

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
S side of Collingwood Road, 299 feet		
+/- E from c/l of Glen Alpine Road	*	DEPUTY ZONING
11 th Election District		
3 rd Councilmanic District	*	COMMISSIONER
(10 Collingwood Road)		
	*	FOR BALTIMORE COUNTY
Mitchell D. and Theresa Scholtes		
<i>Petitioners</i>	*	Case No. 08-096-A

* * * * *

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, Mitchell D. and Theresa Scholtes for property located at 10 Collingwood Road. The variance request is from Section 1B02.3.B (R-40 1958) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 14 feet in lieu of the required 20 feet for an attached garage. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners wish to construct a 36 foot x 43 foot garage which would encroach 6 feet into the side yard setback. The existing garage was converted into living space prior to the Petitioners' purchase of the home. The proposed garage cannot be placed further back on the property due to a steep slope at the rear of the home. The rear yard also contains the septic tank and two drainfields.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on September 2, 2007 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

FILED RECEIVED FOR FILED
 9-24-07
 [Signature]

The Petitioners have filed the supporting affidavits 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.

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 24th day of September, 2007 that a variance from Section 1B02.3.B (R-40 1958) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 14 feet in lieu of the required 20 feet for an attached garage 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.


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz 

9-24-07

13



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

September 24, 2007

MITCHELL D. AND THERESA SCHOLTES
10 COLLINGWOOD ROAD
PHOENIX MD 21131

Re: Petition for Administrative Variance
Case No. 08-096-A
Property: 10 Collingwood Road

Dear Mr. and Mrs. Scholtes:

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,

A handwritten signature in dark ink, appearing to read "Thomas H. Bostwick", written over a horizontal line.

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 10 Collingwood Rd
which is presently zoned RC-6 (R-40) 1958

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) 1B02.3.B; BCZR (R-40), To

PERMIT A SIDEYARD SETBACK of 14ft. IN LIEU OF
THE REQUIRED 20ft. FOR AN ATTACHED GARAGE.

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):

Mitchell D Scholtes

Name - Type or Print

Mitchell Scholtes

Signature

Theresa Scholtes

Name - Type or Print

Theresa Scholtes

Signature

10 Collingwood Road

Address

Telephone No.

Phoenix MD 21131

City

State

Zip Code

Representative to be Contacted:

Mitchell Scholtes

Name

10 Collingwood

Address

410 592-3822

Telephone No.

Phoenix

City

MD

State

21131

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. 08-096-A

Reviewed By [Signature]

Date

8.21.07

REV 10/25/01

Estimated Posting Date

9.2.07

9-24-07

B3

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 10 Callingwood Road
Address
Phoenix MD 21131
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):

- 1) The existing garage was converted into living space prior to our purchase on 8-16-05. According to the Windemere deed requirement, your house must have a garage.
- 2) As shown in the photo's, the only possible area to place a garage is to attach it to the end of the house. A 5' drop-off is at the end of our driveway.
- 3) There is a small part of the yard that is level, however, it contains our septic tank and 2 drainfields.
- 4) At the rear of the lot, past the level area it drops off sharply approx 6' and is heavily wooded. We are one of a few homes that still have an original wooded lot and would prefer not to remove any of those trees.

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.

Mitchell Scholtes
Signature

Mitchell Scholtes
Name - Type or Print

Theresa Scholtes
Signature

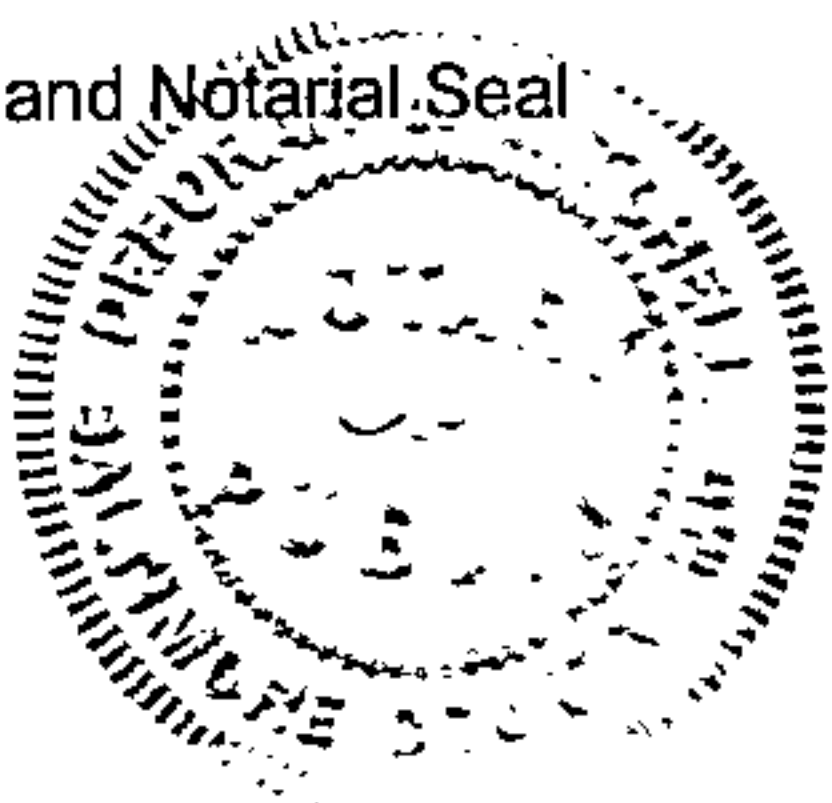
Theresa Scholtes
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14 day of August, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal



Deborah J. Mitchell
Notary Public

My Commission Expires 11/5/09

ZONING DESCRIPTION FOR 10 COLLINGWOOD ROAD, PHOENIX, MD 21131

Beginning at a point on the South side of Collingwood Road which is 50 feet wide at the distance of 299 feet East of the centerline of the nearest improved intersecting street Glen Alpine Road which is 50 feet wide. Being Lot #5, Block J, Section #2 in the subdivision of Windemere as recorded in Baltimore County Plat Book #29, Folio # 139, containing 1.01 acres. Also known as 10 Collingwood Road and located in the 11 Election District, 3 Councilmanic District.

