
Maura J. Rossman, M.D., Health Officer

MEMORANDUM

TO: Toni Sieglein
Division of Public Service and Zoning Administration
Department of Planning and Zoning

FROM: Jeff Williams
Program Supervisor, Well & Septic Program

RE: NCU-18-001 15491 Roxbury Road

DATE: March 14, 2018

The Health Department has reviewed the application and has the following comments:

1. A property file for the well and septic system serving the property was not located. A site visit indicated that the septic system is possibly located on the neighboring parcel to the west (no address). This is not an approvable condition without an easement agreement between the properties granting the use of the area for sewage disposal.
2. As there is no record of the septic system, the Health Department cannot state whether it is adequate to serve the two houses on the parcel. Prior to Health Department approval of any building permit to expand living space in either house or a rental license, the existing system must be evaluated and upgraded if possible. If an upgrade of the system is not possible due to the limited area available, a permit may be denied.
3. Prior to Health Department approval of any building permit for the property, sewage disposal areas to accommodate three systems must be established for each house. Given the small size of the parcel, it is unlikely that adequate area exists on the parcel.

Williams, Jeffrey

From: Williams, Jeffrey
Sent: Monday, March 19, 2018 9:32 AM
To: Saucedo, Brenda
Subject: 15491 Roxbury Rd
Attachments: NCU 18-001 memo 15491 Roxbury Road.pdf

Hi Brenda. We got a NCU for 15491 Roxbury Rd to comment on that shows two houses on one parcel. The neighbors came to us about it and mentioned that at least one of the structures is a rental. I was wondering if you were familiar with this and if they have applied for a rental license. You can see our comments attached. There are some issues with the septic. If you get a rental license application from them, I'd like to have the opportunity to make comments on the septic if possible. Thanks

Jeff Williams
Program Supervisor, Well & Septic Program
Bureau of Environmental Health
Howard County Health Dept.
410-313-4261
jewilliams@howardcountymd.gov

CONFIDENTIALITY NOTICE

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JRL



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

Valdis Lazdins, Director

FAX 410-313-3467

SUBJECT: NONCONFORMING USE APPLICATION
Jose Roberto Nataren
NCU 18-001

To: Department of Recreations and Parks
Department of Inspections, Licenses and Permits
Bureau of Environmental Health
Department of Fire and Rescue Services
Development Engineering Division
State Highway Administration
Resource Conservation District (courtesy)

From: Toni Sieglein
Division of Public Service and Zoning Administration

Date: February 28, 2018

Attached is the application for the nonconforming use referenced above as permitted under Section 129 of the Howard County Zoning Regulations. This Section allows approval of a nonconforming use by the Director of the Department of Planning and Zoning.

A public hearing on the application is scheduled for **March 21, 2018**. Please submit any advisory comments or applicable requirements your agency has on the application by **March 12, 2018**.

If you have any questions, please contact me at extension 2350.

Attachment

T:\pubserv\doc\ncumemo.doc



DPZ Office use only:

CASE NO. NCU-18-001

DATE FILED 1/24/18

**DEPARTMENT OF PLANNING AND ZONING
NON-CONFORMING USE PETITION**

1. NONCONFORMING USE REQUEST

Describe the magnitude and the extent of the nonconforming use Two single-family detached dwelling units on an RC (Rural Conservation) zoned parcel.

Identify the date that the subject use became nonconforming to the use provisions of the Zoning Regulations 1977 Howard County Zoning Regulations – limited R (Rural) District to “One single-family detached dwelling unit per lot”.

2. PETITIONER'S NAME Jose Roberto Nataren

TRADING AS (IF APPLICABLE) _____

ADDRESS 15491 Roxbury Road, Glenwood, MD 21738

PHONE NO. (W) 703-609-8566 (H) _____

EMAIL _____

3. COUNSEL FOR PETITIONER Thomas G. Coale, Talkin & Oh, LLP

COUNSEL'S ADDRESS 5100 Dorsey Hall Drive, Ellicott City, Maryland 21042

COUNSEL'S PHONE NO. (410) 964-0300

EMAIL tcoale@talkin-oh.com

4. PROPERTY IDENTIFICATION

ADDRESS OF SUBJECT PROPERTY 15491 Roxbury Road, Glenwood, MD 21738

TOTAL ACREAGE OF PROPERTY 0.536 Acres

PROPERTY LOCATION Intersection of Maryland Route 97 and Roxbury Road

ELECTION DISTRICT 4th ZONING DISTRICT RC-DEO

TAX MAP # 21 BLOCK# 14 PARCEL/LOT # 109

SUBDIVISION NAME (if applicable) _____

JAN 24 2018

5. PETITIONER'S INTEREST IN SUBJECT PROPERTY

- ☒ OWNER (including joint ownership)
☐ OTHER (describe and give name and address of owner)
-

If the Petitioner is not the owner of the subject property, documentation from the owner authorizing the petition must accompany this petition.

