



KATHERINE A. KLAUSMEIER  
*County Executive*

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

February 27, 2025

James and Laurie Devers – [jdevers18@yahoo.com](mailto:jdevers18@yahoo.com)  
9 Scotts Manor Court  
Freeland, MD 21053


RE: Petition for Administrative Variance  
Case No. 2025-0026-A  
Property: 9 Scotts Manor Court

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,



ANDREW M. BELT  
Administrative Law Judge  
for Baltimore County

AMB:dlw  
Enclosure

**IN RE: PETITION FOR ADMIN. VARIANCE** \* BEFORE THE  
**(9 Scotts Manor Court)** \*  
 6<sup>th</sup> Election District \* OFFICE OF ADMINISTRATIVE  
 3<sup>rd</sup> Council District \* HEARINGS FOR  
 James & Laurie Devers \* BALTIMORE COUNTY  
  
**Petitioners** \* **CASE NO. 2025-0026-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, James and Laurie Devers (“Petitioners”) for the property located at 9 Scotts Manor Court, Freeland (the “Property”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), Section 400.3, to approve an accessory building (garage) in the right rear yard at a height of 22 ft. in lieu of the required 15 ft. and to permit an accessory building (barn) in the left rear yard at a height of 22 ft. in lieu of the required 15 ft.

The Property is more fully depicted on the site plan which was marked and accepted into evidence as Petitioners’ Exhibit 1. Street view photographs (1 through 9) of the Property were provided. (Pet. Exs. 2). A Zoning Advisory Committee (“ZAC”) comment was received from the Department of Environmental Protection and Sustainability (“DEPS”), dated February 12, 2025 and received on February 26, 2025, indicating the following:

1. The septic reserve area shown on the site plan is not consistent with the septic reserve area approved on the Hendricks Farm subdivision plan. A revised site plan showing the approved septic reserve area, the location of the existing septic tank and drainfields would be required for further review. Be advised, the proposed garage must meet the minimum 20’ setback to all septic system components and the approved septic reserve area.
2. Ground Water Management approval must be obtained prior to approval of any building permit.

3. Requirements for approval will include submission of a site plan that meets GWM site plan requirements and an on-site disposal system (OSDS) inspection report may be required to locate all septic system components.

The Petitioners having filed a Petition for Administrative Variance and the Property having been posted on February 8, 2025 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 affidavit 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 Section 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Although the Department of Planning did not make any recommendations related to the accessory buildings (garage or barn), I will impose conditions that the accessory buildings shall not be converted into a dwelling unit or apartment, shall not contain any sleeping quarters, living area, kitchen or bathroom facilities, and will not have separate electric or utility connections, or used for commercial purposes.

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 should be granted.

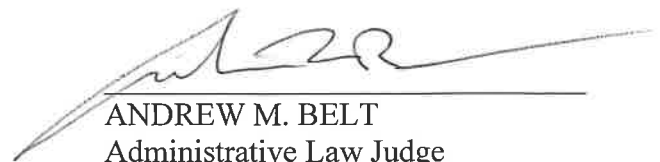
THEREFORE, IT IS ORDERED, this 27<sup>th</sup> day of **February, 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from the Baltimore County Zoning Regulations (“BCZR”), Section 400.3, to approve an accessory building (garage) in the right rear yard at a height of 22 ft. in lieu of the required 15 ft. and to permit an accessory building

(barn) in the left rear yard at a height of 22 ft. in lieu of the required 15 ft., and it is hereby, **GRANTED**; and

The relief granted herein shall be subject to the following:

1. 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.
2. Petitioners and subsequent owners shall not convert the accessory buildings (detached garage or barn) into a dwelling unit or apartment. The accessory buildings (detached garage or barn) shall not contain any sleeping quarters, living area, bathroom facilities or kitchen facilities.
3. The accessory buildings (detached garage or barn) shall not have a separate utility or electric connection and shall connect all electrical to the home.
4. The accessory buildings (detached garage or barn) shall not be used for commercial or industrial purposes. The accessory buildings (garage or barn) shall not be used to sell products on a wholesale or retail basis. The accessory buildings (detached garage or barn) shall not be used as a service garage to repair or service vehicles or equipment
5. Petitioners must comply with the DEPS ZAC comment, dated February 12, 2025 and received on February 26, 2025, a copy of which is attached and made a part hereof.

