



JOHN A. OLSZEWSKI, JR.
County Executive

MAUREEN E. MURPHY
Chief Administrative Law Judge
ANDREW M. BELT
Administrative Law Judge
DEREK J. BAUMGARDNER
Administrative Law Judge

November 19, 2024

Noah & Fallon Saposnik – noahucf@gmail.com
3318 Marnat Road
Baltimore, MD 21208

RE: Petition for Administrative Variance
Case No. 2024-0226-A
Property: 3318 Marnat Road

Dear Petitioners:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

Pursuant to Baltimore County Code § 32-3-401(a), “a person aggrieved or feeling aggrieved” by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to be "DJB", is written over a horizontal line.

DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB:dlw
Enclosure

c: Donny Ankri – da@donnyankri.com

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(3318 Marnat Road)		
3 rd Election District	*	OFFICE OF ADMINISTRATIVE
2 nd Council District		
Noah & Fallon Saposnik	*	HEARINGS FOR
Petitioners	*	BALTIMORE COUNTY
	*	CASE NO. 2024-0226-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owners of the property, Noah and Fallon Saposnik (“Petitioners”) for the property located at 3318 Marnat Road, Baltimore (the “Property”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), Section 1B02.3.C.1, to permit a proposed dwelling addition with side yard setbacks of 9 ft. for each in lieu of the minimum required 10 ft. (for both). The Property and requested relief are more fully depicted on the site plan that was marked and accepted into evidence (the “Site Plan”). (Pet. Ex. 1, Sheet 1). Street view photographs were marked and accepted into evidence. (Pet. Ex. 1, Sheet 2). There were no adverse Zoning Advisory Committee (“ZAC”) comments contained in the case file

The Petitioners having filed a Petition for Administrative Variance and the Property having been posted on November 1, 2024, 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 as required by Section 32-3-303 of the Baltimore County Code (“BCC”).

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 Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of BCZR, Section 307.1. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners. I also find that the requested relief is within the spirit and intent of the BCZR, particularly in light of the lack of opposition.

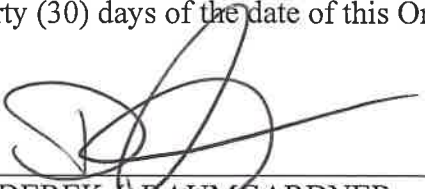
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested Variance will be granted.

THEREFORE, IT IS ORDERED, this 19th day of **November, 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from the BCZR, Section 1B02.3.C.1, to permit a proposed dwelling addition with side yard setbacks of 9 ft. for each in lieu of the minimum required 10 ft. (for both), be and it is hereby **GRANTED**.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits 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, 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.


DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB:dlw



ADMINISTRATIVE ZONING PETITION
FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING
To be filed with the Department of Permits, Approvals and Inspections

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

Address 3318 MARNAT ROAD BALTIMORE MD 21208 **Currently zoned** DR 5.5
Deed Reference 35525 / 00039 **10 Digit Tax Account #** 0318048750
Owner(s) Printed Name(s) NOAH & FALLON SAPOSNIK

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plot attached hereto and made a part hereof, hereby petition for an:

1. X **ADMINISTRATIVE VARIANCE** from Section(s)

See attached

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

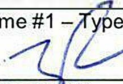
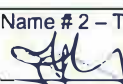
2. **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

NOAH SAPOSNIK	FALLON SAPOSNIK
Name #1 – Type or Print	Name #2 – Type or Print
	
Signature #1	Signature #2
3318 MARNAT ROAD BALTIMORE MD 21208	
Mailing Address	City State
561-302-6624	NOAHUCF@GMAIL.COM
Zip Code	Telephone # Email Address

Attorney for Owner(s)/Petitioner(s):

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

Representative to be contacted:

DONNY ANKRI
Name – Type or Print _____

Signature _____
6803 CHEROKEE DRIVE BALTIMORE MD 21209
Mailing Address _____ City _____ State _____
443-929-2377 DA@DONNYANKRI.COM
Zip Code _____ Telephone # _____ Email Address _____

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2024-0226-A

Filing Date 10/1/24

Estimated Posting Date 11/3/24

Reviewer JK

Closing: 11/18/24

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 3318 MARNAT ROAD BALTIMORE MD 21208

Print or Type Address of property

City

State

Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. **(Clearly state practical difficulty or hardship here)**

A VARIANCE IS BEING REQUESTED BECAUSE THE SIZE OF THE EXISTING HOUSE AND LOT PROVIDES A PRACTICAL DIFFICULTY FOR THE FAMILY. AN ADDITION IS BEING PROPOSED TO ADD BEDROOMS AND ADDITIONAL LIVING SPACE. WE ARE NOT PROPOSING TO GO CLOSER TO THE SIDE SETBACKS THAN THE EXISTING HOUSE.

