

LAYOUT _____ INSP 4 _____

INSP 2 _____ INSP 5 _____

INSP 3 _____ INSP 6 _____

ISSUE DATE: _____

APPROVAL DATE: _____

PERMIT
INDEXED
TAX ID #

P _____

A 522414

ON-SITE SEWAGE DISPOSAL SYSTEM
HOWARD COUNTY HEALTH DEPARTMENT
BUREAU OF ENVIRONMENTAL HEALTH

_____ IS PERMITTED TO INSTALL ALTER

ADDRESS: _____ PHONE NUMBER: _____

SUBDIVISION: _____ LOT NUMBER: 5 LOT 5 (are-subdiv)

ADDRESS: 6891 Haviland Mill Road PROPERTY OWNER: Robert A Schremp

SEPTIC TANK CAPACITY (GALLONS): _____ OUTLET BAFFLE FILTER REQUIRED

PUMP CHAMBER CAPACITY (GALLONS): _____ COMPARTMENTED TANK REQUIRED

NUMBER OF BEDROOMS: _____

SQUARE FEET PER BEDROOM: _____

LINEAR FEET OF TRENCH REQUIRED: _____

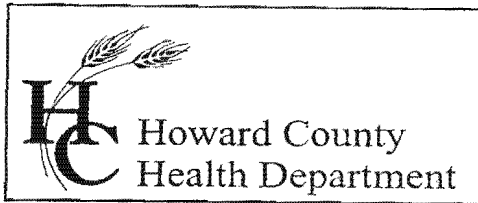
TRENCHES:	Trench to be _____ feet wide. Inlet _____ feet below original grade. Bottom maximum depth _____ feet below original grade. Effective area begins at _____ feet below original grade. _____ feet of stone below distribution pipe.
LOCATION:	_____
NOTES:	_____

PLANS APPROVED: _____ DATE: _____

- NOTE: PERMIT VOID AFTER 2 YEARS
- NOTE: CONTRACTOR RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION INSPECTION FOR ALL INSTALLATIONS
- NOTE: WATERTIGHT SEPTIC TANKS REQUIRED
- NOTE: ALL PARTS OF SEPTIC SYSTEM SHALL BE 100 FEET FROM ANY WATER WELL
- NOTE: MANHOLE RISERS REQUIRED ON ALL SEPTIC TANKS AND PUMP CHAMBERS UNLESS SPECIFICALLY AUTHORIZED

NEITHER THE HOWARD COUNTY COUNCIL NOR THE HEALTH DEPARTMENT IS RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF ANY SYSTEM PERMITTEE RESPONSIBLE FOR OBTAINING FINAL APPROVAL ON THIS PERMIT CALL 410-313-2640 FOR INSPECTION OF SEPTIC SYSTEM

A522414



7178 Columbia Gateway Drive, Columbia, MD 21046
(410) 313-2640 Fax (410) 313-2648
TDD (410) 313-2323 Toll Free 1-866-313-6300
website: www.hchealth.org

Penny E. Borenstein, M.D., M.P.H., Health Officer

January 14, 2004

TO: Cindy Hamilton
Chief, Division of Land Development

FROM: Kevin J. Bell 
Well and Septic Program
Development Coordination Section

RE: File Number: WP-05-071
Title: Schremp Property

The following comments apply to the waiver petition prepared by Shanaberger & Lane. The health department has no objections to the above referenced waiver petition. However, the applicant is reminded that prior to final signature all wells must be drilled, a well abandonment letter must be obtained, and all lots must be 2 acres.

KJB

FAST TRACK PLAN

DataBase No. _____

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: 12/23/04

DPZ File No. WP-05-071

Department of Planning and Zoning

- Transportation Planning
- Historic Preservation
- Public Service and Zoning Administration
- Research
- Address Coordinator

- Environmental and Community Planning (Ag Pres/Route 1)
- Development Engineering Division
- Other
- File

Agencies

- Soil Conservation District
- Department of Inspections, Licenses & Permits
- Department of Fire and Rescue Services
- State Highway Administration
- Health Department
- Public School System
- Recreation and Parks
- WSSC
- MD Aviation Administration

- Tax Assessment
- Verizon
- BGE
- Cable TV
- Police
- MTA
- Finance
- DPW, Real Estate Services
- DPW, Construction and Inspection
- DPW, Bureau of Utilities

RE: SCHREMPF TACP.

ENCLOSED FOR YOUR → Signature Approval Review & Comments Files
 THE ENCLOSED → Original Pre-Packaged Plan Set

<u>Plans</u>	<u># of Sheets</u>	<u>Supplemental Documents</u>
<input type="checkbox"/> Sketch Plan	<input type="checkbox"/>	<input type="checkbox"/> Wetlands Report
<input type="checkbox"/> Prel Equiv Sketch Plan	<input type="checkbox"/>	<input type="checkbox"/> Soils/Topo Map/Drain Area Map
<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/>	<input type="checkbox"/> FSD/FCP/Worksheet and Application
<input type="checkbox"/> Final Plat/Plat of Easement/RE Plat	<input type="checkbox"/>	<input type="checkbox"/> Declaration of Intent (Forest Cons)
<input type="checkbox"/> Final Constr Plans (RDS)	<input type="checkbox"/>	<input type="checkbox"/> Drainage and/or Computation/Pond Safety Comps
<input type="checkbox"/> Final Development Plan	<input type="checkbox"/>	<input type="checkbox"/> Preliminary Road Profiles
<input type="checkbox"/> Site Development Plan	<input type="checkbox"/>	<input type="checkbox"/> APFO Roads Test/Mitigation Plan/Traffic Study
<input type="checkbox"/> Landscape Plan/Supplemental Plan	<input type="checkbox"/>	<input type="checkbox"/> Noise Study
<input type="checkbox"/> Grading Plan	<input type="checkbox"/>	<input type="checkbox"/> Sight Distance Analysis/Speed Flow Study
<input type="checkbox"/> House Type Revision/Walk-Thru Red-Line	<input type="checkbox"/>	<input type="checkbox"/> Floodplain Study
<input type="checkbox"/> Water and Sewer Plan	<input type="checkbox"/>	<input type="checkbox"/> Stormwater Management Comps/Geo-Tech Report
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Industrial Waste Survey (DPW)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Road Poster Form Letter
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Response Letter
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Perc Plat
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Scenic Road Exhibits
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Deeds
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Photographs
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Retaining Wall Comps/Details
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poster/Community or HDC Meeting Information
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Route 1 Details/Summary

* SEE F-05-48*

WAS: Received Tentatively Approved Recorded
 Received and Revised Approved On 12/23/04

COMMENTS: _____ SRC/Comments Due By: 1/20/05

Check, initial and return to the Department of Planning and Zoning if plan is approved with no comments.

DPZ STAFF INITIALS [Signature]

CLEAR INFO

WAIVER PETITION APPLICATION

Date Submitted/Accepted 12/23/04 DPZ File Number WP-05-071

I. Site Description

Subdivision Name/Property Identification: LOTS 4 & 5 SCHREMP PROPERTY

Location of property: 6891 HARVARD MILL RD
(Street Address and/or Road Name)

RESIDENTIAL
(Existing Use)

RESIDENTIAL
(Proposed Use)

40
(Tax Map No.)

1
(Grid/Block No.)

P/O 7
(Parcel No.)

4TH
(Election District)

RR DEC
(Zoning District)

4.4107 AC
(Total Site Area)

Provide a brief site history including reference to all previously submitted or currently active plans on file with the County (subdivision plans, Board of Appeals petitions, waiver petitions, etc.)