6. CONFIRMATION OF NONCONFORMING USE

- (a) Describe documentation included with this petition demonstrating the continuous and uninterrupted use of the site from the specified date The attached affidavit of Coy Lanning demonstrates the continuous and uninterrupted use of the site for two single-family detached dwellings from at least 1964 to the present.
- (b) Describe the documentation included with this petition substantiating the existence of the subject use on the date that the use became nonconforming The existence of two single-family detached dwellings on the Property on the date the use became nonconforming is substantiated by the following: (1) the attached affidavit from Coy Lanning; (2) Aerial photograph from Howard County's GIS system; (3) a Rental License Application filed by Goldie Lanning on August 5, 1986; (4) and letter from James Lanning to the Howard County Department of Inspections, Licenses, and Permits, dated September 19, 2002 and attached building permit receipt, dated October 28, 1975.
- (c) Does the nonconforming use involve a structure? ☐ No ☒ Yes. If yes, please describe The nonconforming use involves two single-family detached dwellings.
- (d) Any other factors which the Petitioner desires to have considered?
Petitioner acknowledges that there are some discrepancies regarding the date the second single-family detached structure was built, but all of the evidence supports Petitioner's contention that this structure was built prior to 1977.
-

**PLEASE READ CAREFULLY
DATA TO ACCOMPANY PETITION**

7. NONCONFORMING USE PLAN

No application for a nonconforming use shall be considered complete unless accompanied by a nonconforming use plan. The submitted plans shall be folded to approximately 8½ x 14 inches. The plan must be drawn to scale and must include the items listed below:

- ☒ (a) Courses and distances of outline boundary lines and the size of the property
- ☒ (b) North arrow
- ☒ (c) Zoning of subject property and adjoining property
- ☒ (d) Scale of plan
- ☒ (e) Existing and proposed uses, structures, natural features and landscaping
- ☒ (f) Location and surface material of existing and proposed parking spaces, driveways, and points of access; number of existing and proposed parking spaces
- ☒ (g) Floor area and height of structures, setback distances from property lines, and other numerical values necessary for the examination of the petition
- ☒ (h) Boundary of area and structures considered to be nonconforming
- ☒ (i) Any other information as may be necessary for full and proper consideration of the petition

8. ADDITIONAL MATERIAL, FEES, POSTING, AND ADVERTISING

- A) **The original and eight (8) copies of the petitions, plans and supplemental pages must be submitted.** If desired, supplemental pages may be attached to the petition.
- B) The undersigned agrees to furnish such additional plats, plans, reports or other material as may be required by the Department of Planning and Zoning in connection with the filing of this petition.
- C) The undersigned agrees to pay all costs in accordance with the current schedule of fees.
- D) The undersigned also agrees to properly post the property at least fifteen (15) days immediately prior to the hearing and to maintain the property posters as required until 15 days immediately after the hearing and submit an affidavit of posting at, or before the time of the hearing.

9. **SIGNATURES**

The undersigned hereby affirms that all of the statements and information contained in, or filed with, this petition are true and correct.

The undersigned has read the instructions on this form, filing herewith all of the required accompanying information.

Jose Roberto Nataren
Petitioners Name (please print)


Petitioner's Signature

1/23/18
Date

Thomas G. Coale
Counsel's Name (please print)


Counsel's Signature

1/24/18
Date

For DPZ office use only:
(Filing fee is \$250.00 plus \$25.00 per poster.)
(Make checks payable to "Director of Finance")

Hearing fee: \$ _____
Poster fee: \$ _____
Total: \$ _____
Receipt No. _____

County Website: www.howardcountymd.gov

NOTE: No appointment is needed to submit this application and payment of fees is not due until a hearing date is set and you are notified.

Revised: 12/07

IN RE:

BEFORE THE

JOSE ROBERTO NATAREN

HOWARD COUNTY

REQUEST FOR CONFIRMATION
OF NONCONFORMING USE

DEPARTMENT OF

PLANNING AND ZONING


Case No: _____

**AFFIDAVIT IN SUPPORT OF
NONCONFORMING USE PETITION**

I hereby certify on this 21st day of December, 2017 that I, Coy Lanning, am over the age of 18 and am competent to testify to the matters stated herein, and that the matters stated herein are within my personal knowledge and are true and correct:

1. I am the son of James and Goldie Lanning, who lived at the address of 15491 Roxbury Road, Glenwood, Maryland 21738 (the "Property") from October 5, 1964 until my mother passed away in December of 2015.
2. At the time my parents purchased the Property in 1964, there were two single-family detached dwelling units on the Property – the primary address was 15491 Roxbury Road with a tenant house having an address of 15491 Roxbury Road, Apt. C or Cottage C.
3. According to my parents, the tenant house was built sometime between 1938 and 1939. This is reflected in a Rental License Application filed by my mother, Goldie Lanning, on August 25, 1986, which is attached hereto as Exhibit 1.
4. I was born in _____ and lived at the Property from 1964 to 1979. During that period, the tenant house existed on the parcel and was utilized as a rental property.
5. The tenant house has existed on the Property since at least 1977 and has been used as a single-family detached dwelling in a continuous and uninterrupted fashion from that date through the present.

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the foregoing paper are true.


