IN RE: PETITION FOR ADMIN. VARIANCE S/S of Westchester Avenue, 150 feet +/- west of centerline of Hollow Road 1st Election District 1st Councilmanic District **(2611 Westchester Avenue)** Carrie and Kenneth Lazorchak *Petitioners*	* * * * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 06-594-AV

* * * * * * * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Carrie and Kenneth Lazorchak. The variance request is for property located at 2611 Westchester Avenue in the Westchester area of Baltimore County. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R), to permit an accessory structure (swimming pool) to be located in the side yard in lieu of the required rear yard. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners state that the rear of their property has a steep drop off and placing the pool in that location will require significant land reconstruction. The land reconstruction may impact the current runoff and drainage of their lot and adjacent lots. They would like to maintain as much of the natural landscape as possible and preserve privacy. In support of the administrative variance request, the Petitioners obtained project approval from six neighbors.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: None.

IN FILING
Date 6-21-06
By

Applicable Law

Section 307 of the B.C.Z.R. – ***Variances***.

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on June 4, 2006, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits and photographs as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

6-21-06

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, 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 21st day of June, 2006, that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R), to permit an accessory structure (swimming pool) to be located in the side yard in lieu of the required rear yard be and is hereby GRANTED, subject to the following:

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.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

John V. Murphy

JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:pz

FILMED
6-21-06

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

June 21, 2006

CARRIE AND KENNETH LAZORCHAK
2611 WESTCHESTER AVENUE
ELLICOTT CITY MD 21043

Re: Petition for Administrative Variance
Case No. 06-594-A
Property:2611 Westchester Avenue

Dear Mr. and Mrs. Lazorchak:

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

John V. Murphy

John V. Murphy
Deputy Zoning Commissioner

JVM:pz
Enclosure

c Atlantic Pools, PO Box 148, Mt. Airy, MD 21771

6-21-06

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2611 Westchester Ave., Ellicott City, MD 21043
which is presently zoned DR 2

This Petition shall be filed with the Department of Permits and Development Management. 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(s)

400.1: BCZR, to permit an accessory structure (swimming pool) to be located in the side-yard in lieu of the required rearyard.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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/Lessee:

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

Carrie Lazorchak, owner
Name - Type or Print

Carrie Lazorchak
Signature

KENNETH LAZORCHAK
Name - Type or Print

Kenneth Lazorchak
Signature

2611 Westchester Ave — 410.465.4594
Address — Telephone No.

Ellicott City — MD — 21043
City — State — Zip Code

Representative to be Contacted:

Carrie Lazorchak
Name

2611 Westchester Ave — 443.306.9074
Address — Telephone No.

Ellicott City — MD — 21043
City — State — Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 06-594-A

REV 10/25/01

6-2-06

Reviewed By JWM **Date** 5-22-06

Estimated Posting Date 6-4-06

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 2611 West Chester Ave
Address
Ellicott City, MD 21043
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

The primary reasons for our request to locate a proposed swimming pool outside of the current zoning area are:

1) Our property has a steep drop off near the rear of the lot and putting the pool behind the house would require significant land reconstruction
2) Reconstruction of the land may impact the current water runoff and drainage of our lot and adjacent lots
3) We would like to maintain as much of the natural landscape as possible and preserve privacy for our neighbors

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Carrie J Lazorchak
Signature

Ken Lazorchak
Signature

Carrie J Lazorchak
Name - Type or Print

KENNETH LAZORCHAK
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19 day of MAY, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

CARRIE JOANNE LAZORCHAK K

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires

PAD[illegible] NOTARY PUBLIC STA[illegible] MARYLAND My Commission Expires October 8, 2009

REV 10/25/01

[illegible] RECEIVED FOR FILING

Date

By

Zoning Description

Zoning Description for 2611 Westchester Avenue, Ellicott City, MD 21043

Beginning at a point on the South side of

Westchester Avenue which 20 ft.

wide at the distance of 150 ft. west of the

centerline of the nearest improved intersecting street Hollow Rd.

which is 20 ft. wide.

Being Parcel 231, Tax Map 100, Grid 9, Liber 20569, Folio 629

containing 1.69 +/- acres. Also known as 2611 Westchester Ave., Ellicott City, MD 21043

and located in the 1 Election District, 1 Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

594

No. 7108

DATE 5-22-06 ACCOUNT 1001-006-6150

AMOUNT $ 65.00

RECEIVED FROM: C. LAZORCHAK — 2811 WESTL

FOR: A.I.U. INC.

