

IN RE: PETITION FOR ZONING VARIANCE  
 SE/S Willow Spring Road, 400' NE of the c/l of Woodbridge Road (1327 Willow Spring Road) 1st Election District 1st Councilmanic District

BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY  
 Case No. 91-54-A

Richard D. Nieberline  
 Petitioner

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

The petitioner herein requests a variance to permit a rear yard setback of 10 feet in lieu of the required 30 feet for a proposed dwelling in accordance with Petitioner's Exhibit 1.

The petitioner appeared and testified. There were no Protestants. Testimony indicated that the subject property, known as 1327 Willow Spring Road, consists of 12,359 sq.ft. zoned D.R. 5.5 and is improved with a single family dwelling. Petitioner testified he purchased the subject property in May 1990 with the intention of subdividing the property and constructing another single family dwelling on the newly created lot. Testimony indicated that Petitioner has been self-employed as a builder for the past 12 years. Mr. Nieberline testified that he builds approximately 6 homes each year, with as few as 3 in the past few years. He testified that due to the unique shape of the subject property, the requested variance is needed in order to develop proposed lot 2 as depicted in Petitioner's Exhibit 1. Testimony indicated that the granting of the variance will not result in any detriment to the health, safety or general welfare of the community. Further, Petitioner indicated that he would be willing to comply with the comments submitted by the Office of Planning dated August 23, 1990.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Deputy Zoning

Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, 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 18th day of October, 1990 that the Petition for Zoning Variance to permit a rear yard setback of 10 feet in lieu of the required 30 feet for a proposed dwelling in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 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.
- 2) Prior to the issuance of any permits, Petitioner shall submit a landscaping plan for approval by the Director and/or Deputy Director of Planning. A copy of the approved plan shall be submitted to this Office for inclusion in the case file.

ANN M. NASTAROWICZ  
 Deputy Zoning Commissioner  
 for Baltimore County

ORDER RECEIVED FOR FILING  
 Date 7/13/90  
 By [Signature]

ANN:bjs

Baltimore County  
 Zoning Commissioner  
 Office of Planning & Zoning  
 Towson, Maryland 21284  
 (301) 887-3353

J. Robert Haines  
 Zoning Commissioner

October 19, 1990



Dennis F. Rasmussen  
 County Executive

Mr. Richard D. Nieberline  
 8227 Church Lane  
 Ellicott City, Maryland 21043

RE: PETITION FOR ZONING VARIANCE  
 SE/S Willow Spring Road, 400' NE of the c/l of Woodbridge Road (1327 Willow Spring Road) 1st Election District - 1st Councilmanic District  
 Richard D. Nieberline - Petitioner  
 Case No. 91-54-A

Dear Mr. Nieberline:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

ANN M. NASTAROWICZ  
 Deputy Zoning Commissioner  
 for Baltimore County

ANN:bjs

cc: People's Counsel

File

**CERTIFICATE OF PUBLICATION**

TOWSON, MD. 9-19-1990

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9-12-1990

THE JEFFERSONIAN,

S. Zebe-Orlman

Publisher

\$68.57

NOTICE OF HEARING  
 The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the proposed Zoning Variance Case number: 91-54-A, SE/S Willow Spring Road, 400' NE of c/l of Woodbridge Road, 1327 Willow Spring Road 1st Election District - 1st Councilmanic District, Petitioner: Richard D. Nieberline, Hearing Date: Tuesday, Oct. 9, 1990 at 2:00 p.m. Notice to persons who are not parties to the case and who are not owners of the property in question shall be given by the Zoning Commissioner within the thirty (30) day period after the date of the hearing. Any person who wishes to be heard at the hearing should file a written request with the Zoning Commissioner at least five (5) days before the date of the hearing. Such request must be in writing and received in the office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES  
 Zoning Commissioner of Baltimore County  
 CUM/106 Sept 13

**PETITION FOR ZONING VARIANCE**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 91-54-A

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 1.B02.3.C.1 To Permit A Rear Yard Setback Of 10 Feet In Lieu Of The Required 30 Feet.

OWNER DESIRES TO CONSTRUCT A DWELLING ON PROPOSED LOT 2 WHICH FRONT WILLOW SPRING ROAD. CURRENT ZONING REGULATIONS SEVERELY RESTRICT THE SIZE OF THE DWELLING THAT MAY BE CONSTRUCTED

MAP NNJC  
 E.D.  
 DATE 10/19/90  
 BY [Signature]  
 C

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound 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: RICHARD D. NIEBERLINE  
 (Type or Print Name)  
 Signature: [Signature]  
 Address: [Address]  
 City and State: [City and State]

Legal Owner(s): RICHARD D. NIEBERLINE  
 (Type or Print Name)  
 Signature: [Signature]  
 Address: [Address]  
 City and State: [City and State]

Attorney for Petitioner: 8227 Church Lane, 301-465-8390  
 (Type or Print Name) Phone No.  
 Address: Ellicott City, MD. 21043  
 City and State  
 Signature: [Signature]  
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted: RICHARD D. NIEBERLINE  
 Name: 8227 Church Lane 301-465-8390  
 Address: Ellicott City, MD 21043  
 City and State: [City and State]

Attorney's Telephone No.: 301-465-8390  
 Address: Ellicott City, MD 21043  
 City and State: [City and State]

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of October, 1990, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 9th day of Oct. 1990, at 2:00 o'clock P.M.