No. 00819

SECRET

Date: 8-21-07

100

[illegible]

Total:

3

Rec: _____
From: _____
Re: _____

For AD-1642 # 096

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

RE: Case No.: 08-096-A

Petitioner/Developer: MITCHELL
SCHOLTES

Date of Hearing/Closing: 9-17-07

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTN: Kristen Matthews ((410) 887-3394)

Ladies and Gentlemen:

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

10 COLLINGWOOD RD

The sign(s) were posted on 9-2-07
(Month, Day, Year)

Sincerely,

Robert Black 9-6-07
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

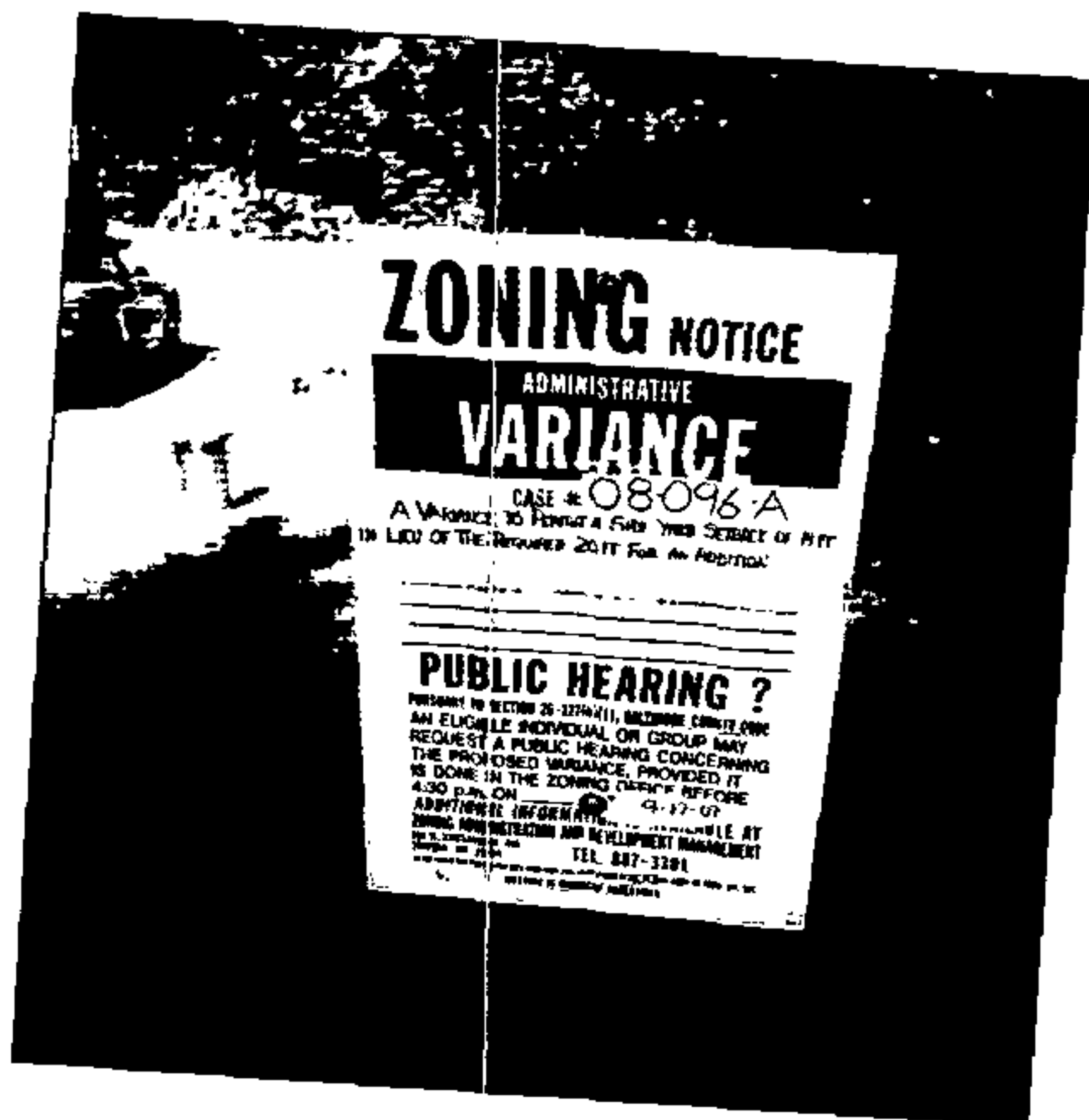
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