PROPERTY WAS PREVIOUSLY 2 PARCELS, COMBINED UNDER
F-05-110, PUNT 0275, BA CASE # BA03-20V APPROVED TO
RECREATE 2 LOTS SMALLER THAN 3 ACRES EACH

II. Waiver Request

In accordance with Section 16.104 of the Howard County Subdivision and Land Development Regulations, the Department of Planning and Zoning, in conjunction with the Subdivision Review Committee may grant waivers or modifications to the minimum requirements stipulated within the Regulations if it is determined that extraordinary hardships or practical difficulties may result from strict compliance with the regulations, or if it is determined that the regulations may be served to a greater extent by an alternative proposal.

In the area below, the petitioner shall enumerate the specific numerical section(s) from the Subdivision and Land Development Regulations for which a waiver is being requested and provide a brief summary of the regulation. Attach a separate sheet if additional information is appropriate.

Section Reference No.	Summary of Regulation
1. <u>16.120(b)(4)(i)</u>	<u>REQUIRE RESIDENTIAL LOTS TO BE REGULARY-SHAPED, GENERALLY RECTANGULAR</u>
2. <u>16.120(b)(4)(ii)</u>	<u>REQUIRING LOT DIMENSIONS NOT EXCEED A 3:1 DEPTH-TO-WIDTH RATIO</u>
3. <u>16.120(b)(4)(iii)</u>	<u>REQUIRING LOTS LESS THAN 10 AC IN SIZE NOT BE ENCUMBERED BY ENVIRONMENTALLY SENSITIVE FEAT</u>
4. <u>16.120(b)(4)(iv)</u>	<u>REQUIRING FRONT SETBACK FOR A P-RESTEM LOT BE MEASURED AS A LINE PARALLEL TO THE FRONT LOT LINE</u>
5. _____	_____

III. **Justification** (if additional space is needed for justification, please attach to the application)

All waiver requests must be fully justified by the petitioner. Incomplete or inadequate justification may result in rejection of the application. Justification must be specific to the subject property. The justification provided by the petitioner should include all factors which rationalize or substantiate the request in accordance with the following criteria:

- a. Summarize any extraordinary hardships or practical difficulties which may result from strict compliance with the Regulations.
- b. Verify that the intent of the Regulations will be served to a greater extent through the implementation of the alternative proposal.
- c. Substantiate that approval of the waiver will not be detrimental to the public interests.
- d. Confirm that approval of the waiver will not nullify the intent of the Regulations.

SEE JUSTIFICATION LETTER

IV. **Pre-Submission Meeting Requirements**

- a. **HDC Meeting Requirement** - A pre-submission advisory meeting with the Historic District Commission is required for new development located within a Historic District or if the site is listed in the Historic Sites Inventory in accordance with Section 16.605 of the Howard County Code. The property owner/developer must contact the DPZ, Division of Public Service and Zoning Administration for the HDC scheduling process and procedures. **The property owner/developer must submit a copy of the minutes from the HDC Advisory Meeting to DPZ along with the initial subdivision or site development plan application.**
- b. **MAA Meeting Requirement** - For all proposed subdivisions or developments located within the BWI Airport Noise Zone or the Airport Zoning District (4 mile radius from the center of the airport), the review and approval by the Maryland Aviation Administration is required prior to signature approval of final plan road and SWM construction drawings, and/or site development plans, or waiver approval of SDP. Please contact the MAA at P.O. Box 8766, BWI Airport, Maryland, 21240-0766, or (410) 859-7100. A copy of the MAA approval letter must accompany the submission of the final road/SWM construction plan original drawings, and/or site development plan original, or waiver petition application.

V. **Plan Exhibit**

A. Number of Copies Required

The waiver petition application must be accompanied by copies of a detailed plot plan, subdivision plat or site development plan (**14 sets of the completed waiver application and plan exhibit if the subject property adjoins a County road; 18 sets for properties adjoining a State road**). In instances where the waiver request concerns an approval extension or if an associated plan is in active processing, only 2 sets of plans are required along with 14 or 18 copies of the application form. **Plans must be folded to a size no larger than 7-1/2" x 12"**. The pre-packaging of plans and supplemental reports by SRC agency will be permitted by DPZ provided that each package contains a cover letter which itemizes all plans, reports and documents included in the package.

Please be advised that all plan application submissions are ACCEPTED BY APPOINTMENT ONLY. All plan submission appointments must be scheduled with the Division of Land Development at (410) 313-2350.

B. Plan Requirement Checklist

The detailed waiver petition exhibit, plot plan, subdivision plan or site development plan must indicate the following required information relevant to the waiver request to ensure acceptance of the waiver petition application for processing.

Legend:	<u>Y</u>	Information Provided	<u>N</u>	Information Not Provided,
	<u>NA</u>	Not Applicable		Justification Attached

- Y 1. Vicinity map scale 1" = 2,000' indicating and identifying the total boundary of the property, exact site location, vicinity roads and north arrow.
- Y 2. Bearings and distances of property boundary lines for the entire tract and size of tract area.
- Y 3. North arrow and scale of plan.
- Y 4. Location, extent, boundary lines and area of any proposed lots.
- Y 5. Any existing or proposed building(s), structures, points of access, driveways, topography, natural features and other objects and/or uses on the subject and adjacent properties which may be relevant to the petition; i.e. historic structures, cemeteries or environmentally sensitive areas.
- Y 6. Delineation of building setback lines.
- Y 7. Delineation of all existing public road and/or proposed street systems.
- Y 8. Identification and location of all easements.
- Y 9. Approximate delineation of floodplain, wetland and forested areas, if applicable.
- N/A 10. Road profile to evaluate sight distance, if the application includes a request for direct access to a major collector or more restrictive roadway classification.
- N/A 11. Any additional information to allow proper evaluation (e.g. for waivers to wetland buffers an alternative analysis and mitigation proposal are needed; for waivers to SDP requirements where there is no subdivision of land, an APFO Roads Test evaluation may be needed).
- Y 12. Photographs, perspective sketches or cross-sections as necessary to adequately portray the waiver request.
- Y 13. The exhibit plans should be highlighted to accurately illustrate the requested waiver(s) to allow proper evaluation (i.e. proposed grading, tree clearing or other disturbances within environmentally sensitive areas or buffers).
- Y 14. Submit 2 sets of photographs for all existing on-site structures.

N/A 15. Route 1 Manual

Compliance with the Route 1 Manual is required for new development and some alterations or enlargements located in the CE, TOD and CAC zoning districts and for other zoning districts located within the Route 1 corridor. All plan submissions, beginning with the initial subdivision or site development plan, shall show all applicable streetscape, site and building designs responding to the Route 1 Manual's requirements and recommendations. All plan submissions shall provide a written summary of how the proposed design achieves the objectives of the Route 1 Manual. Also, building design and schematic architectural elevation details must be included with the initial subdivision or site development plan submission.

VI. Fees

The Waiver Petition application fee shall be in accordance with the adopted fee schedule. All checks shall be made payable to the *Director of Finance*. **The petition will not be accepted for processing until the fee has been paid. Incomplete, incorrect or missing information may result in the rejection of the application** and could cause additional time to be required to revise the petition for resubmittal and re-review. For more information or questions, contact DPZ at (410) 313-2350.