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

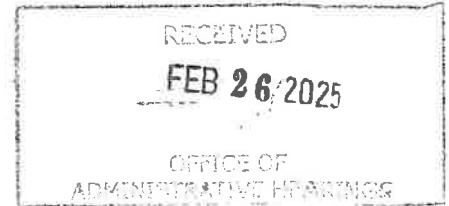


ANDREW M. BELT  
Administrative Law Judge  
for Baltimore County

AMB:dlw

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: February 12, 2025

SUBJECT: DEPS Comment for Zoning Item # 2025-0026-A  
Address: 9 SCOTTS MANOR COURT  
Legal Owner: James & Laurie Devers

Zoning Advisory Committee Meeting of February 18, 2025.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. The septic reserve area shown on the site plan is not consistent with the septic reserve area approved on the Hendricks Farm subdivision plan. A revised site plan showing the approved septic reserve area, the location of the existing septic tank and drainfields would be required for further review. Be advised, the proposed garage must meet the minimum 20' setback to all septic system components and the approved septic reserve area.
2. Ground Water Management approval must be obtained prior to approval of any building permit.
3. Requirements for approval will include submission of a site plan that meets GWM site plan requirements and an on-site disposal system (OSDS) inspection report may be required to locate all septic system components.

Additional Comments:

Reviewer: Mia Lowery

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

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number: 2025\_0026 -A Address 9 Scotts Manor Ct

Contact Person: Christina Frink Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 1-28-2025 Posting Date: 2-9-2025 Closing Date: 2-24-2025

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: 2025\_0026 -A Address 9 Scotts Manor Ct

Petitioner's Name: James and Laurie Devers Telephone (Cell) 443-608-8722

Posting Date: 2-9-2025 Closing Date: 2-24-2025

Wording for Sign: To Permit an accessory building (garage) in the right rear yard at a height of 22 ft in lieu of the required 15 ft and to permit an accessory building (barn) in the left rear yard at a height of 22 ft in lieu the required 15 ft

Real Property Data Search ( )  
 Search Result for BALTIMORE COUNTY

[View Map](#)      [View GroundRent Redemption](#)      [View GroundRent Registration](#)

Special Tax Recapture: None

Account Number: District - 06 Account Identifier - 2100006280

**Owner Information**

Owner Name: DEVERS JAMES E      Use: RESIDENTIAL  
 DEVERS LAURIE M      Principal Residence: YES  
 Mailing Address: 9 SCOTTS MANOR CT      Deed Reference: /08603/ 00353  
 FREELAND MD 21053-9400

**Location & Structure Information**

Premises Address: 9 SCOTTS MANOR CT      Legal Description: 5.632 AC  
 FREELAND MD 21053-9400      HEDRICKS FARM

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:  
 0011 0016 0053 6030009.04 0000 32 2023 Plat Ref: 0059/ 0014

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use  
 1990 2,600 SF 500 SF 5.6300 AC 04

StoriesBasementType ExteriorQualityFull/Half BathGarage Last Notice of Major Improvements  
 2 YES STANDARD UNITSIDING/4 2 full/ 1 half 1 Attached

**Value Information**

|                    | Base Value | Phase-in Assessments         |                     |                     |
|--------------------|------------|------------------------------|---------------------|---------------------|
|                    |            | Value<br>As of<br>01/01/2023 | As of<br>07/01/2024 | As of<br>07/01/2025 |
| Land:              | 193,200    | 207,500                      |                     |                     |
| Improvements       | 318,900    | 366,800                      |                     |                     |
| Total:             | 512,100    | 574,300                      | 553,567             | 574,300             |
| Preferential Land: | 0          | 0                            |                     |                     |

**Transfer Information**

Seller: RAY BOSLEY CONST RUCTION      Date: 09/25/1990      Price: \$199,000  
 COMPANY  
 Type: ARMS LENGTH IMPROVED      Deed1: /08603/ 00353      Deed2:

Seller:      Date:      Price:  
 Type:      Deed1:      Deed2:

Seller:      Date:      Price:  
 Type:      Deed1:      Deed2:

**Exemption Information**

Partial Exempt Assessments: Class      07/01/2024      07/01/2025  
 County: 000      0.00  
 State: 000      0.00  
 Municipal: 000      0.00|0.00      0.00|0.00

Special Tax Recapture: None

**Homestead Application Information**

Homestead Application Status: Approved 07/24/2008

**Homeowners' Tax Credit Application Information**

Homeowners' Tax Credit Application Status: No Application      Date:

2025-0026-A

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

No. **235181**

Date: **1-29-2025**

| Fund   | Dept | Unit | Sub Unit | Rev Source/ Obj | Sub Rev/ Sub Obj | Dept | Obj | BS Acct | Amount |
|--------|------|------|----------|-----------------|------------------|------|-----|---------|--------|
| 001    | 806  | 0000 |          | 6150            |                  |      |     |         | 75.00  |
|        |      |      |          |                 |                  |      |     |         |        |
|        |      |      |          |                 |                  |      |     |         |        |
|        |      |      |          |                 |                  |      |     |         |        |
|        |      |      |          |                 |                  |      |     |         |        |
| Total: |      |      |          |                 |                  |      |     |         | 75.00  |

Rec From: **9 SCOTTS MANOR COURT**

For: **2025-0026-A**

RC4

**DISTRIBUTION**

WHITE - CASHIER    PINK - AGENCY    YELLOW - CUSTOMER    GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S VALIDATION**