DISTRIBUTION:
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTION	TYPE	DRW
5/22/2006	5/22/2006	11:06:52	2

REG 0002 NOLL DEAN VEE

>>RECEIPT # 456.00 5/22/2006 DFLN

Dept 5 520 ZONING VERIFICATION

CR NO. 007108

Recpt Tot 465.00

465.00 CK 0.00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS **DATE:** 6/4/06

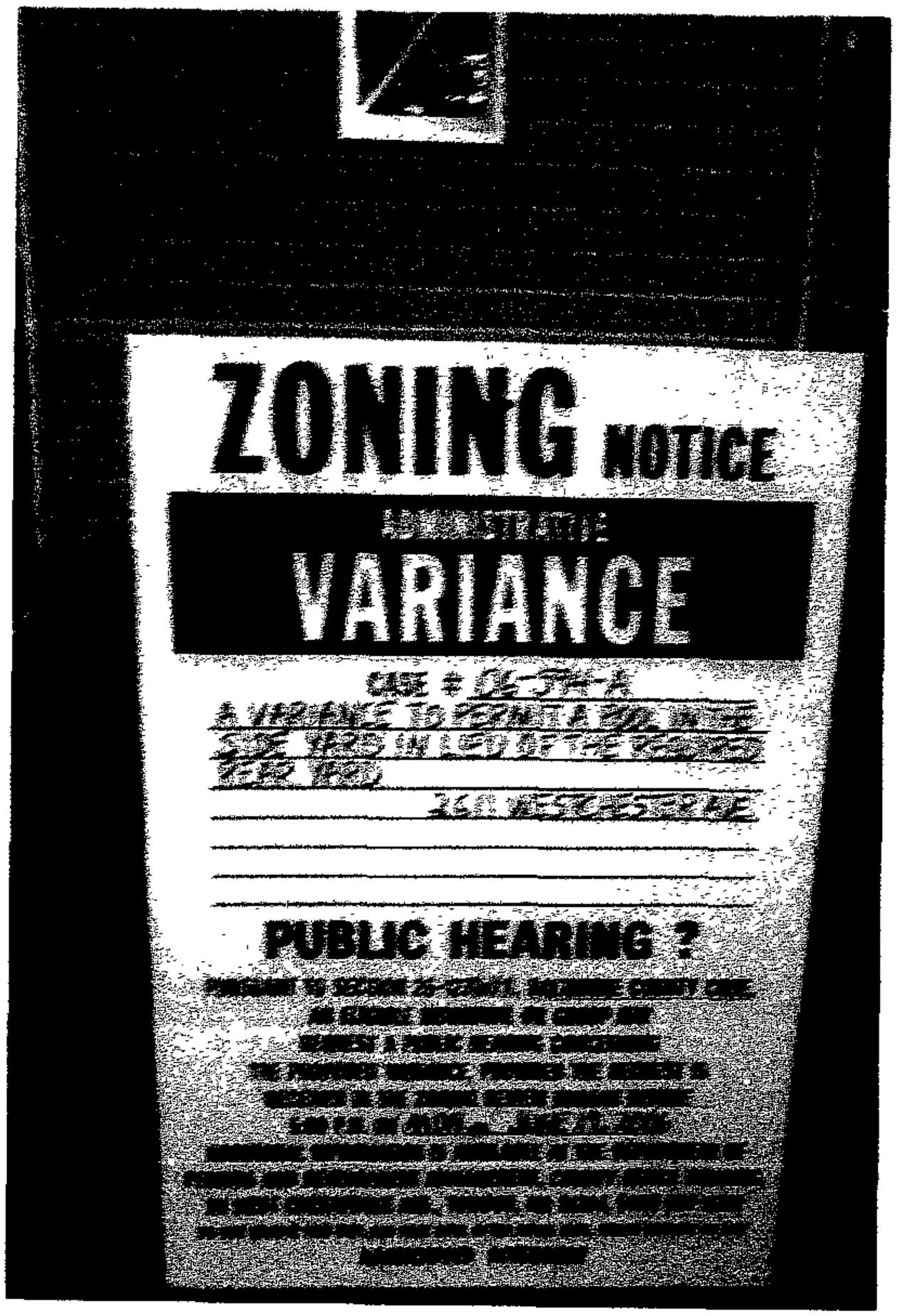
Case Number: 06-594-A

Petitioner/Developer: CARRIE LAZORCHAK

Date of Hearing (Closing): 06/19/06

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 2611 WESTCHESTER AVENUE

The sign(s) were posted on 6/4/06



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley Maryland 21030
(City, State, Zip Code of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)

RECEIVED
JUN 6 2006
06-1062
DEPT. OF ENVIRONMENTS AND
DEVELOPMENT MANAGEMENT

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06-594 -A Address 2611 WESTCHESTER Ave.