VII. *Owner's/Petitioner's Certification*

I/WE the undersigned fee simple owner(s) hereby make application to the Howard County Department of Planning and Zoning to relax the minimum requirements of the Howard County Subdivision and Land Development Regulations. The undersigned hereby certifies the information supplied herewith is correct and complete, confirms that the regulations and policies as referred to in the attached are understood, and authorizes periodic on-site inspections by the Howard County Subdivision Review Committee agencies. ***If the applicant is the owner's agent, written documentation from owner granting that authority is required.**

G Owner's authorization attached *

Rebecca M. J... 12/10/04
(Signature of Property Owner) (Date)
(Fee Simple Owner Only)

Row Fenzel
(Signature of Petition Preparer) * (Date)

ROBERT SCAROMP
(Name of Property Owner)

SHARON BERBER & LONE
(Name of Petition Preparer, Surveyor/Engineer or Agent/Developer)

6891 HAVILAND MILL RD
(Address)

6716 TOWN & COUNTRY BLVD
(Address) SUITE 201

CHARLESVILLE, MD 21029
(City, State, Zip Code)

ALLCOTT CITY MD 21043
(City, State, Zip Code)

(E-mail) _____

(E-mail) HOWES@HAWLANE.COM

301-854-3972
(Telephone) (Fax)

410 461-9563 410 461-9693
(Telephone) (Fax)

Contact Person: BOB SCAROMP

Contact Person: Row FENZEL

**Howard County Department of Planning and Zoning
Division of Land Development**

**INITIAL SUBMISSION
WAIVER PETITION WORKSHEET
(For DPZ Use Only)**

Project Name _____ DPZ File No. _____
 DPZ Plan Reviewer _____ Submission Date _____
 Plan Consultant Representative _____ Time _____

I. Application Requirements *Indicate Yes, No or NIA*

- a. Application is complete
- b. Required number of plans and applications are provided
 ___ Plans (14 sets on County Road or
 ___ Applications (18 sets on State Road)
- c. Supplemental Information is provided

II. Fee Computation	Fee
Number of waivers requested	_____
* Base Fee for first two waiver sections (\$450)	_____
Fee for each additional waiver section (___ additional waivers x \$50 each)	\$0.00
* (Maximum fee of \$350 for Agricultural Preservation parcels)	
TOTAL	<u>\$0.00</u>

III. Certification

Cash Receipt No. _____ Account #011-005-4201 Amount _____

Check issued by _____

___ Waiver petition application is accepted for processing.

___ Scheduled SRC meeting date.

___ Waiver petition application is rejected.

Reason: _____

___ Resubmission is accepted. Date _____ Staff initials _____

Comments/Notes _____

SHANABERGER & LANE

Surveying • Land Planning • Construction Stakeout

November 29, 2004

Ms. Cindy Hamilton, Chief
Division of Land Development & Research
Howard County Department of Planning & Zoning
George Howard Building
Ellicott City, Md. 21043
re: Schremp Property, Lots 4 & 5 (F-05-48)

Dear Ms. Hamilton:

The purpose of this letter is to request a waiver of several sections of the Subdivision and Land Development Regulations in order to subdivide Lot 3, Schremp Property (F-85-110, Plat Number 6275) into 2 residential lots. These are the Sections of the Regulations for which waivers are requested:

Section 16.120.(b)(4)(i) --- requiring residential lots to be regularly-shaped, generally rectangular. (This applies to Lot 5)

Section 16.120.(b)(4)(ii) --- requiring that lot dimensions generally not exceed a 3:1 depth-to-width ratio. (This applies to Lot 5)

Section 16.120.(b)(4)(iii) --- requiring that lots less than 10 acres in size not be encumbered by environmentally-sensitive features (flood plains, streams, buffers). (This applies to Lots 4 & 5)

Section 16.120.(b)(4)(iv) --- requiring the front setback for a pipestem lot be measured as a line parallel to the front lot line. (This applies to Lot 4)

Justification for Waivers: The history of the property provides the justification for the waivers. Were this a newly-created subdivision, it is obvious such a lot configuration would not be allowed. However, the purpose of this resubdivision is to *restore that which previously existed (2 residential lots) and which was done away with by mistake*. In doing so (in going back from 1 residential lot to 2 lots) it is not possible to comply with all of the current land use regulations.

History: In May, 1983, the subdivision plat entitled "Schremp Property, Lots 1 and 2" was recorded as Plat Number 5433 (F-83-76). This subdivided the remaining land conveyed by deed recorded in Liber 226, Folio 21. Lot 2 on Plat number 5433 was adjacent to a separately-deeded parcel of land owned by Mr. Schremp by way of deed recorded in Liber 678, Folio 188. The 2 relevant properties, those included in the current resubdivision plat and in this waiver request, are

1. Lot 2 as shown on Plat Number 5433
2. The deeded parcel recorded in Liber 678, Folio 188 (improved with a house built in 1975). These are the 2 properties shown on Sheet 1 of 2 of our Waiver Plan.

After this time, Mr. Schremp hired a builder to construct an addition to the existing house on the deeded parcel conveyed in Liber 678, Folio 188. In connection with building the addition, it was discovered that the house was built too close to a setback line (The North 31° 03' 39" East 273.00-foot line of Lot 2 shown on Plat Number 5433). Mr. Schremp's builder was advised by someone at the Office of Planning and Zoning that the way to fix the problem was to merge the 2 properties. In hindsight, if a resubdivision plat of the 2 relevant properties had been performed, the problem could have been resolved, and there would be no current need for either a resubdivision plat or of waivers. The location of the house and pool are shown on Sheet 1 of 2 of our Waiver Plan.

Plat Number 6275 (F-85-110) entitled "Schremp Property, Lot 3" was then prepared to accomplish the advised merger of the 2 properties, and was recorded in June, 1985. This left Mr. Schremp with 1 legal parcel, not 2 as he had previously had.

As land use regulations changed over time, the ability of Mr. Schremp to once again go through the subdivision process to go back to having 2 legal parcels has become more difficult. The current subdivision proposal is a "best effort" attempt to comply with as many of the current County and State regulations as possible. Lots in this area draining to Rocky Gorge Reservoir now must meet a 2-acre requirement. This requirement can be met. The current house and septic area on Lot 4 can be retained, and the current well serving the existing house can be abandoned and a new well can be drilled. The previous building area for Lot 5 can be substantially retained as originally approved on Plat Number 5433. Our proposed lot layout, substantially the same as that requested in BA Case No. 03-029V, is shown on Sheet 2 of 2 of our Waiver Plan.


One of the 2 relevant properties (Lot 2 shown on Plat Number 5433) was irregularly-shaped, and exceeded the 3:1 depth-to-width ration when it was originally created on Plat Number 5433. There is no way to maintain the same 2 general building areas shown on Plat 5433 and maintain the required 2-acre lot size without re-creating 1 irregularly-shaped lot which is greater than 3:1 in depth-to-lot ratio.

There is no way to prevent environmental features from being present on the lots. These features were present when Plat Number 5433 was recorded. Specifically, the flood plain and stream and stream buffer existed now as before.

The existing house on Lot 4 was constructed when the front building line could be configured as an arc from the corner of the pipestem. Since such an arc is no longer allowed, the required 50-foot front setback line **can** be created along the property line from which the driveway enters, which could reasonably construed as a "front" property line. If this is not acceptable, the request would be to allow a front property line for Lot 4 only that is an arc, inscribing the required minimum lot width.

There is more relevant history of the property in BA Case No. 03-29V. I believe the waiver requests are justified in this instance because an entire parcel was eliminated by Plat Number 6275 by mistake, and the current proposal is only to substantially restore the existence of that parcel, not to further subdivide. To the extent possible, land use regulations currently in effect will be complied with in doing so.

If you need any further information to evaluate this request, please let me know. Thank you for your attention to this request..

Sincerely,

Scott Shanaberger
Professional L. S.



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If you need any further information to evaluate this request, please let me know. Thank you for your attention to this request..

Sincerely,


Scott Shanaberger
Professional L. S.