CF 25,000

**JAMES E DEVERS** 05/12  
 9 SCOTTS MANOR CT  
 FREELAND, MD 21053

7-7575/2520

552

DATE **1-15-25**

PAY TO Baltimore County \$ **75,000**  
 THE ORDER OF Seventy five and 00/100 DOLLARS

Your Finances. Our Promise.  
**Baltimore County** Employees  
 Federal Credit Union  
 Towson, MD 21204

MEMO permut explicit

*James E Devers*

MP



# 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 9 SCOTTS MANOR COURT FREELAND MD 21053 Currently Zoned RC4  
Deed Reference 08603 100353 10 Digit Tax Account # 2100006280  
Owner(s) Printed Name(s) JAMES + LAURIE DEVERS

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

BCZR 400.3 To approve an accessory building (garage) in the right rear yard at a height of 22 ft in lieu of the required 15 ft and to permit an accessory building (barn) in the left rear yard at a height of 22 ft in lieu the required 15 ft

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 zoning regulations of Baltimore County, to the zoning 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):

JAMES E. DEVERS / LAURIE M. DEVERS  
Name #1 – Type or Print / Name #2 – Type or Print  
James E. Devers / Laurie M. Devers  
Signature #1 / Signature #2  
9 SCOTTS MANOR COURT / Freeland MD 21053  
Mailing Address / City State  
21053 / 443 608 8722 / jdevers18@yahoo.com  
Zip Code / Telephone #'s (Cell and Home) / 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:

owner  
Name - Type or Print  
\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Mailing Address City State  
\_\_\_\_\_  
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 2025-0026-A Filing Date 1/28/2025 Estimated Posting Date 2/9/2025 Reviewer CF

**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: 9 Scotts Manor Court Freeland MD 21053  
 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)**

We request a variance to allow us to increase the height of  
our 2 buildings to 22' instead of 15' to allow more headroom  
and volume for storage. This permit application is only for the back  
in back of property.

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

James E. Devers  
 Signature of Owner (Affiant)  
JAMES E. DEVERS  
 Name - Print or Type

Laurie M. Devers  
 Signature of Owner (Affiant)  
Laurie M. Devers  
 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 28<sup>th</sup> day of October, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: James Edward Devers and Laurie Marcis Devers

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

**AS WITNESS** my hand and Notaries Seal

Reema Bhatia  
 Notary Public  
05-21-2028  
 My Commission Expires

REEMA BHATIA  
 NOTARY PUBLIC  
 BALTIMORE COUNTY  
 MARYLAND  
 My Commission Expires May 21, 2028

2025-0026-A

James Edward Devers  
9 Scotts Manor Court  
Freeland, MD. 21053-9400

Zoning property description for 9 Scotts Manor Court, Freeland Maryland, 21053-9400:

Beginning at a point on the east side of Scotts Manor Court which 25' wide at the distance of 489' west of the centerline of the nearest intersecting street, Middletown Road which is 25' wide.

Being lot # 32 in the subdivision of Hedrick's Farm as recorded in Baltimore County Plat Book# 0000059, Folio # 0014 containing 5.632 acres located in Election District 6. This property is further identified as Map 0011; Grid 0016; Parcel 0053; Neighborhood 6030009.04; Subdivision 0000 with no indicated Section or Block numbers.

2025-0026-A

CERTIFICATE OF POSTING

Date 2-8-25

Case Number: 2025-0026-A

Petitioner/Developer: DEVERS

Date of Hearing/Closing: 2-24-25

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 9 SCOTTS MANOR CT.

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The signs(s) were posted on 2-8-25  
(Month, Day, Year)

J. Lawrence Pilson  
(Signature of Sign Poster)

J. LAWRENCE PILSON

(Printed Name of Sign Poster)

ATTACH PHOTOCGRAPH

1015 Old Barn Road  
Parkton, Md 21120

443-834-8162

# ZONING NOTICE

## ADMINISTRATIVE VARIANCE

CASE # 2025-0026 - A

TO PERMIT AN ACCESSORY BUILDING (GARAGE) IN THE  
RIGHT REAR YARD AT A HEIGHT OF 22 FT. IN LIEU OF THE  
REQUIRED 15 FT. AND TO PERMIT AN ACCESSORY BUILDING  
(BARN) IN THE LEFT REAR YARD AT A HEIGHT OF 22 FT.  
IN LIEU OF THE REQUIRED 15 FT.

### PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,  
AN ELIGIBLE INDIVIDUAL OR GROUP MAY  
REQUEST A PUBLIC HEARING CONCERNING  
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS  
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE  
4:30 P.M. ON 2/24/25

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,  
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391  
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW  
HANDICAPPED ACCESSIBLE



**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: February 12, 2025

SUBJECT: DEPS Comment for Zoning Item # 2025-0026-A  
Address: 9 SCOTTS MANOR COURT  
Legal Owner: James & Laurie Devers

Zoning Advisory Committee Meeting of February 18, 2025.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. The septic reserve area shown on the site plan is not consistent with the septic reserve area approved on the Hendricks Farm subdivision plan. A revised site plan showing the approved septic reserve area, the location of the existing septic tank and drainfields would be required for further review. Be advised, the proposed garage must meet the minimum 20' setback to all septic system components and the approved septic reserve area.
2. Ground Water Management approval must be obtained prior to approval of any building permit.
3. Requirements for approval will include submission of a site plan that meets GWM site plan requirements and an on-site disposal system (OSDS) inspection report may be required to locate all septic system components.

Additional Comments:

Reviewer: Mia Lowery

**BALTIMORE COUNTY, MARYLAND**

**INTEROFFICE CORRESPONDENCE**

**TO:** Peter Gutwald, Director  
Department of Permits, Approvals

**DATE:** February 11, 2025

**FROM:** Vishnu Desai, Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
Case 2025-0026-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.

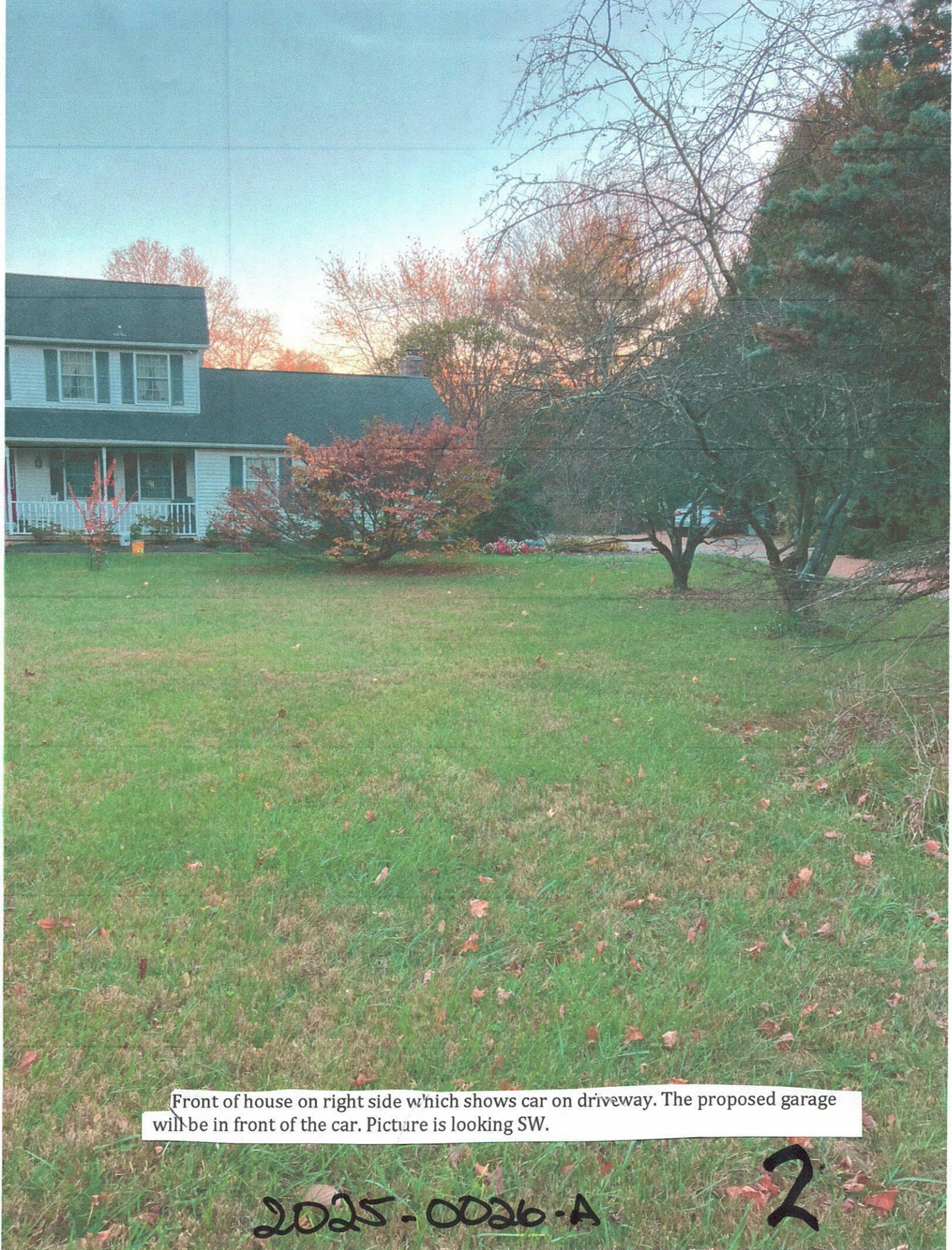
**Landscaping:** No comment.