THANK YOU FOR YOUR CONSIDERATION.

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Signature of Owner (Affiant)

NOAH SAPOSNIK

Name- Print or Type

Signature of Owner (Affiant)

FALLON SAPOSNIK

Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22 day of September, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Noah Saposnik, Fallon Saposnik

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

AS WITNESS my hand and Notaries Seal

Notary Public

My Commission Expires 9/18/2025

An Administrative Variance from Section 1B02.3.C.1 of the BCZR, to permit a proposed dwelling addition with side yard setbacks of 9 feet for each in lieu of the minimum required 10 feet (for both).

THE ZONING HEARING PROPERTY DESCRIPTION

Part A

Zoning Property Description For: 3318 MARNAT ROAD BALTIMORE MD 21208

Beginning at a point on the NORTH side of MARNAT RD which is 40 feet wide at the distance of 202 feet EAST of the centerline of the nearest improved intersecting street SEVEN which is 35 feet wide.
MILE LANE

Part B

Option 2 (subdivision lot – lot is part of record plat):

Being Lot # 14, Block # N/A in the subdivision of SHELBOURNE HEIGHTS as recorded in Baltimore County Plat Book # 7, Folio # 16 containing 5,760 square feet, located in the 3rd Election District and the 2nd Council District.

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024 - 0226 -A Address 3318 Marnat Rd

Contact Person: Jesse Krout Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10/21/24 Posting Date: 11/324/ Closing Date: 11/18/24

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

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list 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.
- DEADLINE:** The closing date is the deadline for a neighbor (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.
- ORDER:** After the closing date, the file will be reviewed by the Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written order will be mailed to you by First Class mail.
- 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 Administrative Law Judge), 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.

Petitioner: This Part of the Form is for the Sign Poster Only (Detach Along Dotted Line)

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number: 2024 - 0226 -A Address 3318 Marnat Rd

Petitioner's Name: Noah Saposnik Telephone (Cell) 561-302-6624

Posting Date: 11/3/24 Closing Date: 11/18/24

Wording for Sign: To Permit

An Administrative Variance from Section 1B02.3.C.1 of the BCZR, to permit a proposed dwelling addition with side yard setbacks of 9 feet for each in lieu of the minimum required 10 feet (for both).



ADMINISTRATIVE ZONING PETITION
FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING
To be filed with the Department of Permits, Approvals and Inspections

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

Address 3318 MARNAT ROAD BALTIMORE MD 21208 **Currently zoned** DR 5.5
Deed Reference 35525 / 00039 **10 Digit Tax Account #** 0318048750
Owner(s) Printed Name(s) NOAH & FALLON SAPOSNIK

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. X **ADMINISTRATIVE VARIANCE** from Section(s)

See attached

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: *(indicate type of work in this space: i.e., to raze, alter or construct addition to building)*

of the Baltimore County Code, to the development law of Baltimore County.

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

I/ we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

<u>NOAH SAPOSNIK</u>	<u>FALLON SAPOSNIK</u>
Name #1 – Type or Print	Name #2 – Type or Print
<u>[Signature]</u>	<u>[Signature]</u>
Signature #1	Signature #2
<u>3318 MARNAT ROAD BALTIMORE MD 21208</u>	
Mailing Address	City State
<u>561-302-6624</u>	<u>NOAHUCF@GMAIL.COM</u>
Zip Code	Telephone # Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

DONNY ANKRI

Name – Type or Print

[Signature]
Signature

6803 CHEROKEE DRIVE BALTIMORE MD 21209

Mailing Address City State

443-929-2377 DA@DONNYANKRI.COM

Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____, _____ that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2024-0226-A

Filing Date 10/21/24

Estimated Posting Date 11/3/24

Reviewer JK

closing: 11/18/24

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 3318 MARNAT ROAD BALTIMORE MD 21208

Print or Type Address of property

City

State

Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. **(Clearly state practical difficulty or hardship here)**

A VARIANCE IS BEING REQUESTED BECAUSE THE SIZE OF THE EXISTING HOUSE AND LOT PROVIDES A PRACTICAL DIFFICULTY FOR THE FAMILY. AN ADDITION IS BEING PROPOSED TO ADD BEDROOMS AND ADDITIONAL LIVING SPACE. WE ARE NOT PROPOSING TO GO CLOSER TO THE SIDE SETBACKS THAN THE EXISTING HOUSE.