6891 Haviland Mill Road
Clarksville, Maryland 21029
310-854-3972

11, December 2004

Ms. Cindy Hamilton, Chief
Division of Land Development & Research
Howard County Department of Planning & Zoning
George Howard Building
Ellicott City, Md. 21043

Re: Schremp Property, Lots 4 & 5 (F-05-48)

Dear Ms. Hamilton:

The purpose of this letter is to provide some information related to the property in question. Prior to 1974, I acquired 1.399 acres, then known as Parcel A, from my parents. My current residence was built on that parcel. My parents chose to further subdivide their property by creating Lot 1, with 3.0285 acres with their residence and Lot 2 with 3.0285 acres. Their plan was to sell their existing residence and have a smaller, easier to maintain, home on Lot 2. Because of the deteriorating health of my parents, they chose to move to an assisted living facility. As a result of their change in plans, I purchased Lot 2.

In 1985, in the process of constructing an addition to my residence, it was discovered that the addition would slightly encroach from parcel A to Lot 2. An inquiry was made to the Department of Planning and Zoning. A recommendation was made to consolidate the two properties into one lot (Lot 3).

Today, I am hopeful that the process of going back to having two legal parcels (both lots will be over 2 acres in size) will be accomplished with every effort to comply with as many of the county and state regulations as possible.

Thank you for your attention to this request.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert A. Schremp Jr.", written in a cursive style.

Robert A. Schremp Jr.

03 13 14 11 2 13

**RESIDENTIAL DISTRICT VARIANCE PETITION
TO THE HOWARD COUNTY BOARD OF APPEALS**

For DPZ offices use only:
CASE NO. BA 03-29W
DATE FILED _____
DATE ACCEPTED _____
FOR SCHEDULING _____

1. PETITIONER'S NAME Robert A. Schremp, Jr.
TRADING AS (IF APPLICABLE) _____
ADDRESS 6891 Haviland Mill Road, Clarksville, Maryland 21209
PHONE NO. (W) _____ (H) 301-854-3972

2. COUNSEL FOR PETITIONER David A. Carney, Reese and Carney, LLP
COUNSEL'S ADDRESS 10715 Charter Drive, Columbia, Maryland 21044
COUNSEL'S PHONE NO. (410) 740-4600

3. PROPERTY IDENTIFICATION:
ADDRESS OF SUBJECT PROPERTY 6891 Haviland Mill Road, Clarksville, MD 21029

TOTAL ACREAGE OF PROPERTY 4.42 acres
PROPERTY LOCATION:
ELECTION DISTRICT: 05 ZONING DISTRICT: RRDEO
TAX MAP # 40 BLOCK # _____ PARCEL/LOT # 7/3
SUBDIVISION NAME (if applicable): _____

4. 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.

NOTE: Completed petition forms must be submitted before the first day of the month in order to be heard on the last Tuesday of the Month. Incomplete petitions may result in postponement.

The Board of Appeals, at its discretion, refer a variance petition in a residential district to the Planning Board for review and a recommendation.

PLEASE READ CAREFULLY
DATA TO ACCOMPANY PETITION:

5. VARIANCE PLAN.

No application for a variance shall be considered complete unless the plan indicates the required setback or other requirement, and the requested variance from the subject setback or other requirement. The submitted plans shall be folded to approximately 8 ½ 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) Same as (e) and (f) above, of any adjoining property as necessary for proper examination of the petition.
- (h) Location of well and private sewerage easement area, if property is to be served by private water and sewer.
- (i) Election District in which the subject property is located.
- (j) Tax Map and parcel number on which the subject property is located.
- (k) Name of local community in which the subject property is located or name of nearby community.
- (l) Name and mailing address of the petitioner.
- (m) Name and mailing address of attorney, if any.
- (n) Name and mailing address of property owner.
- (o) Floor area and height of structures, setback distances from property lines, and other numerical values necessary for the examination of the petition.
- (p) Location of subject property in relation, by approximate dimension, to the center line of nearest intersection of two public roads.
- (q) Ownership of affected roads.
- (r) A detailed description of all exterior building materials for all proposed structures.
- (s) Any other information as may be necessary for full and proper consideration of the petition.

Go to page 3.

6. OTHER DATA TO ACCOMPANY PETITION.

The Petitioner must also submit with the petition an area location map (tax map) of the subject property, indicating the street address of the site, the zoning district of the site and the zoning district of all adjacent properties.

7. VARIANCE REQUEST.

The undersigned hereby petition the Board of Appeals for a variance from the requirement(s) of section _____ of the Zoning Regulations to: (describe)

See Supplement

A) Describe why the Zoning Regulations in question would result in practical difficulties or unnecessary hardships in complying strictly with the bulk requirements:

narrowness, shallowness, shape, topography other;

explain: See Supplement

B) If exceptional narrowness, shallowness or shape of the property is claimed, give the date of the recording of the plat of present subdivision, if any: _____; or if property is not subdivided, give the date on which a deed conveying the identically bounded tract was first recorded:

See Supplement

C) The intended use of the property, in the event the petition is granted:

See Supplement

D) Any other factors which the Petitioner desires to have considered:

See Supplement

Go to page 4.

E) Explain why the requested variance is the minimum necessary to afford relief:

See Supplement

F) Is the property connected to: public water?: Y___ N___

public sewer?: Y___ N___

G) If the requested variance is granted, would it impact the water and/or septic/sewer on the site? Y___ N___

H) If the requested variance is granted, would it increase the intensity of uses on the site? Y___ N___; if yes, explain: See Supplement

I) If the requested variance is granted, would it increase traffic to or from the site? Y___ N___; if yes, explain: See Supplement

J) Describe in detail (i.e. width, type of paving, etc.) all means of vehicular access onto the site: See Supplement

K) Describe the topography of the site: See Supplement

L) Will the existing or proposed structure be visible from adjacent properties? Y___ N___; if yes, describe any proposed buffering or landscaping:

See Supplement

Go to page 5.

M) Describe any existing buffering or landscaping: _____

See Supplement

8. PRIOR PETITIONS. Has any petition for the same, or substantially the same, variance as contained herein for the same property as the subject of this petition been disapproved by the Board of Appeals within twenty-four (24) months of the date of this petition?

() YES () NO If yes, and six (6) months have elapsed since the last hearing, an affidavit setting forth new and different grounds on which re-submittal is based must be attached.

9. ADDITIONAL MATERIAL, FEES, POSTING, AND ADVERTISING:

A) If desired, supplemental pages may be attached to the petition. The following number of petitions, plans and supplemental pages must be submitted:

23 copies if the subject property adjoins a State road.

19 copies if the subject property adjoins a County road.

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 and/or the Board of Appeals in connection with the filing of this petition.

The undersigned agrees to pay all costs in accordance with the current schedule of fees.

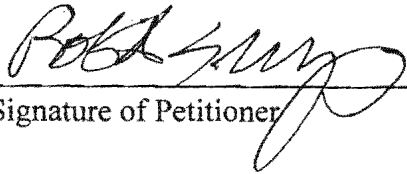
The undersigned also agrees to properly post the property at least fifteen (15) days prior to the hearing and to maintain the property posters as required and submit an affidavit of posting at, or before the time of the hearing. The undersigned also agrees to insert legal notices, to be published one (1) time in at least two (2) newspapers of general circulation in Howard County, as prepared and approved by the Department of Planning and Zoning, within at least fifteen (15) days prior to the hearing, and to pay for such advertising costs; and further agrees to submit two (2) approved certificates of the text and publication date(s) of the advertisement at or before the time of the hearing.

Go to page 6.

10. 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.



Signature of Petitioner



Signature of Attorney

David A. Carney

Reese and Carney, LLP

10715 Charter Drive, Suite 200

Columbia, MD 21044

For DPZ offices use only: (Filing fee is \$450.00 plus \$15.00 per poster.)

Hearing fee: \$ _____

Poster fee: \$ _____

TOTAL: \$ _____

Receipt No. _____

(Make checks payable to "Director of Finance")

Go to page 7.