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



Front of house from Court. The garage will be about 30' to the right. The proposed barn will be about 250' to the rear and slightly to the south. This picture is looking SW

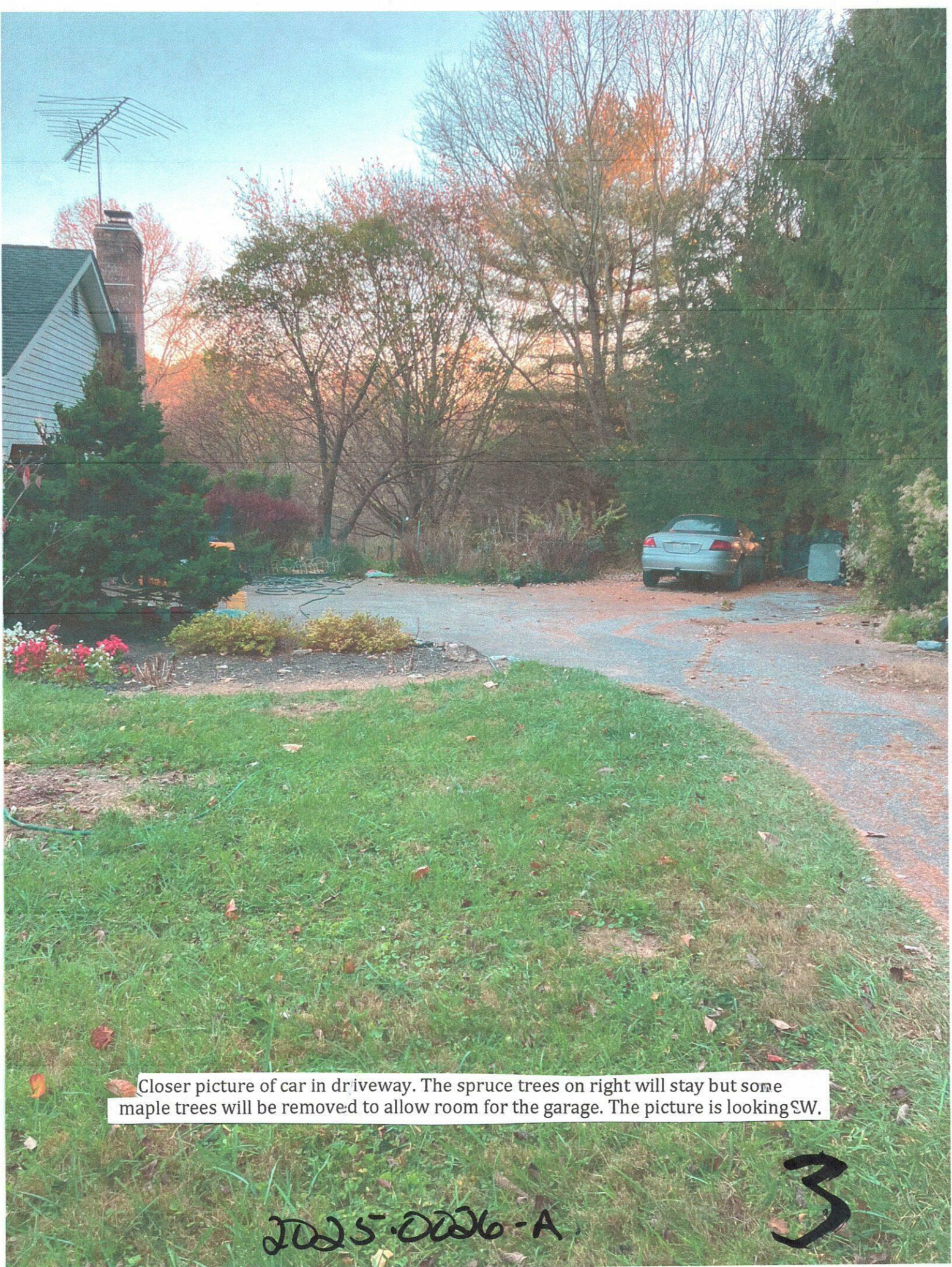
225-0526-A



Front of house on right side which shows car on driveway. The proposed garage will be in front of the car. Picture is looking SW.

2025-0026-A

2



Closer picture of car in driveway. The spruce trees on right will stay but some maple trees will be removed to allow room for the garage. The picture is looking SW.