THANK YOU FOR YOUR CONSIDERATION.

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Signature of Owner (Affiant)

NOAH SAPOSNIK

Name- Print or Type

Signature of Owner (Affiant)

FALLON SAPOSNIK

Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22 day of September, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Noah Saposnik, Fallon Saposnik

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

AS WITNESS my hand and Notaries Seal

Notary Public

My Commission Expires 9/18/2026

An Administrative Variance from Section 1B02.3.C.1 of the BCZR, to permit a proposed dwelling addition with side yard setbacks of 9 feet for each in lieu of the minimum required 10 feet (for both).

THE ZONING HEARING PROPERTY DESCRIPTION

Part A

Zoning Property Description For: 3318 MARNAT ROAD BALTIMORE MD 21208

Beginning at a point on the NORTH side of MARNAT RD which is 40 feet wide at the distance of 202 feet EAST of the centerline of the nearest improved intersecting street SEVEN which is 35 feet wide.
MILE LANE

Part B

Option 2 (subdivision lot – lot is part of record plat):

Being Lot # 14, Block # N/A in the subdivision of SHELBOURNE HEIGHTS as recorded in Baltimore County Plat Book # 7, Folio # 16 containing 5,760 square feet, located in the 3rd Election District and the 2nd Council District.

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Maureen E. Murphy; Chief Administrative Law Judge
Office of Administrative Hearings

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

DATE: November 8, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0226-A
Address: 3318 MARNAT ROAD
Legal Owner: Noah & Fallon Saposnik

Zoning Advisory Committee Meeting of November 12, 2024.

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

Additional Comments:

Reviewer: Earl D. Wrenn

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: November 4, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0226-A

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

DPR: No comment.

DPW-T: No exception taken.

Landscaping: No comment.

Recreations & Parks: No comment LOS & No Greenways affected.

CERTIFICATION OF POSTING

RE: Case No. 2024-0226 - A

Petitioner: Noah Saposnik

Closing Date: 11/18/24

Baltimore County Department of
Permits, Approvals and Inspections
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

This letter is to confirm, under penalties of perjury, that the necessary sign
was posted conspicuously on the property located at _____

3318 Marnat Road – Front of property (1 of 2)

3318 Marnat Road – Close up of sign wording (2 of 2)

on 11/1/24

Sincerely,

Richard E. Hoffman (signed) 11/1/24

904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 01 Account Number - 0107583213

Owner Information

Owner Name: MORNING STAR BAPTIST CHURCH
OF BALTIMORE COUNTY
Mailing Address: 1512 WOODLAWN DRIVE
BALTIMORE MD 21207-
Use: EXEMPT COMMERCIAL
Principal Residence: NO
Deed Reference: /29925/ 00053

Location & Structure Information

Premises Address: 6665 SECURITY BLVD
0-0000
Legal Description: 6665 SECURITY BLVD CHURCH EX
MEADOWS INDUSTRIAL PARK

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0095 0001 0253 10000.04 0000 2025 Plat Ref: 0054/ 0113

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1967	30,802 SF		1.5200 AC	01

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		CHURCH	/	C3			

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2022	07/01/2024	07/01/2025
Land:	607,900	607,900		
Improvements	2,107,600	2,107,600		
Total:	2,715,500	2,715,500	2,715,500	
Preferential Land:	0			

Transfer Information

Seller: FOX CHEVROLET INC	Date: 09/24/2010	Price: \$3,800,000
Type: ARMS LENGTH MULTIPLE	Deed1: /29925/ 00053	Deed2:
Seller: GREATER EASTERN HOLDING COMPANY	Date: 06/05/1986	Price: \$1,250,000
Type: ARMS LENGTH IMPROVED	Deed1: /07173/ 00337	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments: Class		07/01/2024	07/01/2025
County:	700	2,715,500.00	
State:	700	2,715,500.00	
Municipal:	700	0.00	0.00