GENERAL REQUIREMENTS:

The Petitioner shall note that all requests for variances must meet the following requirements of Section 130.B.2.a.(1) through (5) of the Howard County Zoning Regulations in order to be approved:

(1) That there are unique physical conditions, including irregularity, narrowness or shallowness of lot or shape, exceptional topography or other existing features peculiar to the particular lot; and that as a result of such unique physical conditions, practical difficulties or unnecessary hardships arise in complying strictly with the bulk provisions of these regulations.

(2) That the variance, if granted, will not alter the essential character of the neighborhood or district in which the lot is located; will not substantially impair the appropriate use or development of adjacent property; and will not be detrimental to the public welfare.

(3) That such practical difficulties or hardships have not been created by the owner provided, however, that where all other required findings are made, the purchase of a lot subject to the restrictions sought to be varied shall not itself constitute a self-created hardship.

(4) That within the intent and purpose of these regulations, the variance, if granted, is the minimum variance necessary to afford relief.

(5) That no variance be granted to the minimum criteria established in Section 131 for special exception uses, except where specifically provided therein or in an historic district. Nothing herein shall be construed to prevent the granting of variances in any zoning district other than to the minimum criteria established in Section 131 except as provided therein.

ZB or BA CASE # _____

PETITIONER Robert A. Schremp, Jr.

ADDRESS 6891 Haviland Mill Road, Clarksville, MD 21209

Affidavit made pursuant to the pertinent provisions of Title 22 of the Howard County Code as amended.

THE UNDERSIGNED DOES HEREBY DECLARE THAT NO OFFICER OR EMPLOYEE OF HOWARD COUNTY, WHETHER ELECTED OR APPOINTED, HAS RECEIVED PRIOR HERETO OR WILL RECEIVE SUBSEQUENT HERETO, ANY MONETARY OR MATERIAL CONSIDERATION, ANY SERVICE OR THING OF VALUE, DIRECTLY OR INDIRECTLY, UPON MORE FAVORABLE TERMS THAN THOSE GRANTED TO THE PUBLIC GENERALLY IN CONNECTION WITH THE SUBMISSION, PROCESSING, ISSUANCE, GRANT OR AWARD OF THE WITHIN APPLICATION OR PETITION IN ZB OR BA CASE # _____ FOR A ZONING CHANGE AS REQUESTED.

I, WE, DO SOLEMNLY DECLARE AND AFFIRM UNDER THE PENALTIES OF PERJURY THAT THE CONTENTS OF THE AFOREGOING AFFIDAVIT ARE TRUE AND CORRECT TO THE BEST OF MY, OUR, KNOWLEDGE, INFORMATION AND BELIEF.

Witness



Signature Date

Witness

Signature Date

Witness

Signature Date

SUPPLEMENT FOR BOB SCHREMP

6891 Haviland Mill Road

The Petitioner is the owner of a 4.427 acre parcel located at 6891 Haviland Mill Road. The property was originally part of a 52 acre parcel of farm owned by the Petitioner's family. His parents' residence is the house shown as Lot 1 on the Variance Plan. His parents conveyed to him two parcels on which he constructed his existing home on one of the parcels. On the attached Plat prepared in 1983, his intentions were to modify the lot lines of Parcel 428, Tax Map 40 which was a 1.399 acre lot. It was necessary to construct an addition to accommodate the growth of his family. When he realized that the addition went across the lot line of Parcel 428, he sought advice as to what action he contacted the Department of Planning and Zoning and sought advice as to what action to take because the addition was close to the common property line between the two existing lots then owned by the Petitioner. Because the small addition violated the setback for the existing common lot line, it was suggested to him that he merge his two lots to the 4.427 acres into one bulk lot. Not realizing at the time of that contact with the County that the 1977 zoning regulations when adopted, increased the minimum lot size from one acre to a minimum of 3 acres. The enclosed draft Plat depicts the conditions of the Petitioner's ownership prior to his preparation and filing of a merger plat entitled "Schremp Property Lot 3" as approved as F-85-110 and recorded on July 3, 1985. The Petitioner subsequently was divorced and was left with the responsibility of caring for his severely ill daughter. Her circumstances has impacted his ability to maintain the indebtedness that he has on the property, and needs to subdivide the property in order to maintain his family's residence in the County.

The Petitioner seeks to resubdivide his consolidated property into two lots again, one 2.397 acres more or less, and the other 2.0291 acres. The property has already been approved for two private septic systems. As shown on the plat, the shape of the property is long and narrow with an irregular shape in the form of a fountain pen. With a total frontage of approximately 178 feet, the present residence is served by an existing common driveway located along its southerly side. The topography of the site has an elevation change of approximately 100 feet from its front to its rear, the easterly 200 feet of which is located in a flood plain.

The property is unique from the other properties in the neighborhood which are on larger bulk lots. As a result of the irregular shape, topography and the environmental conditions, coupled with the ill-advised and non-intended recommendations from the Department of Planning and Zoning, practical difficulties and unnecessary hardships have occurred with respect to the Petitioner's property.

The County after its adoption of 1 acre cluster regulations for the RR-DEO zoning district, recognized the ability to have minimum one acre lots under a cluster scheme of development. The appropriate siting of an additional residential lot at the location shown on the variance plat would create an ideally located house site at a distance of more than 200 feet from the existing residence and consistent with the location of the two adjacent residences located to the northerly and southerly side of the proposed lot locations. The one acre minimum would not

be adequate because the State requirements require a minimum two acre parcel for any residential use served by septic facilities within 2500 feet of the edge of a reservoir.

The variance, if granted, will not alter the essential character of the neighborhood or district and will not substantially impair the appropriate use or development of adjacent property and will not be detrimental to the public welfare.

The practical difficulties and/or unnecessary hardships have not been created by the Petitioner.

J:\USERS\PJM\wpdata\Schremp-Supplement.wpd

Department of Planning and Zoning
Howard County, Maryland
Recommendations/Comments

Date: 6/5/03

Hearing Examiner 7/7/03
Planning Board _____ Board of Appeals _____ Zoning Board _____

Petition No. BA 03-29V Map No. 40 Block 1 Parcel 7 Lot 3

Return Comments by 6/23/03 to Public Service and Zoning Administration

Location of Property: East of Haviland Mill Road

Applicant: Robert A. Schremp, Jr.

Applicant's Address: 6891 Haviland Mill Road, Clarksville, MD 21209

Owner: (if other than applicant) _____

Owner's Address: _____

Petition: Variance to resubdivide property into two lots, one 2.397 acres more or less, and the other 2.0291 acres.

- To:
- _____ Department of Education
 - _____ Bureau of Environmental Health
 - _____ Development Engineering Division
 - _____ Department of Inspections, Licenses and Permits
 - _____ Department of Recreation and Parks
 - _____ Department of Fire and Rescue Services
 - _____ State Highway Administration
 - _____ Sgt. Karen Shinham, Howard County Police Dept.
 - _____ James Irvin, Department of Public Works
 - _____ MD Dept. of Human Resources, Janice Burris
(Child Day Care)
 - _____ Office on Aging, Betty Totaro (senior assisted living)
 - _____ Police Dept., Animal Control, Brenda Purvis, (kennels)
 - _____ Susan Fitzpatrick, Health Dept. (Nursing & Res. Care)

COMMENTS: The health department does not object to the configuration approved in our 3/11/02 Perc Certified Plat.