2025-0026-A

3



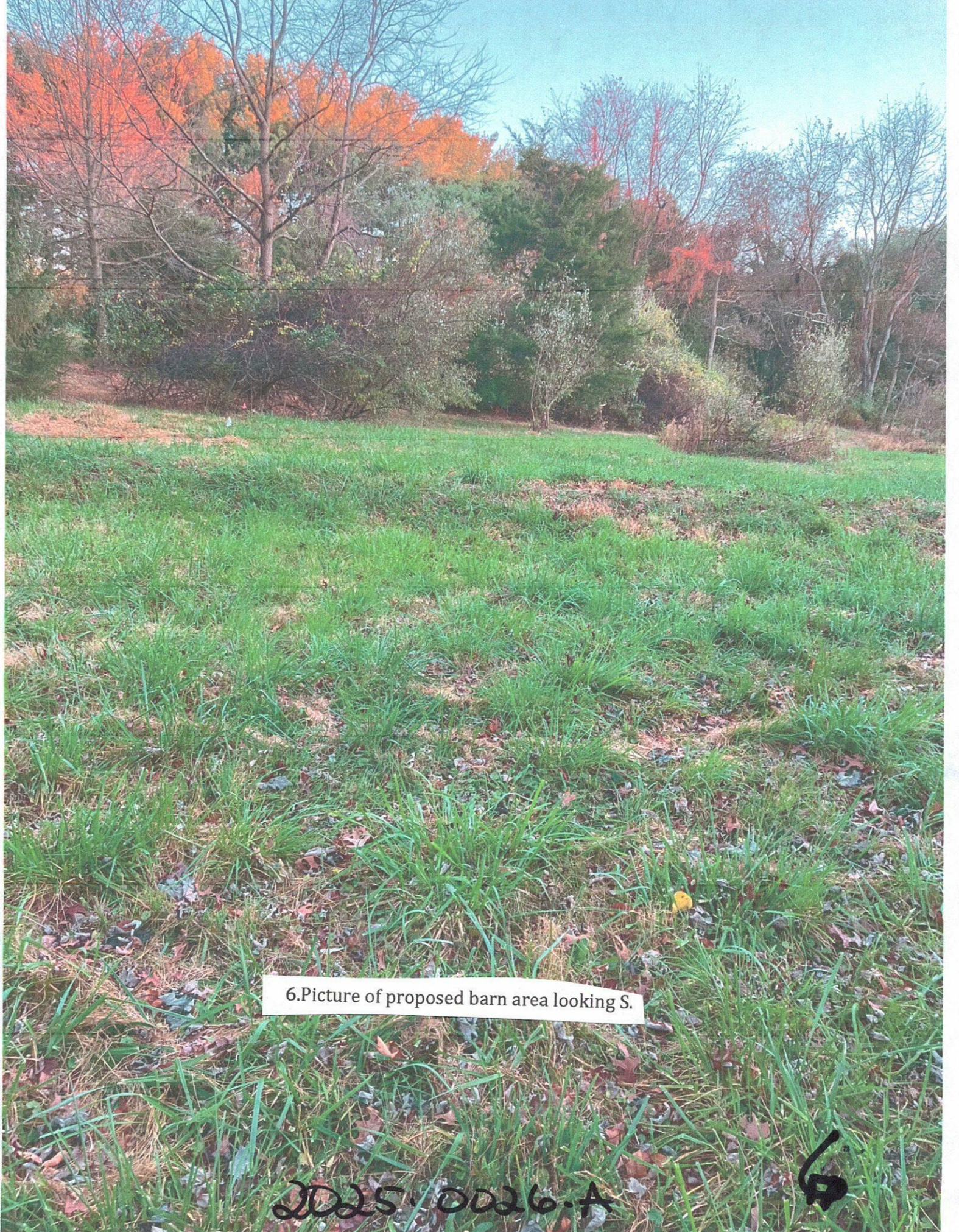
2025-0026-A  
Closer picture of area for proposed garage. Looking SW.

4



Picture of garage area looking NE.