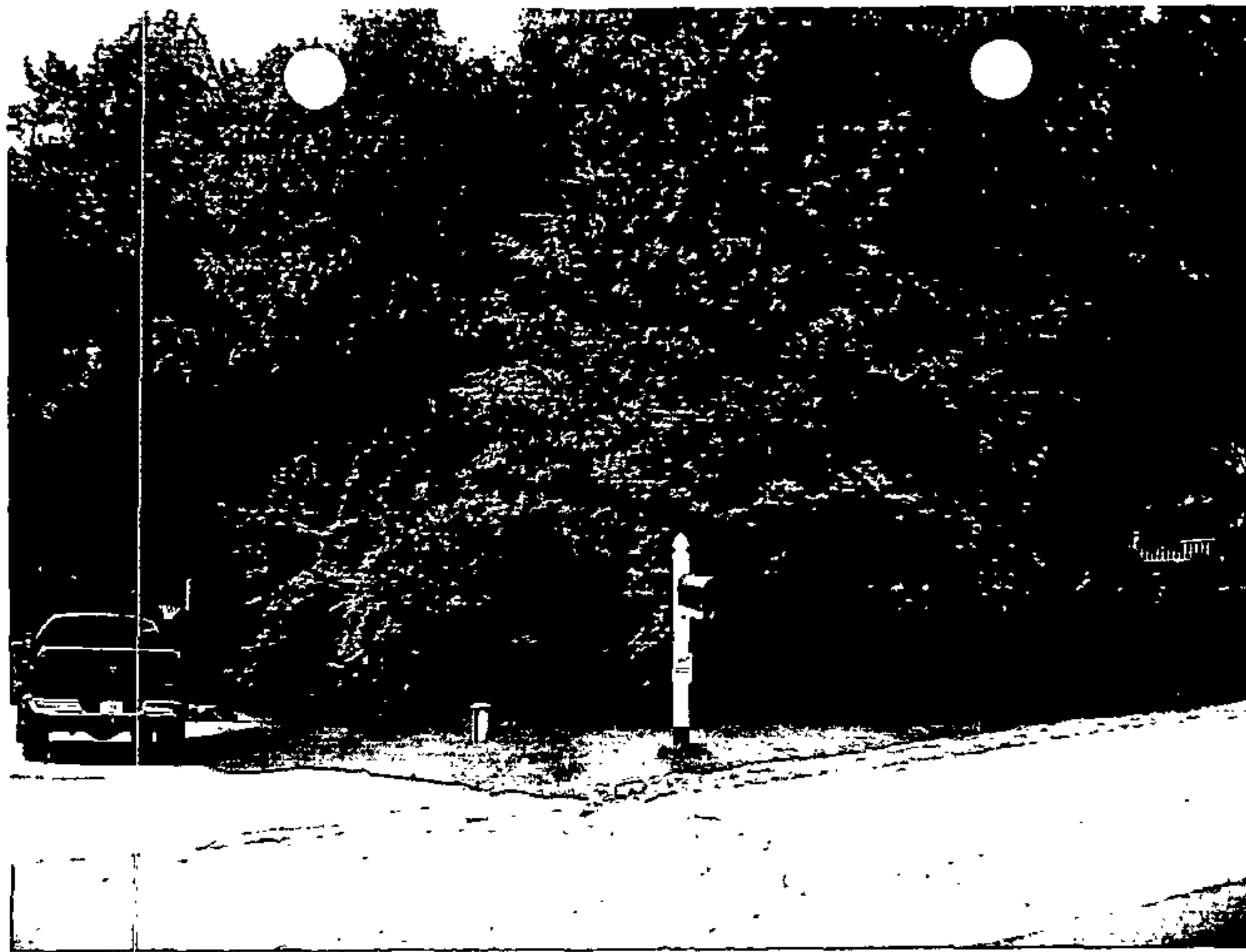
(410) 282-7940

(Telephone Number)





View of neighbors house
Property line 8' to right
of mailbox.



down driveway with
neighbors house in
view to right



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

September 13, 2007

Mitchell D. Scholtes
Theresa Scholtes
10 Collingwood Road
Phoenix, MD 21131

Dear Mr. and Mrs. Scholtes:

RE: Case Number: 08-096-A, 10 Collingwood Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 21, 2007. This letter is not an approval, but only a **NOTIFICATION**.

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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 4, 2007

RECEIVED
SEP 05 2007

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

BY:.....

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-096- 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 Jessie Bailek in the Office of Planning at 410-887-3480.

Prepared By:

Candis Murray

Division Chief:

John Sanborn

CM/LL

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 4, 2007

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

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Prepared By:

Candis Murray

Division Chief:

John Sanborn

CM/LL



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

State Highway
Administration

John D. Porcari, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: SEPT. 2, 2007

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

RE: Baltimore County
Item No. 8-96-A
10 COLLINGWOOD ROAD
SCHOLTES PROPERTY
ADMINISTRATIVE VARIANCE

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

*Fos*¹ Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

FROM: ^{DM} Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For September 3, 2007
Item Nos. 08-087, 089, 091, 092, 093,
094, 095, 096, 097, 098, 100, 101, and 104

DATE: September 4, 2007

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-08302007.doc

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 08- 096 -A Address 10 COLLINGWOOD Rd.
Contact Person: J. Merz Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 8.21.07 Posting Date: 9/2 Closing Date: 9/17

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 08- 096 -A Address 10 COLLINGWOOD Rd.
Petitioner's Name MITCHELL SCHULTES Telephone 410-592-3822
Posting Date: 9/2 Closing Date: 9/17
Wording for Sign: A VARIANCE
To Permit A SIDEYARD SETBACK of 14ft
IN LIEU of THE REQUIRED 20ft FOR AN
ADDITION.

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: 096
Petitioner: Mitchell Scholtes
Address or Location: 10 Collingwood Rd, Phoenix, Md 21131