Gregory Smellon 6/10/03
SIGNATURE

SHANABERGER & LANE

Surveying Land Planning Construction Stakeout

8726 Town & Country Blvd.
Suite 201
Ellicott City, Md. 21043
phone: (410) 461-9563
fax: (410) 461-9693
shanlane@juno.com

TRANSMITTAL

DATE: 11/16/01
TO: HOWARD CO. ENV. HEALTH ATTENTION: RON PINKLEY
FROM: RON FENZEL

PROJECT: SGHREMP PROP

PROJECT NO. 01-36

PLEASE FIND ATTACHED THE FOLLOWING:

VARIANCE PETITION FOR HEALTH DEPT.
APPROVAL

* CHANGES YOU REQUESTED ~~HAVE~~ BEEN
MADE

DELIVERED BY _____

DATE _____

RECEIVED BY _____

DATE _____

SHANABERGER & LANE

Surveying Land Planning Construction Stakeout

8726 Town & Country Blvd.

Suite 201

Ellicott City, Md. 21043

phone: (410) 461-9563

fax: (410) 461-9693

shanlane@juno.com

TRANSMITTAL

DATE: 3/8/02

TO: HOWARD Co. ENV. HEALTH ATTENTION: FRANK

FROM: RON FENZEL

PROJECT: SCHEMP

PROJECT NO. 01-36

PLEASE FIND ATTACHED THE FOLLOWING:

REVISIONS MADE PER YOUR REQUEST

1. LOT AREAS INCREASED TO 2 AC.
2. ALL WELL SITES MOVED UPHILL FROM SEPTIC AREA

THANKS
RON FENZEL

3-11-02 Plan OK.
as revised see
note # 11 signed
3-11-02
A. Sherrin

DELIVERED BY _____

DATE _____

RECEIVED BY _____

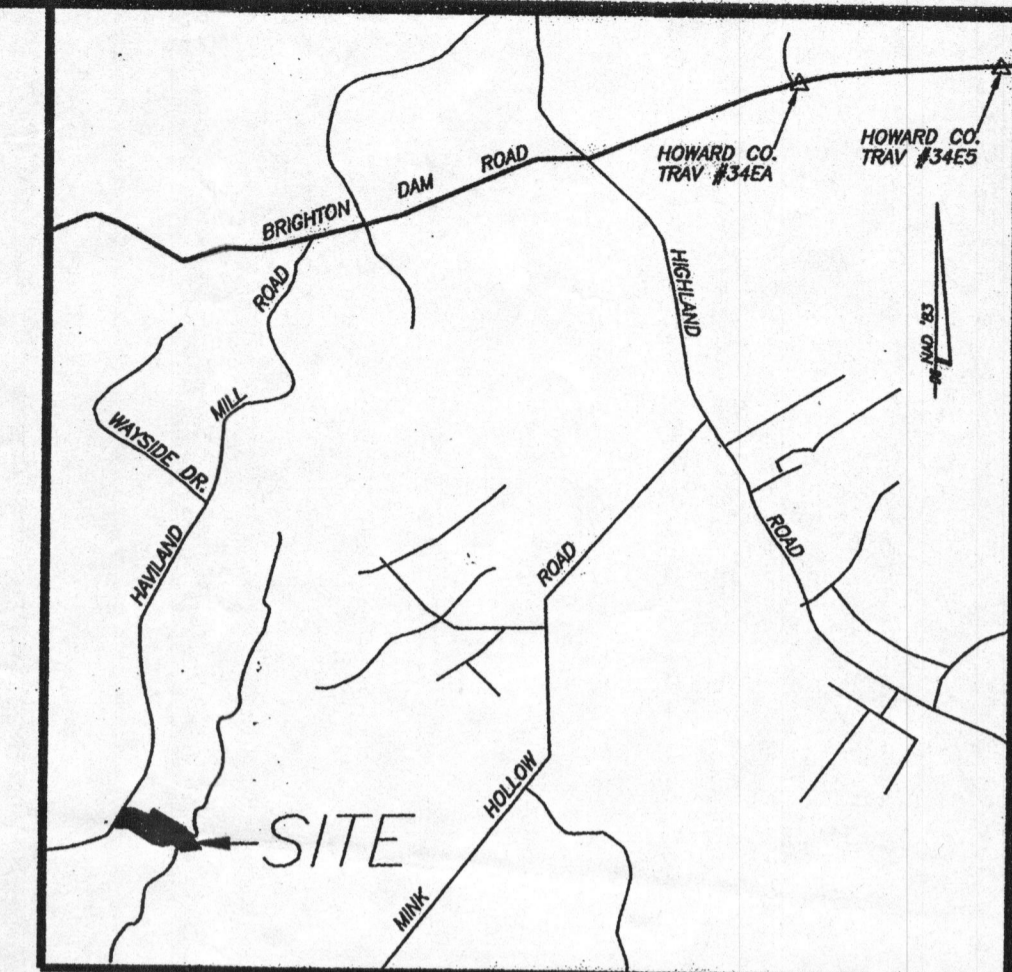
DATE _____

COORDINATES				
Pt	Northing(F)	Easting(F)	Northing(M)	Easting(M)
2	551480.3927	1313584.9281	168091.5599	400381.4869
7	551298.5452	1313945.2991	168036.4374	400491.3282
8	551314.4385	1314065.7586	168040.9769	400528.0443
133	551241.0394	1314143.9988	168018.6048	400551.8919
137	551480.4958	1314173.6121	168091.5913	400560.9181
143	551680.6147	1313558.0986	168152.5877	400373.3092
144	551679.8537	1313641.1397	168152.3557	400398.6202
145	551608.1786	1313807.3870	168130.5091	400449.2924
146	551675.8182	1313847.9889	168151.1257	400461.6679
152	551319.0322	1313850.4732	168042.3771	400462.4251
156	551481.5447	1313459.2634	168091.9110	400343.1842
158	551519.8232	1313480.3100	168103.5783	400349.5992
175	551267.8240	1314336.8407	168026.7688	400610.6703

CURVE DATA					
FROM-TO	RAD.	LENGTH	DELTA	TAN.	CHORD
156-158	420.00	43.70	5°57'43"	21.87	N28°48'11"E 43.68

EASEMENT TABLE		
LINE	BEARING	DISTANCE
E1	S67°31'15"E	21.97'
E2	S89°28'29"E	97.86'
E3	S58°42'53"E	311.64'
E4	S78°23'14"E	93.77'
E5	N82°57'07"E	124.12'
E6	S46°49'43"E	118.77'

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
4	2.0291 AC.±	0.1944 AC.±	1.8347 AC.±

