

IN RE: PETITION FOR ZONING VARIANCE
N/S Big Falls Road, 1.3 Miles
N of Monkton Road
(17332 Big Falls Road)
7th Election District
3rd Councilmanic District
Daniel W. Eckert, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 93-79-A
*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Zoning Variance filed by the legal owners of the subject property, Daniel W. and Evelyn J. Eckert. The Petitioners request relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a street centerline setback of 49 feet in lieu of the required 75 feet, a side yard setback of 15 feet in lieu of the required 50 feet, and a front yard setback of 37 feet in lieu of the required 50 feet for a proposed dwelling in accordance with Petitioner's Exhibit 1.

Appearing on behalf of the Petition were Daniel and Evelyn Eckert. There were no Protestants.

Testimony indicated that the subject property, known as 17332 Big Falls Road, consists of 43,550 sq.ft., zoned R.C. 5 and is presently unimproved. The Petitioners are desirous of constructing a single family dwelling on the property in the location shown on Petitioner's Exhibit 1. Testimony indicated that due to the topography of the land and the location of the water well, the proposed dwelling must be situated close to the front and side property lines thereby necessitating the requested variances. The Petitioners testified that without the requested variances, extensive and costly grading would be necessary to construct the home in strict compliance with the zoning regulations and that to deny the relief

requested would result in unreasonable hardship and practical difficulty for the Petitioners. Further testimony indicated that the proposed location for the new dwelling would conform to that of existing dwellings in the community which date back to the 1930s. The Petitioners testified that they have discussed their plans with the adjoining property owners who have no objections and agree that the requested variances are necessary.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the require-

ments from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 22nd day of October, 1992 that the Petition for Zoning Variance requesting relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a street centerline setback of 49 feet in lieu of the required 75 feet, a side yard setback of 15 feet in lieu of the required 50 feet, and a front yard setback of 37 feet in lieu of the required 50 feet for a proposed dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 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.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

October 22, 1992

(410) 887-4386

Mr. & Mrs. Daniel W. Eckert
17637 Backbone Road
Parkton, Maryland 21120

RE: PETITION FOR ZONING VARIANCE
N/S Big Falls Road, 1.3 Miles N of Monkton Road
(17332 Big Falls Road)
7th Election District - 3rd Councilmanic District
Daniel W. Eckert, et ux - Petitioners
Case No. 93-79-A

Dear Mr. & Mrs. Eckert:

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 887-3351.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

JLH

Petition for Variance

93-79-A
to the Zoning Commissioner of Baltimore County

for the property located at 17332 BIG FALLS RD.
which is presently zoned RC 5

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situated 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) Sec. 1A04.3.B.3

To permit a 49' street centerline set back in lieu of 75', a 15' side yard set back in lieu of 50', and a 37' front yard set back in lieu of 50'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

See attached hardship.

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.

Contact Purchaser/Lessee

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

City State Zipcode

(Only to be completed by owner, under the provisions of Article 21, Section 10-1 of the Baltimore County Code, that the owner of the property which is the subject of this Petition.)

Legal Owner(s)

DANIEL W. & EVELYN J. ECKERT

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

City State Zipcode

Office Use Only

ESTIMATED LENGTH OF HEARING

the following date: 8-24-92

ALL OTHERS

RECEIVED BY Reg. T. DATE 8/24/92

Daniel W. Eckert
17637 Backbone Road
Parkton, MD 21120

August 21, 1992

Mr. Arnold Jablon
Balto. County Office of Zoning Adm.
and Development Management
111 West Chesapeake Avenue
Towson, MD 21204

Re: Location Lot; 17332 Big Falls Road
Monkton, MD 21111

Dear Mr. Jablon:

I am petitioning for a variance of front and side set-backs. As a hardship due to the wrong information, I was not aware that DR and RC Set-backs varied. I got information in March 1991 to be the average of the neighboring properties. I proceeded through the process; septic approval, perk test, well drilled and approved after relocating once to allow for and failing Disposal System across the street. To date, I have purchased a modular home for completion on the first of September 1992, with a signed contract for the foundation and sight preparation, arranged for financing once the modular home becomes Real Estate (which occurs when set on a foundation). Due to the great expense it will cost for storage of the completed home, until the normal 120 day estimated time for a Variance Hearing, the financial cost to our family would be devastating. Because of the topography and slope of the land, the cost to fill and adjust the land for water drainage at the 75' set-back would be unduly burdensome, and would not conform with the current set-backs if all the other houses dating back to the 1930's.