J. Robert Haines  
 Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING  
 Date 7/13/90  
 By [Signature]

JOHN C. MELLEMA SR.  
 Registered Surveyor  
 91-54-A  
 4100 BALTIMORE NATIONAL PIKE SUITE 5 AND 6 CATONSVILLE, MARYLAND 21228  
 June 14, 1990

**ZONING DESCRIPTION FOR # 1327 WILLOW SPRING ROAD**

Beginning at a point on the South side of Willow Spring Road at a distance of 335 feet more or less East of the centerline of the nearest intersecting Street Woodbridge Road. Being lot number 2 in the subdivision of Willow Spring as recorded in Baltimore County Maryland Land Records in Liber 8394 folio 259 containing 12359 square feet of land, also known as # 1327 Willow Spring Road and located in the first election district.

Baltimore County Zoning Commissioner  
 County Office Building  
 111 West Chesapeake Avenue  
 Towson, Maryland 21284

Account: R-001-6150  
 Number: 2929  
 No: 2947

Date: 7/13/90 - 01-615  
 Item #13

Receipt for Residential Variance  
 1st E.D.  
 1st C.D.  
 Nieberline, Richard  
 Total \$35.00

04A04W00A-MICHRC \$35.00  
 BA C01D:13AM07-13-90

Please make checks payable to: Baltimore County

**receipt**

Baltimore County Zoning Commissioner  
 County Office Building  
 111 West Chesapeake Avenue  
 Towson, Maryland 21284

Account: R-001-6150  
 Number: 2947  
 No: 2929

Date: 7/13/90  
 H9100013

PUBLIC HEARING FEES	QTY	PRICE
010 - ZONING VARIANCE (1RL)	1 X	\$35.00
TOTAL:		\$35.00

PAID PER HAND WRITTEN RECEIPT  
 #2929 DATED 7/13/90

Please make checks payable to: Baltimore County

**receipt**

**CERTIFICATE OF POSTING**  
 ZONING DEPARTMENT OF BALTIMORE COUNTY  
 Towson, Maryland

District: 1st  
 Date of Posting: September 12, 1990

Posted for: [Signature]

Petitioner: Richard D. Nieberline

Location of property: SE/S Willow Spring Road, 400' NE of c/l of Woodbridge Road, 1327 Willow Spring Road

Location of Sign: In front of 1327 Willow Spring Road

Remarks: [Signature]

Posted by: [Signature]  
 Zoning Commissioner

Date of return: September 21, 1990

Number of Signs: 1

91-54-A

Baltimore County Zoning Commissioner  
 County Office Building  
 111 West Chesapeake Avenue  
 Towson, Maryland 21284

**receipt**

Account: R-001-6150  
 Number: 3538

Date: 7/13/90

91-54

PAID PER HEARING FEES: 1 X \$35.00  
 COST OF POSTING SIGN & POST SET(S): 1 X \$35.00  
 TOTAL: \$70.00

LAST NAME OF OWNER: NIEBERLINE

04A04W017-MICHRC \$93.57  
 BA C001106P110-09-90

Please make checks payable to: Baltimore County

Baltimore County Zoning Commissioner  
 Office of Planning & Zoning  
 Towson, Maryland 21284  
 (301) 887-3353  
 J. Robert Haines  
 Zoning Commissioner

DATE 9/25/90

Richard D. Nieberline  
 8227 Church Lane  
 Ellicott City, Maryland 21043

Re: Petition for Zoning Variance  
 CASE NUMBER: 91-54-A  
 SE/S Willow Spring Road, 400' NE of c/l of Woodbridge Road  
 1327 Willow Spring Road  
 1st Election District - 1st Councilmanic District  
 Petitioner(s) Richard D. Nieberline  
 HEARING: TUESDAY, OCTOBER 9, 1990 at 2:00 p.m.

Dear Petitioner:

Please be advised that \$93.57 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,  
 J. Robert Haines  
 ZONING COMMISSIONER

JRH:gs

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Townson, Maryland 21204  
(301) 887-3333

J. Robert Haines  
Zoning Commissioner

August 9, 1990



Dennis F. Rasmussen  
County Executive

### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petition for Zoning Variance  
CASE NUMBER: 91-54-A  
SE 1/4 Willow Spring Road, 400' NE of c/l of Woodbridge Road  
1327 Willow Spring Road  
1st Election District - 1st Councilmanic  
Petitioner(s): Richard D. Nieberline  
HEARING: TUESDAY, OCTOBER 9, 1990 at 2:00 p.m.

Variance to permit a rear yard setback of 10 ft. in lieu of the required 30 ft.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

*J. Robert Haines*  
J. ROBERT HAINES  
Zoning Commissioner of  
Baltimore County

cc: Richard D. Nieberline

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Townson, Maryland 21204  
(301) 887-3333

J. Robert Haines  
Zoning Commissioner

September 24, 1990



Dennis F. Rasmussen  
County Executive

Mr. Richard D. Nieberline  
8227 Church Lane  
Ellicott City, MD 21043

RE: Item No. 13, Case No. 91-54-A  
Petitioner: Richard D. Nieberline  
Petition for Zoning Variance

Dear Mr. Nieberline:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

*James E. Dyer*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Townson, Maryland 21204  
(301) 887-3333

J. Robert Haines  
Zoning Commissioner



Dennis F. Rasmussen  
County Executive

Your petition has been received and accepted for filing this  
7th day of August, 1990.

*J. Robert Haines*  
J. ROBERT HAINES  
ZONING COMMISSIONER

Received By:

*Richard D. Nieberline*  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Richard D. Nieberline

Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines, Zoning Commissioner DATE: August 23, 1990  
FROM: Pat Keller, Deputy Director, Office of Planning and Zoning  
SUBJECT: Richard D. Nieberline, Item No. 13

The Petitioner requests a Variance to permit a rear yard setback of 10 ft. in lieu of the required 30 ft.