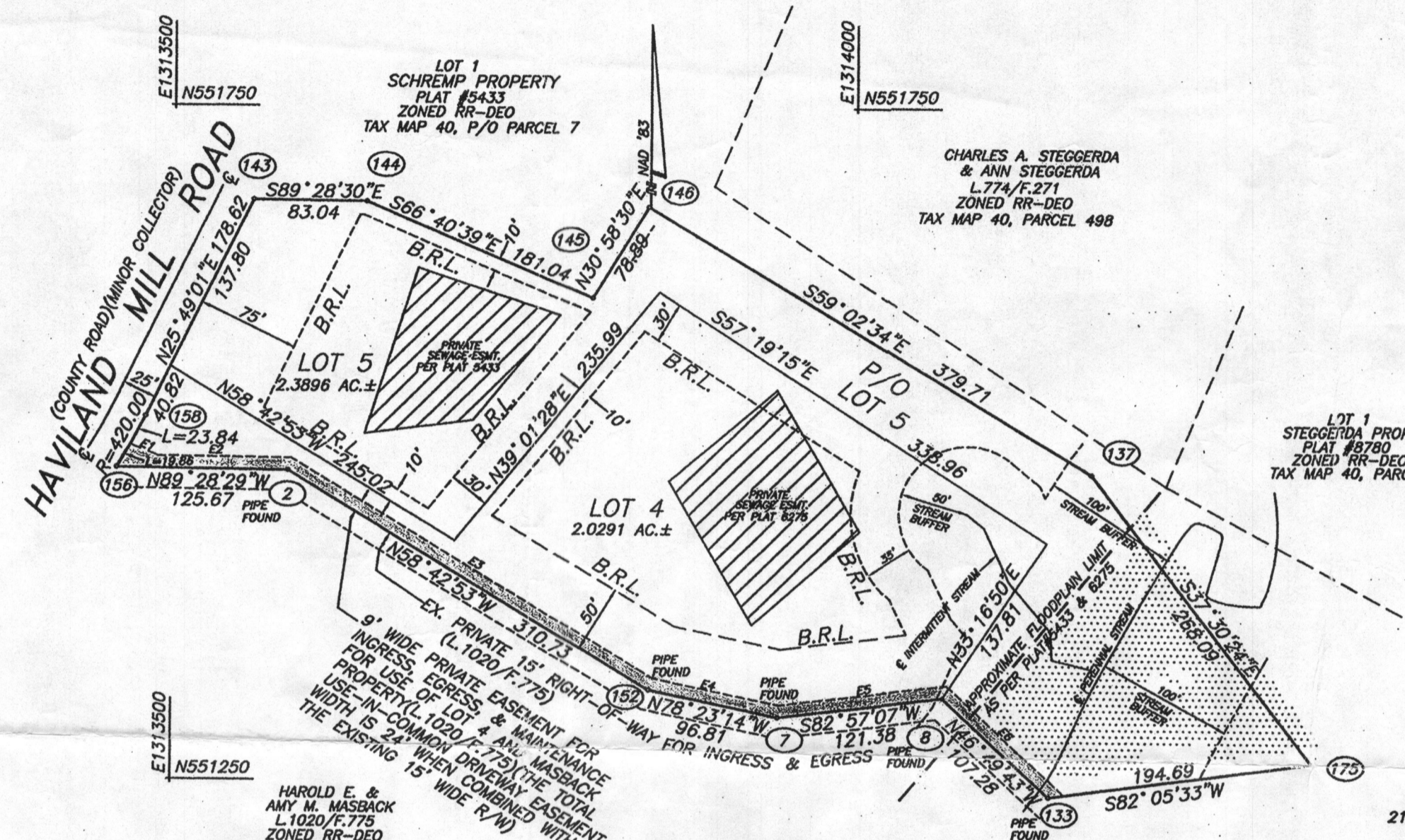


VICINITY MAP
SCALE: 1"=2000'

NOTES:

- COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS. 34EA & 34EB
- SUBJECT PROPERTY ZONED 'RR-DEO' PER 2/2/2004 COMPREHENSIVE ZONING PLAN.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (14 FEET IF SERVING MORE THAN 1 RESIDENCE)
 - SURFACE - SIX (6) INCHES OF COMPACTED "CRUSHER RUN" BASE WITH TAR AND CHIP COATING
 - GEOMETRY - MAX. 15% GRADE, MAX 10% GRADE CHANGE AND MINIMUM OF 45° TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1-FOOT DEPTH OVER DRIVEWAY SURFACE.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THIS AREA DESIGNATES A PROPOSED PRIVATE SEWAGE RESERVE AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THIS RESERVE AREA SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS INTO THE PRIVATE SEWAGE RESERVE AREA.
- THERE IS AN EXISTING DWELLING AND STRUCTURES LOCATED ON LOTS 4 & 5 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- B.R.L. DESIGNATES BUILDING RESTRICTION LINE
- THE REQUIREMENTS OF § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF THE MARKERS HAVE BEEN COMPLIED WITH.

SCOTT SHANABERGER DATE 6/10/2005
ROBERT A. SCHREMP JR. DATE 6-21-05



TABULATION OF FINAL PLAT

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	
BUILDABLE	2
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS	
BUILDABLE	4.4187 ACRES±
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	4.4187 ACRES±

- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- LANDSCAPING FOR LOT 5 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. LANDSCAPE SURETY IN THE AMOUNT OF \$ 1500.00 SHALL BE PROVIDED WITH THE GRADING/BUILDING PERMIT APPLICATION FOR THE CONSTRUCTION OF A NEW HOUSE ON LOT 5. LANDSCAPING IS NOT REQUIRED FOR LOT 4 SINCE IT CONTAINS AN EXISTING DWELLING.
- THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.120(b)(1)(viii) OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE ONLY ONE ADDITIONAL LOT IS BEING CREATED AND THERE IS NO FURTHER SUBDIVISION POTENTIAL.
- A VARIANCE(BA CASE NO.03-29V) TO REDUCE THE 3 ACRE MINIMUM LOT SIZE WAS APPROVED ON NOVEMBER 17, 2003 TO ALLOW A 2.397 ACRE LOT AND A 2.0291 ACRE LOT.
- PREVIOUS FILE NUMBERS: F-83-76, F-85-110, BA03-29V, WP-05-71, TU-05-02.
- A WETLANDS INVESTIGATION WAS PERFORMED BY EXPLORATION RESEARCH ON APRIL 7, 2004. NO WETLANDS ARE PRESENT ON THIS PROPERTY.
- THIS SUBDIVISION PLAN IS SUBJECT TO THE AMENDED 5TH EDITION OF THE SUBDIVISION REGULATIONS, PER COUNCIL BILL NO.45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL NO.75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF BUILDING OR GRADING PERMIT APPLICATIONS.
- A FEE-IN-LIEU OF THE REQUIRED OPEN SPACE FOR THIS NON-CLUSTER SUBDIVISION PER SECTION 16.121(o)(2) OF THE SUBDIVISION REGULATIONS WAS PAID IN THE AMOUNT OF \$ 1500.00 PER THE ADOPTED FEE SCHEDULE.
- A DESIGN MANUAL WAIVER, VOLUME III, SECTION 2.5.2.H.3., FOR SIGHT DISTANCE REQUIREMENTS WAS APPROVED ON OCTOBER 18, 2004.
- WAIVER WP-05-71 WAS APPROVED ON FEBRUARY 8, 2005, GRANTING WAIVERS TO THE FOLLOWING SECTIONS OF THE HOWARD COUNTY SUBDIVISION REGULATIONS, SECTION 16.120(b)(4)(i) - RESIDENTIAL LOTS SHALL BE DESIGNED TO BE REGULAR AND GENERALLY RECTANGULAR IN SHAPE. SECTION 16.120(b)(4)(ii) - LOT DIMENSIONS GENERALLY NOT EXCEEDING A 3 TO 1 LOT DEPTH TO WIDTH RATIO. SECTION 16.120(b)(4)(iii) - A LOT 10 ACRES OR LESS IN SIZE SHALL NOT BE ENCUMBERED BY ENVIRONMENTALLY SENSITIVE FEATURES(FLOODPLAIN, WETLANDS, STREAMS AND BUFFERS).

- ON MAY 18, 2005, A TEMPORARY USE FOR A LAWN STORAGE SHED WAS GRANTED BY DPZ PER TU CASE NO. 05-02.

PURPOSE:

THE PURPOSE OF THIS SUBDIVISION PLAT IS TO CREATE AN ADDITIONAL BUILDING LOT, IN ACCORDANCE WITH BA CASE NO.03-29V.

OWNER:
ROBERT A. SCHREMP JR.
6891 HAVILAND MILL RD.
CLARKSVILLE, MD. 21029

RECORDED AS PLAT # 17588
ON 7/13/05 AMONG THE LAND
RECORDS OF HOWARD COUNTY, MD.

APPROVED: FOR PRIVATE WATER & PRIVATE SEWER SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
Robert A. Schremp Jr. 7/5/05
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
6/29/05
DATE

CHIEF, DEVELOPMENT ENGINEERING DIVISION
6/29/05
DATE

DIRECTOR DATE 6/21/05

OWNERS CERTIFICATE

I, ROBERT A. SCHREMP JR., OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND ITS SUCCESSORS AND ASSIGNS,

- THE RIGHT TO LAY, CONSTRUCT, AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN HEREON;
- THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY, TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES, AND OPEN SPACES, WHERE APPLICABLE; AND
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WITNESS BY OUR HANDS THIS 21ST DAY OF JULY, 2005.