Any assistance in a speedy hearing date would be greatly appreciated.

Thanking you in advance, I remain

Very truly yours,

Daniel W. Eckert
Daniel W. Eckert

ZONING DESCRIPTION FOR 17332 Big Falls Road

93-79-A

BEGINNING FOR THE SECOND the outline to include the same at an iron pipe at the end of fifty (50) feet and south sixty-six (66) degrees forty-one (41) minutes west from an iron pipe set for the end of the second line in a deed from William Watkins and wife to Thomas E. Brown and wife, dated October 6, 1937, recorded among the Land Records of Baltimore County in Liber C.W.B. Jr. No. 1047 folio 475, said point of beginning being at the northwest corner of that parcel of land conveyed unto Augustus D. Knox and wife and running thence binding on the third line of the Knox lot south twenty-three (23) degrees fifteen (15) minutes east of the White Hall-Hereford Road, thence binding on the center of said road south sixty-six (66) degrees forty-one (41) minutes west one hundred (100) feet hence by a line parallel to the first line north twenty-three (23) degrees fifteen (15) minutes west four hundred thirty-five and five-tenths (435 5/10) feet hence by a line parallel to the White Hall-Hereford Road north sixty-eight (68) degrees forty-one (41) minutes east one hundred (100) feet to the place of beginning. Containing one (1) acre of land more or less.

Being the same lot of ground which by deed dated October 6, 1964, and recorded among the aforesaid Land Records in Liber R.R.C. 4372 folio 219 was granted and conveyed by John A. Boardley and wife unto the within named grantors.

CERTIFICATE OF PUBLICATION

TOWSON, MD., 9/24, 1992

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 9/24, 1992

THE JEFFERSONIAN,

S. Zake Orkin
Publisher

62.62

09/14/92

Project Name
File Number Waiver Number Zoning Issue Meeting Date
Stonegate at Patapsco (Azeal Property) 6-1-92

90470 ZON DED TE (Waiting for developer to submit plans first)

COUNT 1

✓ Golden Ring Mall Company Limited Partnership 60 9/8/92
DED DEPRM RP STP TE N/C
✓ John Dietsch 61 N/C
DED DEPRM RP STP TE
✓ Happy Hollow Associates 75
DED DEPRM RP STP TE N/C
✓ Stephen M. and Diane A. Dansicker 76 N/C
DED DEPRM RP STP TE
✓ Edward L. and Francine M. Wickman 77 N/C
DED DEPRM RP STP TE
✓ Charles W. Berg And Willie D. Graves 78
DED DEPRM RP STP TE N/C
✓ Daniel W. and Evelyn J. Eckert 79
DED DEPRM RP STP TE N/C
✓ Leonard Stoler 80 N/C
DED DEPRM RP STP TE
✓ Edward and Ceola Wright 81 N/C
DED DEPRM RP STP TE
✓ Edward K. and Diana J. Hensler 82 N/C
DED DEPRM RP STP TE
✓ Marvin and Hild Zentner and Amir Aviram 83 w/c