Coy Lanning (SEAL)



SEARCH



15491 ROXBURY RD

LAYER CONTROL

1977 Aerial Photo

Elevation Contours (2011)

Address Points

Planned Service Area

Designated Places

Property Boundaries

Howard County Parks

Howard County Open Space

Non Howard County Open Space

Greenland 1996 Perimeters

Please Complete

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
BUREAU OF INSPECTIONS, LICENSES & PERMITS
3430 COURT HOUSE DRIVE
ELLCOTT CITY, MARYLAND 21043
301-992-2455

APPLICATION FOR:
INITIAL _____
TRANSFER _____
RENEWAL ☒

INSTRUCTIONS:
PLEASE PRINT OR TYPE ALL INFORMATION
IF NON-APPLICABLE ENTER N/A

RENTAL LICENSE APPLICATION

PROPERTY ADDRESS <u>15491 Roxbury Rd</u> <u>Glenwood md 21738</u>	APARTMENT COMPLEX NAME (if applicable) <u>N/A</u>
PROPERTY OWNER(S) <u>JAMES GUY + Goldie Lanning</u> (NAME) <u>15491 Roxbury Rd</u> (ADDRESS) <u>Glenwood md 21738</u> (CITY, STATE, ZIP CODE)	MANAGEMENT COMPANY/AGENT <u>SELF</u> (NAME) (ADDRESS) (CITY, STATE, ZIP CODE)

OWNERS TELEPHONE NUMBER

(301) 489-4288

() (BUSINESS) SAME
() (EMERGENCY)

MANAGEMENT COMPANY/AGENT TELEPHONE NUMBER

()

() (HOME)

() (BUSINESS)

CORPORATIONS ENTER RESIDENT AGENT

(NAME)

(ADDRESS)

(CITY, STATE, ZIP CODE)

AGENT(S) NAME/RESPONSIBLE PARTY

(NAME)

(ADDRESS)

(CITY, STATE, ZIP CODE)

NUMBER OF DWELLING UNITS

NUMBER OF STORIES 1 floor

TYPE OF UNIT colleges
(downhouse garden apartment, duplex, etc.)

DATE OF CONSTRUCTION Completed 1984

Built 1938-39

TYPE OF CONSTRUCTION frame
(masonry, wood frame, etc.)

PLEASE CHECK ALL THAT APPLY

SMOKE DETECTOR(S) INSTALLED ☒

Yes

No

TYPE

UTILITIES SUPPLIED TO UNIT ☒

Yes

No

HEATING SYSTEM ☒

gas fired

oil fired

electric

other

HOT WATER HEATER ☒

gas fired

oil fired

electric

other

WATER SUPPLIED ☒

public

private

well

none

SEWAGE DISPOSAL ☒

public

private

well

none

battery
(batteries & wiring)

space heater

A rental license application must be on file with the Bureau of Inspections, Licenses and Permits, all necessary fees paid, and inspection conducted before occupancy by tenants.

I have carefully examined and read the above application and know the same is true and correct, and that in renting these dwelling units all provisions of Howard County Ordinances and State Laws will be complied with whether herein specified or not.

Date 8-25-86

Signature Goldie Lanning

Title owner

Make Checks Payable to Director of Finance Howard County

FOR OFFICE USE ONLY

PERMITS

Date Application Received 9/4/86

Date of Inspection _____

Receipt Number 10030

Inspector Name _____

Fee Paid 8

Approved ☐

Serial Number WD-4028

Disapproved ☐

District 4

LP-11

HOWARD COUNTY, MARYLAND

CASH RECEIPT

Page 3 of 4

DATE: 04/27/84

TIME: 11:15 AM

CR 76801

30/4

DATE OF REPORT		ACTION	FUND	REVENUE	EXPENSE	NET	AMOUNT
04	27	E	01	1	1		
01	009			2320			FEED BALANCE \$15.00
02							
03							
04							
05							
						TOTAL	\$15.00

AMOUNT PAID TO 58601

RECEIVED BY DR

FOR JAMES Lanning

DATE 4/27/84

TIME 11:15 AM

REVENUE

EXPENSE

NET

AMOUNT

DATE

TIME

HOWARD COUNTY, MARYLAND CASH RECEIPT				FAC - 36-001		Transaction Date		CR 76560	
DATE OF DEPOSIT		ACTION		FAR					
M M YEAR		E		D					
01	009	2320							425.00
02	009	2320							.75
03									
04									
05									
TOTAL								425.75	
RECEIVED BY <u>DR</u> <u>58601</u> <u>Li + Co</u>									
RECEIVED BY <u>Goldie Lanning</u>									
RECEIVED BY <u>Goldie Lanning</u>									
RECEIVED BY <u>Goldie Lanning</u>									

Page 1 of 4

James Lanning
15491 Roxbury Rd
Glenwood, Md
Sept 19, 2002
Rental Property
T 3982

Dept of Inspections, Licence & Permits
Attention: William J. Duker
Code Enforcement Officer
410-313-1833

Mr Wm Duker

The house in question was added to in 1975 (with Receipts for a permit) Addition was cement floor + Block walls painted with water based paint outside + framed inside w/ sheetrock and paneling over all.

In 1984 the old part was removed and was replaced with a cement floor, frame walls with paneling inside + vinyl siding outside. Water based paint was used for trim & windows. No Lead paint has ever been used on this building. Proper inspections were done by Ho Co Inspectors.

If I have forgot to send everything you need or you have a questions Please Call. 410-489-4288 or Fax to same Number. James Lanning

Thank you.