In reference to this request, staff offers the following comment:

- Should the Petitioner's request be granted, staff recommends that a landscape plan be filed with the Baltimore County landscape planner prior to the issuance of any building permits. Said plan should be provided to effectively screen the proposed house from the Baltimore beltway.

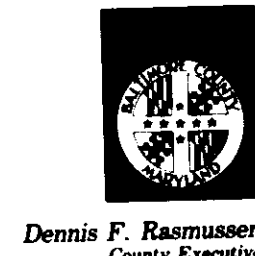
If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm  
ITEM13/ZAC1

RECEIVED  
AUG 23 1990  
ZONING OFFICE

Baltimore County  
Department of Public Works  
Bureau of Traffic Engineering  
Courts Building, Suite 405  
Townson, Maryland 21204  
(301) 887-3554

August 10, 1990



Dennis F. Rasmussen  
County Executive

Mr. J. Robert Haines  
Zoning Commissioner  
County Office Building  
Townson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 11, 13, 15, 16, 17, 18, 20, 22, 23, 24, 25, 28, and 29.

Very truly yours,

*Michael S. Flanigan*

Michael S. Flanigan  
Traffic Engineer Associate II

MSF/lvw

RECEIVED  
AUG 20 1990

ZONING OFFICE

Baltimore County  
Fire Department  
700 East Joppa Road, Suite 901  
Townson, Maryland 21204-5500  
(301) 887-4500

Paul H. Reincke  
Chief

JULY 30, 1990



Dennis F. Rasmussen  
County Executive

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Townson, MD 21204

RE: Property Owner: RICHARD D. NIEBERLINE  
Location: #1327 WILLOW SPRING ROAD  
Item No.: 13 Zoning Agenda: AUGUST 7, 1990

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy. CHAPTER 22

REVIEWER: *Paul H. Reincke* Noted and Approved  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JK/KEK

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: J. ROBERT HAINES, ZONING COMMISSIONER, DEPARTMENT ZONING  
FROM: CHARLES E. BURNHAM, PLANS REVIEW CHIEF, DEPARTMENT OF PERMITS & LICENSES  
SUBJECT: ZONING ITEM #: 13  
PROPERTY OWNER:  
LOCATION:  
ELECTION DISTRICT:  
COUNCILMANIC DISTRICT:

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE FOLLOWING:

- ( ) PROPOSED SITE PLAN DOES, DOES NOT, COMPLY TO STATE CODE OF MARYLAND REGULATION 05.01.07, MARYLAND BUILDING CODE FOR THE HANDICAPPED.
- ( ) PARKING LOCATION ( ) RAMPS (degree slope)
- ( ) NUMBER PARKING SPACES ( ) CURB CUTS
- ( ) BUILDING ACCESS ( ) SIGNAGE
- ( ) PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT BALTIMORE COUNTY BUILDING CODE.
- (X) A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN. SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS MAY BE REQUIRED.
- ( ) A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE TO COMPLY TO NEW USE REQUIREMENTS.
- ( ) STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 516.0 COUNCIL BILL #158-88 ( BALTIMORE COUNTY BUILDING CODE).

OTHER -

PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204 - PHONE - 887-3900.

THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN. A FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE SUBMITTED.

CHECK ITEM APPLICABLE TO THIS PLAN

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: August 9, 1990  
FROM: Robert W. Bowling, P.E.  
RR: Zoning Advisory Committee Meeting for August 7, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 11, 15, 16, 17, 18, 20, 23, 24, 25, and 28.