09/14/92

Project Name
File Number Waiver Number Zoning Issue Meeting Date

John Dietsch 61 9/8/92

DED DEPRM RP STP TE

Happy Hollow Associates 75

DED DEPRM RP STP TE

✓ Stephen M. and Diane A. Dansicker 76

DED DEPRM RP STP TE

Edward L. and Francine M. Wickman 77

DED DEPRM RP STP TE

Charles W. Berg And Willie D. Graves 78

DED DEPRM RP STP TE

✓ Daniel W. and Evelyn J. Eckert 79

DED DEPRM RP STP TE

✓ Leonard Stoler 80

DED DEPRM RP STP TE

✓ Edward and Ceola Wright 81

DED DEPRM RP STP TE

✓ Edward K. and Diana J. Hensler 82

DED DEPRM RP STP TE

✓ Marvin and Hild Zentner and Amir Aviram 83

DED DEPRM RP STP TE

COUNT 11

FINAL TOTALS

COUNT 32

*** END OF REPORT ***

700 East Joppa Road Suite 901
Towson, MD 21204-5500

SEPTEMBER 9, 1992

(410) 887-4500

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: DANIEL W. ECKERT AND EVELYN J. ECKERT

Location: #17332 BIG FALLS ROAD

Item No.: 79 (RT) Zoning Agenda: SEPTEMBER 8, 1992

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.

REVIEWER: *Carl J. Smith*
Planning Group
Special Inspection Division

JP/KEK

RECEIVED
SEP 10 1992
ZONING OFFICE

Project Name
File Number Waiver Number Zoning Issue Meeting Date

✓ Golden Ring Mall Company Limited Partnership 60 9/8/92

DED DEPRM RP STP TE

✓ John Dietsch 61

DED DEPRM RP STP TE

✓ Happy Hollow Associates 75

DED DEPRM RP STP TE

✓ Stephen M. and Diane A. Dansicker 76

DED DEPRM RP STP TE

✓ Edward L. and Francine M. Wickman 77

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DED DEPRM RP STP TE

✓ Daniel W. and Evelyn J. Eckert 79

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✓ Leonard Stoler 80

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✓ Edward and Ceola Wright 81

DED DEPRM RP STP TE

✓ Edward K. and Diana J. Hensler 82

DED DEPRM RP STP TE

✓ Marvin and Hild Zentner and Amir Aviram 83

DED DEPRM RP STP TE

COUNT 11

PLEASE PRINT CLEARLY PETITIONER(S) SIGN-IN SHEET

NAME ADDRESS
DANIEL & EVELYN ECKERT 17332 BIG FALLS RD. PARKTON MD 21111
8/1/92

BALTIMORE COUNTY ZONING COMMISSIONER

Dear Sir:

I am the legal property owner of neighboring land to 17332 Big Falls Road, Monkton, MD 21111, zoned RC5 required set backs are 75' front and 50' side. Being that neighboring houses this side of the street are between 30' and 40', I have no objection to Mr. Daniel Eckert's proposed 37' front and 15' side set back.

NAME: *William J. Campbell*
ADDRESS: 17323 Big Falls Rd.
SIGNATURE: *William J. Campbell*
DATE: 8-24-92

BALTIMORE COUNTY ZONING COMMISSIONER

Dear Sir:

I am the legal property owner of neighboring land to 17332 Big Falls Road, Monkton, MD 21111, zoned RC5 required set backs are 75' front and 50' side. Being that neighboring houses this side of the street are between 30' and 40', I have no objection to Mr. Daniel Eckert's proposed 37' front and 15' side set back.

NAME: *Ralph C. Smith*
ADDRESS: 17314 Big Falls Rd. 9. 17338 Big Falls Rd.
SIGNATURE: *Ralph C. Smith*
DATE: 8-23-92

BALTIMORE COUNTY ZONING COMMISSIONER

Dear Sir:

I am the legal property owner of neighboring land to 17332 Big Falls Road, Monkton, MD 21111, zoned RC5 required set backs are 75' front and 50' side. Being that neighboring houses this side of the street are between 30' and 40', I have no objection to Mr. Daniel Eckert's proposed 37' front and 15' side set back.

NAME: *DAVID SHAWHOLTZ*
ADDRESS: 17328 Big Falls Rd. MONKTON MD 21111
SIGNATURE: *David Shawholtz*
DATE: 8/24/92

Dear Sir:

I am the legal property owner of neighboring land to 17332 Big Falls Road, Monkton, MD 21111, zoned RC5 required set backs are 75' front and 50' side. Being that neighboring houses this side of the street are between 30' and 40', I have no objection to Mr. Daniel Eckert's proposed 37' front and 15' side set back.

