

M E M O R A N D U M

DATE: September 9, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0319-A – Appeal Period Expired

The appeal period for the above-referenced case expired on September 8, 2016. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ~~Case File~~
Office of Administrative Hearings

IN RE: PETITION FOR VARIANCE
(11041 Greenspring Avenue)
8th Election District
2nd Council District
E. Dale III & Marlene A. Adkins
Legal Owners

Petitioners

*
*
*
*
*

BEFORE THE OFFICE
OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2016-0319-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance on behalf of E. Dale III and Marlene A. Adkins, legal owners of the subject property ("Petitioners"). Petitioners request variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) § 301 to permit a proposed open projection (patio, terrace and swimming pool) to have a side yard setback of 8 ft. in lieu of the required 26.25 ft. A site plan was marked as Petitioners' Exhibit 1.

E. Dale III & Marlene Adkins and Bruce Doak, surveyor, appeared in support of the Petition. The Petition was advertised and posted as required by the B.C.Z.R. No Protestants or interested citizens attended the hearing. No substantive Zoning Advisory Committee (ZAC) comments were submitted by any of the county agencies.

The subject property is approximately 2.91 acres and is zoned RC-2. Petitioners are in the process of constructing a new single family dwelling on the property, as well as a terraced area with a pool. The Zoning Office determined these amenities were "attached to the main building," and Petitioners therefore required variance relief from the open projection regulations.

ORDER RECEIVED FOR FILING

Date 8-9-16

By bw

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

Petitioners have met this test. The lot is irregularly shaped and there are topographical features which constrain the building envelope. As such, the property is unique. If the Regulations were strictly interpreted, Petitioners would experience a practical difficulty because they would not be able to construct the proposed terraces and pool. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare.

THEREFORE, IT IS ORDERED, this 9th day of **August, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("B.C.Z.R") § 301 to permit a proposed open projection (patio, terrace and swimming pool) to have a side yard setback of 8 ft. in lieu of the required 26.25 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

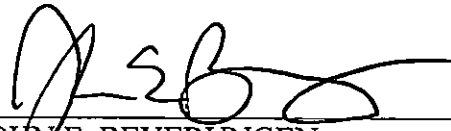
1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.

ORDER RECEIVED FOR FILING

Date 8-9-16

By [Signature]

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB/dlw

ORDER RECEIVED FOR FILING

Date 8-9-16

By aw



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 11041 GREENSPRING AVENUE which is presently zoned RC2
 Deed References: SM 9519/68 10 Digit Tax Account # 0809015102
 Property Owner(s) Printed Name(s) E. DALE ADKINS III & MARLENE A. ADKINS

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a **Variance** from Section(s) 400.1 (BC22)

SEE ATTACHED PAGE

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
 (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT THE HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print _____
 Signature _____
 Mailing Address _____ City _____ State _____
 Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner:

Name- Type or Print _____
 Signature _____
 Mailing Address _____ City _____ State _____
 Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

E. DALE ADKINS III | MARLENE A. ADKINS
 Name #1 - Type or Print Name #2 - Type or Print
 Signature #1 _____ Signature #2 _____
P.O. Box 604 BROOKLANDVILLE MD
 Mailing Address _____ City _____ State _____
(BRUCE)
21022 | 410-919-9906 | _____
 Zip Code Telephone # Email Address
MAADKINS4@AOL.COM

Representative to be contacted:

BRUCE E. DOAK
BRUCE E. DOAK CONSULTING, LLC
 Name - Type or Print _____
 Signature _____
3801 BAKER SCHOOLHOUSE ROAD FREELAND MD
 Mailing Address _____ City _____ State _____
21053 | 410-419-9906 | _____
 Zip Code Telephone # Email Address
BD@BRUCEEDOAKCONSULTING.COM

CASE NUMBER 2016-0319-A
 ORDER RECEIVED FOR FILING

Filing Date 6/10/16

Do Not Schedule Dates: _____

Reviewer RDD

Date 8-9-16

By law

JULY 14, 15, & 18
AUG 13TH - 28TH

Petition requested:

Section 301.1.A – to permit a proposed open projection (patio, terrace, and swimming pool) to have a side yard setback of 8 feet in lieu of the required 26¼ feet.

Item #0319

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

Zoning Description

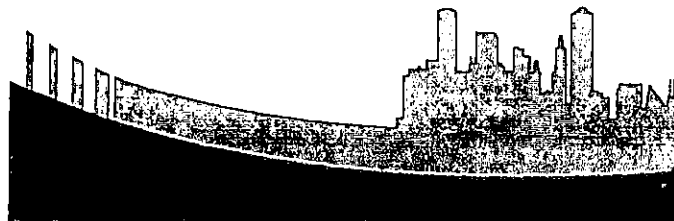
11041 Greenspring Avenue- 2.91 Acres
Eighth Election District Second Councilmanic District
Baltimore County, Maryland

Beginning at a point on the northeast side of Greenspring Avenue, being 12'+- from the centerline of Greenspring Avenue and 980'+- from the centerline of Greenspring Valley Road, thence running on the northeast side of said road and on the outlines of the subject property 1) North 38 degrees 33 minutes West 10.17, thence leaving said avenue and running on the outlines of the subject property, the twenty following courses and distances, viz.

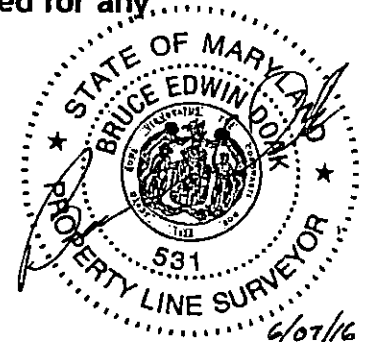
- 2) North 40 degrees 49 minutes East 112.67 feet
- 3) North 58 degrees 22 minutes East 71.24 feet
- 4) North 66 degrees 23 minutes East 202.26 feet
- 5) North 84 degrees 09 minutes East 54.19 feet
- 6) South 77 degrees 19 minutes East 50.68 feet
- 7) South 59 degrees 45 minutes East 50.95 feet
- 8) South 38 degrees 17 minutes East 51.21 feet
- 9) North 64 degrees 57 minutes East 203.98 feet
- 10) South 69 degrees 07 minutes East 194.90 feet
- 11) South 2 degrees 45 minutes West 404.38 feet
- 12) North 63 degrees 03 minutes West 241.03 feet
- 13) North 88 degrees 03 minutes West 63.48 feet
- 14) North 16 degrees 03 minutes West 282.37 feet
- 15) North 38 degrees 17 minutes West 47.00 feet
- 16) North 59 degrees 45 minutes West 47.50 feet
- 17) North 77 degrees 19 minutes West 47.50 feet
- 18) South 84 degrees 09 minutes West 51.00 feet
- 19) South 66 degrees 23 minutes West 200.00 feet
- 20) South 58 degrees 22 minutes West 69.00 feet and
- 21) South 40 degrees 49 minutes W 113.00 feet to the point of beginning.

Containing 2.91 acres of land, more or less.

This description is part of a zoning hearing petition and is not intended for any conveyance purposes.



Land Use Expert and Surveyor



CASE # 2016-0319-A



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 4319918

Sold To:

Marlene Adkins - CU00549949
PO Box 604
Brooklandville, MD 21022-0604

Bill To:

Marlene Adkins - CU00549949
PO Box 604
Brooklandville, MD 21022-0604

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Jul 19, 2016

The Baltimore Sun Media Group

By S. Wilkinson
Legal Advertising

NOTICE OF ZONING HEARING	
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:	
Case: # 2016-0319-A	
11041 Greenspring Avenue E/s Greenspring Avenue, 980 ft. N/of centerline of Greenspring Valley Road 8th Election District - 2nd Councilmanic District Legal Owner(s) E. Dale & Marlene Adkins, III	
Variance: to permit a proposed open projection (patio, terrace and swimming pool) to have a side yard setback of 8 ft. in lieu of the required 26.25 ft.	
Hearing: Monday, August 8, 2016 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.	
ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY	
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.	
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.	
JT 7/7/11 July 19	4319918

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

CERTIFICATE OF POSTING

June 22, 2016

Re:

Zoning Case No. 2016-0319-A

Petitioner: E. Dale Adkins, III & Marlene Adkins

Hearing date: August 8, 2016

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

Attention: Kristen Lewis

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 **11041 Greenspring Avenue**.

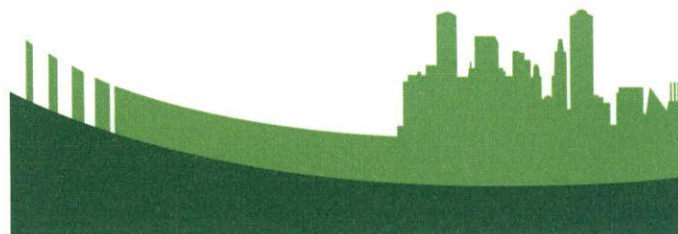
The sign was posted on July 19, 2016.