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Address: _____

_____ SAME _____

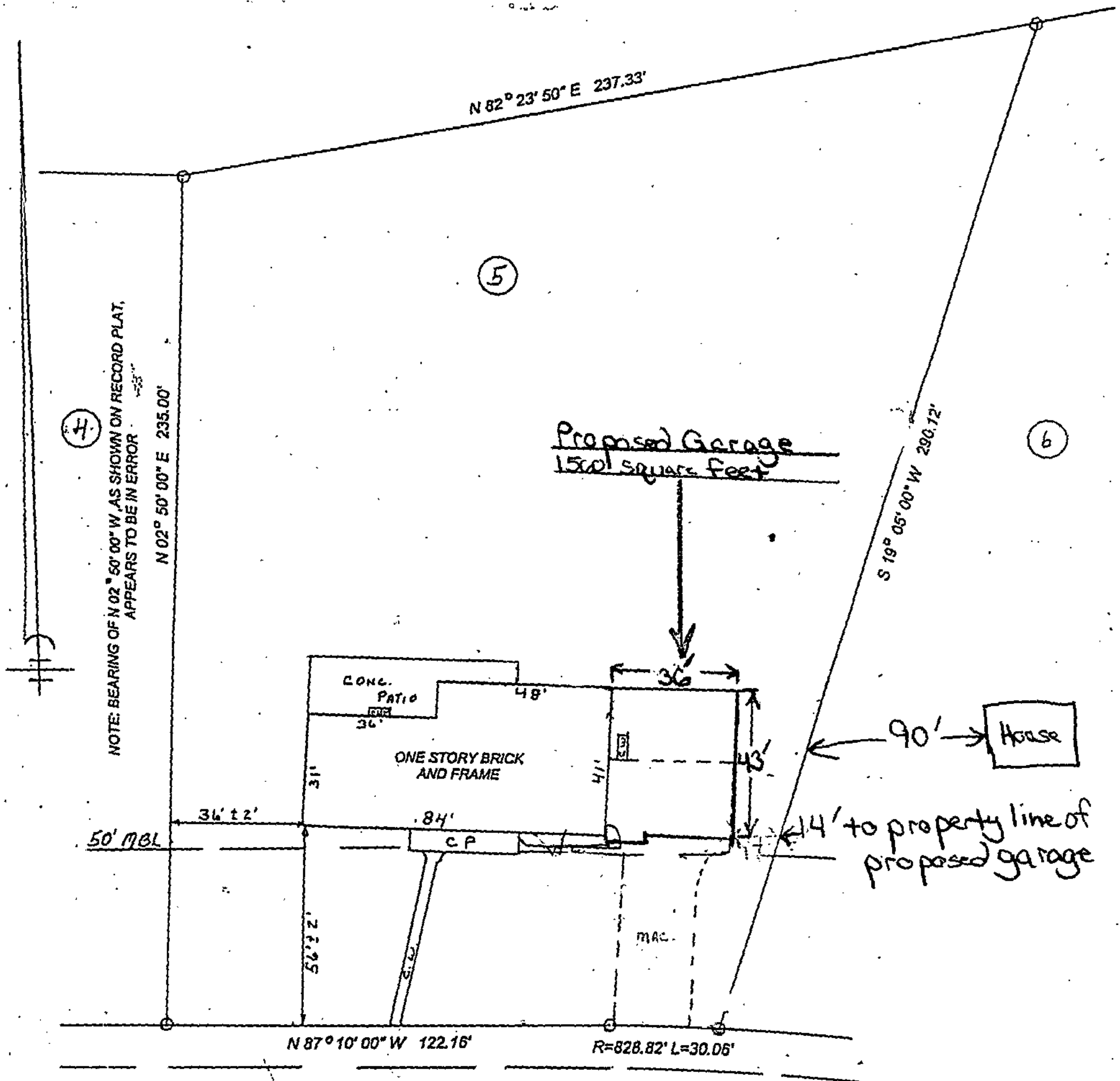
Telephone Number: 410-592-3822

Plat to Accompany Petition for Zoning Variance

096

10 Collingwood Road
Phoenix MD 21131
Windemere
L 5 Block J sect 2
Plat book RRG No 29
Folio 139
Owners Mitchell Scholtes
Theresa Scholtes
Zoning: RC-6
ED: 11th
CD: 3rd
CBCA: NO

Well/Septic: yes
Prior Zoning
Cases: N/A



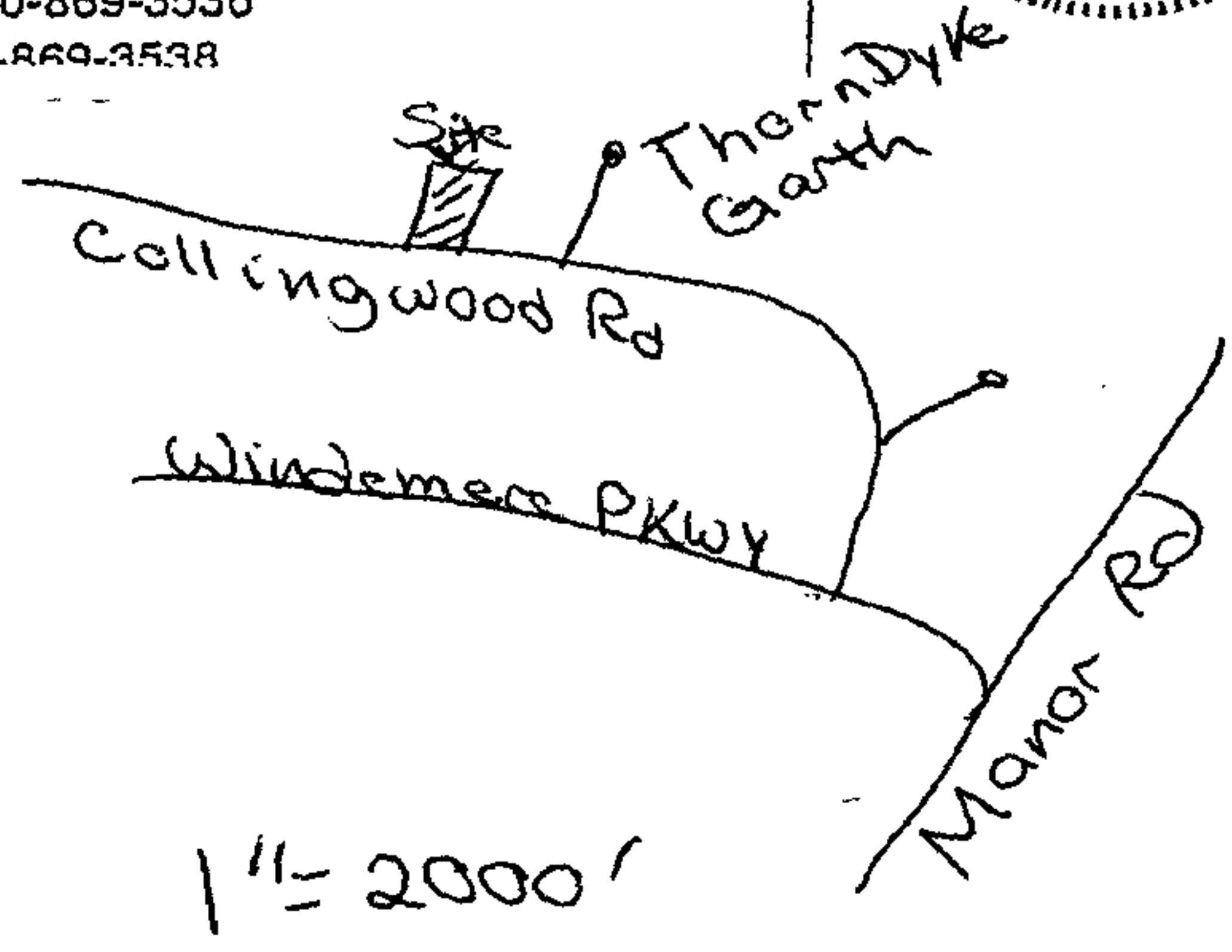
The plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. The plat 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.