Contact Person: J. MERREY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5-22-06 **Posting Date:** 6-4-06 **Closing Date:** 6-19-06

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.

2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.

3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.

4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 06-594 -A Address 2611 WESTCHESTER Ave.

Petitioner's Name CARRIE LAZORCHAK. Telephone 410-465-4594

Posting Date: 6-4-06 **Closing Date:** 6-19-06

Wording for Sign: To Permit A VARIANCE A Pool IN THE SIDE YARD IN LIEU OF THE REQUIRED REAR YARD.

WCR - Revised 6/25/04

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 594

Petitioner: Carrie Lazorchak

Address or Location: 2611 Westchester Ave, Ellicott City, MD 21043

PLEASE FORWARD ADVERTISING BILL TO:

Name: S/A/A

Address:

Telephone Number: 410-465 4594

Revised 7/11/05 - SCJ

Department of Permits and Development Management

Director's Office
County Office Building
111 W Chesapeake Avenue
Towson Maryland 21204
Tel 410-887-3353 • Fax 410-887-5708

Baltimore County

James T Smith Jr County Executive
Timothy M Kotroco Director

June 20, 2006

Carrie Lazorchak
Kenneth Lazorchak
2611 Westchester Ave.
Elliott City, MD 21043

Dear: Mr. & Mrs. Lazorchak

RE: Case Number: 06-594-A, 2611 Westchester Ave.

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 22, 2006.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:sma

Enclosures

c: People's Counsel

Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: June 6, 2006

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 6-594- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

For further questions or additional information concerning the matters stated herein, please contact Dennis Wertz in the Office of Planning at 410-887-3480.

Prepared By: _____

Division Chief: _____

CM/LL

RECEIVED

JUN 0 7 2006

ZONING COMMISSIONER

W \DEVREV\ZAC\6-594 doc

Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*

SHA
State Highway Administration
Driven to Excel
Maryland Department of Transportation

Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Administrator*

Date: 5.25.06

Ms. Kristen Matthews
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 594 JCM

Dear. Ms. Matthews:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

S. D. Foster

Steven D. Foster, Chief
Engineering Access Permits Division

Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

May 8,2006

ATTENTION: Zoning Review Planners

Distribution Meeting of: May 30,2006

Item Numbers: Item Number 590-596

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. The Fire Marshal's Office has no comments at this time.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C)443-829-2946
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits & Development Management

DATE: May 30, 2006

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For June 5, 2006
Item No. 590, 591, 592, 593, 594, and 595

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

DAK:CEN:clw
cc: File
ZAC-NO COMMENTS-05302006.doc

Lazorchak

2611 Westchester Avenue, Ellicott City, MD 20143

May 17, 2006

Dear Neighbor:

We are in the process of filing for a permit to build an in-ground pool on our property at 2611 Westchester Avenue. As part of this requirement we have requested a variance on a zoning requirement specifying that the pool be built behind the house. After much investigation, our preference is to build the pool to the left of our driveway and starting at about the mid-point of our house (see attached diagram for details). We have made this decision based primarily on the fact that our property has a significant drop-off in the rear which today is the primary water runoff and drainage for our property. Additionally, we want to limit the amount of landscape changes required to install the pool and maintain as much of the natural landscape as possible. In order to obtain our variance we would like to request your support in our decision.