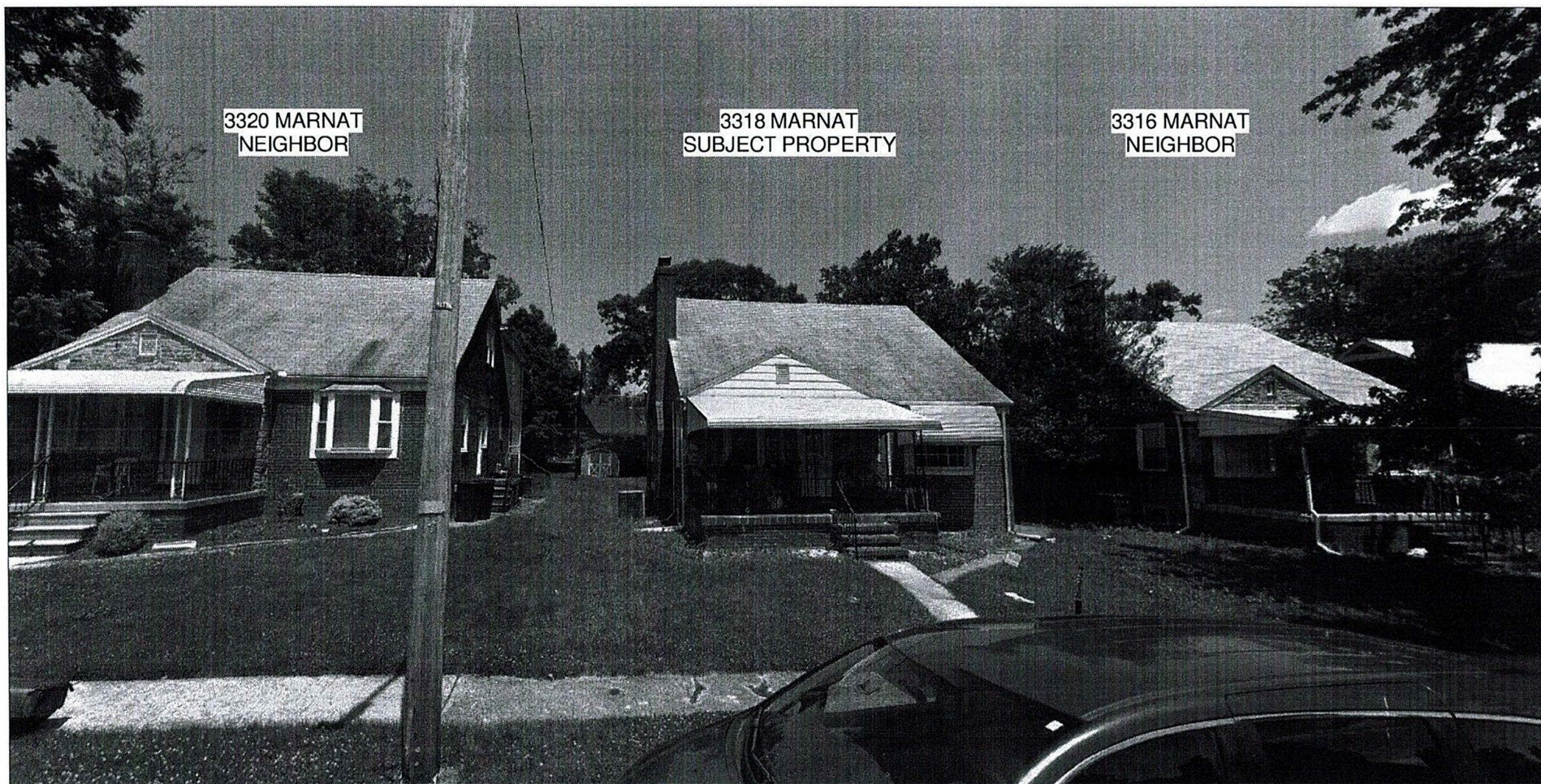
Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