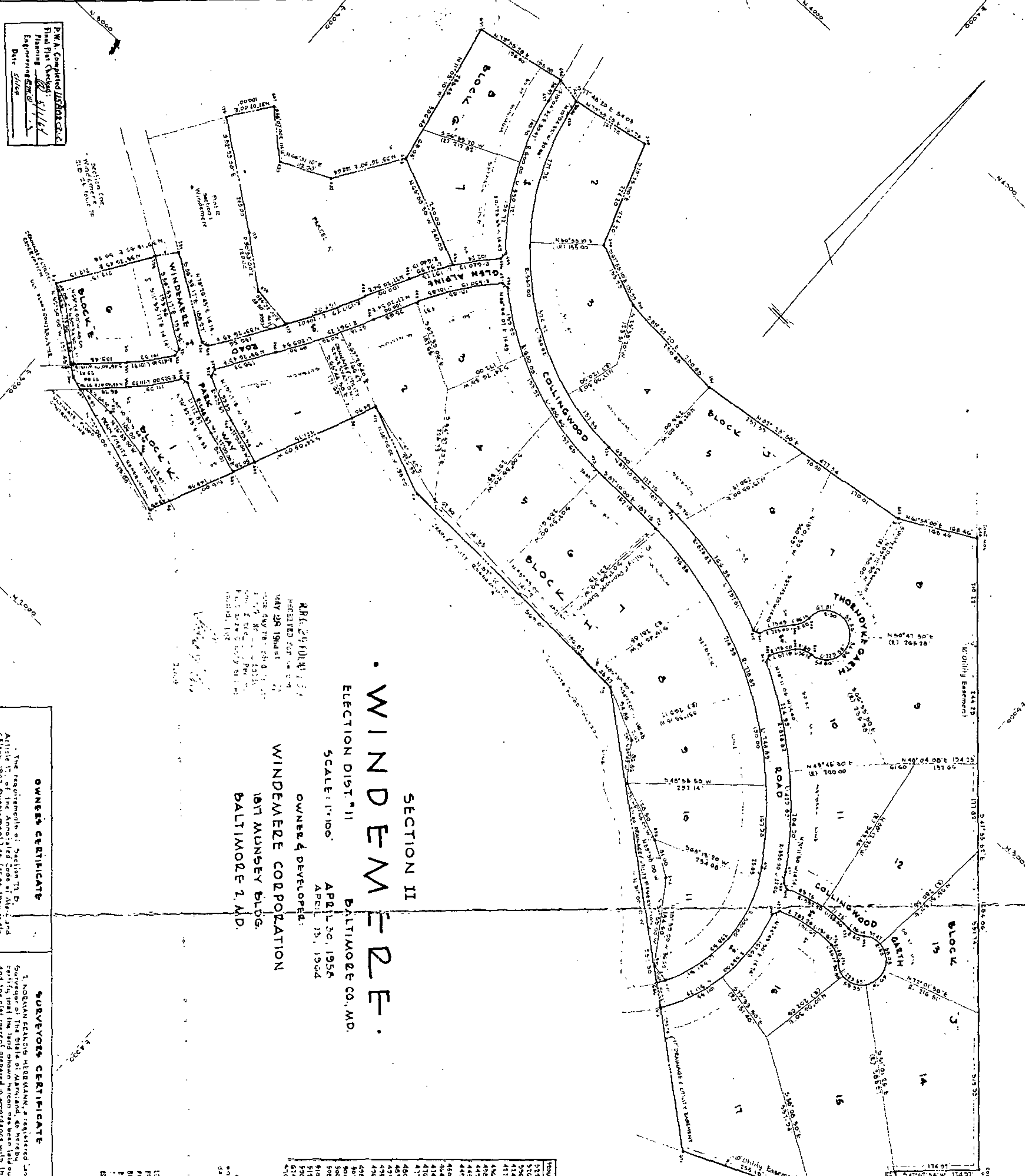
10 COLLINGWOOD ROAD
LOT 5, BLOCK J
"WINDEMERE", 29/139
BALTIMORE COUNTY, MD.

Flood Zone Note:
Flood zones shown are approximate
as scaled from F.E.M.A. Flood Insurance
Rate Map.

THE LOT SHOWN HEREON IS IN FLOOD ZONE C PER F.E.M.A.
FLOOD INSURANCE RATE MAP PANEL # 240010-02608

SCALE 1" = 40'	LOCATION CERTIFICATION
DATE 8-5-05	WITZ & ASSOCIATES GENERAL SURVEYING CO. 1009 Frederick Road Baltimore, MD 21228 Phone 410-869-3536 Fax 410-869-3538
JOB No. 05-1725	





SECTION II
WINDEMERE
ELECTION DIST. II
BALTIMORE CO., MD.
SCALE: 1"=100'
APRIL 30, 1956
OWNED & DEVELOPED BY:
WINDEMERE CORPORATION
1871 MUNSEY BLDG.
BALTIMORE 2, MD.

P.M.A. Completed 11/10/55
Final Plat Checked by
Engineering Dept.
Date 5/11/56

APPROVED: _____
Date: 5/11/56
Chairman of Planning Board

OWNERS CERTIFICATE
The requirements of Section 11, D.
Article 17, of the Annotated Code of Md., and
Chapter 100, Subchapter 2, of the same Code, have been
complied with.

SURVEYORS CERTIFICATE
I, NORMAN FRANKLIN HEDGECOCK, a registered land
surveyor of the State of Maryland, do hereby
certify that the plat shown herein was laid out,
and the first survey prepared in accordance with the
Act of 1945, and subsequent acts amendatory
thereof.

Surveyor's Name: Norman Franklin Hedgcock
Date: 5/11/56
Registered Land Surveyor 12018

MATZ, CHILDS & ASSOCIATES
2125 N. CHARLES ST.
BALTIMORE 1, MD.