PREPARED BY:

EXACTA

MARYLAND SURVEYORS

p: 443.819.3994
www.exactamd.com



PROPERTY ADDRESS: 15491 ROXBURY ROAD GLENWOOD, MARYLAND 21738

SURVEY NUMBER: MD1702.0793-01

FIELD WORK DATE: 9/22/2017

REVISION HISTORY: (REV.1 9/26/2017)

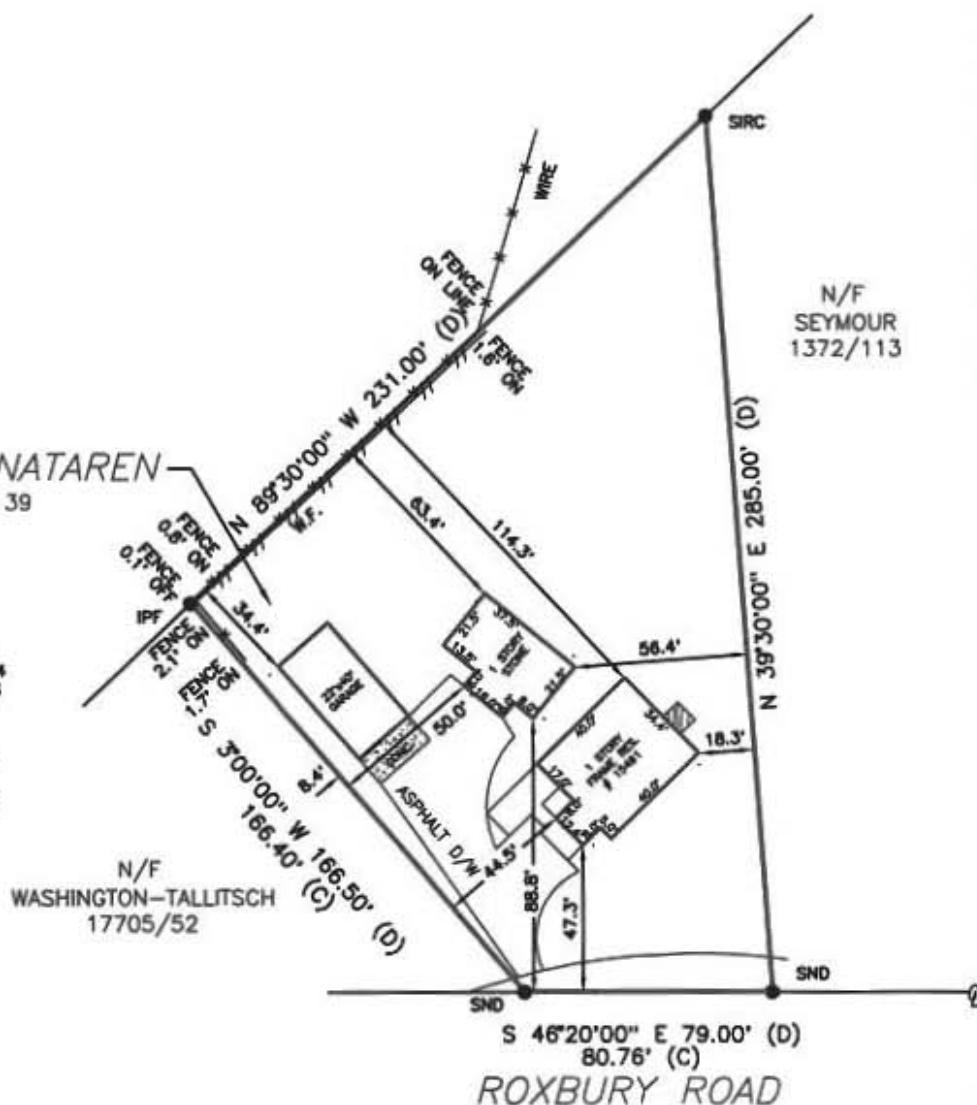
17020793
BOUNDARY SURVEY
15491 ROXBURY ROAD
HOWARD COUNTY, MARYLAND
03-24-2017 SCALE 1"=60'



PROPERTY OF
JOSE ROBERTO NATAREN
LIBER 17526, FOLIO 39
23,345 S.F.

NOTES:

1. THE PROPERTY SHOWN HEREON IS IDENTIFIED AS TAX MAP #321154 AMONG THE ASSESSMENT RECORDS OF HOWARD COUNTY, MARYLAND.
2. THE PROPERTY IS NOW IN THE NAME OF JOSE ROBERTO NATAREN BY DEED, RECORDED IN LIBER 17526 FOLIO 39 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.



GRAPHIC SCALE (In Feet)
1 inch = 60' ft.

POINTS OF INTEREST:
A PORTION OF ROXBURY ROAD EXTENDS OVER THE PROPERTY LINE.

CLIENT NUMBER:

DATE: 9/26/2017

BUYER: JOSE R. NATAREN

SELLER: JOSE R. NATAREN

CERTIFIED TO:
JOSE R. NATAREN

A LICENSEE EITHER PERSONALLY PREPARED THIS DRAWING OR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEYING WORK REFLECTED IN IT, ALL IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN REGULATION 12 OF CHAPTER 09.13.06 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS.

POWERED BY:

surveystars

www.surveystars.com

EXACTA
MARYLAND SURVEYORS

p: 443.819.3994 | 1220 E Churchville Road, Suite 100 | Bel Air, MD 21014

LB# 21535
www.exactamd.com

THIS IS A TWO PAGE DOCUMENT. THE ADVICE FOUND ON THE AFFIXED PAGE (PAGE 2 OF 2) IS AN INTEGRAL PART OF THE PLAT.