Sincerely,



Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)



Land Use Expert and Surveyor

ZONING NOTICE

CASE NO. 2016-0319-A

11041 Greenspring Avenue

A PUBLIC HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE
IN TOWSON MARYLAND

PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE TOWSON, MD 21204

DATE & TIME: Monday August 8, 2016 10:00 AM

REQUEST:

Variance to permit a proposed open projection
(patio, terrace and swimming pool) to have a
side yard setback of 8 feet in lieu of the required
26.25 feet.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY. TO CONFIRM THE HEARING CALL 410-557-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING UNDER
PENALTY OF LAW.

THE HEARING IS HANDICAPPED ACCESSIBLE

ZONING NOTICE

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**BLACKHORSE
CONSTRUCTION CO.**
Focusing On One Project At a Time
410-557-9319



KEVIN KAMENETZ
County Executive

July 11, 2016

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2016-0319-A

11041 Greenspring Avenue
E/s Greenspring Avenue, 980 ft. N/of centerline of Greenspring Valley Road
8th Election District – 2nd Councilmanic District
Legal Owners: E. Dale & Marlene Arkins, III

Variance to permit a proposed open projection (patio, terrace and swimming pool) to have a side yard setback of 8 ft. in lieu of the required 26.25 ft.

Hearing: Monday, August 8, 2016 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Arnold Jablon", is written over the printed name and title.

Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Adkins, P.O. Box 604, Brooklandville 21022
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JULY 19, 2016.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



KEVIN KAMENETZ
County Executive

July 11, 2016

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

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Director

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- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**

TO: PATUXENT PUBLISHING COMPANY
Tuesday, July 19, 2016 Issue - Jeffersonian

Please forward billing to:
Marlene Adkins
P.O. Box 604
Brooklandville, MD 21022

410-419-4906

NOTICE OF ZONING HEARING

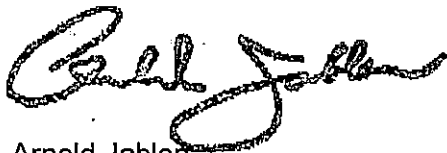
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Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

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RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
11401 Greenspring Avenue; E/S Greenspring		
Avenue, 980' N of Greenspring Valley Road	*	OF ADMINSTRATIVE
8 th Election & 2 nd Councilmanic Districts		
Legal Owner(s): E. Dale, III & Marlene Adkins*		HEARINGS FOR
Petitioner(s)	*	BALTIMORE COUNTY
	*	2016-319-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

JUN 22 2016

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 22nd day of June, 2016, a copy of the foregoing Entry of Appearance was mailed to Bruce E. Doak, Bruce E. Doak Consulting, 3801 Baker Schoolhouse Road, Freeland, Maryland 21053, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**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: ' 2016-0319-A

Petitioner: E. DALE AOKINS III & MARLENE A. AOKINS

Address or Location: 11041 GREENSPRING AVENUE

PLEASE FORWARD ADVERTISING BILL TO:

Name: MARLENE A. AOKINS

Address: P.O. Box 604 BROOKLANOVILLE, MO 21022

Telephone Number: 410-419-4906

Revised 2/20/98 - SCJ

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No.

139390

Date:

6/10/16

PAID RECEIPT

BUSINESS - ACHS TIME MON
 6/13/2016 6/10/2016 09:26:25

REG 9901 MARYD LOR

RECEIPT # 457093 6/10/2016

Dept 5 SED ZONING VERIFICATION

CF NO. 139390

Receipt Tot \$75.00
 \$75.00 - CY 4.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept. Obj	BS Acct	Amount
001	306	0000		6150				575.00

Total: **575.00**

Rec

From:

For: **Zoning hearing - case # 2016-0319-A**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
*Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections*

August 2, 2016

E Dale & Marlene A Adkins III
P O Box 604
Brooklandville MD 21022

RE: Case Number: 2016-0319 A, Address: 11041 Greenspring Avenue

Dear Mr. & Ms. Adkins:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 10, 2016. 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.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Bruce E Doak, Bruce E Doak Consulting, 3801 Baker Schoolhouse Road, Freeland MD 21053

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 7/5/16

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2016-0319-A

Variance
E. Dale III & Marlene A. Adkins
11041 Greenspring Avenue

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in blue ink that reads "Richard A. Zeller".

Wendy Wolcott, PLA
Acting Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 6/20/16

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

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11041 Greenspring Avenue.

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Sincerely,

A handwritten signature in black ink, appearing to read 'Wendy Wolcott'.

Wendy Wolcott, PLA
Acting Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: July 7, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-319

RECEIVED

JUL 12 2016

OFFICE OF ADMINISTRATIVE HEARINGS

INFORMATION:

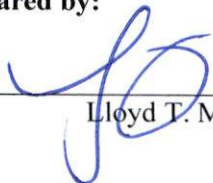
Property Address: 11041 Greenspring Avenue
Petitioner: E. Dale Adkins, III, Marlene A. Adkins
Zoning: RC 2
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance to permit a proposed open projection (patio, terrace, and swimming pool) to have a side yard setback of 8 feet in lieu of the required 26 ¼ feet.

The Department has no objection to granting the petitioned zoning relief.

For further information concerning the matters stated herein, please contact Carmela Iacovelli at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Carmela Iacovelli
Bruce E. Doak, Bruce E. Doak Consulting, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

RECEIVED

JUL 05 2016

OFFICE OF ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: July 5, 2016

SUBJECT: EPS Comment for Zoning Item # 2016-0319-A - REVISED
Address 11041 Greenspring Avenue
(Adkins Property)

Zoning Advisory Committee Meeting of **June 30, 2016**.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

Date: 07-05-2016

8-8-16

BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

JUN 22 2016



OFFICE OF ADMINISTRATIVE HEARINGS

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: June 22, 2016

SUBJECT: EPS Comment for Zoning Item # 2016-0319-A
Address 11041 Greenspring Avenue
(Adkins Property)

Zoning Advisory Committee Meeting of **June 27, 2016.**

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford Date: 06-22-2016

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: July 5, 2016

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

SUBJECT: Zoning Advisory Committee Meeting
For June 27, 2016
Item No. 2016-0313, 0315, 0316, 0318, 0319, 0320, 0321, 0323, 0326
and 0327

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

DAK:CEN
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC06272016.doc

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: July 7, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-319

INFORMATION:

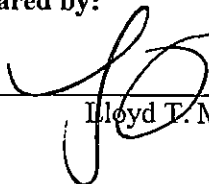
Property Address: 11041 Greenspring Avenue
Petitioner: E. Dale Adkins, III, Marlene A. Adkins
Zoning: RC 2
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance to permit a proposed open projection (patio, terrace, and swimming pool) to have a side yard setback of 8 feet in lieu of the required 26 ¼ feet.

The Department has no objection to granting the petitioned zoning relief.

For further information concerning the matters stated herein, please contact Carmela Iacovelli at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Carmela Iacovelli
Bruce E. Doak, Bruce E. Doak Consulting, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: July 5, 2016

SUBJECT: EPS Comment for Zoning Item # 2016-0319-A - REVISED
Address 11041 Greenspring Avenue
(Adkins Property)

Zoning Advisory Committee Meeting of **June 30, 2016**.

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comment on the above-referenced zoning item.

Reviewer: Steve Ford

Date: 07-05-2016

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: June 22, 2016

SUBJECT: EPS Comment for Zoning Item # 2016-0319-A
Address 11041 Greenspring Avenue
(Adkins Property)

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comment on the above-referenced zoning item.

Reviewer: Steve Ford

Date: 06-22-2016

CASE NAME ADKINS
CASE NUMBER 2016-0319-A
DATE 8/09/16

[illegible]

C H E C K L I S TSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment

7/5

DEVELOPMENT PLANS REVIEW

(if not received, date e-mail sent _____)

N/C

7/5

DEPS

(if not received, date e-mail sent _____)

N/C

FIRE DEPARTMENT

7/7

PLANNING

(if not received, date e-mail sent _____)

no obj

7/5

STATE HIGHWAY ADMINISTRATION

no obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. 2005-0097-A)

NEWSPAPER ADVERTISEMENT

Date:

7/19/16

SIGN POSTING

Date:

7/19/16

by DOCK

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____

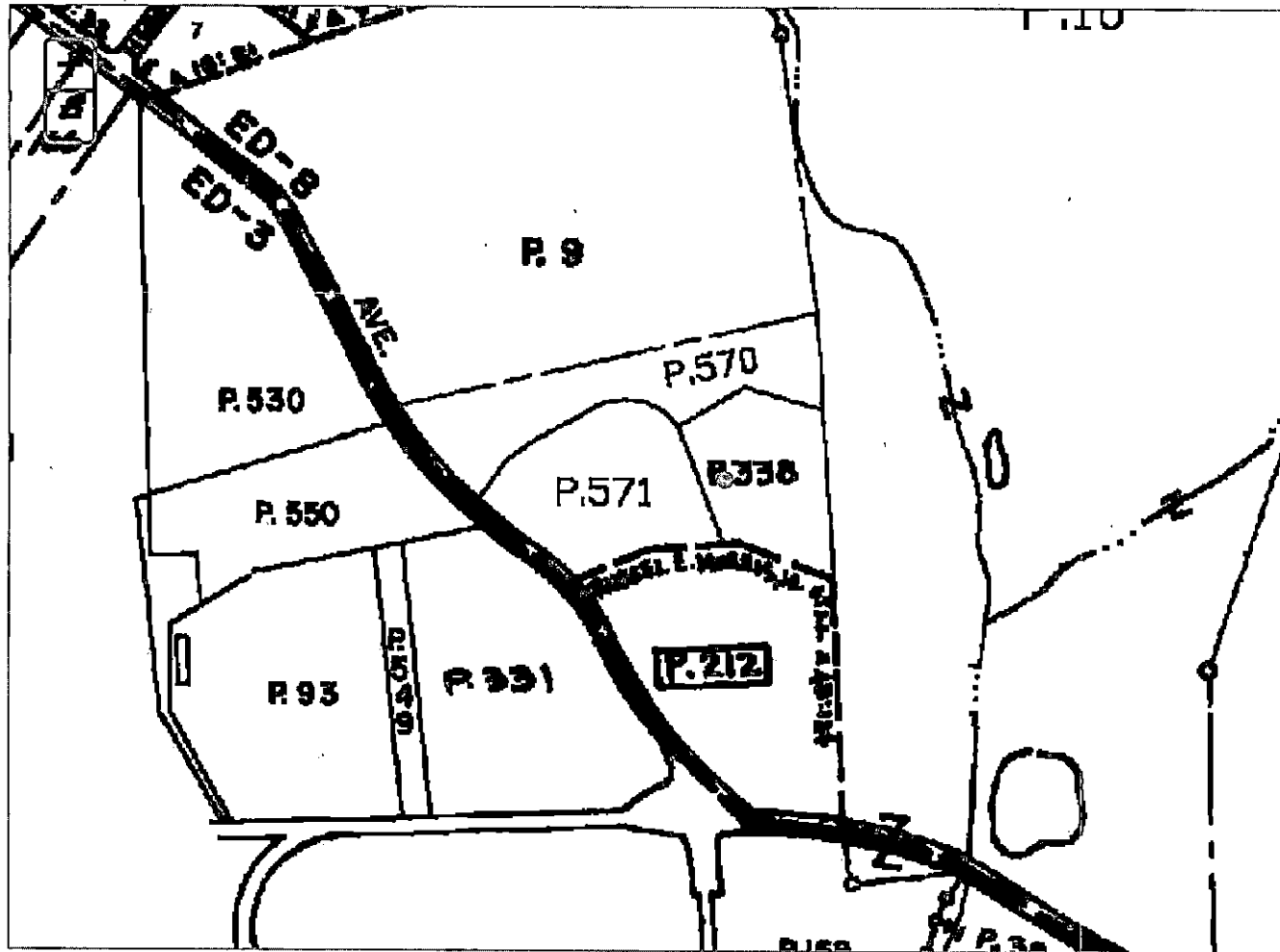
Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map				View GroundRent Redemption				View GroundRent Registration			
Account Identifier:				District - 08 Account Number - 0809015102							
Owner Information											
Owner Name:		ADKINS E DALE 3RD ADKINS MARLENE A				Use: Principal Residence:		RESIDENTIAL NO			
Mailing Address:		PO BOX 604 BROOKLANDVILLE MD 21022-0604				Deed Reference:		/09519/ 00068			
Location & Structure Information											
Premises Address:		11041 GREENSPRING AVE 0-0000				Legal Description:		2.91 AC NE GREENSPRING AVE 1000 FT N VALLEY RD			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:	
0059	0018	0338		0000				2014			
Special Tax Areas:					Town: Ad Valorem: Tax Class:			NONE			
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area 2.9100 AC		County Use 04			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation					
Value Information											
			Base Value	Value As of 01/01/2014		Phase-in Assessments As of 07/01/2015		As of 07/01/2016			
Land:			208,400	208,400							
Improvements			0	0							
Total:			208,400	208,400		208,400		208,400			
Preferential Land:			0					0			
Transfer Information											
Seller: MOSES HAMILTON,3RD Type: ARMS LENGTH IMPROVED				Date: 12/22/1992 Deed1: /09519/ 00068				Price: \$630,000 Deed2:			
Seller: IGLEHART PHILIP C Type: ARMS LENGTH IMPROVED				Date: 06/27/1983 Deed1: /06547/ 00448				Price: \$290,000 Deed2:			
Seller: Type:				Date: Deed1:				Price: Deed2:			
Exemption Information											
Partial Exempt Assessments:		Class				07/01/2015		07/01/2016			
County:		000				0.00					
State:		000				0.00					
Municipal:		000				0.00 0.00		0.00 0.00			
Tax Exempt: Exempt Class:				Special Tax Recapture: NONE							
Homestead Application Information											
Homestead Application Status: Denied											

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)District: **08** Account Number: **0809015102**

The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).

LD
4/13/05

IN RE: PETITION FOR ADMIN. VARIANCE
E/S of Greenspring Avenue, 650 ft. N
of Greenspring Valley Road
8th Election District
2nd Councilmanic District
(11041 Greenspring Avenue)

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-097-A

Marlene & E. Dale Adkins, III
Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Marlene and E. Dale Adkins, III. The administrative variance is requested for property located at 11041 Greenspring Avenue in the Brooklandville area of Baltimore County. The administrative variance request is from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory building (garage) to be located in the front yard in lieu of the required rear yard. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on August 29, 2004, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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.

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."

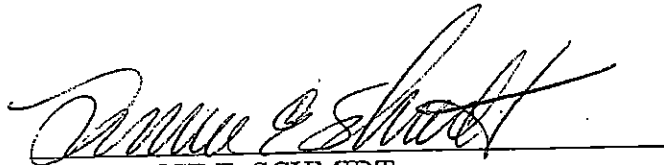
The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the 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 Petitioners.

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, this 15th day of September, 2004, by this Zoning Commissioner, that the Petitioners' request for variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory building (garage) to be located in the front yard in lieu of the required rear yard, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

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.



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:raj

Case No.:

2016-0319-A

Exhibit Sheet

Petitioner/Developer

9-9-16
DW

Protestant

DW 8-9-16

No. 1	Site plan	
No. 2	Aerial photo	
No. 3	Topo map	
No. 4	4A-G Plan w/ photos	
No. 5	"Overall Site plan"	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

IN RE: PETITION FOR ADMIN. VARIANCE

E/S of Greenspring Avenue, 650 ft. N
of Greenspring Valley Road
8th Election District
2nd Councilmanic District
(11041 Greenspring Avenue)

Marlene & E. Dale Adkins, III
Petitioners

BEFORE THE

ZONING COMMISSIONER

OF BALTIMORE COUNTY

CASE NO. 05-097-A

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Applicable Law

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

FILED RECEIVED FOR FILING
Date 9/15/07
By Ray

Item #0319

"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."

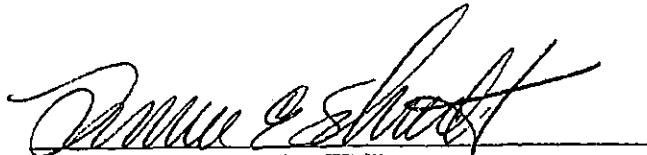
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LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:raj