2025-0026-A 5



6. Picture of proposed barn area looking S.

2025-0026-A


6



7 Picture of the barn area looking E.

2026-0026-A


7



9. Picture of barn area looking W

2025-0026-A

9

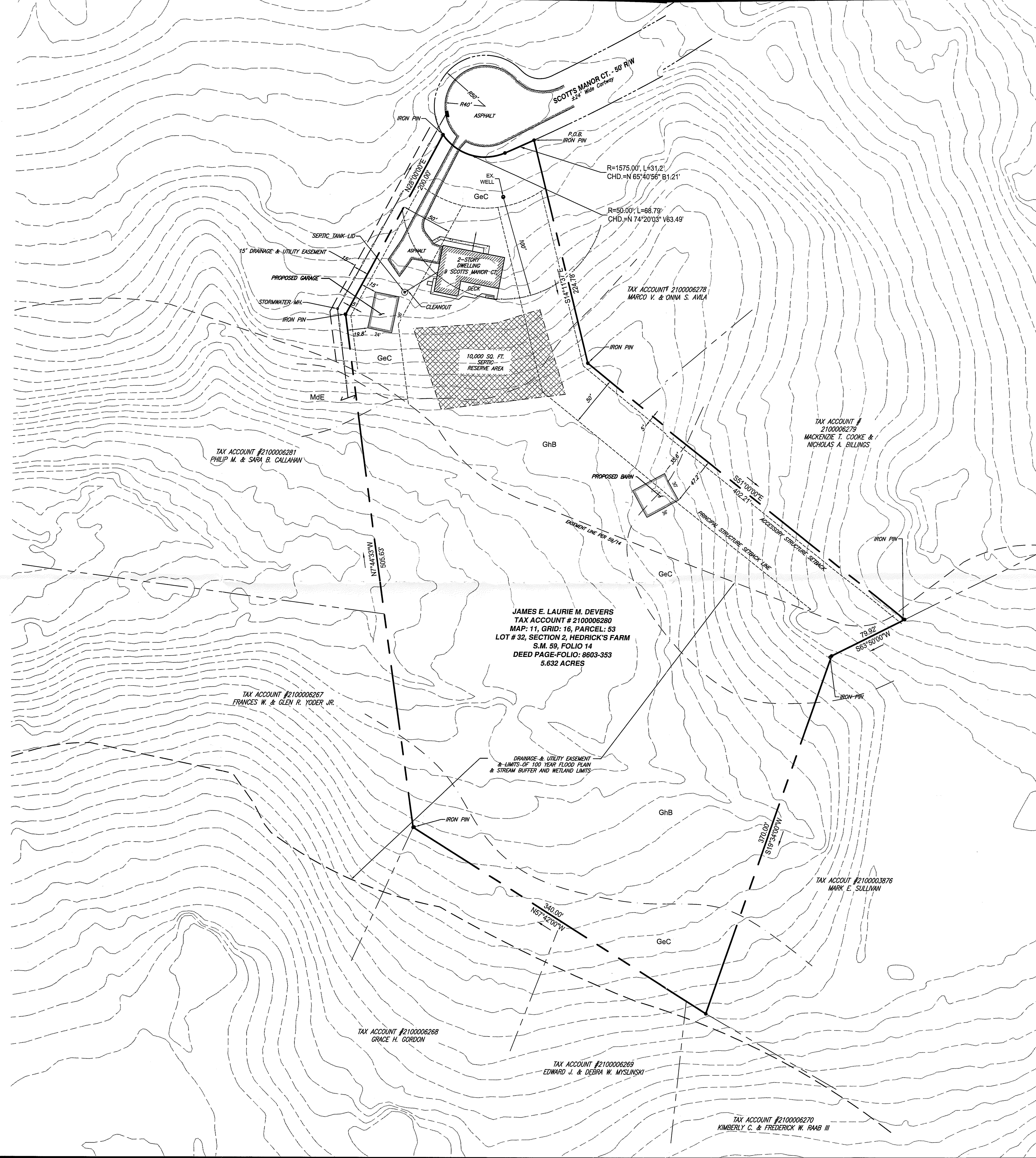


8. Picture of barn area looking N.

2025-0026-A

8



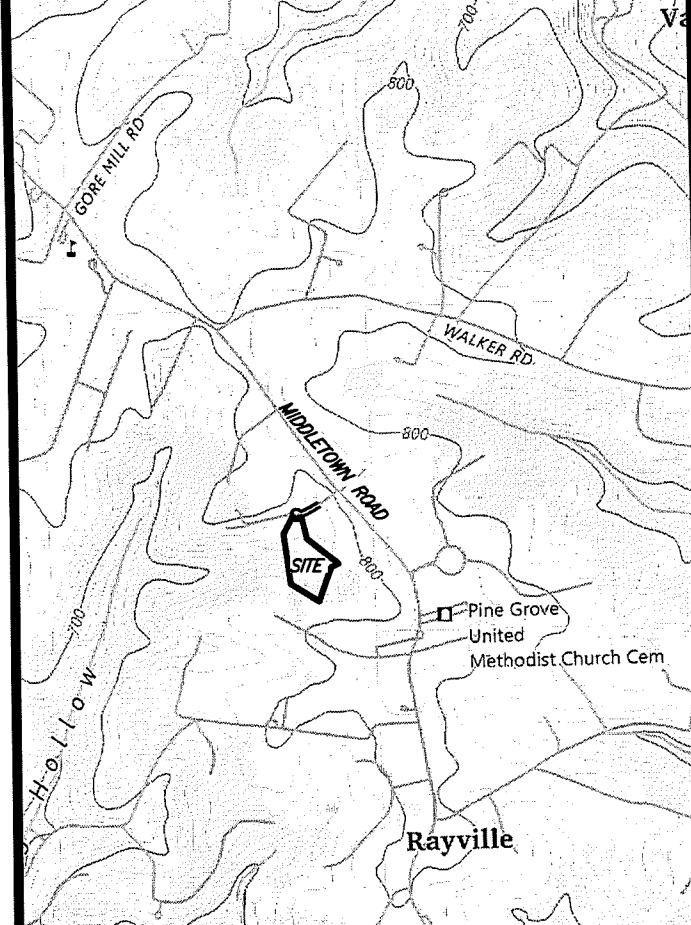


**LEGEND**

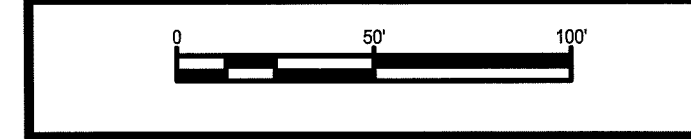
|     |                           |
|-----|---------------------------|
| --- | SUBJECT PROPERTY          |
| --- | PROPERTY ADJOINER         |
| --- | PROPERTY EASEMENT         |
| --- | EDGE ASPHALT              |
| --- | MINIMUM BUILDING SETBACK  |
| --- | SOIL LINE                 |
| --- | EXISTING BUILDING         |
| --- | PROPOSED STRUCTURE        |
| --- | STORM PIPE LINE (APPROX.) |
| --- | SEWER PIPE LINE (APPROX.) |
| --- | CONCRETE                  |
| --- | EDGE OF ASPHALT           |

**SOIL LEGEND**

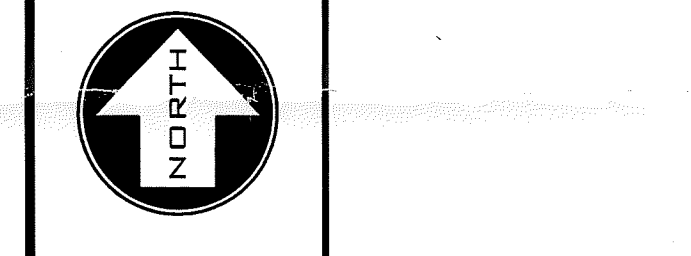
| SYMBOL | NAME                   | SLOPE % | CAPABILITY UNIT |
|--------|------------------------|---------|-----------------|
| GeC    | GLENELG CHANNERY LOAM  | 8%-15%  | 3e              |
| MdE    | MANOR-BRINKLOW COMPLEX | 25%-45% | 7s              |
| GhB    | GLENVILLE SILT LOAM    | 3%-8%   | 2e              |



- General Notes:**
1. MERIDIAN SHOWN HEREIN IS BASED ON GRID NORTH PER GPS OBSERVATIONS CONDUCTED IN PENNSYLVANIA SOUTH STATE PLANE AND 83° INTERIOR ANGLES FOR THE EXISTING PROPERTIES SHOWN HEREIN ARE BASED UPON DEEDS OF RECORD.
  2. THE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MARKINGS PROVIDED BY THE UTILITY COMPANIES AND EXISTING DRAWINGS OBTAINED FROM THE UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALL UTILITIES SHOWN ARE SCHEMATIC IN NATURE AND SHOULD BE ASSUMED APPROXIMATE AND FOR REFERENCE ONLY. ALL UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY/ALL CONSTRUCTION.
