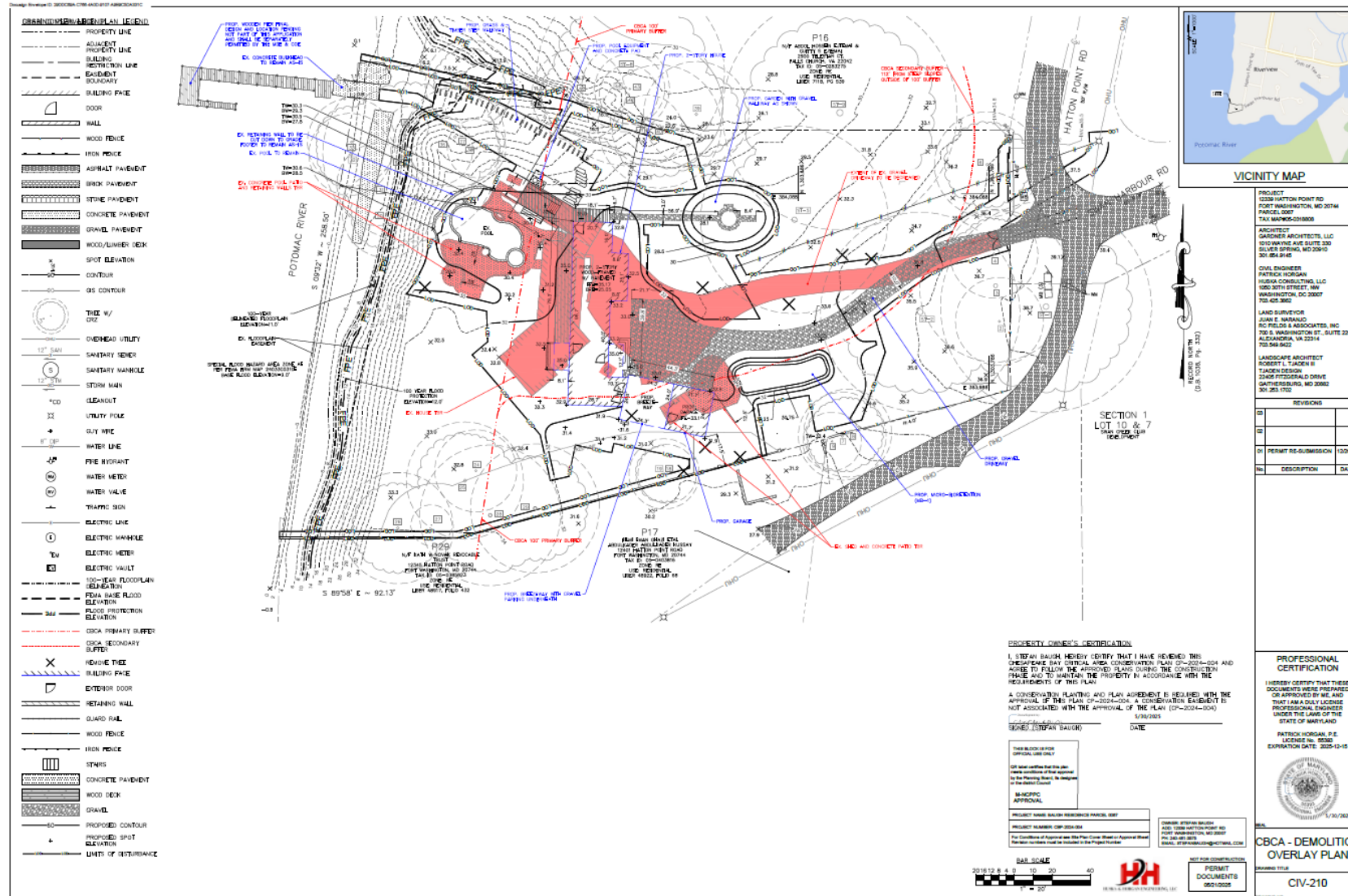
LANDSCAPE PLAN



PLANTING PLAN



DEMOLITION OVERLAY PLAN



STAFF RECOMMENDATION

APPROVAL with conditions

Applicant Required Mailings:

- Acceptance Mailing: 03/05/2025