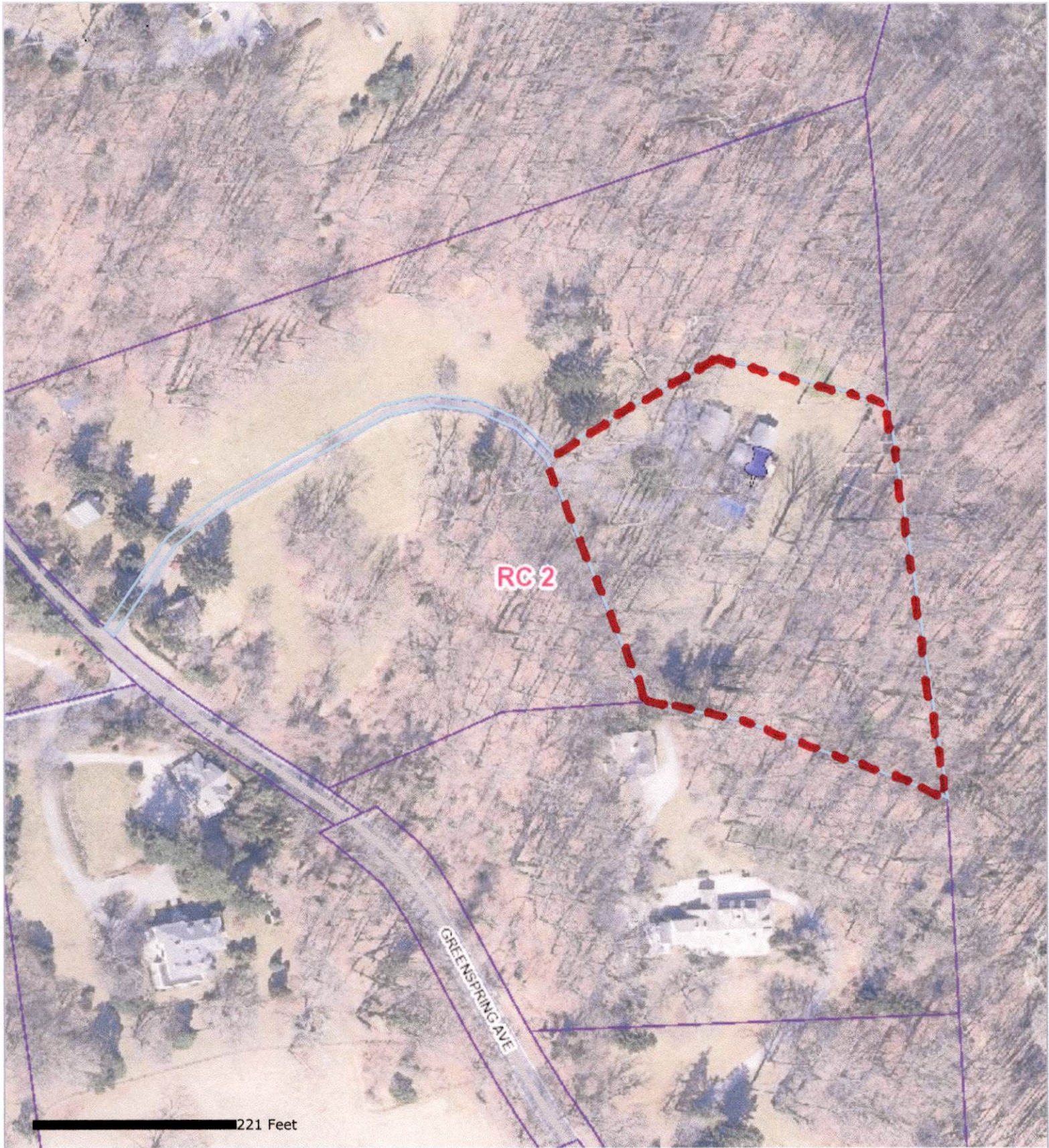
ORDER RECEIVED FOR FILING

Date

9/15/07

By

Raj



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate and should not be used for any legal or financial purposes. This data may be used for general information purposes only. This data may be used for general information purposes only.

PETITIONER'S

EXHIBIT NO. 2



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate and should not be used for any legal or financial purposes. This data may be used for informational purposes only.

PETITIONER'S

EXHIBIT NO. 3

USE OR RELIANCE UPON THIS DATA.



(F)







U

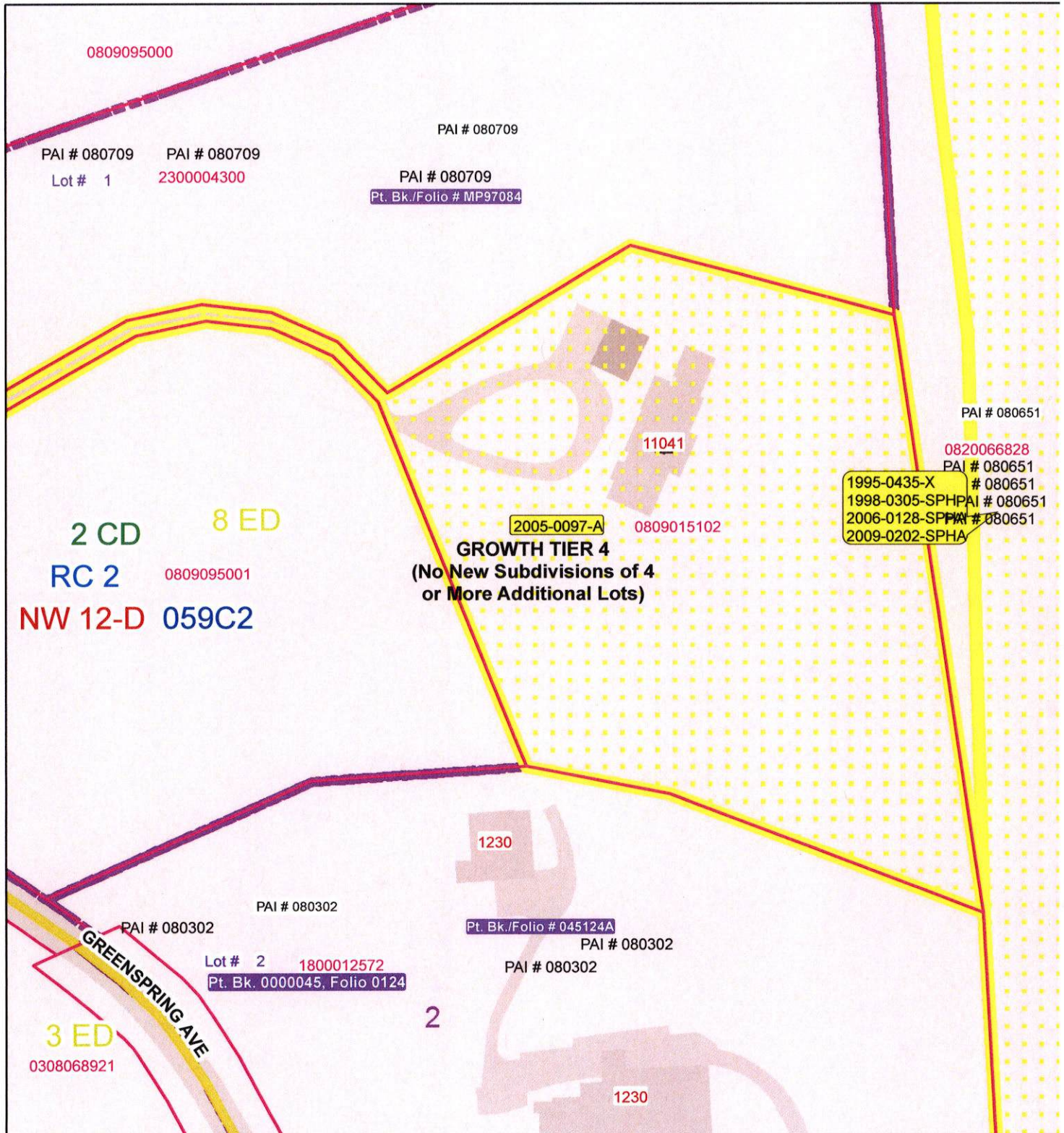






③

11041 Greenspring Avenue



Publication Date: 6/10/2016



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 25 50 100 150 200
Feet

1 inch = 100 feet

Item # 0319

SITE INFORMATION

1. Ownership: E. Dale Adkins, III and Marlene A. Adkins
P.O. Box 604 Brooklandville, MD 21022
2. Address: 11041 Greenspring Avenue
3. Deed references: SM 9519/68
4. Area: 2.91 acres (per SM 9519/68)
5. Tax Map / Parcel / Tax account #: 59 / 338 / 08-09-015102
6. Election District: 8 Councilmanic District: 2
ADC Map: 4577K2 GIS tile: 059C2 Position sheets: 48NW14 & 48NW15
Census tract: 408302 Census block: 240054083021012
Schools: Fort Garrison District ES Pikesville MS Pikesville HS
7. The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 059C2 and the information provided by Baltimore County on the Internet.
8. Improvements: Single family dwelling. The existing dwelling is being re-built due to destruction by fire of the previous dwelling.

OFFICE OF ZONING

Zoning: R.C. 2
Previous case #05-097-A
R.C. 2 Setbacks for Residential Dwellings

Front: 75 feet from the center line of the road / street
Side / Rear: 35 feet from the property line

R.C. 2 Setbacks for an Accessory Structure (Pool)
Side / Rear: 2.5 feet from the property line

ENVIRONMENTAL IMPACT

Watershed: Jones Falls URDL land type: 1

1. The new dwelling will be serviced by a private well and septic system.
2. There are no underground storage tanks on the subject property.
3. The subject property is not in the Chesapeake Bay Critical Area.
4. The subject property is not located within a 100 year flood plain.