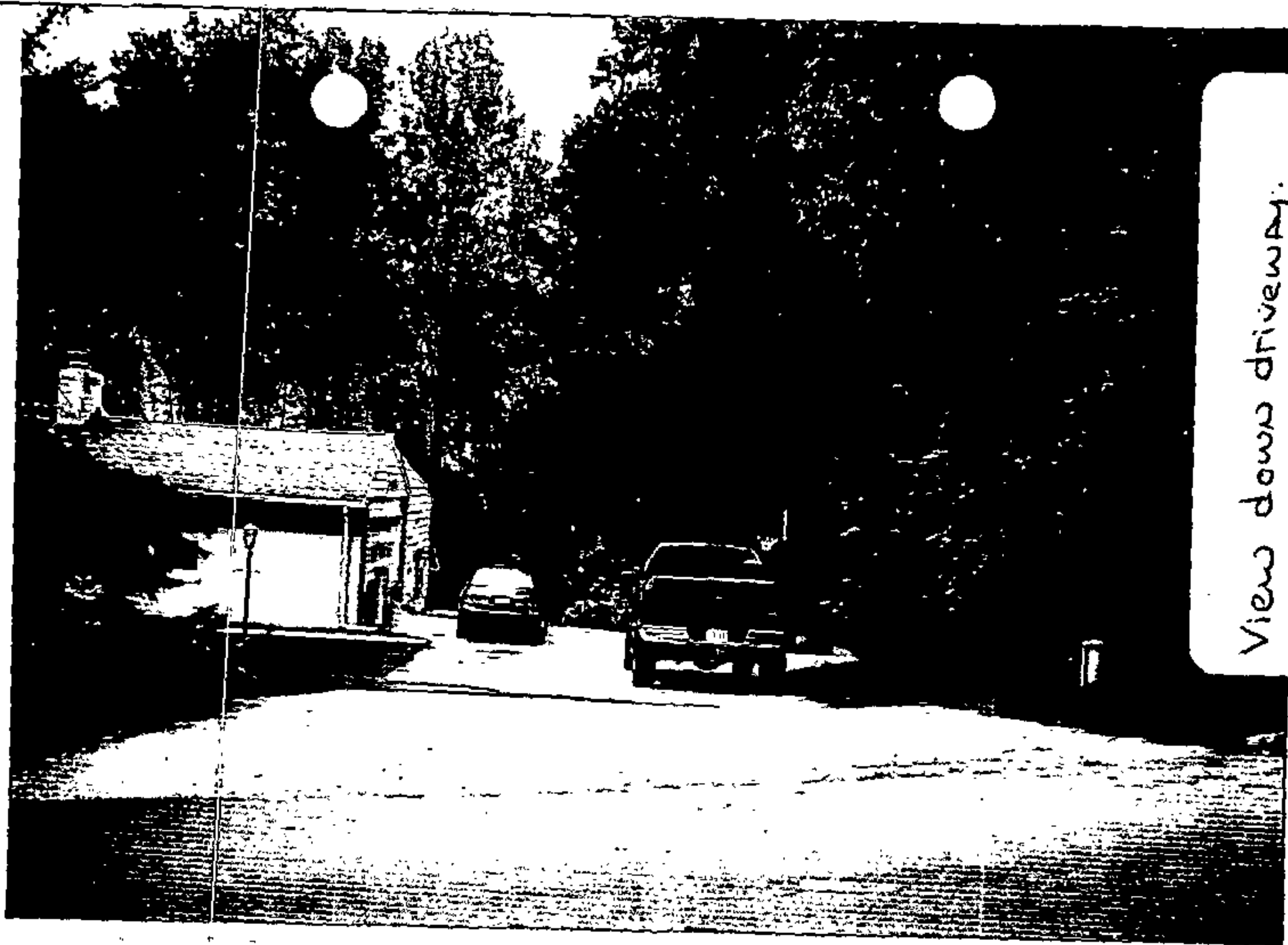
COORDINATES			
LINE	BEARING	NORTH	EAST
1	S 89° 15' 10" E	1716.52	4.6471
2	S 89° 15' 10" E	1716.52	4.6471
3	S 89° 15' 10" E	1716.52	4.6471
4	S 89° 15' 10" E	1716.52	4.6471
5	S 89° 15' 10" E	1716.52	4.6471
6	S 89° 15' 10" E	1716.52	4.6471
7	S 89° 15' 10" E	1716.52	4.6471
8	S 89° 15' 10" E	1716.52	4.6471
9	S 89° 15' 10" E	1716.52	4.6471
10	S 89° 15' 10" E	1716.52	4.6471
11	S 89° 15' 10" E	1716.52	4.6471
12	S 89° 15' 10" E	1716.52	4.6471
13	S 89° 15' 10" E	1716.52	4.6471
14	S 89° 15' 10" E	1716.52	4.6471
15	S 89° 15' 10" E	1716.52	4.6471
16	S 89° 15' 10" E	1716.52	4.6471



From end of driveway
looking to woods.



level part of yard
where septic tank &
drain field is.



View down driveway.



5' drop-off @ end of driveway.