If you do not have any problem with the proposed pool installation, please sign your consent below. This will help us to prepare for the variance hearing that we are scheduled to have on 5/22/06. If you have some concerns we are interested in your feedback and appreciate your suggestions

Sincerely,

Ken and Carrie Lazorchak

Neighbor (Signature)	Neighbor Address	Consent to Proposed Plan	Concerns
①	2613 westchester Ave	yes	
②	2610 westchester Ave	yes	
③	2602 Westchester Ave	yes	
④	2603 WESTCHESTER AVE	Y	
⑤	2601 Westchester Ave	Yes	
⑥	2606 Westchester Ave	yes	

Lazorchak

2611 Westchester Avenue, Ellicott City, MD 20143

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Lazorchak

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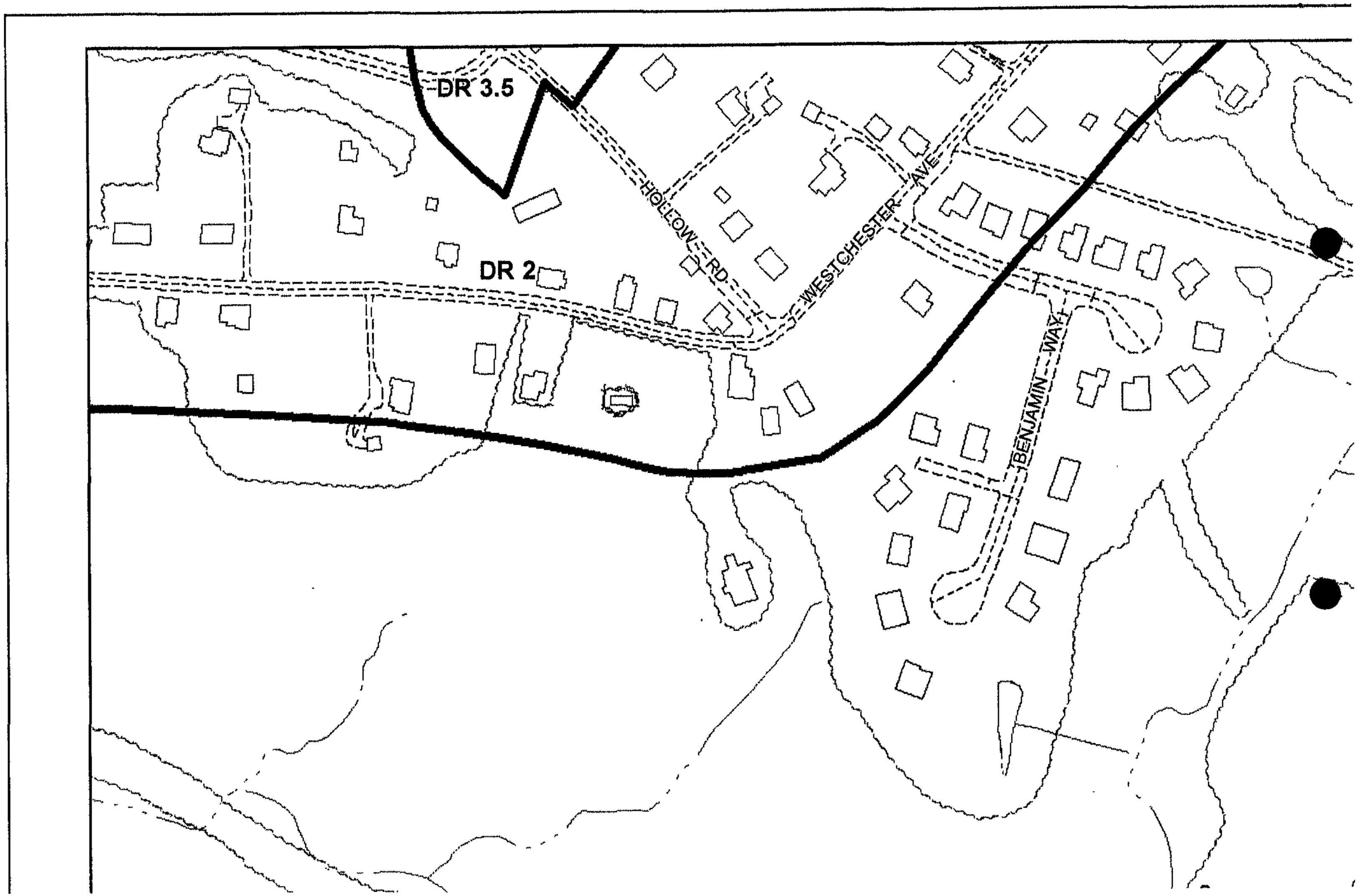
⑥	2606 Westchester Ave	yes	