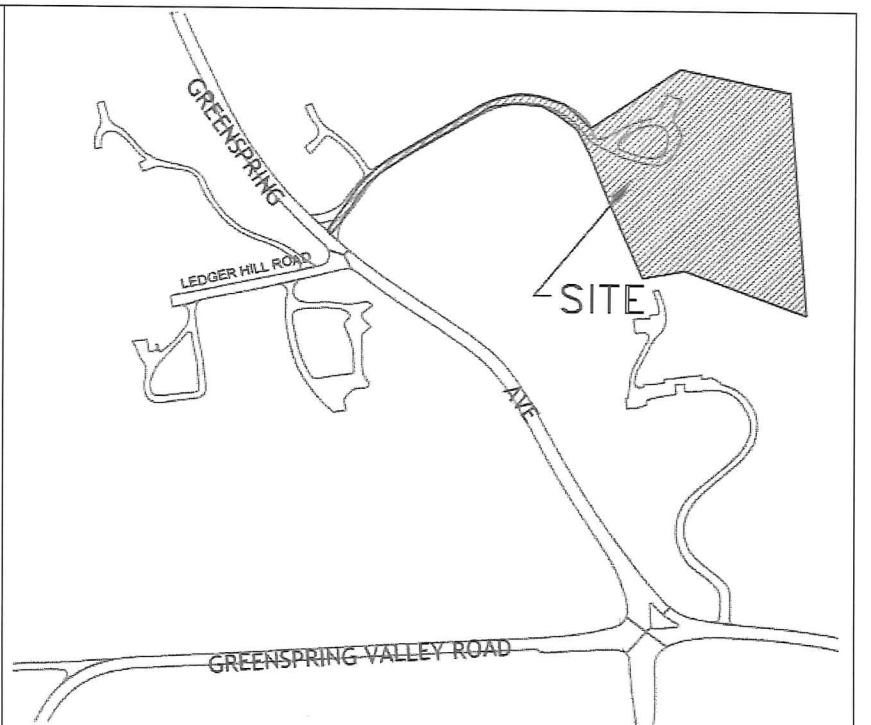
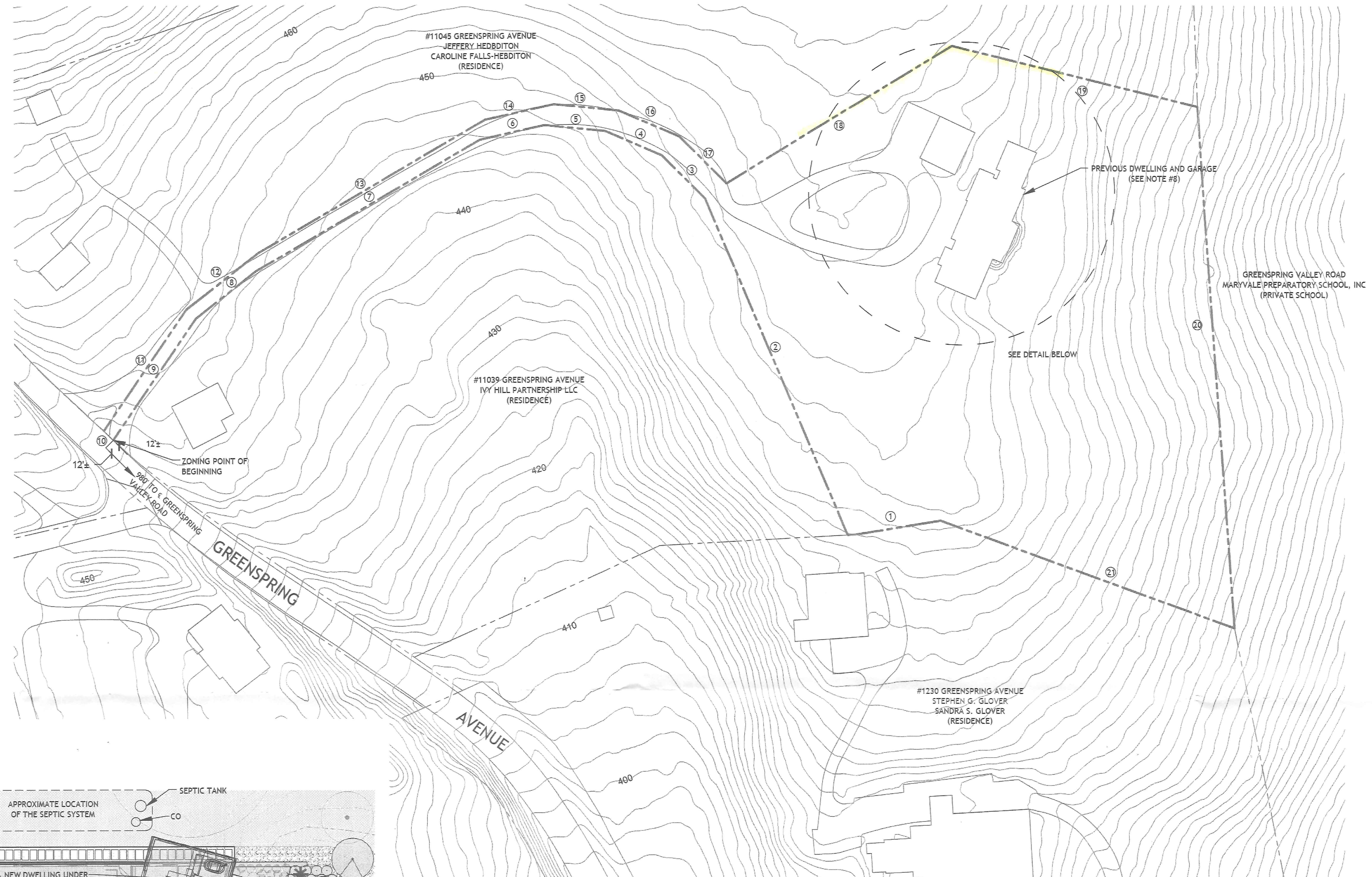
OFFICE OF PLANNING

Regional Planning District: Chestnut Ridge District Code: 307

1. The subject dwelling is not historic. The subject property is in the Greenspring Valley National Register Historic District.

PROPOSED DEVELOPMENT

To construct a pool in the side yard

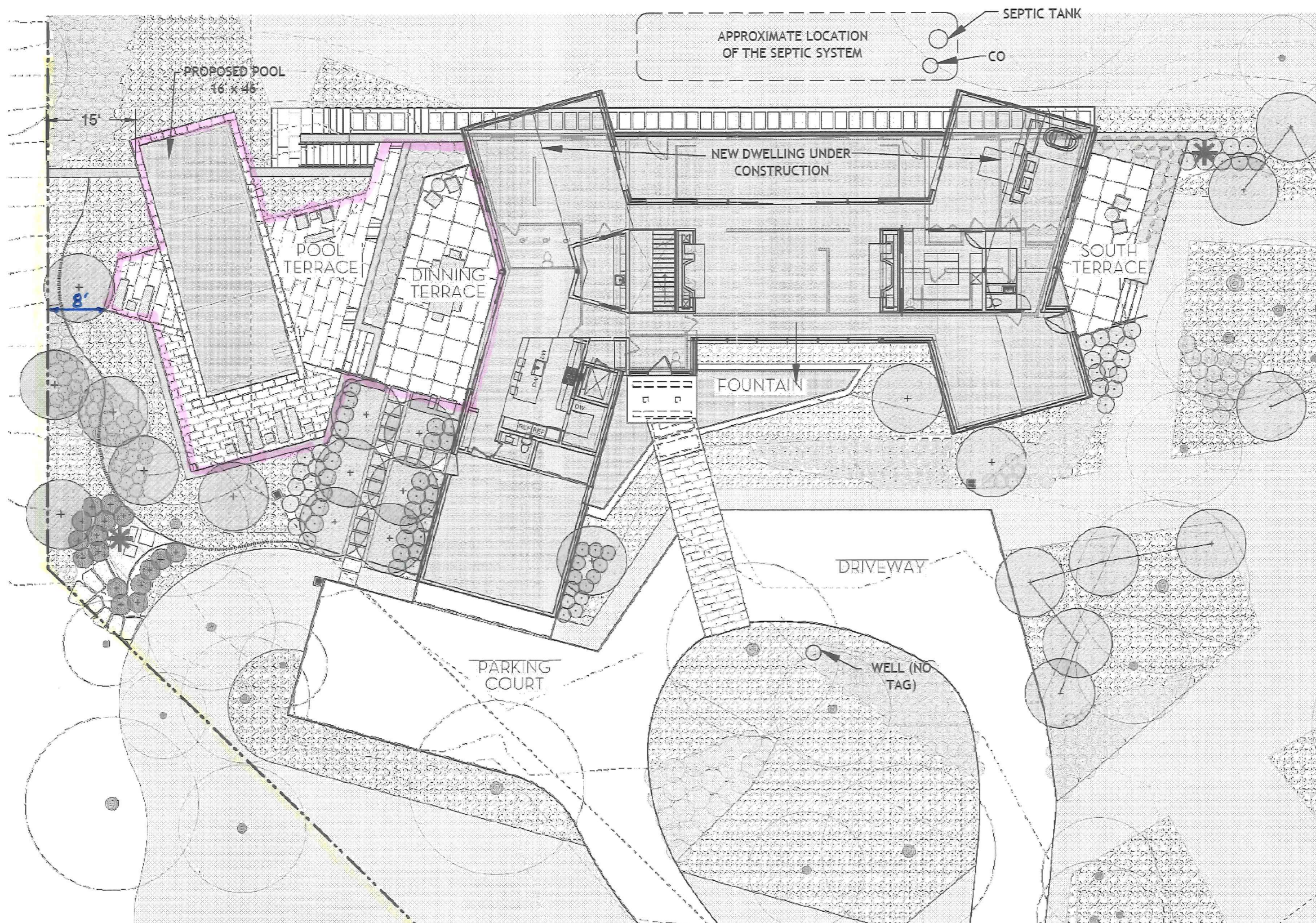


Vicinity Map - Scale: 1" = 350'



Bearings and Distances of the Subject Property
As per SM 9519/68

- | | |
|--------------------------------------|---------------------------------------|
| 1. N 88 degrees 03 minutes W 63.48' | 11. N 40 degrees 49 minutes E 112.67' |
| 2. N 16 degrees 03 minutes W 282.37' | 12. N 58 degrees 22 minutes E 71.24' |
| 3. N 38 degrees 17 minutes W 47.00' | 13. N 66 degrees 23 minutes E 202.26' |
| 4. N 59 degrees 45 minutes W 47.50' | 14. N 84 degrees 09 minutes E 54.19' |
| 5. N 77 degrees 19 minutes W 47.50' | 15. S 77 degrees 19 minutes E 50.68' |
| 6. S 84 degrees 09 minutes W 51.00' | 16. S 59 degrees 45 minutes E 50.95' |
| 7. S 66 degrees 23 minutes W 200.00' | 17. S 38 degrees 17 minutes E 51.21' |
| 8. S 58 degrees 22 minutes W 69.00' | 18. N 64 degrees 57 minutes E 203.98' |
| 9. S 40 degrees 49 minutes W 113.00' | 19. S 69 degrees 07 minutes E 194.90' |
| 10. N 38 degrees 33 minutes W 10.17' | 20. S 2 degrees 45 minutes W 404.38' |
| | 21. N 63 degrees 03 minutes W 241.03' |



DETAIL SHOWING THE PROPOSED POOL
N.T.S.