NAME: *James W. Smith*
ADDRESS: 17326 Big Falls Rd.
SIGNATURE: *James W. Smith*
DATE: 8/22/92

		Proposal		Page No. _____ of _____ Pages
TOP QUALITY CONSTRUCTION, INC. RD #1 P.O. Box 153-A SEVEN VALLEYS, PENNSYLVANIA 17360 (717) 741-2438				
PROPOSAL SUBMITTED TO Daniel Eckert		PHONE 410-343-1124	DATE July 24, 1992	
STREET 17637 Backbone Rd.		JOB NAME Big Falls Rd.		
CITY, STATE AND ZIP CODE Parkton, Md. 21120		JOB LOCATION Hereford, Md.		
ARCHITECT _____	DATE OF PLANS _____	JOB PHONE _____		
We Propose hereby to furnish material and labor - complete in accordance with specifications below, for the sum of: Eleven Thousand dollars (\$ 11,000.00) Payment to be made as follows: _____ dollars (\$ _____) \$5,500.00 To be paid when foundation is ready for home. \$5,500.00 Due at job completion.				
All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications below incurring extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon shales, rock strata or matters beyond our control. Owner to carry fire, tornado and other necessary insurances. Our warranty is fully covered by Wetzel's Compensation Insurance.				
Authorized Signature _____		Note: This proposal may be withdrawn by us if not accepted within 30 days.		
We hereby submit specifications and estimates for:				
Install 24"x32"x12 courses of 12" block foundation for modular home. ② Pour concrete floor. <i>TO INCLUDE 24"x32"x12 BLOCK, 12" ALUMINUM SLIDING PATIO DOOR.</i> Install one 6'0"x6'8" aluminum sliding patio door. Install 8'x10' concrete patio. Install 4'x6' concrete front porch. Install 3'x30' concrete sidewalk. Build stairway to basement. Install 5'x600 sq.ft. crusher run stone driveway. Rake and seed 1/3 acre yard. ② <i>TO MEET BALTIMORE COUNTY HANRLAND CODES.</i> This price does not include any septic system, plumbing, or electrical work.				
Acceptance of Proposal - The above price, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as specified. Date of Acceptance: <i>Aug 6 1992</i> Signature _____				