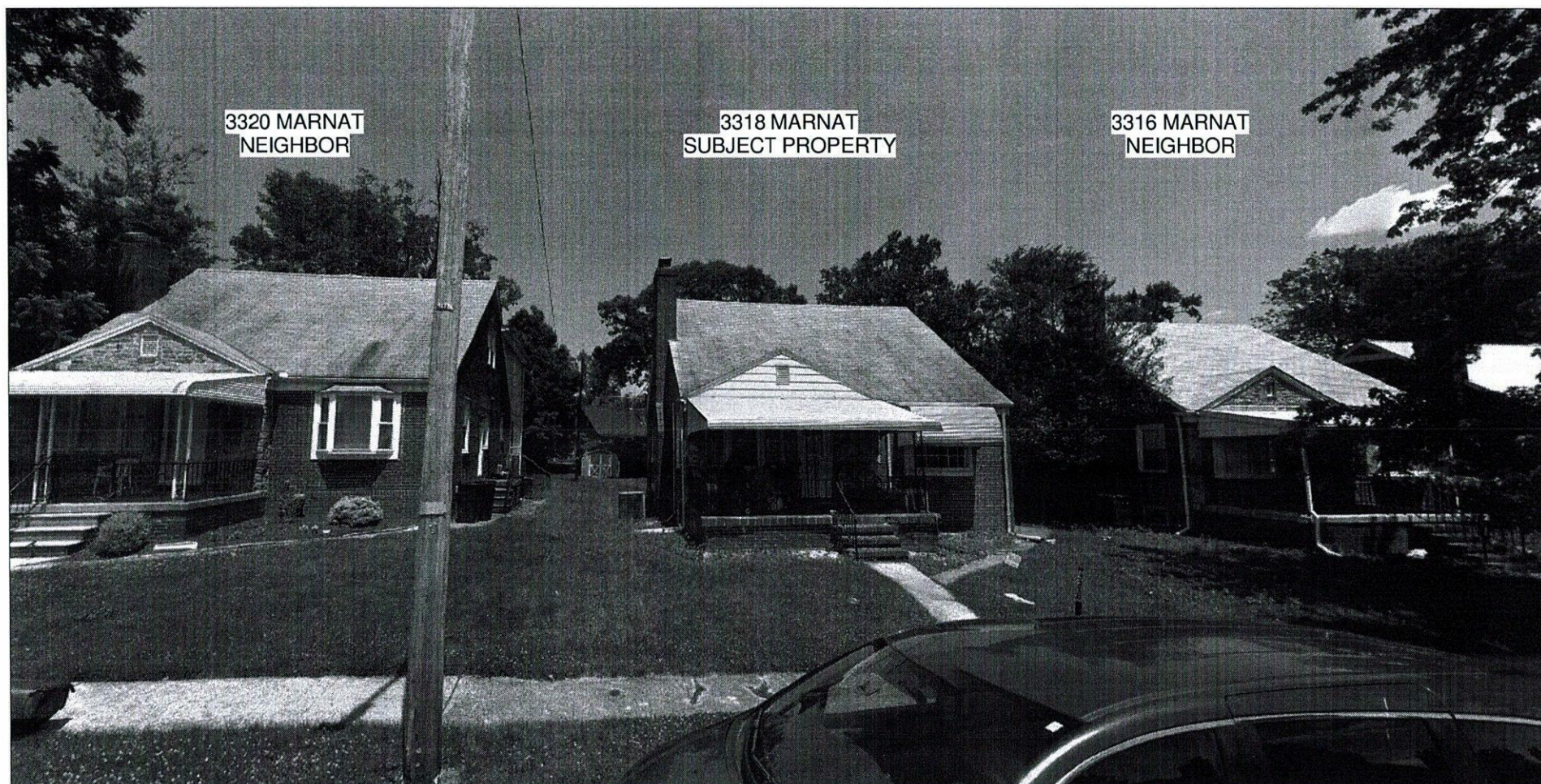
Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:



VIEW 1: EXISTING FRONT PHOTO

3318 MARNAT RD BALTIMORE MD 21208:
ADMINISTRATIVE VARIANCE



VIEW 1: EXISTING FRONT PHOTO

3318 MARNAT RD BALTIMORE MD 21208:
ADMINISTRATIVE VARIANCE

ADDRESS: 3318 MARNAT ROAD BALTIMORE MD 21208

OWNER'S NAME: NOAH & FALLON SAPOSNIK

SUBDIVISION NAME: SHELBOURNE HEIGHTS

LOT#: 14

BLOCK#: N/A

SECTION#: N/A

PLAT BOOK#: 0007

FOLIO#: 0169

10 DIGIT TAX#: 0318048750

DEED REF#: 35525 / 00039

ZONING MAP# 078C1

SITE ZONED DR 5.5

PLAT APPROVED: 10/16/1924

ELECTION DISTRICT: 3

COUNCIL DISTRICT: 2

LOT AREA: 5,760 SQ. FT.