REVISION
Added 8' DIMENSION

PETITIONER'S

EXHIBIT NO. 1

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21063
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

A PLAN TO ACCOMPANY A
ZONING PETITION FOR
11041 GREENSPRING AVENUE

BALTIMORE COUNTY, MARYLAND
8th ELECTION DISTRICT 2nd COUNCILMANIC DISTRICT



Date: 6/9/16
Scale: 1"=50'

CASE # 2016-0319-A

SITE INFORMATION

- Ownership: E. Dale Adkins, III and Marlene A. Adkins
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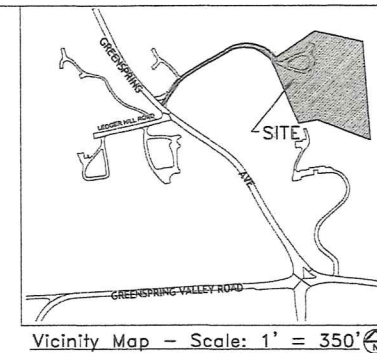
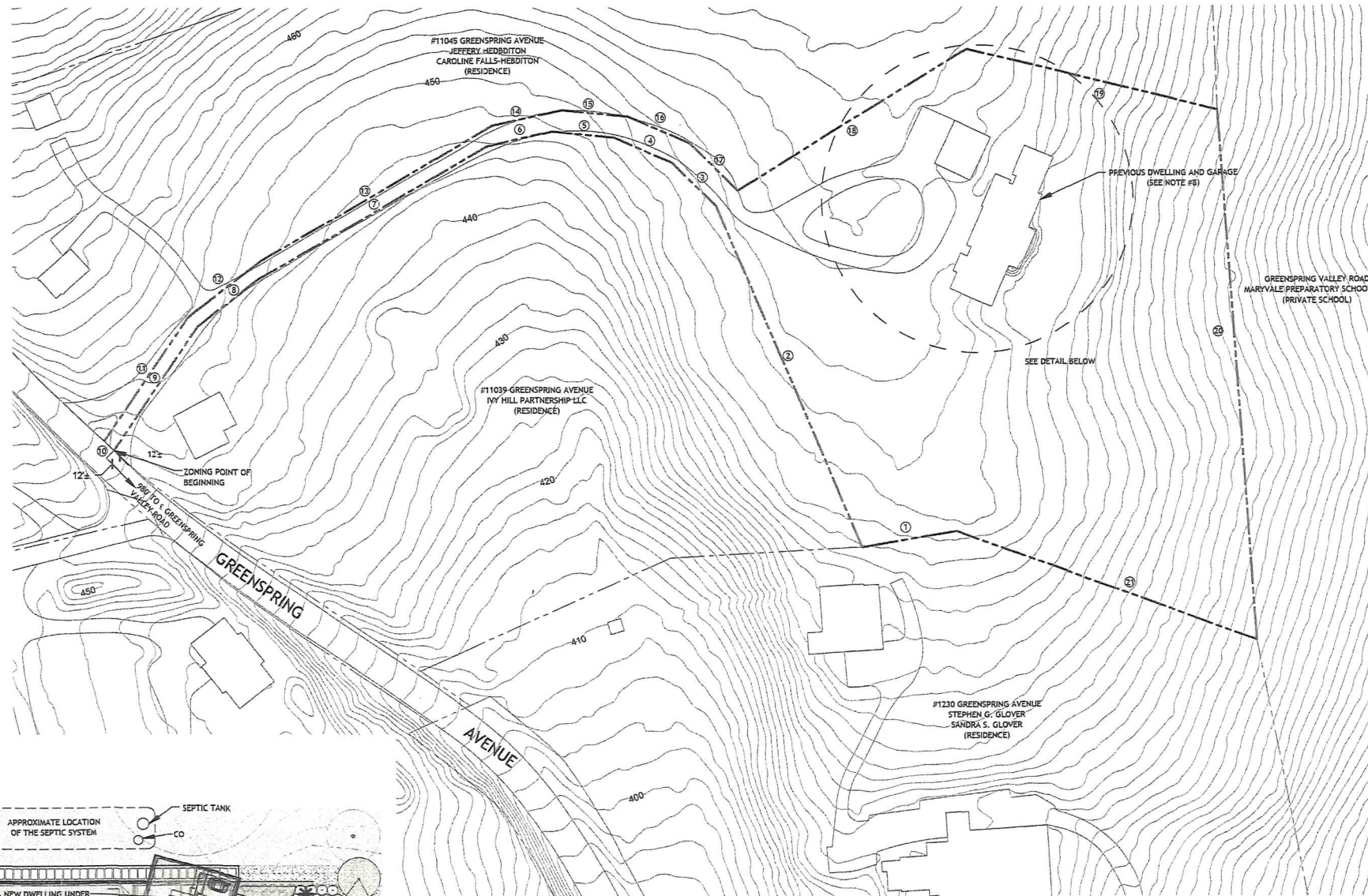
- Watershed: Jones Falls URDL land type: 1
- The new dwelling will be serviced by a private well and septic system.
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 - The subject property is not in the Chesapeake Bay Critical Area.
 - The subject property is not located within a 100 year flood plain.

OFFICE OF PLANNING

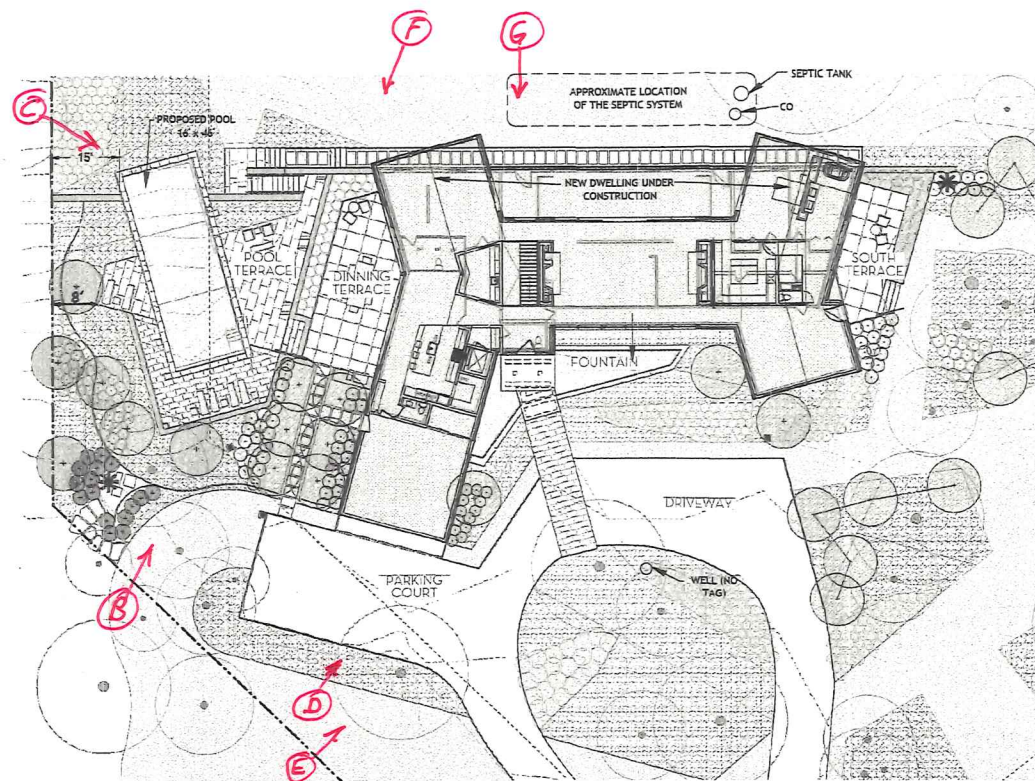
- Regional Planning District: Chestnut Ridge District Code: 307
- The subject dwelling is not historic. The subject property is in the Greenspring Valley National Register Historic District.

PROPOSED DEVELOPMENT

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Vicinity Map - Scale: 1" = 350'

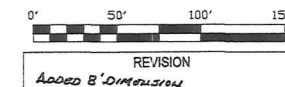


DETAIL SHOWING THE PROPOSED POOL
N.T.S.