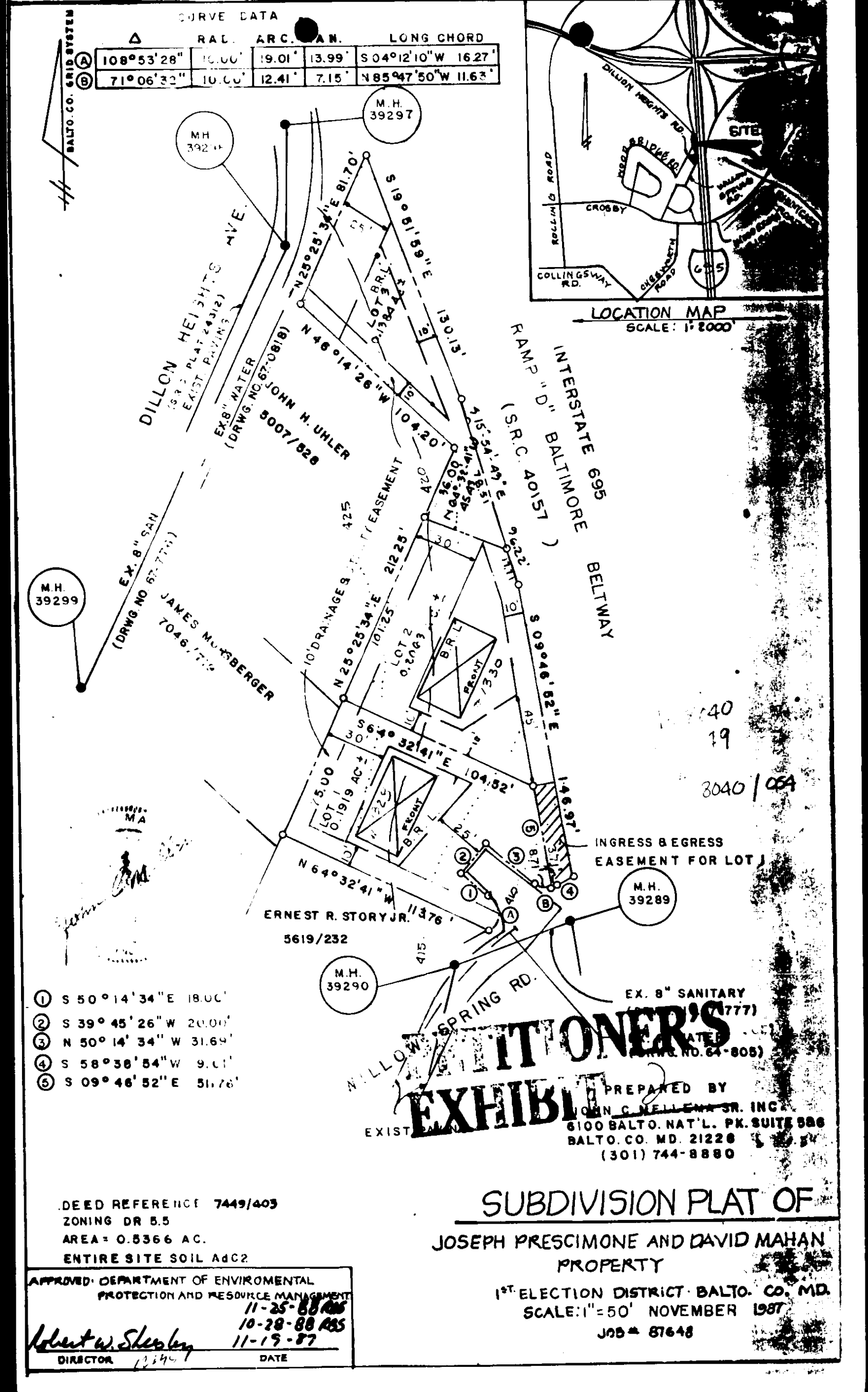
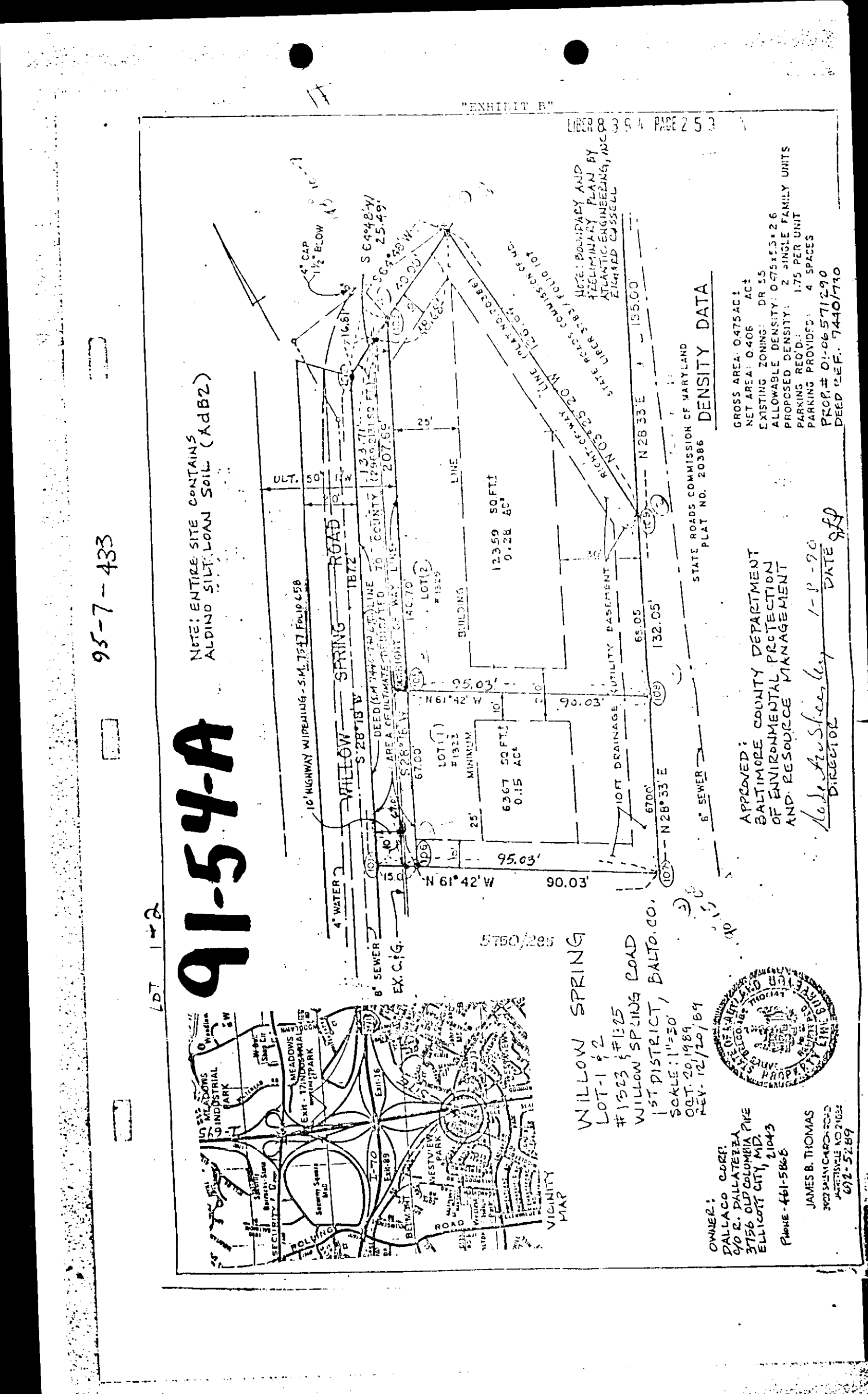
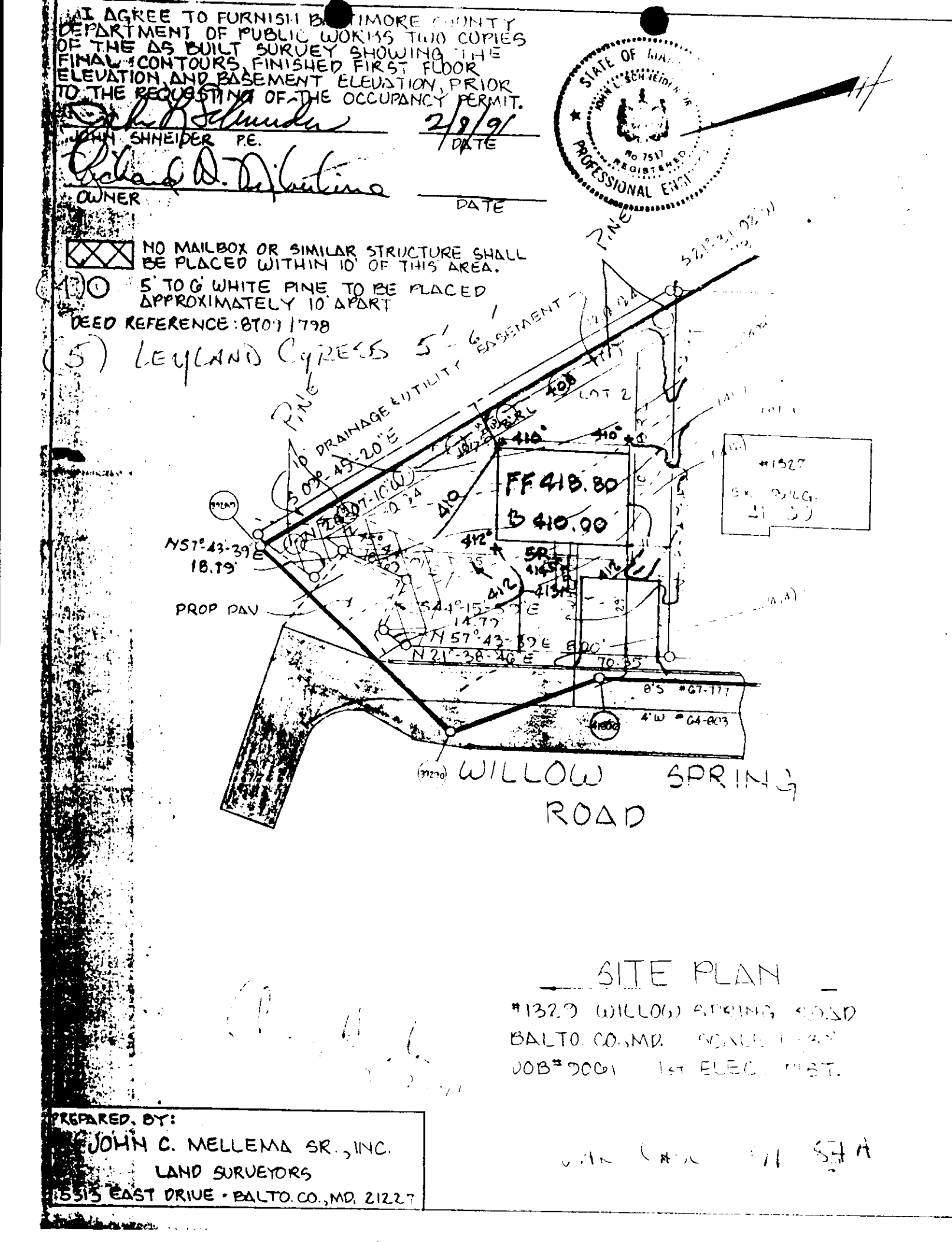