LEGAL DESCRIPTION:

ALL THAT PIECE OF PARCEL OF LAND BEING DESCRIBED IN LIBER 17526, FOLIO 39, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

JOB SPECIFIC SURVEYOR NOTES:

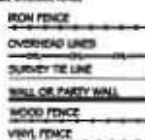
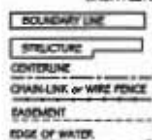
THE BEARING SYSTEM SHOWN HEREON HAS BEEN REFERENCED TO A DEED AS RECORDED IN LIBER 17526 FOLIO 39 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

GENERAL SURVEYOR NOTES:

1. Unless otherwise noted, no Title Report was furnished to this surveyor. Easements, restrictions, and/or right-of-way may not exist that are shown.
2. Underground facilities not shown, may exist.
3. This survey does not address wetlands, contaminated waste or toxic soil conditions, nor have any reports, studies or information regarding such been provided to this surveyor.
4. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Surveyors. Additional logos or references to third party firms are for informational purposes only.
5. Points of Interest (POI's) are selected above-ground improvements which may be in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
6. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
7. If there is a septic tank, or drain field shown on this survey, the location is approximate as the location was either shown to Exacta by a third party or it was estimated by metal detection, probing rods, and visual above ground inspection only. No excavation was performed in order to determine the exact and accurate location, unless otherwise noted.
8. House measurements are taken by field personnel using cloth tape in a level position from corner to corner. Due to varying construction standards, methods and materials, house measurements may vary when taken by others from any different vertical position. Before using this survey for planning or construction purposes, these measurements should be validated from the vertical level necessary for the purposes of those specific plans and/or permits.

LEGEND:

LINE TYPES: (UNLESS OTHERWISE NOTED)

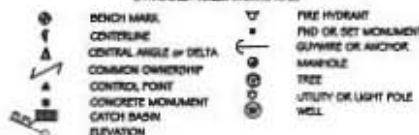


SURVEYOR'S LEGEND

SURFACE TYPES: (UNLESS OTHERWISE NOTED)



SYMBOLS: (UNLESS OTHERWISE NOTED)



(C) CALCULATED	E.O.W. EDGE OF WATER	N.T.S. NOT TO SCALE	R.P. RADIUS POINT	A.E. ACCESS EASEMENT
(D) DEED	ELEV. ELEVATION	NAD83 NORTH AMERICAN VERTICAL	R/W RIGHT OF WAY	A.N.E. ANCHOR EASEMENT
(F) FIELD	EM ELECTRIC METER	DATUM OF 1988	RES. RESIDENCE	C.M.E. CANAL MAINTENANCE ESMT.
(M) MEASURED	ENCL. ENCLOSURE	NGVD29 NATIONAL GEODETIC	RGE. RANGE	C.U.E. COUNTY UTILITY ESMT.
(P) PLAT	ENT. ENTRANCE	VERTICAL DATUM OF 1929	S.B.L. SET BACK LINE	D.E. DRAINAGE EASEMENT
(R) RECORD	EUB. ELECTRIC UTILITY BOX	O.C.S. ON CONCRETE SLAB	S.C.L. SURVEY CLOSURE LINE	D.U.E. DRAINAGE AND UTILITY ESMT.
(S) SURVEY	F.F. FINISHED FLOOR	O.G. ON GROUND	S.T.L. SURVEY TIE LINE	ESMT. EASEMENT
A.S.B.L. ACCESSORY SETBACK LINE	F.O.P. EDGE OF PAVEMENT	O.R.B. OFFICIAL RECORD BOOK	S.W. SEAWALL	I.E./E.E. INGRESS/EGRESS ESMT.
A/C AIR CONDITIONING	F.O.H. FOUND ORILL HOLE	O.R.V. OFFICIAL RECORD VOLUME	S/GD. SET GLUE DISC	IRR.E. IRRIGATION EASEMENT
B.C. BLOCK CORNER	F.O.M. FOUND CONCRETE MONUMENT	O/A OVERALL	S/W SIDEWALK	L.A.E. LIMITED ACCESS ESMT.
B.F.P. BACKFLOW PREVENTOR	F.P. FOUND IRON PIPE	O/S OFFSET	SCR. SCREEN	L.B.E. LANDSCAPE BUFFER ESMT.
B.R. BEARING REFERENCE	F.P.C. FOUND IRON PIPE & CAP	OFF. OUTSIDE OF SUBJECT PARCEL	SEC. SECTION	L.E. LANDSCAPE ESMT.
B.R.L. BUILDING RESTRICTION LINE	F.R. FOUND IRON ROD	OH. OVERHANG	SEP. SEPTIC TANK	L.M.E. LAKE OR LANDSCAPE
B/W. BAY/BOX WINDOW	F.R.C. FOUND IRON ROD & CAP	OH. OVERHEAD LINES	SEW. SEWER	M.E. MAINTENANCE EASEMENT
B.D.G. BUILDING	F.N. FOUND NAIL	ON. INSIDE OF SUBJECT PARCEL	S.R.C. SET IRON ROD & CAP	M.E.S. MAINTENANCE EASEMENT
B.L. BLOCK	F.N.D. FOUND NAIL AND DISC	P.B. PLAY BOOK	S.N.D. SET NAIL & DISC	P.U.E. PUBLIC UTILITY EASEMENT
B.M. BENCHMARK	F.P.N. FOUND PUMPER-HALON NAIL	P.C. POINT OF CURVATURE	S.O.F.T. SQUARE FEET	R.O.E. ROOF OVERHANG ESMT.
B.S.M.T. BASEMENT	F.P.N.D. FOUND P.N. NAIL & DISC	P.C.C. POINT OF COMPOUND	STY. STORY	S.W.E. SIDEWALK EASEMENT
C. CURVE	F.P.N.S.P. FOUND P.N. NAIL & SPIKE	P.C.P. CURVATURE	SV. SEWER VALVE	S.W.M. STORM WATER MANAGEMENT
C.B. CONCRETE BLOCK	GAR. GARAGE	P.E. POINT OF INTERSECTION	T.O.B. TOP OF BANK	ESMT. EASEMENT
C.L.F. CHAIN LINK FENCE	GM. GAS METER	P.O.B. POINT OF BEGINNING	T.B.M. TEMPORARY BENCHMARK	T.U.E. TECHNOLOGICAL UTILITY ESMT.
C.O. CLEANOUT	ID. IDENTIFICATION	P.O.C. POINT OF COMMENCEMENT	TEL. TELEPHONE FACILITIES	U.E. UTILITY EASEMENT
C.V.G. CONCRETE VALLEY GUTTER	ILL. ILLUSION	P.P. PINCHED PIPE	TWP. TOWNSHIP	
C.L. CENTER LINE	INT. INSTRUMENT	P.R.C. POINT OF REVERSE CURVATURE	TX. TRANSFORMER	
C.P. COVERED PORCH	INT. INTERSECTION	P.R.M. PERMANENT REFERENCE MONUMENT	TYP. TYPICAL	
C/S. CONCRETE SLAB	L. LENGTH	P.T. POINT OF TANGENCY	U.R. UTILITY RISER	
CATV. CABLE TV RISER	L.B. LICENSE # - BUSINESS	P/E. POOL EQUIPMENT	UG. UNDERGROUND	
CH. CHORD BEARING	L.S. LICENSE # - SURVEYOR	P.G. PAGE	UR. UTILITY RISER	
CHM. CHIMNEY	M.B. MAP BOOK	P.L. PROFESSIONAL LAND SURVEYOR	V.F. VINYL FENCE	
CONC. CONCRETE	M.E.S. MITERED END SECTION	P.L.T. PLANTER	W.C. WITNESS CORNER	
COR. CORNER	M.F. METAL FENCE	PSM. PROFESSIONAL SURVEYOR AND MAPPER	W/F. WATER FILTER	
CS/W. CONCRETE SIDEWALK	MES. MITERED END SECTION	R. RADIUS or RADIAL	WM. WATER METER VALVE BOX	
D.E. DRAIN FIELD	MH. MANHOLE		WV. WATER VALVE	
D.H. DRILL HOLE	N.R. NON RADIAL			
D/W. DRIVEWAY				