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK X

WATER IS:

PUBLIC ☒ PRIVATE ☐

SEWER IS:

PUBLIC ☒ PRIVATE ☐

PRIOR HEARNG? NO

ZONING SETBACKS:

ZONE = DR 5.5

FRONT = 25 FT

REAR = 30 FT

SIDES = 10 FT (REQUESTING 9 FT BOTH SIDES)

DRAWN BY: DONNY ANKRI ARCHITECTS

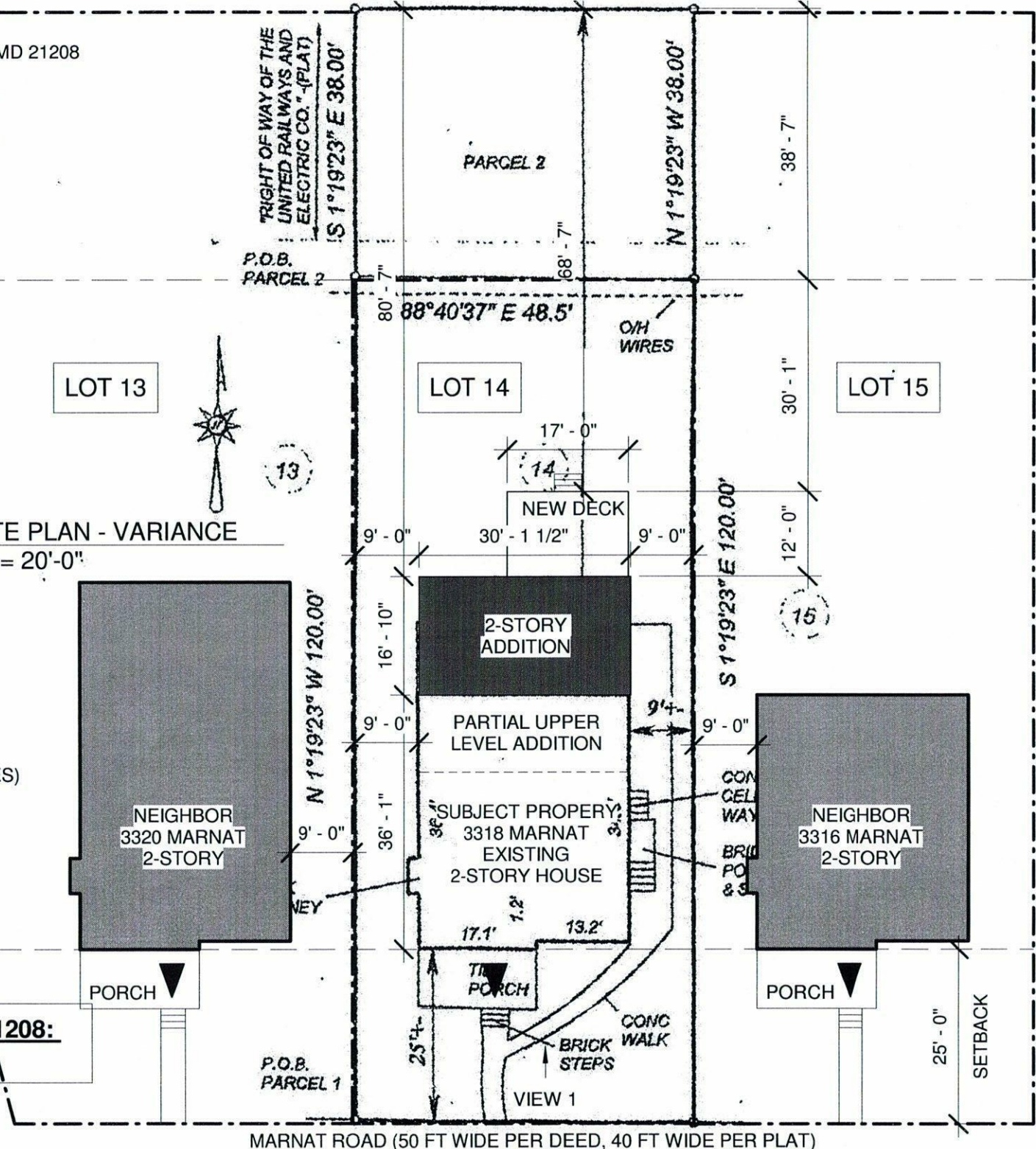
443-929-2377