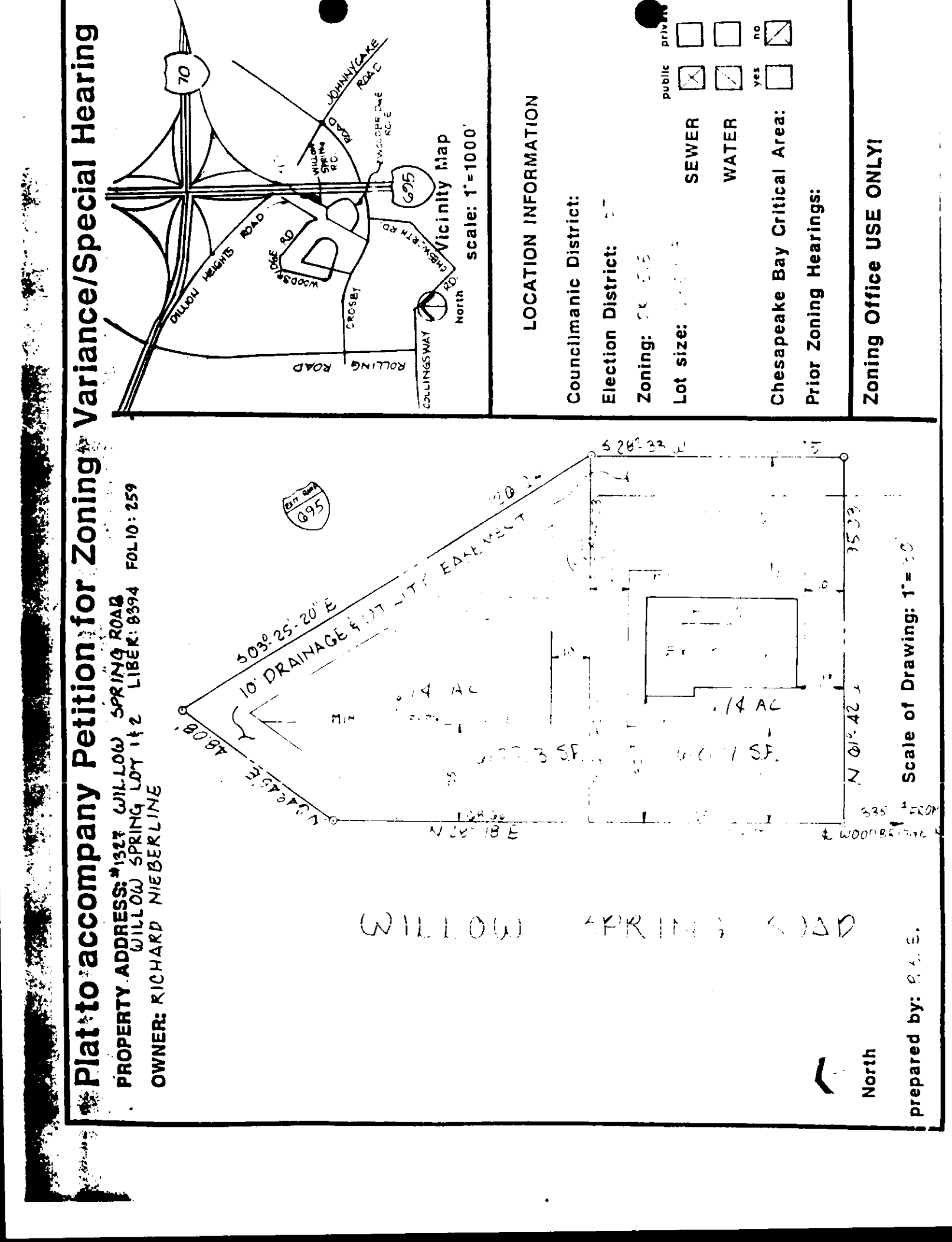
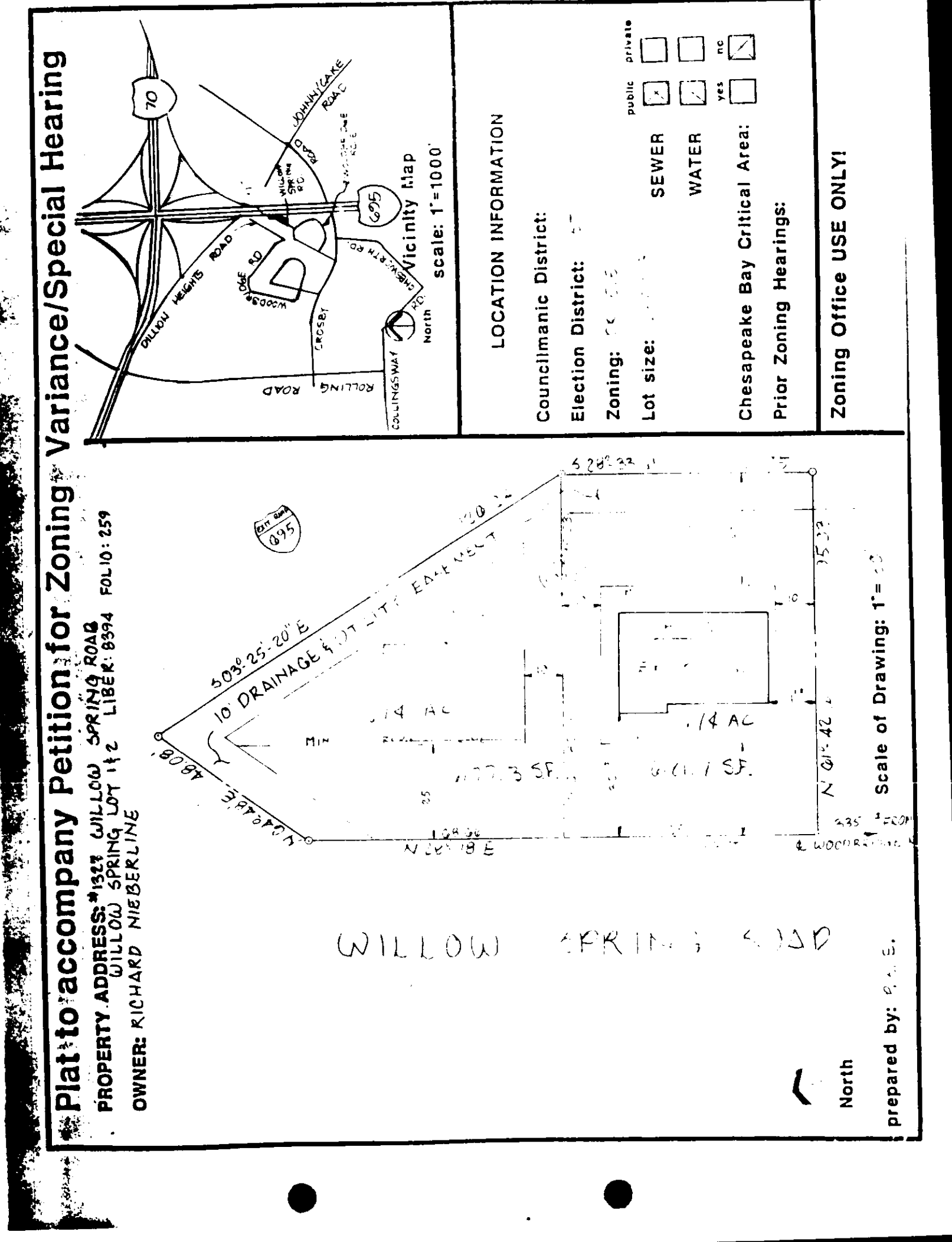
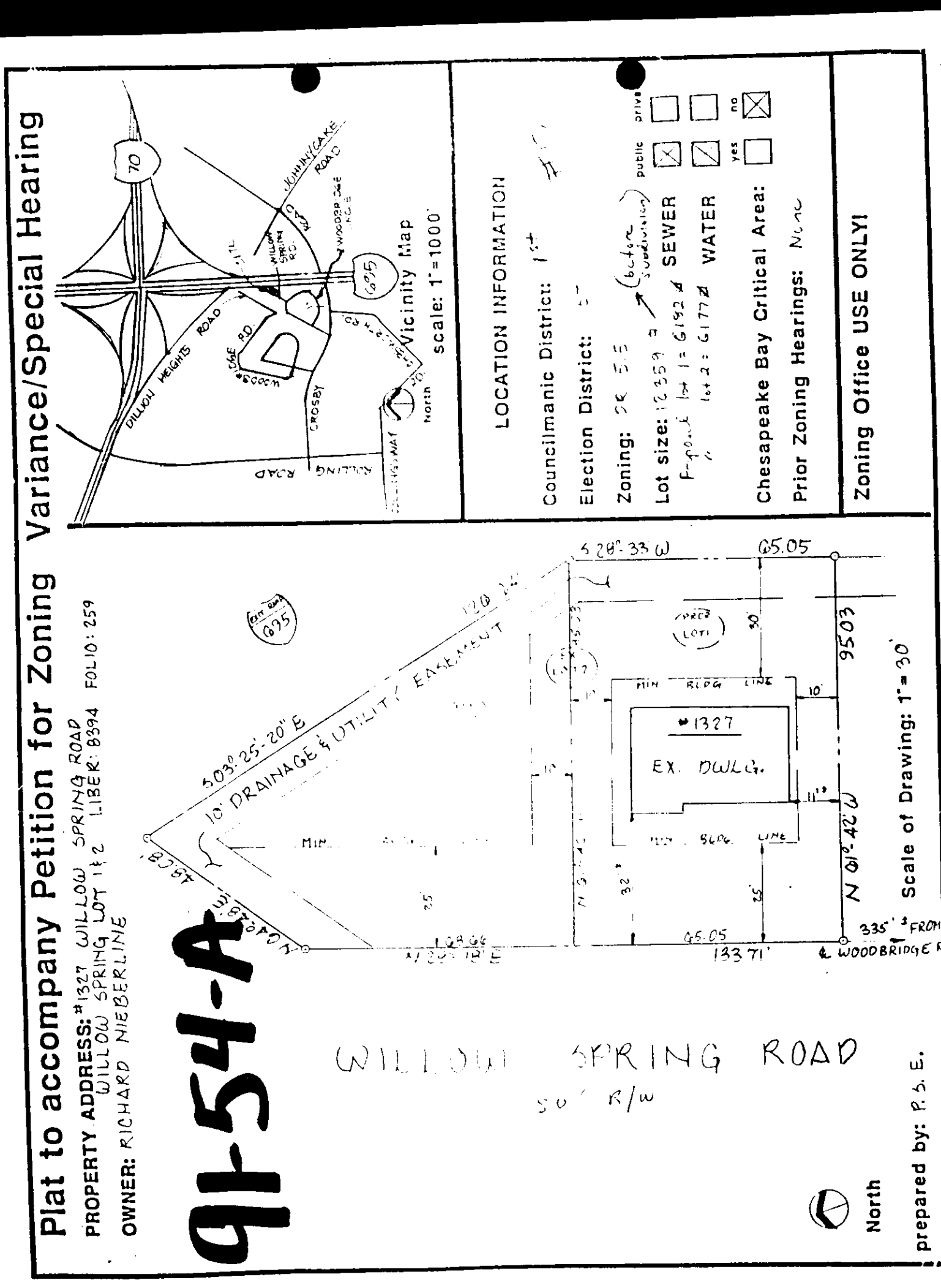
For Item 23, water and sewer are available to the site. The Developer is responsible for extension of the paved road to the proposed lot with an 18-foot open paving section, ending with a 40-foot x 50-foot turnaround area and any drainage structures required.