ELECTRONIC SIGNATURE:

In order to "Electronically Sign" all of the PDF's sent by STARS, you must use a hash calculator. A free online hash calculator is available at <http://www.fileformat.info/tool/md5sum.htm>

To Electronically Sign any survey PDF:

1. Save the PDF onto your computer.
2. Use the online tool at <http://www.fileformat.info/tool/md5sum.htm> to browse for the saved PDF on your computer.
3. Select the Hash Method as SHA.
4. Click Submit.

Your PDF is electronically signed if all of the characters in the SHA-1 code submitted by STARS matches the code which is produced by the hash calculator. If they match exactly, your PDF is electronically signed. If the codes do not match exactly, your PDF is not authentic.

PRINTING INSTRUCTIONS:

While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.

Select a color printer with legal sized paper.

Under "Print Range", click select the "All" toggle.

Under the "Page Handling" section, select the number of copies that you would like to print.

Under the "Page Scaling" selection drop down menu, select "None."

Uncheck the "Auto Rotate and Center" checkbox.

Check the "Choose Paper size by PDF" checkbox. Click OK to print.

EXACTA

OFFERS

25% OFF HOUSE LOCATION DRAWINGS
or
\$100 OFF BOUNDARIES

OFFER IS ONLY VALID FOR THIS PROPERTY AND BUYER
AS LISTED ON THE FIRST PAGE OF THIS SURVEY

EXACTA

EXACTA MARYLAND SURVEYORS, INC.