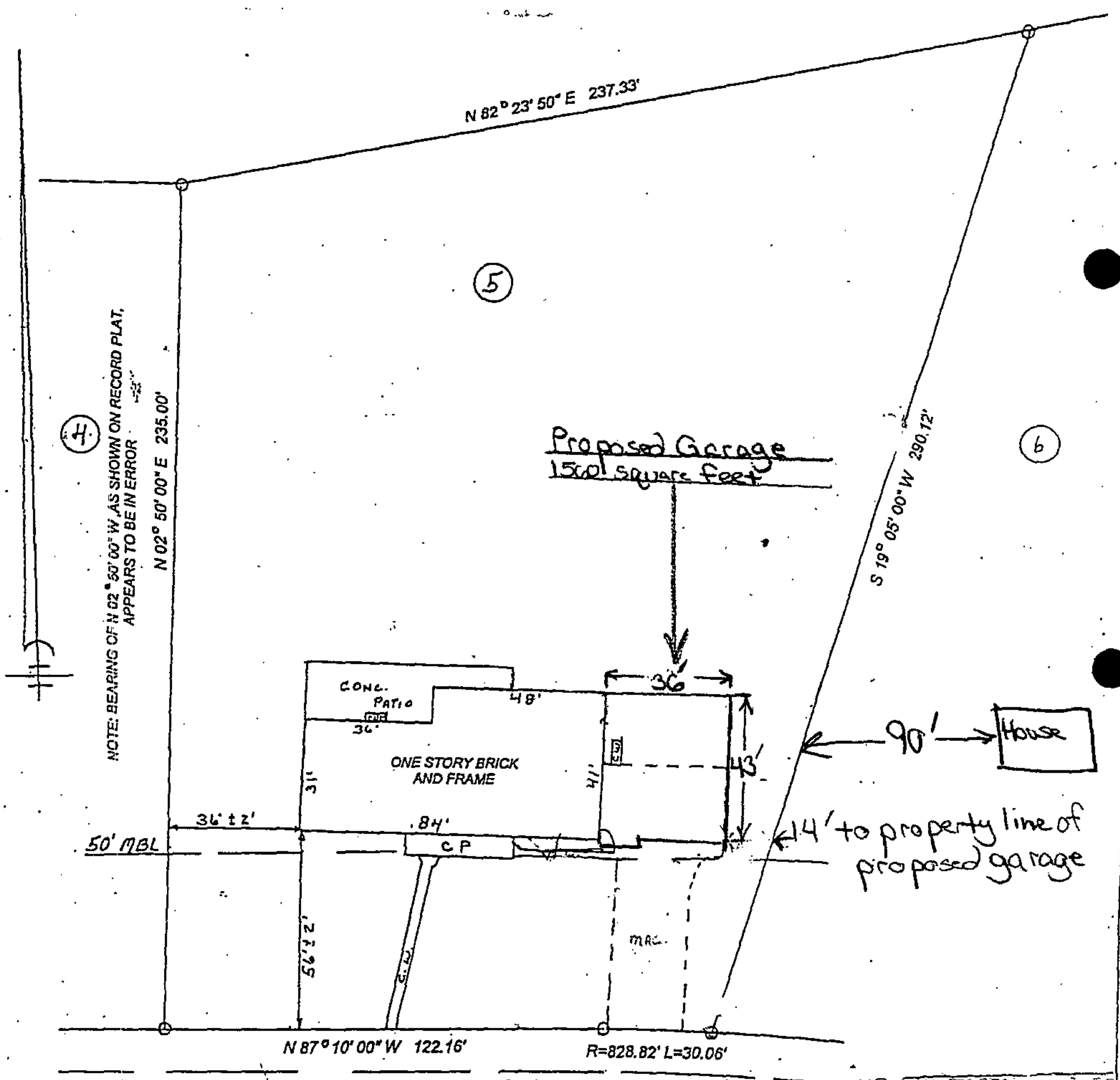
1119012980

Plat to Accompany Petition for Zoning Variance

096

10 Collingwood Road
 Phoenix MD 21131
 Windemere
 Lot 5 Block J sect 2
 Plat book RRG No. 29
 Folio 139
 Owners Mitchell Scholtes
 Theresa Scholtes
 Zoning RC-6
 ED: 11th
 CD: 3rd
 CBCA-NO

Well/Septic Yes
 Prior Zoning Cases: NA



COLLINGWOOD ROAD
 50' RW

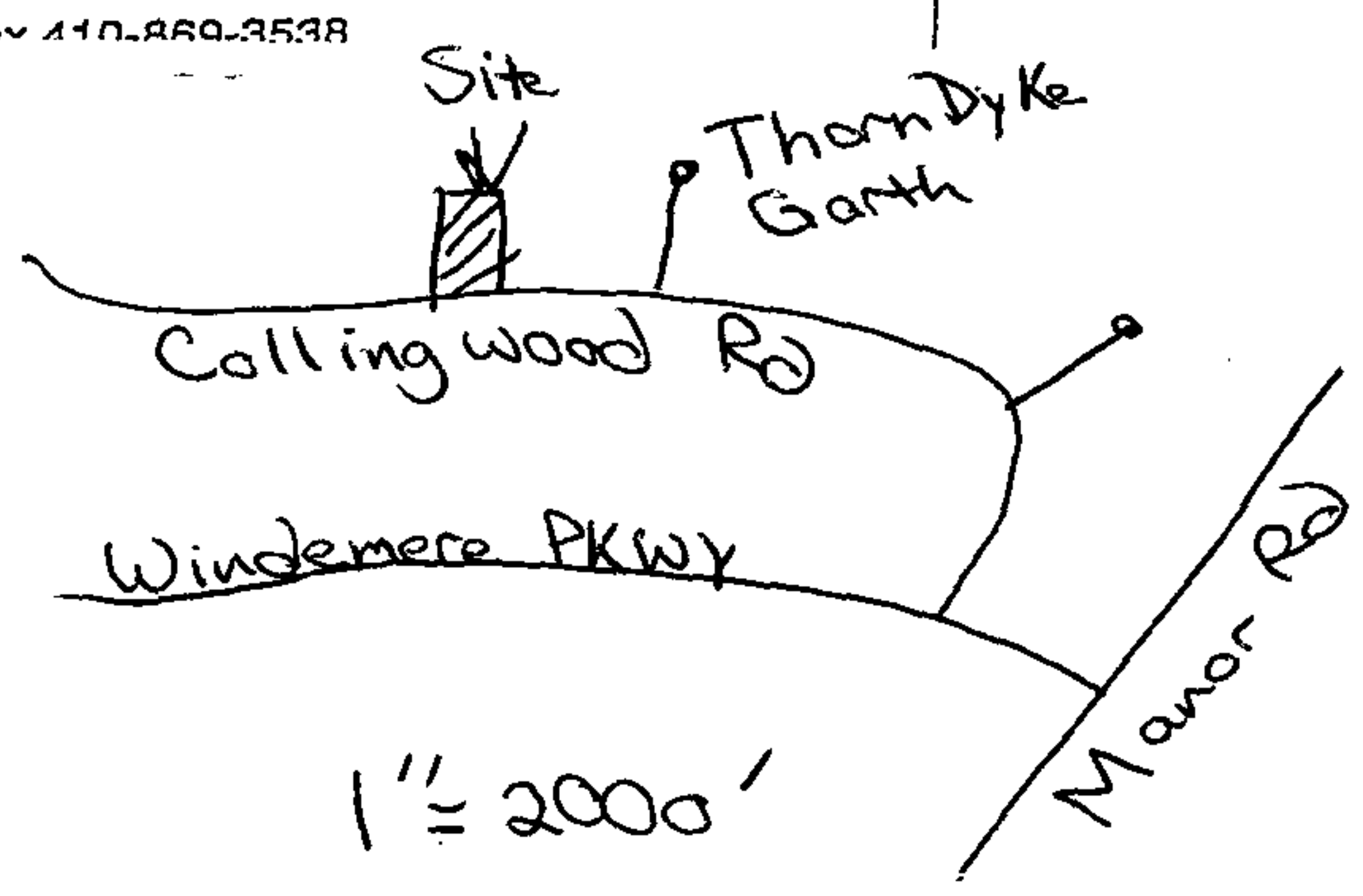
The plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. The plat 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.