DA@DONNYANKRI.COM

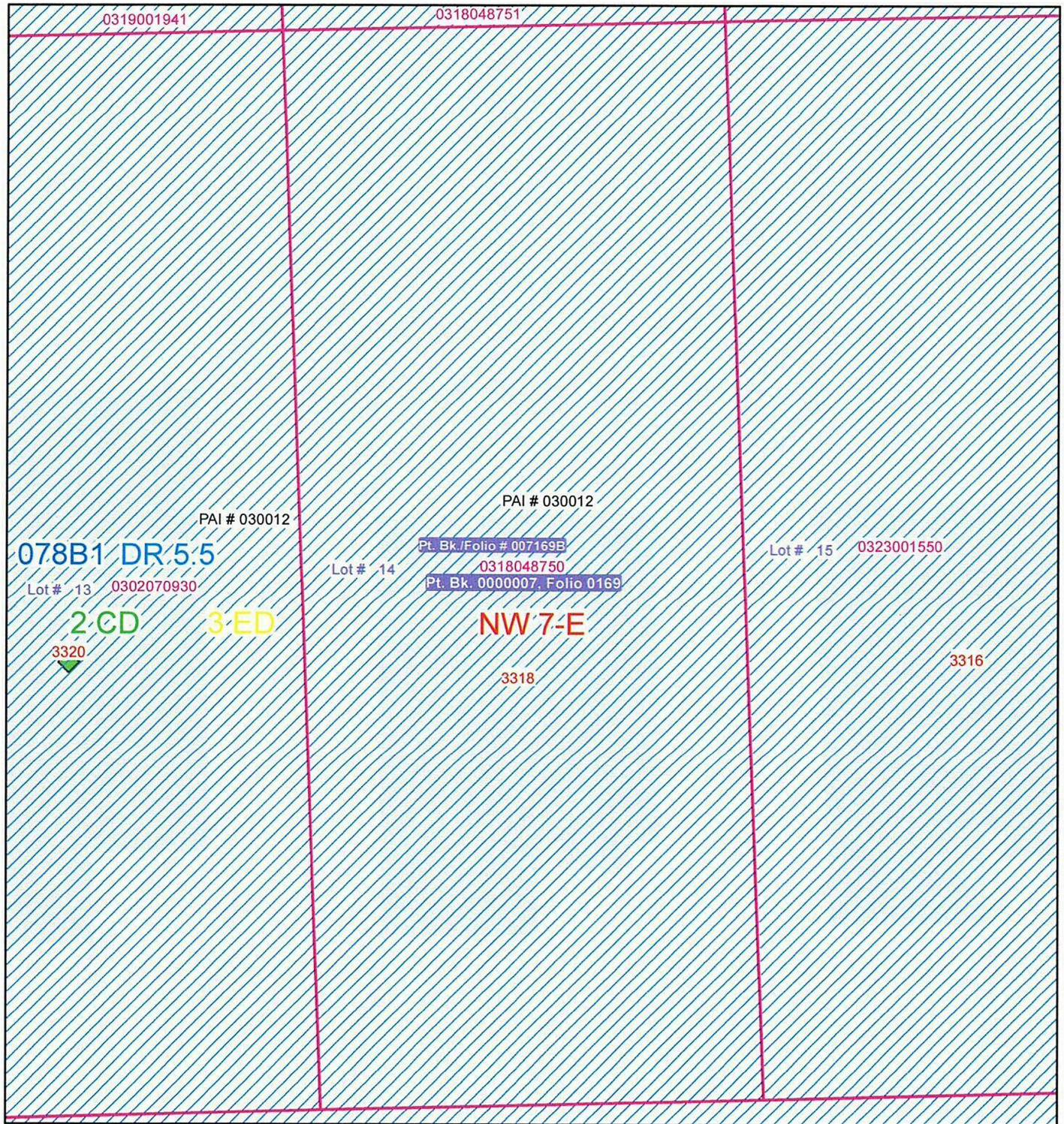
3318 MARNAT RD BALTIMORE MD 21208:
ADMINISTRATIVE VARIANCE

PAGE 1 OF 2

(A1) SITE PLAN - VARIANCE
1" = 20'-0"



3318 Marnat Rd



Publication Date: 10/21/2024



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



0 4 8 16 24 32 Feet

1 inch = 15.148938 feet