LB# 21535

www.exactamd.com

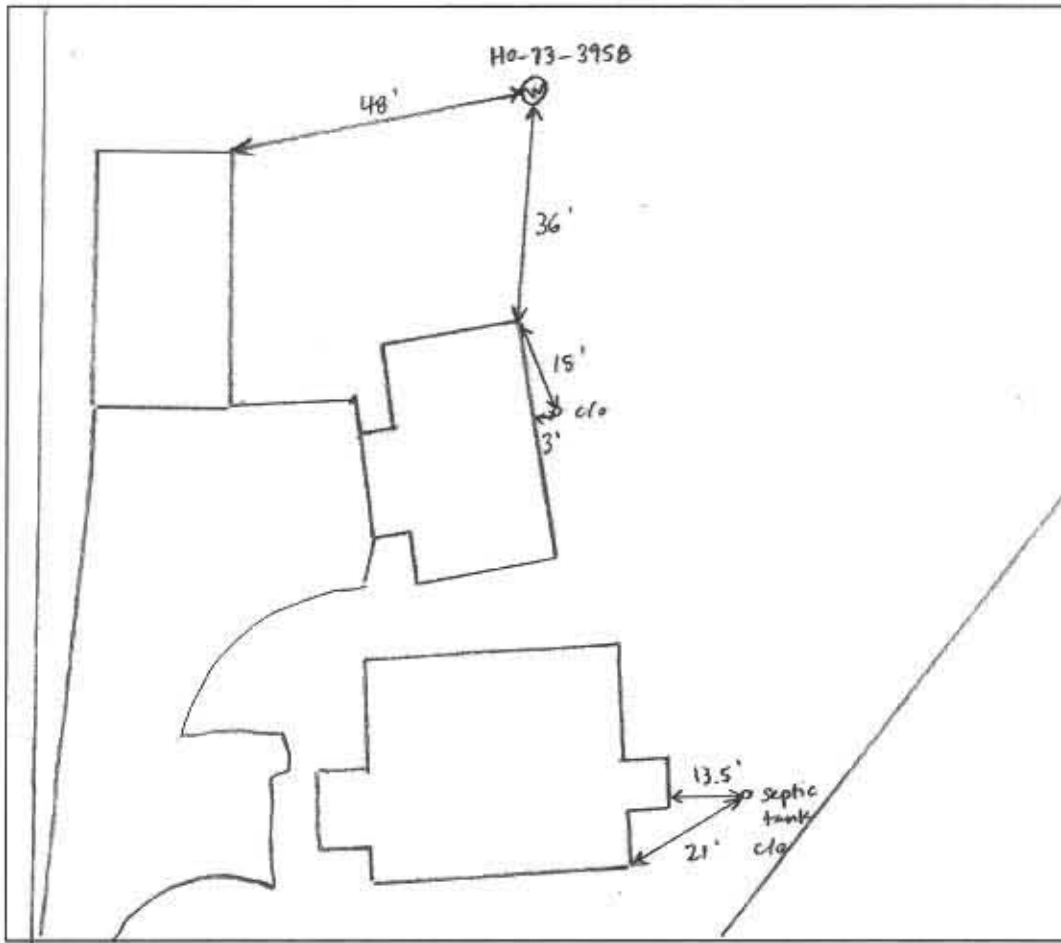
o: 443.819.3994

1220 E Churchville Road | Bel Air, MD 21014

SITE INSPECTION SHEET

OWNER: _____ PHONE #: _____
ADDRESS: 15491 Roxbury Rd. CONTRACTOR: _____
_____ WELL TAG #: _____
SUBDIVISION: _____ LOT: _____ COUNTY #: _____
PROPOSAL: _____

LOCATION DIAGRAM



COMMENTS: Site visit - located septic tank, has metal piece loosely
covering clo. No evidence of surfacing in the yard. Well has
a 2-pc cap, secure.

DATE: 3/13/18 INSPECTOR: Sarah Collins

PREPARED BY:

EXACTA
MARYLAND SURVEYORS

p: 443.819.3994
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PROPERTY ADDRESS: 15491 ROXBURY ROAD GLENWOOD, MARYLAND 21738

SURVEY NUMBER: MD1702.0793-01

FIELD WORK DATE: 9/22/2017

REVISION HISTORY: (REV.1 9/26/2017)

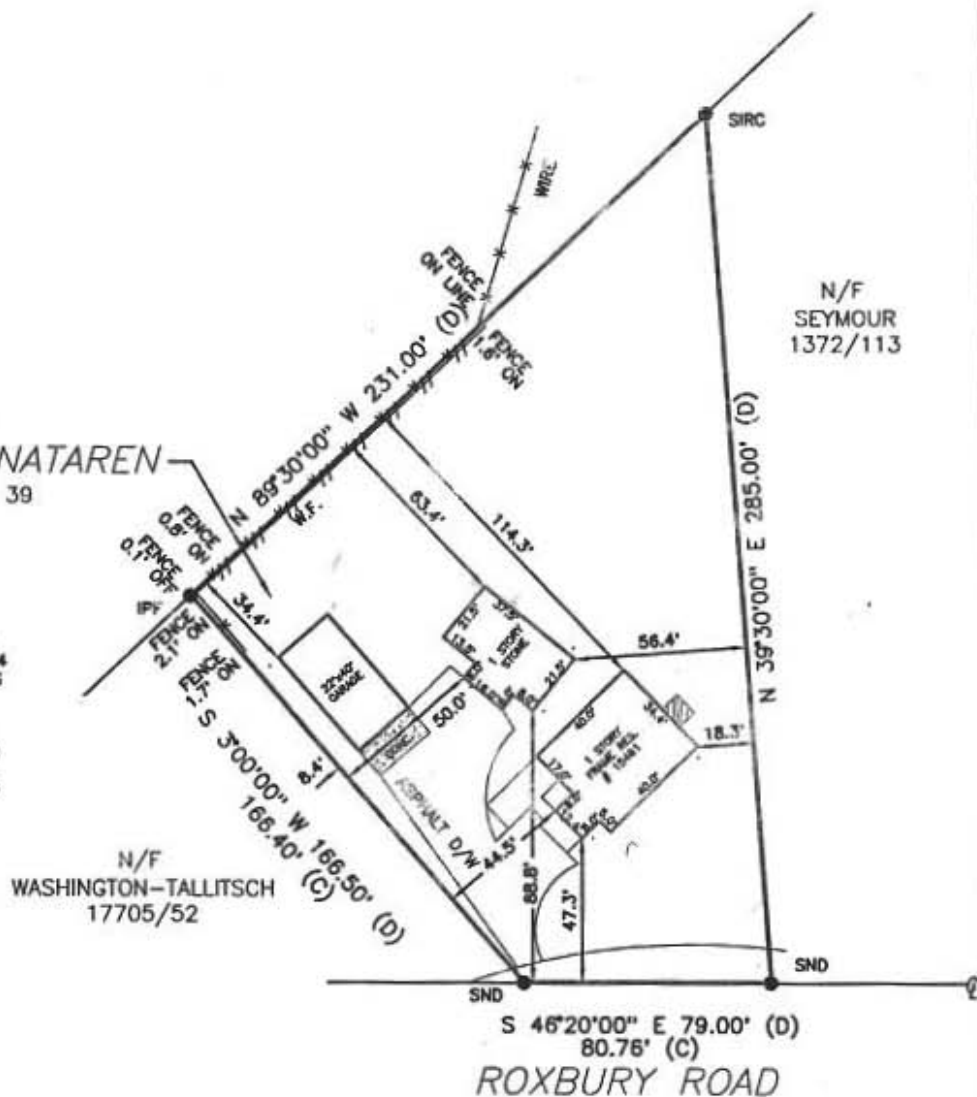
17020793
BOUNDARY SURVEY
15491 ROXBURY ROAD
HOWARD COUNTY, MARYLAND
03-24-2017 SCALE 1"=60'