Bearings and Distances of the Subject Property As per SM 9519/68

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PLAN TO ACCOMPANY
PHOTOGRAPHS



Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3601 Baker Schoolhouse Road
Pikesville, MD 21083
P 443-900-5535 M 410-419-6906
bdoak@bruceedoakconsulting.com

A PLAN TO ACCOMPANY A
ZONING PETITION FOR
11041 GREENSPRING AVENUE

BALTIMORE COUNTY, MARYLAND
8th ELECTION DISTRICT 2nd COUNCILMANIC DISTRICT

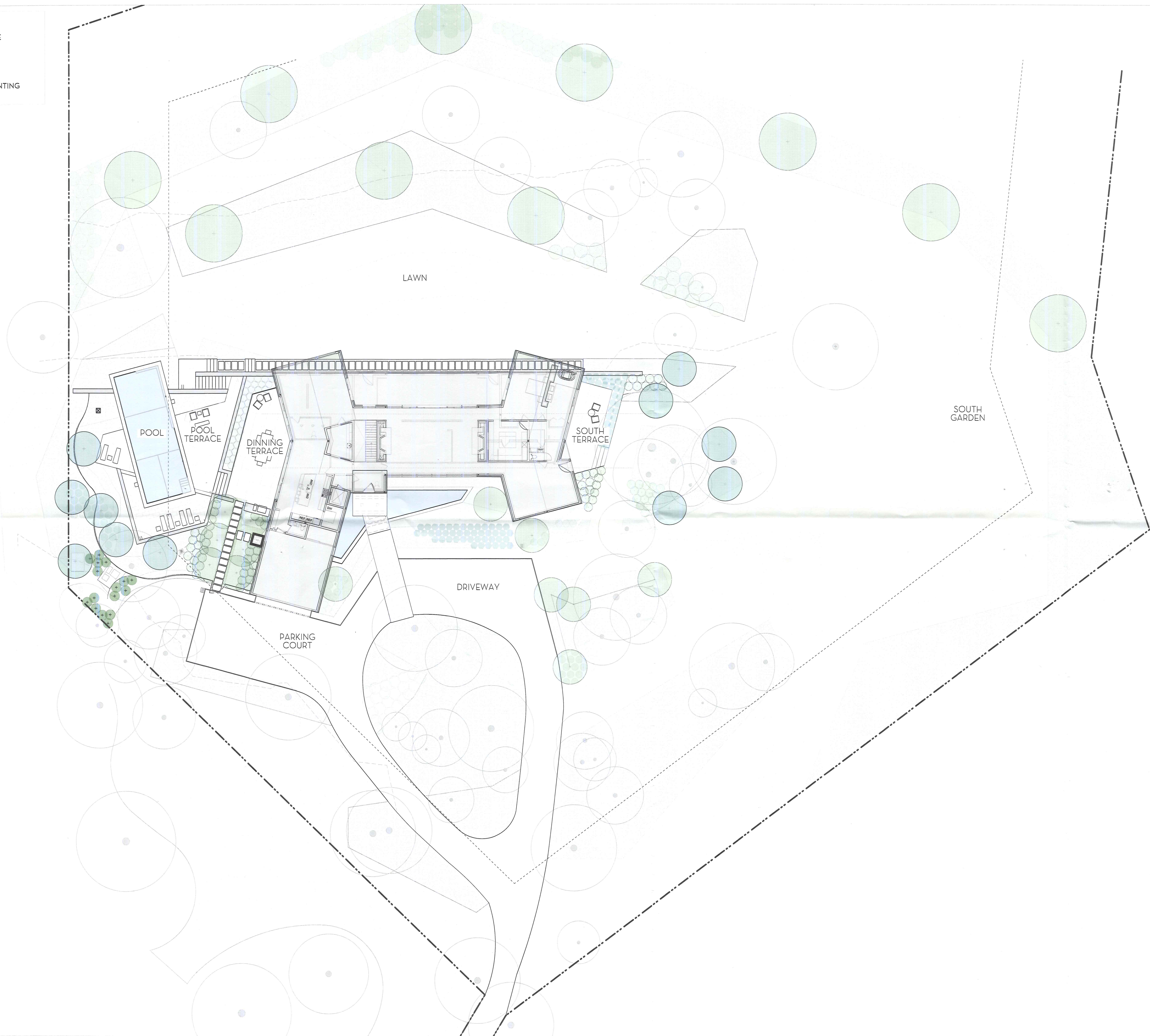
Date: 6/9/16
Scale: 1"=50'

PETITIONER'S

EXHIBIT NO. 4 A-G

LEGEND

- EXISTING GRADE
- PROPERTY LINE
- LAWN
- PERENNIAL PLANTING



26 SOUTH STREET | ANNAPOLIS, MD 21401
O: 410.280.8850 campionhruby.com F: 410.280.8852

Consultants:

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Project #: 21437

ADKINS RESIDENCE

11041 Greenspring Dr
Lutherville, MD 21093

18 MARCH 2016

CONSTRUCTION SET

Date	Description
05.20.2016	Revised

Drawn By: BTF Proj. Manager: KJC
Approved By: KJC

N

Scale: 1/16"=1'-0"

OVERALL
SITE PLAN

L100

PETITIONER'S
EXHIBIT NO. 5

SITE INFORMATION

- Ownership: E. Dale Adkins, III and Marlene A. Adkins
P.O. Box 604 Brooklandville, MD 21022
- Address: 11041 Greenspring Avenue
- Deed references: SM 9519/68
- Area: 2.91 acres (per SM 9519/68)
- Tax Map / Parcel / Tax account #: 59 / 338 / 08-09-015102
- Election District: 8 Councilmanic District: 2
ADC Map: 4577K2 GIS tile: 059C2 Position sheets: 48NW14 & 48NW15
Census tract: 408302 Census block: 240054083021012
Schools: Fort Garrison District ES Pikesville HS Pikesville HS
- The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 059C2 and the information provided by Baltimore County on the Internet.
- Improvements: Single family dwelling. The existing dwelling is being re-built due to destruction by fire of the previous dwelling.

OFFICE OF ZONING

Zoning: R.C. 2
Previous case #s - 097-A
R.C. 2 Setbacks for Residential Dwellings
Front: 75 feet from the center line of the road / street
Side / Rear: 35 feet from the property line
R.C. 2 Setbacks for an Accessory Structure (Pool)
Side / Rear: 2.5 feet from the property line

ENVIRONMENTAL IMPACT

- Watershed: Jones Falls URDL land type: 1
- The new dwelling will be serviced by a private well and septic system.
 - There are no underground storage tanks on the subject property.
 - The subject property is not in the Chesapeake Bay Critical Area.
 - The subject property is not located within a 100 year flood plain.