THE LOT SHOWN HEREON IS IN FLOOD ZONE C PER F.E.M.A. FLOOD INSURANCE RATE MAP PANEL # 240010-0260B

10 COLLINGWOOD ROAD
 LOT 5, BLOCK J
 "WINDEMERE", 29/139
 BALTIMORE COUNTY, MD.

Flood Zone Note:
 Flood zones shown are approximate as scaled from F.E.M.A. Flood Insurance Rate Map.

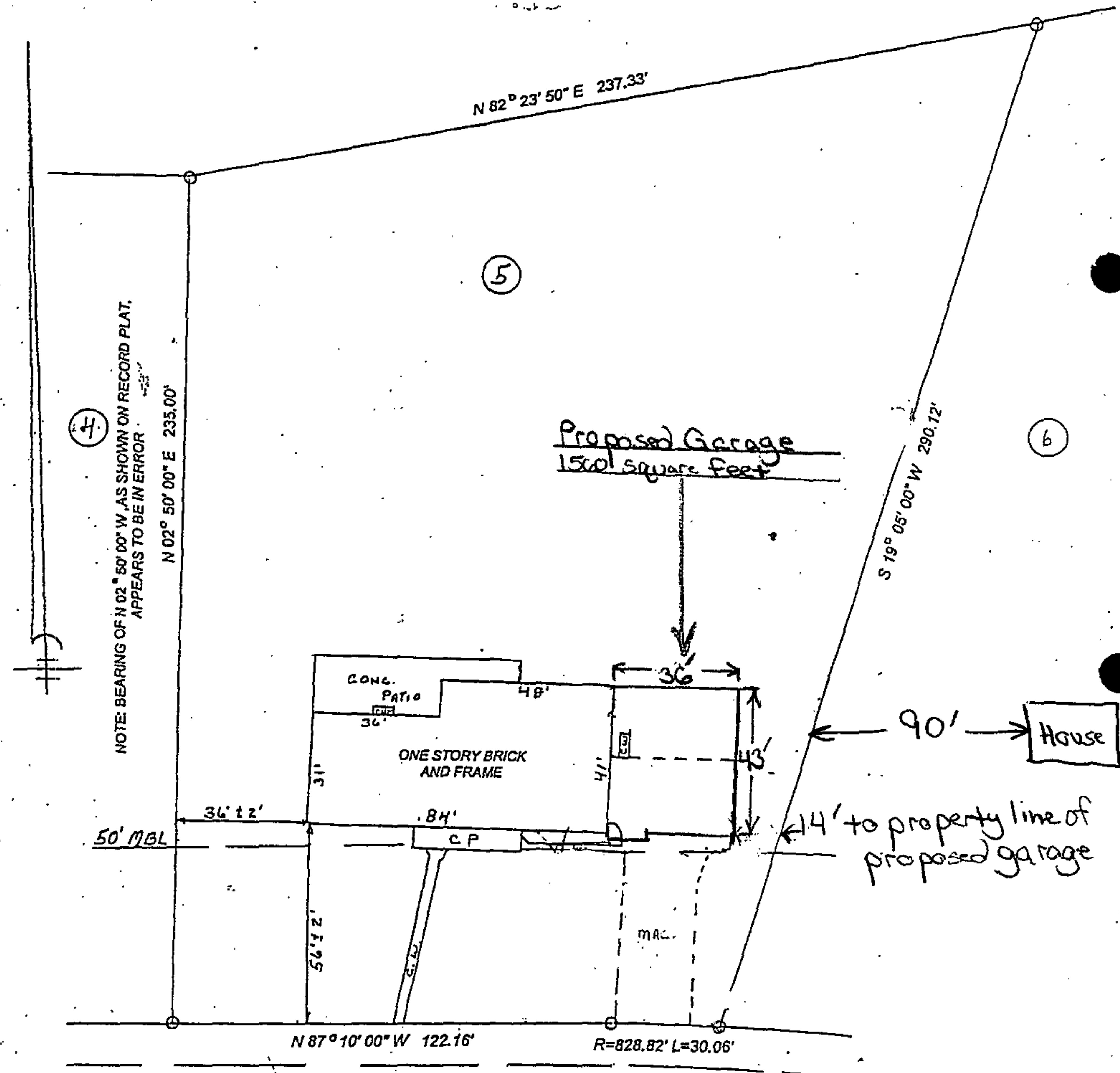
SCALE 1" = 40'	LOCATION CERTIFICATION
DATE 8-5-05	WITZ & ASSOCIATES GENERAL SURVEYING CO. 1009 Frederick Road Baltimore, MD 21228 Phone 410-869-3536 Fax 410-869-3538
JOB No. 05-1725	



Plat to Accompany Petition for Zoning Variance

096

10 Collingwood Road
 Phoenix MD 21131
 Windemere
 Lot 5 Block J sect 2
 Plat book RRG No. 29
 Folio 139
 Owners Mitchell Scholtes
 Theresa Scholtes
 Zoning: RC-6
 ED: 11th
 CD: 3rd
 CBCA: NO



Well/Septic yes
 Prior Zoning Cases: NA

COLLINGWOOD ROAD
 50' RW

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 LOT 5, BLOCK J
 "WINDEMERE", 29/139
 BALTIMORE COUNTY, MD.

Flood Zone Note:
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 as scaled from F.E.M.A. Flood Insurance
 Rate Map.

THE LOT SHOWN HEREON IS IN FLOOD ZONE C PER F.E.M.A.
 FLOOD INSURANCE RATE MAP PANEL # 240010-02603

SCALE
1" = 40'
DATE
8-5-05
JOB No.
05-1725

LOCATION CERTIFICATION

WITZ & ASSOCIATES
 GENERAL SURVEYING CO.

1009 Frederick Road
 Baltimore, MD 21228
 Phone 410-869-3536
 Fax 410-869-3538