  3. HORIZONTAL CONTROL SHOWN HEREIN IS PENNSYLVANIA SOUTH STATE PLANE AND 83° VERTICAL CONTROL IS NAVD 88.
  4. ZONING MAP: 011B2
  5. ZONED: RC 4
  6. ELECTION DISTRICT: 6
  7. COUNCIL DISTRICT: 3
  8. THIS PROPERTY IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
  9. IN ACCORDANCE WITH THE FIRM FLOOD INSURANCE RATE MAPS DATED DECEMBER 14, 2015, NO 100-YEAR FLOODPLANS EXIST ON THE PROPERTY. PANEL NO. 24001000406.



Drawing Scale:  
1" = 50'



**S&S**  
**SHAW SURVEYING, INC.**  
LAND PLANNERS & CONSULTANTS  
30 WEST MAIN STREET  
P.O. BOX 134  
NEW FREEDOM, PA. 17349  
OFFICE 717-227-2818

9 Scotts Manor Ct.  
Freeland MD 21053-9400

This plan has been prepared solely for the benefit of the person(s) named above and for the project noted on the drawing. The use of this plan by any third party, or for any other purpose other than that specified, is prohibited without written consent from Shaw Surveying, Inc.

**811** Know what's below.  
Call before you dig.  
POCS SER. # \_\_\_\_\_

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

| DATE ISSUED: | DATE (all caps) |
|--------------|-----------------|
|              |                 |

| PLAN REVISIONS |      |             |
|----------------|------|-------------|
| REV            | DATE | DESCRIPTION |
| 1              | ---  | ---         |
| 2              | ---  | ---         |
| 3              | ---  | ---         |
| 4              | ---  | ---         |
| 5              | ---  | ---         |
| 6              | ---  | ---         |
| 7              | ---  | ---         |
| 8              | ---  | ---         |
| 9              | ---  | ---         |
| 10             | ---  | ---         |

Situate In:  
6TH DISTRICT, BALTIMORE COUNTY, MARYLAND

Project Name:  
**JAMES E. & LAURIE M. DEVERS**

Drawing Name:  
**SITE PLAN**

Project No: **2024-180**      Drawing No: **1 of 1**

2025-0026-A