16249 SEQUENCE NO. THIS NUMBER IS TO BE PUNCHED SCALE 3-4 ON ALL CARDS DATE WELL COMPLETED 01/26/78 DEPTH TO TOP OF WATER BEARING 3' 60" WATER Clear STREET OR RFD 2100 UBDIVISION SECTION TOWN LOT	STATE OF MARYLAND WELL COMPLETION REPORT FILL IN THE FORM CAREFULLY PLEASE PRINT OR TYPE THIS REPORT MUST BE SUBMITTED WITHIN 48 HOURS AFTER WELL IS COMPLETED. CITY COUNTY NUMBER NUMBER REMARKS FROM 100' TO 10' BELOW GROUNDING RECORD (Circle Appropriate) TYPE OF GROUNDING MATERIAL CEMENT BENTONITE CLAY NO. OF CEMENT BAGS NO. OF POLYMER GALLONS OF WATER DEPTH OF GROUT REIL (to nearest foot) from 0 to 0 ft. (Circle 0.5 from surface) CASING RECORD Casing type used: STEEL CONCRETE Casing size: 12" 10" Casing depth: 0 to 0 ft. Nominal diameter: 12" Total depth: 0 ft. (to nearest inch) (to nearest foot) MAKING CASING Top (main) casing: 0 ft. (to nearest inch) (to nearest foot) OTHER CASING (if used) diameter: 0 inch depth: 0 to 0 ft. SCREEN RECORD Screen type: STEEL BRASS HOLE Screen size: 12" 10" 8" Screen depth: 0 to 0 ft. SLIT SIZE DIAMETER (NEAREST INCH) from 0 to 0 ft. GRAVEL PACK IF WELL SLEED WAS FLOWING WELL INSERT IN BOXES DEP USE ONLY (NOT TO BE FILLED IN BY DRILLER) T (E.R.O.S.) W O 74 74 74 74 TELESCOPE LOG OTHER DATA CHASING CHASING CHASING
WELL LOG Not required for driven wells STATE THE KIND OF FORMATIONS PENETRATED, THEIR DEPTH, COUPING, THICKNESS AND IF WATER BEARING FORMATION DEPTH THICKNESS (to nearest foot) (to nearest foot) (to nearest foot) FORMATION DEPTH THICKNESS (to nearest foot) (to nearest foot) (to nearest foot) FORMATION DEPTH THICKNESS (to nearest foot) (to nearest foot) (to nearest foot) FORMATION DEPTH THICKNESS (to nearest foot) (to nearest foot) (to nearest foot)	HOURS PUMPED (nearest hour) 3 PUMPING RATE (gall. per min. to nearest gal.) 12 METHOD USED TO MEASURE PUMPING RATE Standard WATER LEVEL (distance from land surface) 0 ft. BEFORE PUMPING 0 ft. WHEN PUMPING 0 ft. TYPE OF PUMP USED (for test) A 1 P 2 T 3 T 4 T 5 T 6 T 7 T 8 T 9 T 10 T 11 T 12 T 13 T 14 T 15 T 16 T 17 T 18 T 19 T 20 T 21 T 22 T 23 T 24 T 25 T 26 T 27 T 28 T 29 T 30 T 31 T 32 T 33 T 34 T 35 T 36 T 37 T 38 T 39 T 40 T 41 T 42 T 43 T 44 T 45 T 46 T 47 T 48 T 49 T 50 T 51 T 52 T 53 T 54 T 55 T 56 T 57 T 58 T 59 T 60 T 61 T 62 T 63 T 64 T 65 T 66 T 67 T 68 T 69 T 70 T 71 T 72 T 73 T 74 T 75 T 76 T 77 T 78 T 79 T 80 T 81 T 82 T 83 T 84 T 85 T 86 T 87 T 88 T 89 T 90 T 91 T 92 T 93 T 94 T 95 T 96 T 97 T 98 T 99 T 100 T 101 T 102 T 103 T 104 T 105 T 106 T 107 T 108 T 109 T 110 T 111 T 112 T 113 T 114 T 115 T 116 T 117 T 118 T 119 T 120 T 121 T 122 T 123 T 124 T 125 T 126 T 127 T 128 T 129 T 130 T 131 T 132 T 133 T 134 T 135 T 136 T 137 T 138 T 139 T 140 T 141 T 142 T 143 T 144 T 145 T 146 T 147 T 148 T 149 T 150 T 151 T 152 T 153 T 154 T 155 T 156 T 157 T 158 T 159 T 160 T 161 T 162 T 163 T 164 T 165 T 166 T 167 T 168 T 169 T 170 T 171 T 172 T 173 T 174 T 175 T 176 T 177 T 178 T 179 T 180 T 181 T 182 T 183 T 184 T 185 T 186 T 187 T 188 T 189 T 190 T 191 T 192 T 193 T 194 T 195 T 196 T 197 T 198 T 199 T 200 T 201 T 202 T 203 T 204 T 205 T 206 T 207 T 208 T 209 T 210 T 211 T 212 T 213 T 214 T 215 T

Baltimore County Government
Department of Environmental Protection
and Resource Management

401 Beatty Avenue
Towson, MD 21204

(410) 887-3733

May 29, 1992

Mr. Daniel W. Eckert
17637 Backbone Road
Parkton, MD 21220

Re: Vacant lot located 17332 Big Falls
Road, D-7

Dear Mr. Eckert:

A representative of this office, Mr. Robert Powell conducted soil evaluations on May 5, 1992 regarding the above referenced lot(s). The results are as follows:

TEST PIT	DRAWDOWN	DEPTH	SOIL
B			Clay 0-2', PBS 2'-12', Fract. Rock 12'+
C			Clay 0-3', PBS 3'-5', Fract. PBS 5'-13', Bedrock at 13'
D			Clay 0-2', PBS 2'-17'
E			Clay 0-4', PBS 4'-7', Fract. Rock 7'-9', Bedrock at 9'
F			Clay 0-2', PBS 2'-17'
G	8 min.	4'	Clay 0-3', PBS 3'-15', Fract. Rock 15'+

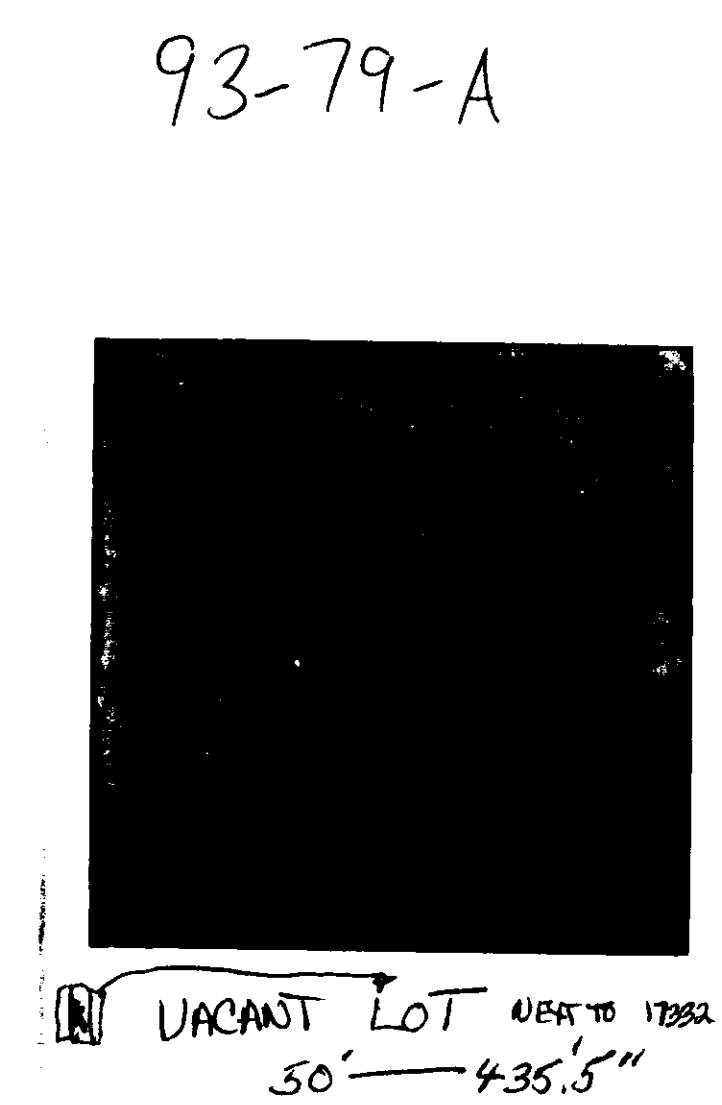
*PBS: Prettyboy Schist

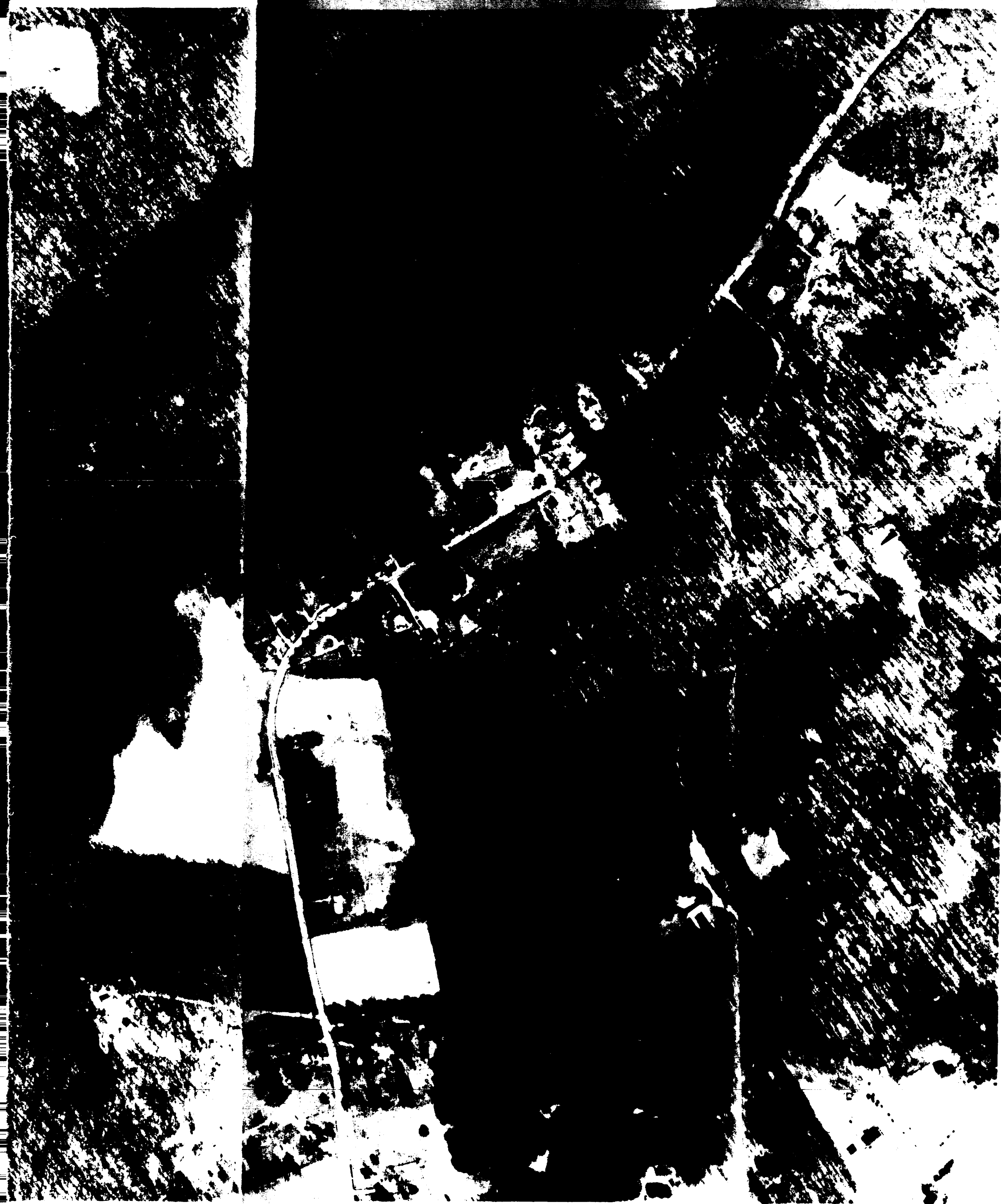
Based on the evaluations and the Revised Site Plan dated May 22, 1992, APPROVAL will be granted for the installation of a private sewage disposal system. Soil Percolation tests will be valid for a period of five (5) years from the date of tests, approval letter or record plat, whichever is most recent. At the expiration of this period of time, the results will become void without notice to that effect having been given by the Approving Authority.

It should be noted, there is an area designated on the site plan for the sewage disposal system and expansion thereof. Under no circumstances shall any permanent structures above or below ground, be permitted within this area. Also, no underground electric lines, water pipes, gas lines, etc., shall be permitted in the disposal system area.