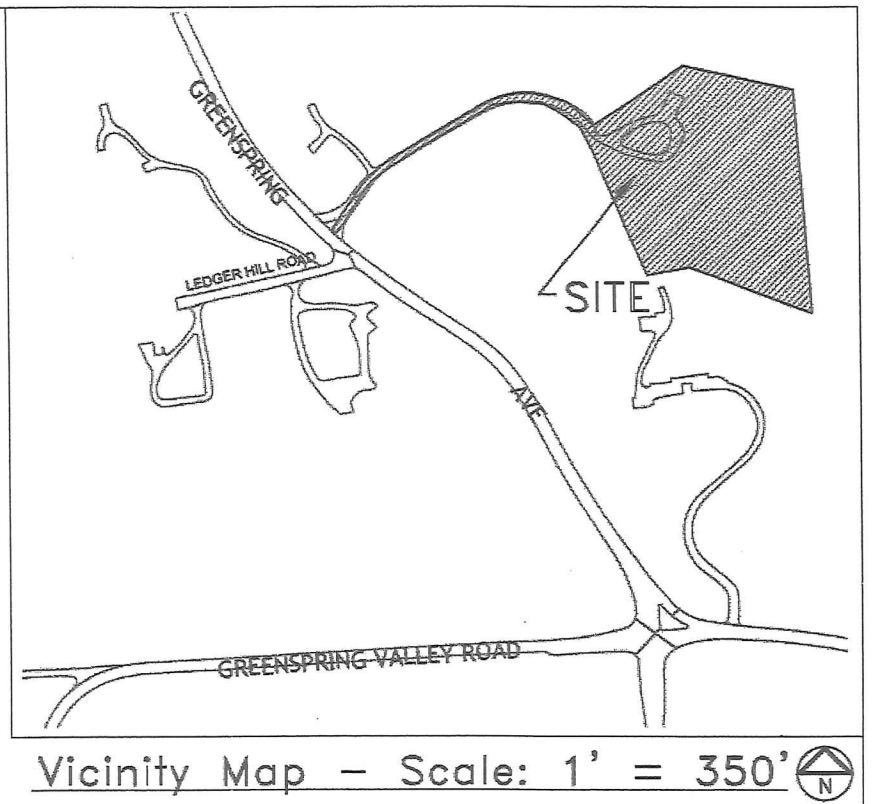
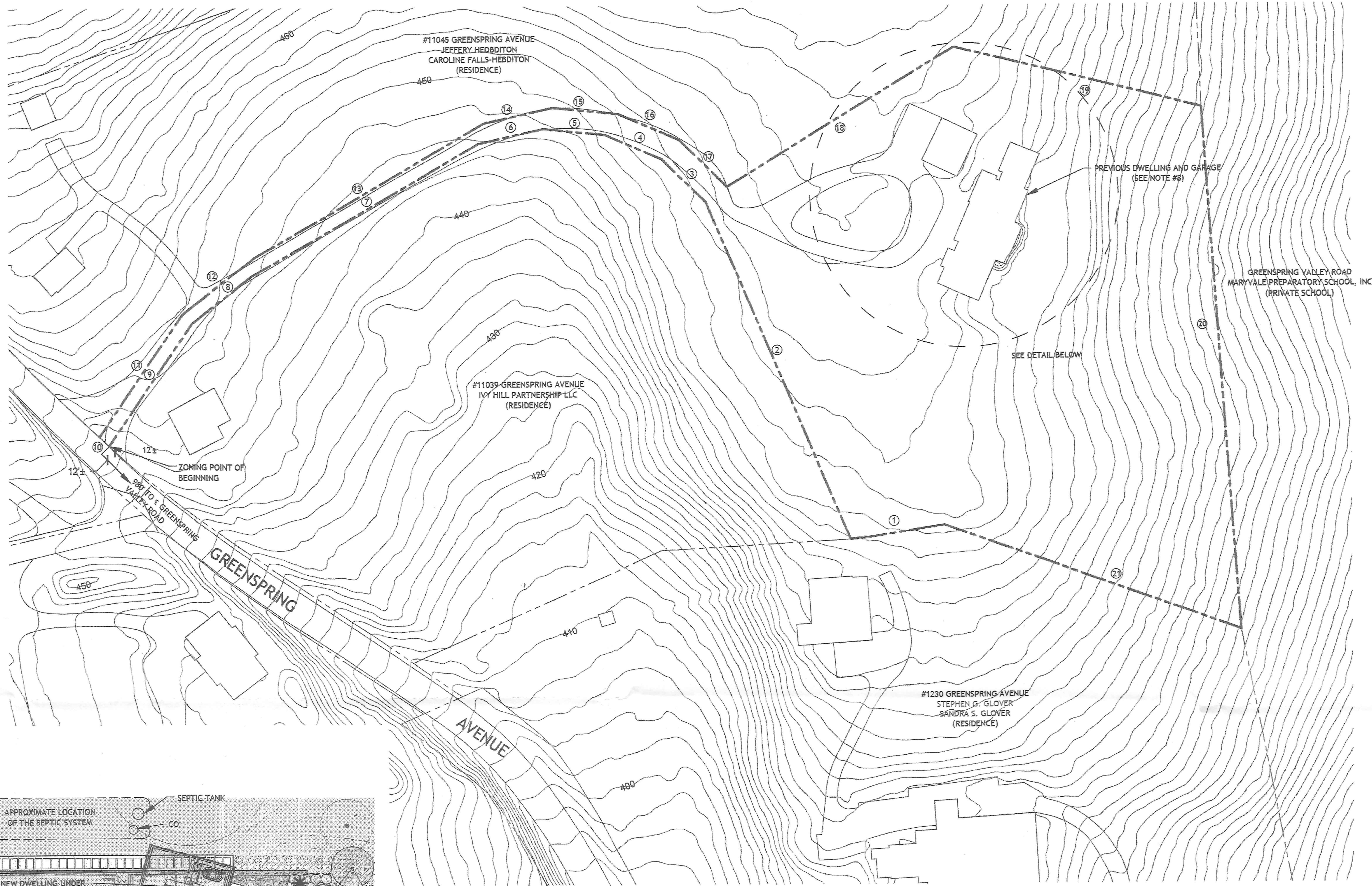
OFFICE OF PLANNING

Regional Planning District: Chestnut Ridge District Code: 307

- The subject dwelling is not historic. The subject property is in the Greenspring Valley National Register Historic District.

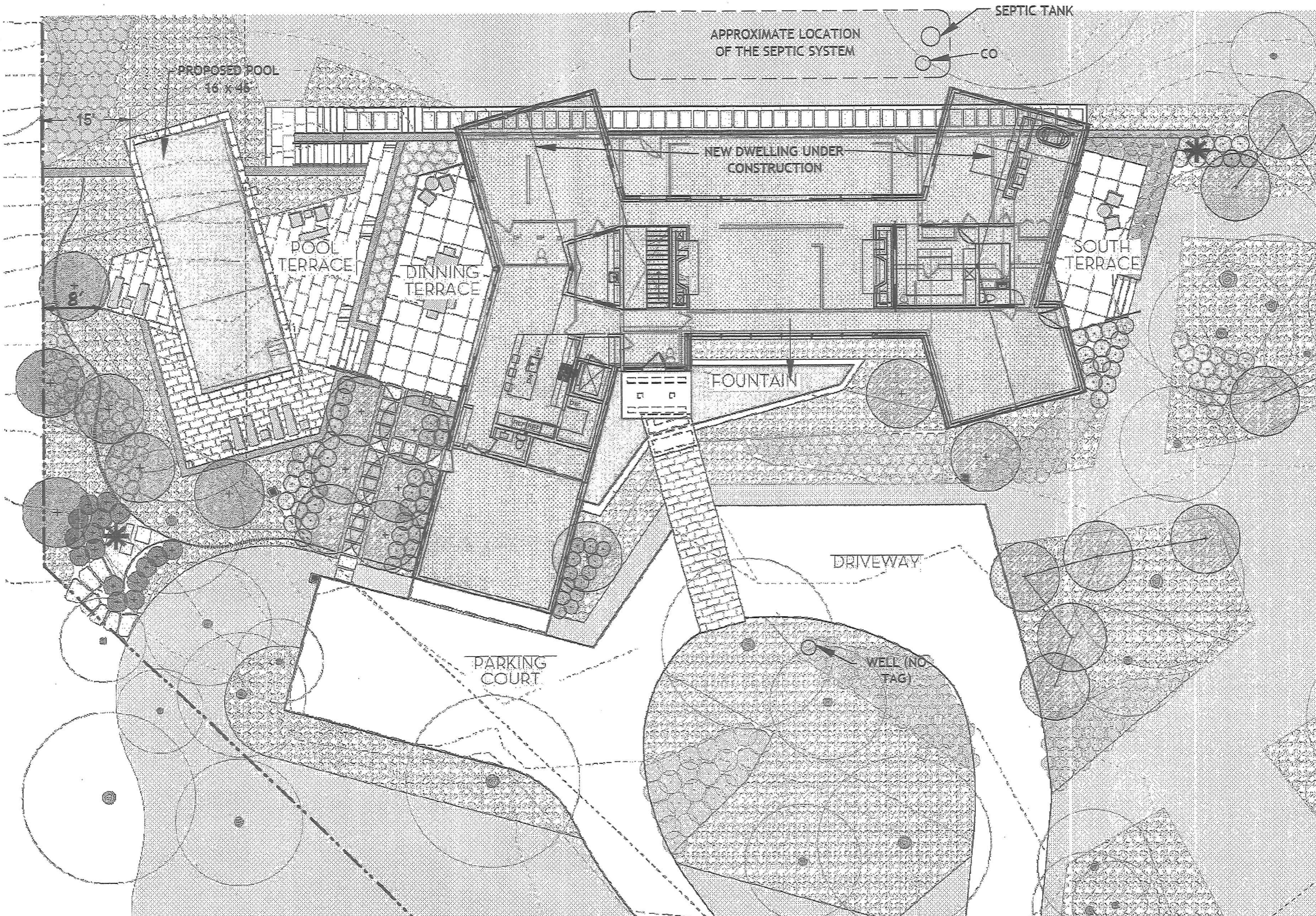
PROPOSED DEVELOPMENT

To construct a pool in the side yard

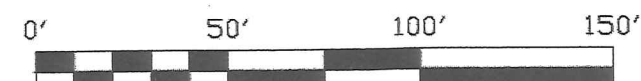


Bearings and Distances of the Subject Property
As per SM 9519/68

- | | |
|--------------------------------------|---------------------------------------|
| 1. N 88 degrees 03 minutes W 63.48' | 11. N 40 degrees 49 minutes E 112.67' |
| 2. N 16 degrees 03 minutes W 282.37' | 12. N 58 degrees 22 minutes E 71.24' |
| 3. N 38 degrees 17 minutes W 47.00' | 13. N 66 degrees 23 minutes E 202.26' |
| 4. N 59 degrees 45 minutes W 47.50' | 14. N 84 degrees 09 minutes E 54.19' |
| 5. N 77 degrees 19 minutes W 47.50' | 15. S 77 degrees 19 minutes E 50.68' |
| 6. S 84 degrees 09 minutes W 51.00' | 16. S 59 degrees 45 minutes E 50.95' |
| 7. S 66 degrees 23 minutes W 200.00' | 17. S 38 degrees 17 minutes E 51.21' |
| 8. S 58 degrees 22 minutes W 69.00' | 18. N 64 degrees 57 minutes E 203.98' |
| 9. S 40 degrees 49 minutes W 113.00' | 19. S 69 degrees 07 minutes E 194.90' |
| 10. N 38 degrees 33 minutes W 10.17' | 20. S 2 degrees 45 minutes W 404.38' |
| | 21. N 63 degrees 03 minutes W 241.03' |



DETAIL SHOWING THE PROPOSED POOL
N.T.S.



REVISION
Added 8' Dimension

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21053
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bdoak@bruceedoakconsulting.com

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STATE OF MARYLAND
BRUCE EDWIN DOAK
REGISTERED
PROFESSIONAL LAND SURVEYOR
6/10/16