For Item 22, water and sewer are available to the site. No public improvements are required.

For Item 28, the 5-foot utility easement along the west lot line of Lot III is a County easement, and as such, no permanent structures are allowed within the easement area.

*Robert W. Bowling*  
ROBERT W. BOWLING, P.E., Chief  
Developers Engineering Division

RWB:e



PHONE 465 8390



**RICHARD D. NIEBERLINE**  
GENERAL CONTRACTOR  
M.C. 19417

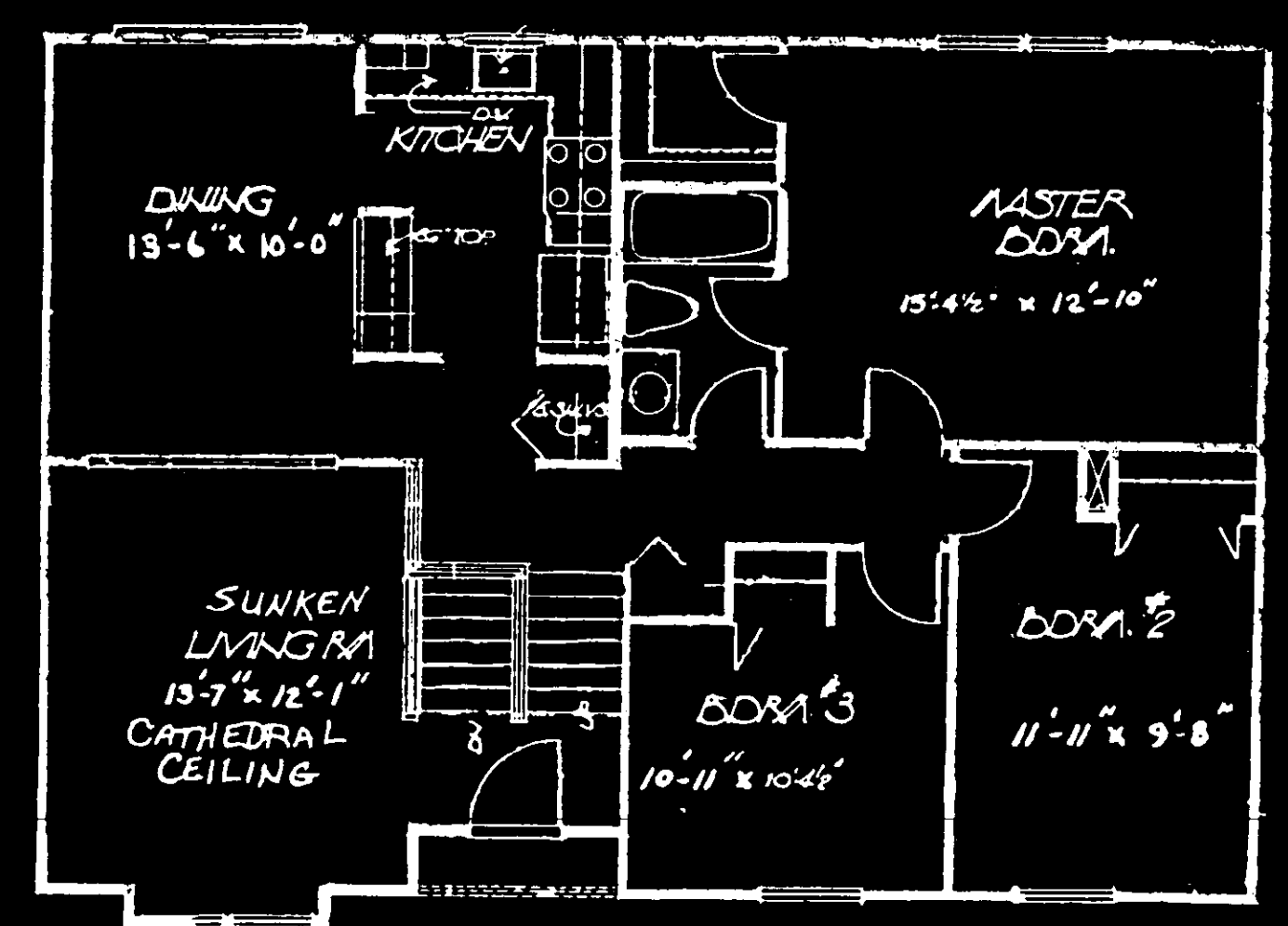
QUALITY NEW CONSTRUCTION  
RENOVATION 8227 CHURCH LANE  
ELLCOTT CITY, MD 21043



FRONT ELEVATION



LOWER LEVEL



UPPER LEVEL

FLOORPLAN

**Richard D. Nieberline**  
Builder  
WILLOW SPRING  
SPECIFICATIONS/STANDARDS/FEATURES  
JUNE 1, 1990

- |                                     |                                 |
|-------------------------------------|---------------------------------|
| 8" X 16" CONCRETE FOOTINGS          | OAK RAILINGS                    |
| BLOCK FOUNDATIONS                   | OAK KITCHEN CABINETS            |
| 3" CONCRETE SLAB WITH VAPOR BARRIER | LAMINATED COUNTERTOPS           |
| BLACKTOP DRIVEWAY                   | STAINLESS STEEL SINKS           |
| ASPHALT DAMP PROOFING               | MARBLE LIKE VANITY TOPS         |
| TERMITE PRE-TREATMENT               | NO WAX VINYL FLOORING           |
| DRAIN TILE AND SUMP                 | WALL TO WALL CARPET             |
| HEM-FIR FLOOR JOIST 16" O.C.        | COPPER WATER LINES              |
| 2" X 4" FRAMING 16" O.C.            | 55 GAL. HOT WATER HEATER        |
| 5/8" TONGUE AND GROOVE SUB FLOOR    | LAUNDRY HOOK UP                 |
| 7/16" WOOD WALL & ROOF SHEATHING    | COPPER WIRING                   |
| LOWER LEVEL BATH ROUGH IN           | 200 AMP ELECTRIC SERVICE PANEL  |
| VINYL GERMAN SIDING                 | QUALITY LIGHTING FIXTURES       |
| FIBERGLASS ROOF SHINGLES            | CONTINUOUS CLEAN RANGE          |
| R13 INSULATION IN WALLS             | VENTED RANGE HOOD               |
| R30 INSULATION IN CEILINGS          | DISHWASHER AND GARBAGE DISPOSAL |
| TYVEK HOUSE WRAP                    | 2 TV AND 2 PHONE JACKS          |
| 6 PANEL COLONIAL DOORS              | HEAT PUMP WITH CENTRAL A.C.     |
| COLONIAL MOULDING                   | GALVANIZED AIR DUCT             |
| ANDERSEN WINDOWS WITH FULL SCREENS  | SEAMLESS ALUMINUM GUTTERS       |
| DEAD BOLT LOCKS                     | UNDERGROUND UTILITIES           |
| INSULATED EXTERIOR DOORS            | DEAD BOLT LOCKS                 |



ZONING 91-54-A  
MAP

SCALE 1" = 200'±  
DATE OF PHOTOGRAPHY JANUARY 1986  
LOCATION HARRISTOWN  
SHEET N.W. 1-G