Map # 10039

Baltimore County - My Neighborhood

Baltimore County - My Neighborhood

FAX NO. :4104618560 May. 19 2006 10:53AM P14

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

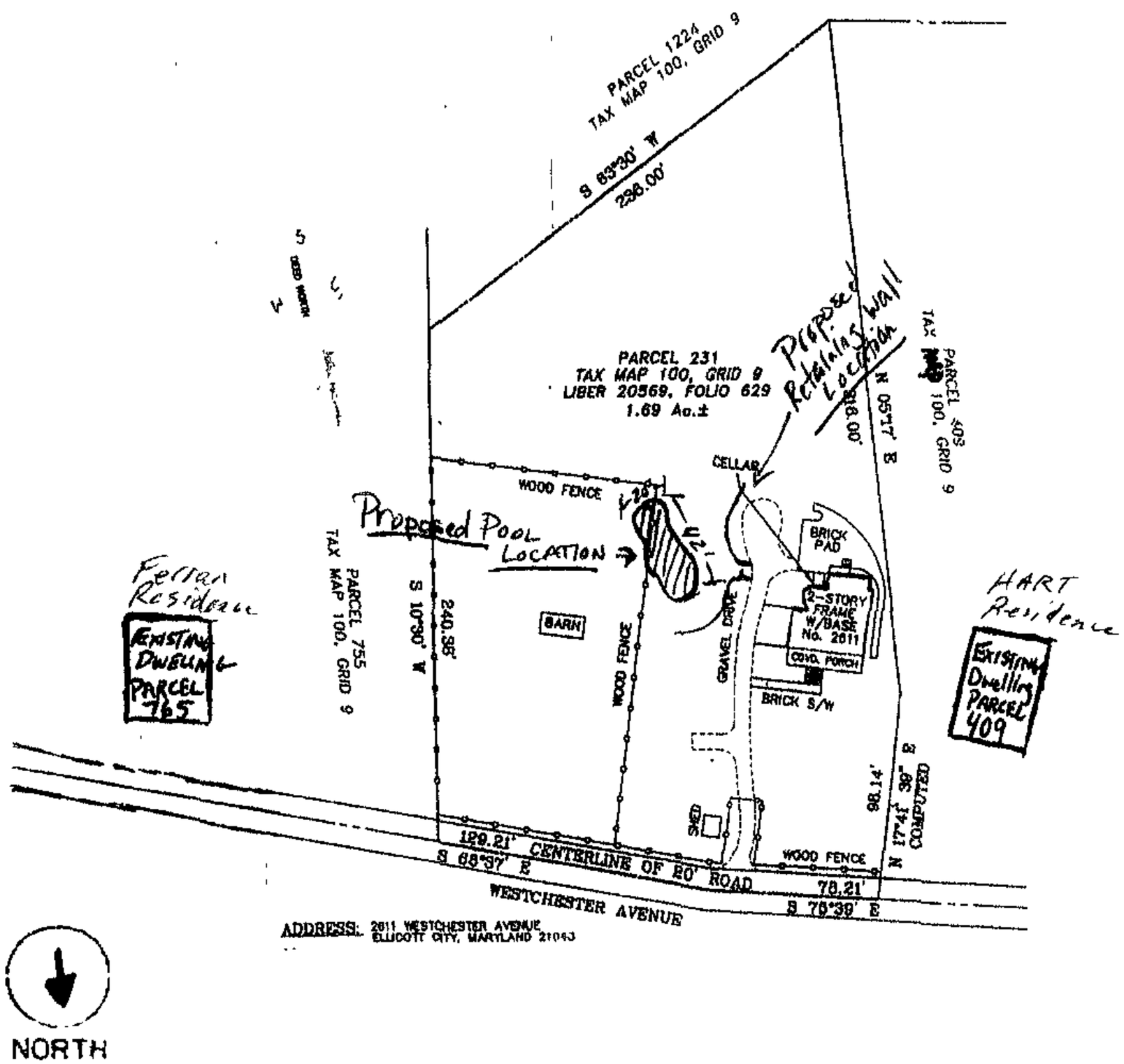
PROPERTY ADDRESS 2311 Westchester Ave

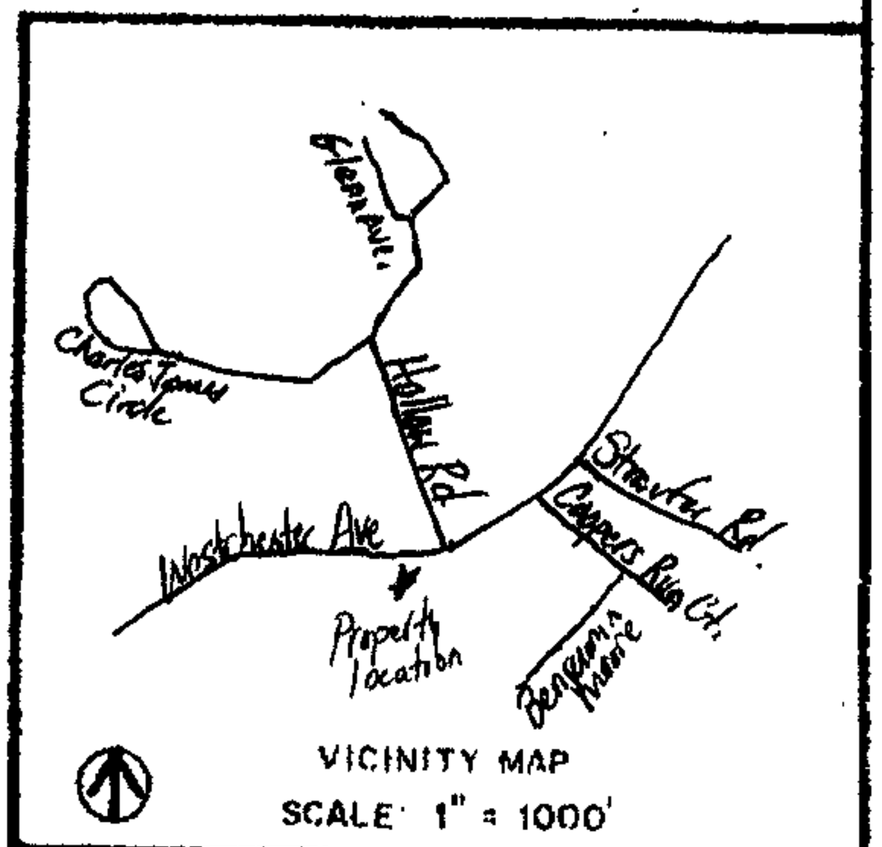
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME

PLAT BOOK # ___ FOLIO # 629 LOT # ___ SECTION # ___

OWNER CARRIE LAZORCHAK





LOCATION INFORMATION

ELECTION DISTRICT 1

COUNCILMANIC DISTRICT 1

1" = 200' SCALE MAP # 100 B2

ZONING DR-2

LOT SIZE 1.69 ACREAGE 73,616 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