Printed on Recycled Paper

[illegible]



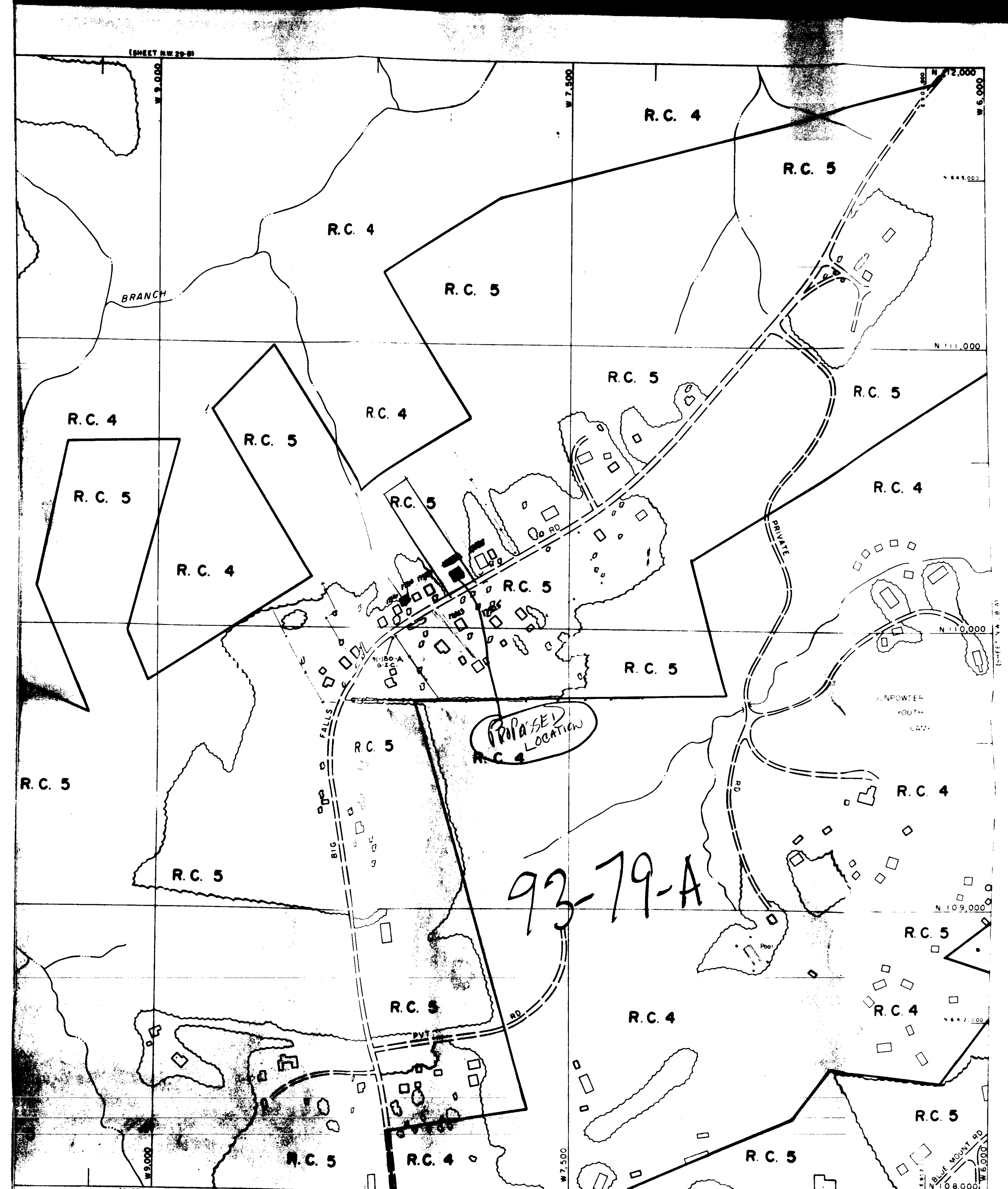


**TIMORE COUNTY
PLANNING AND ZONING
AERIAL PHOTOGRAPHIC MAP**

SCALE 1" = 200'	LOCATION NORTHEAST OF HEREFORD	SHEET N.W. 28-B
DATE OF PHOTOGRAPHY JANUARY 1986		

REVISED IN SELECTED AREAS.
BY PHOTOGRAMMETRIC METHODS
BALTIMORE, MD. 21210

Charmelle, County Engineer



**ALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

SCALE 1" = 200'	LOCATION NORTHEAST OF HEREFORD	SHEET N.W. 28-B
DATE OF PHOTOGRAPHY JANUARY 1986		

79