PROPERTY OF
JOSE ROBERTO NATAREN
LIBER 17526, FOLIO 39
23,345 S.F.

NOTES:

1. THE PROPERTY SHOWN HEREON IS IDENTIFIED AS TAX MAP #321154 AMONG THE ASSESSMENT RECORDS OF HOWARD COUNTY, MARYLAND.
2. THE PROPERTY IS NOW IN THE NAME OF JOSE ROBERTO NATAREN BY DEED, RECORDED IN LIBER 17526 FOLIO 39 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.



William R. H. H.
EXPIRES 1-14-2019

GRAPHIC SCALE (In Feet)
1 inch = 60' ft.

POINTS OF INTEREST:
A PORTION OF ROXBURY ROAD EXTENDS OVER THE PROPERTY LINE.

CLIENT NUMBER:

DATE: 9/26/2017

BUYER: JOSE R. NATAREN

SELLER: JOSE R. NATAREN

CERTIFIED TO:
JOSE R. NATAREN

POWERED BY

surveystars

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THIS IS A TWO PAGE DOCUMENT. THE ADVICE FOUND ON THE AFFIXED PAGE (PAGE 2 OF 2) IS AN INTEGRAL PART OF THE PLAT.

Williams, Jeffrey

From: Saucedo, Brenda
Sent: Monday, March 19, 2018 9:54 AM
To: Williams, Jeffrey
Cc: Robbins, Holley; Saucedo, Brenda
Subject: FW: 15491 Roxbury Rd
Attachments: NCU 18-001 memo 15491 Roxbury Road.pdf; Notice of Violation.

Jeff,

Looks like we investigated this as recently as August, 2017 (see email from owner attached). The one parcel contains 15491 and 15489. Our building inspectors investigated as recently as July 2017 and September 2017. All cases were resolved as unfounded. There was no rental on the premises at the time of our investigation. I can have a condition added to the address that would flag it for your office to comment.

Please let us know if you need anything else.

Regards,

Brenda K. Saucedo

Chief Rental Housing, Taxi and Sign Code Inspector
Department of Inspections, Licenses and Permits
Inspections and Enforcement Division
bsaucedo@howardcountymd.gov
Office: 410-313-1831 Fax: 410-313-1861



From: Williams, Jeffrey
Sent: Monday, March 19, 2018 9:32 AM
To: Saucedo, Brenda
Subject: 15491 Roxbury Rd

Hi Brenda. We got a NCU for 15491 Roxbury Rd to comment on that shows two houses on one parcel. The neighbors came to us about it and mentioned that at least one of the structures is a rental. I was wondering if you were familiar with this and if they have applied for a rental license. You can see our comments attached. There are some issues with the septic. If you get a rental license application from them, I'd like to have the opportunity to make comments on the septic if possible. Thanks

Jeff Williams
Program Supervisor, Well & Septic Program
Bureau of Environmental Health
Howard County Health Dept.
410-313-4261
jewilliams@howardcountymd.gov

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Williams, Jeffrey

From: Roberto Nataren <rnataren@jrprojectsllc.net>
Sent: Tuesday, August 15, 2017 12:07 PM
To: Robbins, Holley
Subject: Notice of Violation.

Good Morning.

This is Jose Roberto Nataren, Owner of the following properties.

15491 Roxbury Rd, Glenwood MD 21738 & 15489 Roxbury Rd, Glenwood MD 21738.

The reason of my email it's regarding a Notice of Violation letter that i received July 26 2017, where i was notified by Howard County for the following violations.

*Unlicensed Rental : @ 15489 Roxbury Rd.

*Build a Second floor in Garage.

*2 Mailboxes

Here is my explanation:

*There is not rental unit in my properties, my family and I, are the ones who occupy the Unit 15489, until we are ready to move to the main house 15491(which is vacant) In the future if we need to rent one of the properties we know that a Rental License is require.

*We haven't build a second floor in the Garage, Whatever is in the garage was build long time ago by previous owners, the second floor they mentioned its where the HVAC unit its been place since previous owner installed.

*We haven't add a second mailbox, what i did was remove and replace existing with new mail box.

Everything I've done on the property up to this point is maintenance only.

Please don't hesitate to contact me if you have any questions regarding.

Best Regards.

Jose Roberto Nataren
703-609-8566