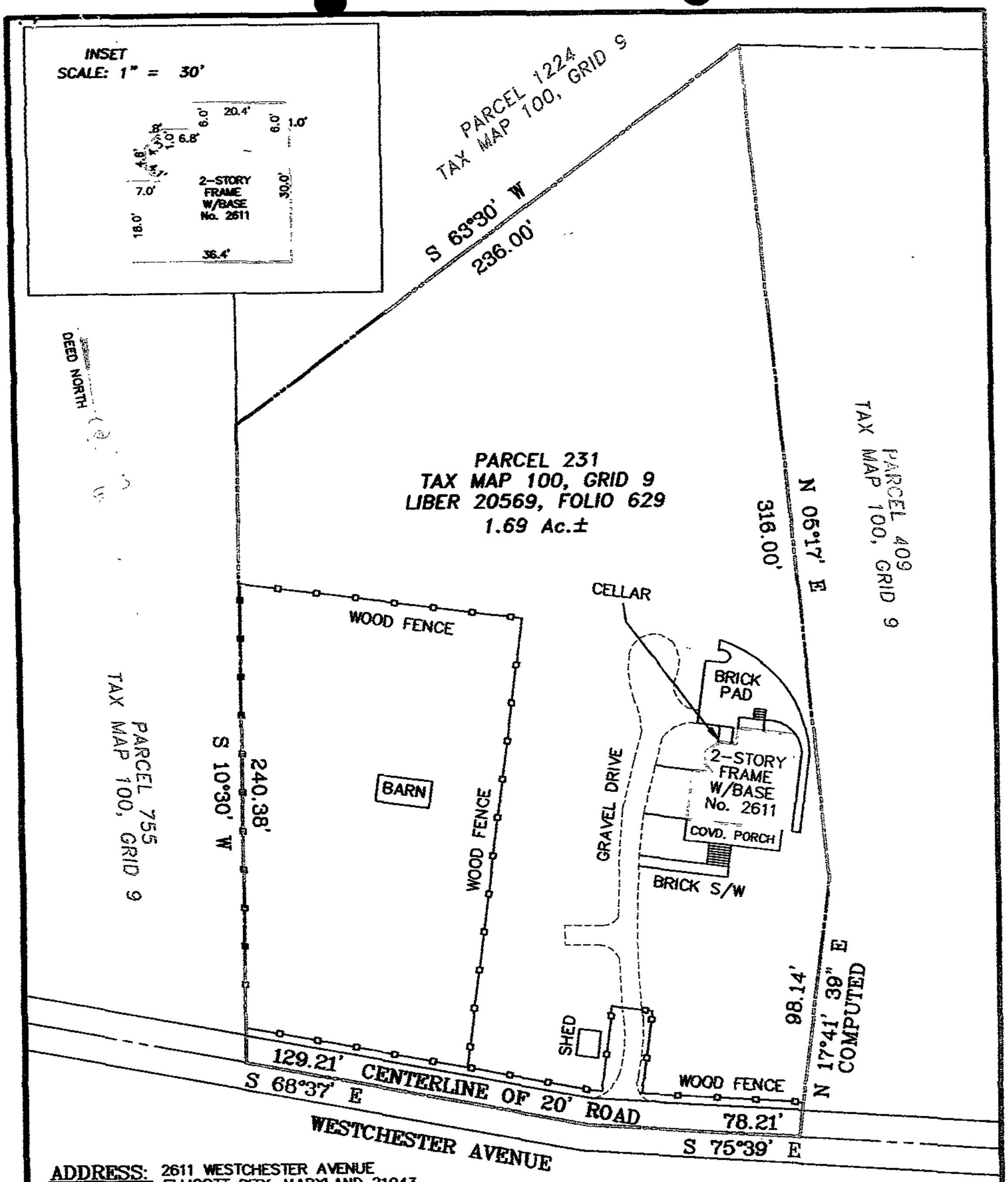
	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☒
PRIOR ZONING HEARING		

ZONING OFFICE USE ONLY

REVIEWED BY ___ ITEM # ___ CASE # ___

PREPARED BY DAVID EDMONDS

SCALE OF DRAWING 1" = 100'



ADDRESS: 2611 WESTCHESTER AVENUE
ELLICOTT CITY, MARYLAND 21043

NOTES:

1. THIS IMPROVEMENT LOCATION DRAWING:

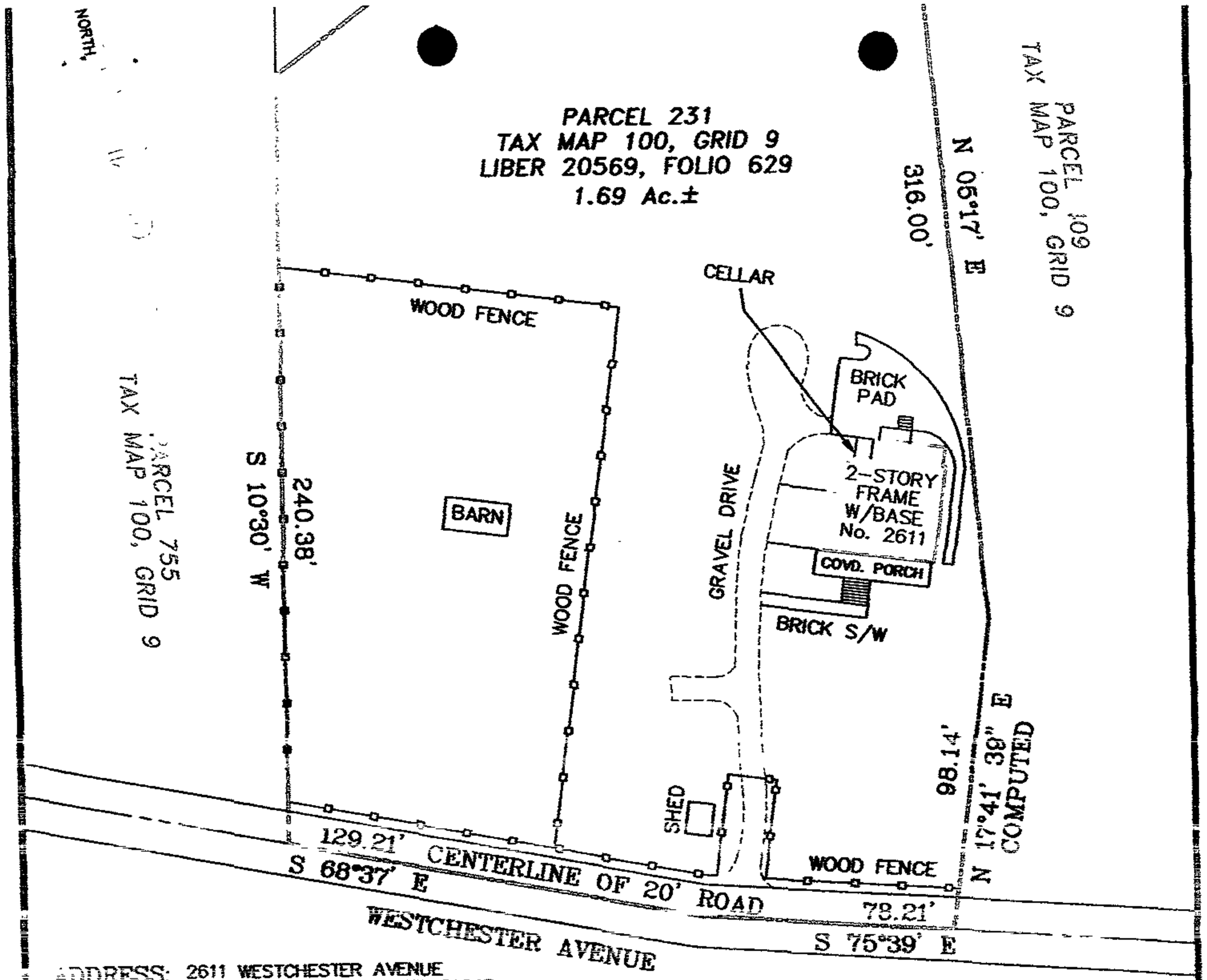
A. IS OF BENEFIT TO A CONSUMER ONLY INSOFAR AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENT IN CONNECTION WITH CONTEMPLATED TRANSFER, FINANCING OR REFINANCING;

B. IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATION OF FENCES, GARAGES, BUILDINGS, OR OTHER EXISTING OR FUTURE IMPROVEMENTS; AND

C. DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING.

2. THE LEVEL OF ACCURACY OF APPARENT SETBACK DISTANCES IS ONE FOOT, MORE OR LESS.

3. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT.



ADDRESS: 2611 WESTCHESTER AVENUE
ELLICOTT CITY, MARYLAND 21043

NOTES:

1. THIS IMPROVEMENT LOCATION DRAWING:

A. IS OF BENEFIT TO A CONSUMER ONLY INSOFAR AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENT IN CONNECTION WITH CONTEMPLATED TRANSFER, FINANCING OR REFINANCING;

B. IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATION OF FENCES, GARAGES, BUILDINGS, OR OTHER EXISTING OR FUTURE IMPROVEMENTS; AND

C. DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING.

2. THE LEVEL OF ACCURACY OF APPARENT SETBACK DISTANCES IS ONE FOOT, MORE OR LESS.

3. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT.

I HEREBY CERTIFY THAT IMPROVEMENTS ARE LOCATED AS SHOWN HEREON AND TO THE BEST OF MY INFORMATION, PROFESSIONAL KNOWLEDGE AND BELIEF, THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

01/10/05

M.N. ROSHAN, L.S.
MD REG. No. 11049

DATE

LOCATION DRAWING

L01508
DF-10812

PARCEL 231
TAX MAP 100, GRID 9
LIBER 20569, FOLIO 629
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 50' DATE: JANUARY 9, 2005

NJR & ASSOCIATES, LLC.
LAND SURVEYING AND PLANNING
1813 MONTEVIDEO ROAD
JESSUP, MARYLAND 20794
TEL: (240)508-3200 FAX: (410)799-5523

ADJACENT [illegible] REAR YARD PICTURES FROM DELL TO HILLTOP AVE. showing grade changes

REAR LEFT OF DWELLING (CHANGE [illegible])

TANGENTIAL REAR OF DWELLING (GRADE CHANGE) @ 600 Westerly Ave.

PROPOSED PIPE LOCATION

UPDEGRAFF DESIGN BUILD GROUP

8811 Ten Oaks Road
Potomac, MD 20854
Tel: 301-469-0010
Fax: 301-469-0012

Date

Date