ROBERT A. SCHREMP JR. (OWNER) DATE 6/21/05
WITNESS DATE 6/21/05

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF ALL OF THE LAND CONVEYED BY ROBERT A. SCHREMP, JR. AND SARAH KEIFFER SCHREMP TO ROBERT A. SCHREMP JR., BY DEED DATED OCTOBER 21, 1999 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY MD. IN LIBER 4930 FOLIO 16 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

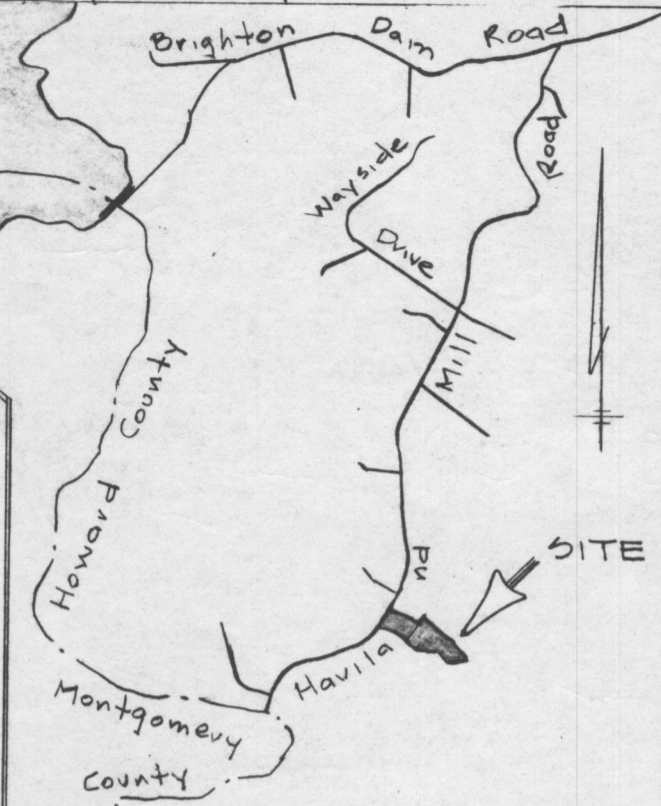
G. SCOTT SHANABERGER PROFESSIONAL L.S. #10849 DATE 6/21/05

SHANABERGER & LANE
8726 TOWN & COUNTRY BLVD.
SUITE 201
ELLCOTT CITY, MD. 21043
(410) 461-9563

FINAL PLAT
LOTS 4 & 5
SCHREMP PROPERTY
(A RESUBDIVISION OF LOT 3, SCHREMP PROPERTY, PLAT #6275)

4TH ELECTION DISTRICT, HOWARD COUNTY, MD
TAX MAP 40 GRID 1 PART OF PARCEL 7
ZONED: 'RR-DEO'
SCALE: 1"=100'
MARCH 10, 2004
PREVIOUS DPZ FILES: SEE NOTE #16
SHEET 1 OF 1

CURVE		DATA			
CORR. NO.	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG. & DIST.
13 to 14	395.00'	40.694'	5°54'10"	20.365'	N28°51'15"E 40.676'
12 to 15	420.00'	43.701'	5°57'42"	21.870'	N28°53'01"E 43.681'



NOTE:
The purpose of this plat is to combine the previously recorded parcel of Robert A. Schremp Jr. 678/188 and the more recently recorded Lot 2 Robert A. Schremp Jr. & Wf. 1246/10.

NOTE

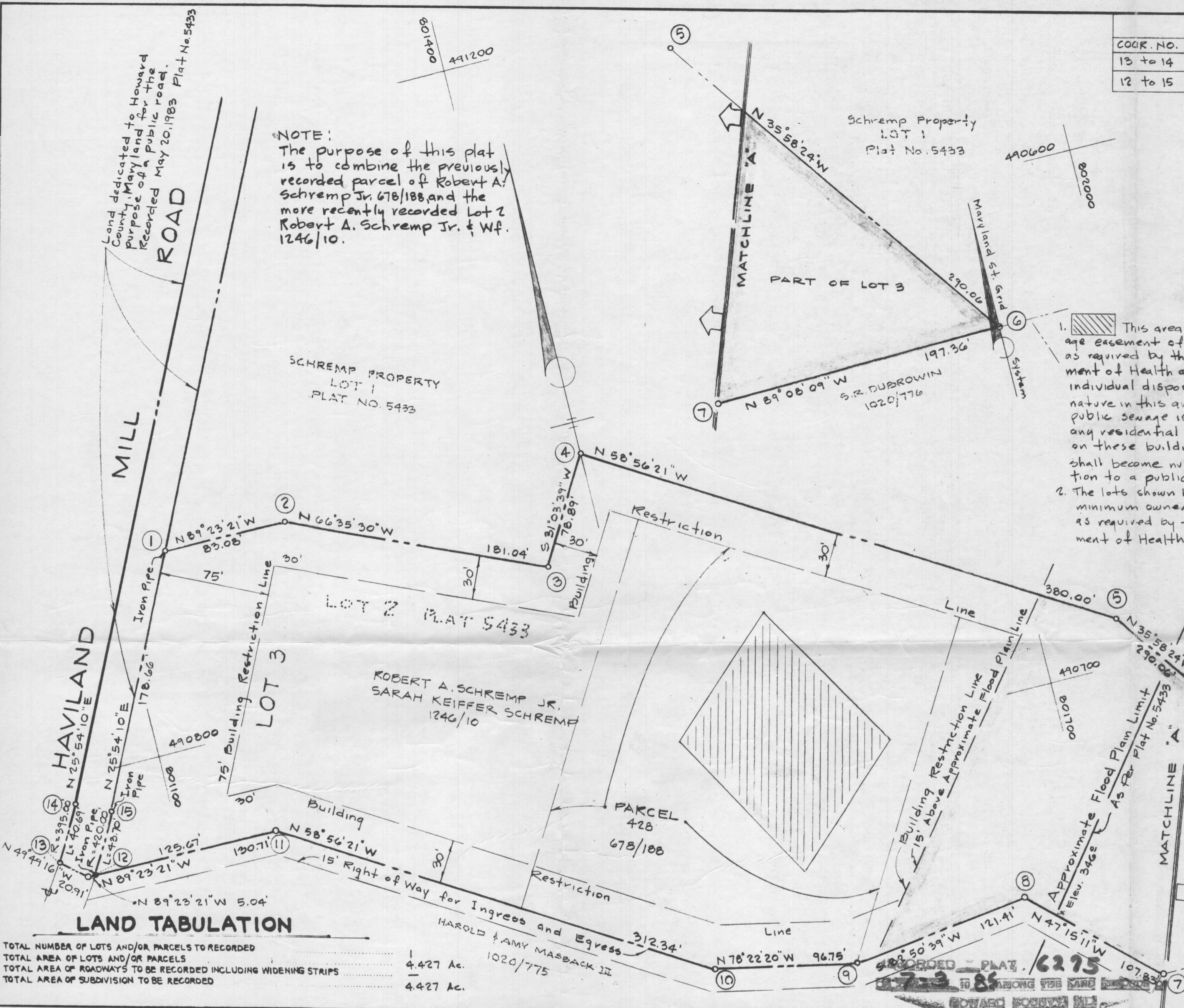
- This area indicates a private sewage easement of approximately 10,000 sq. ft. as required by the Maryland State Department of Health and Mental Hygiene for individual disposal. Improvements of any nature in this area are restricted until public sewage is available and servicing any residential structures constructed on these building sites. This easement shall become null and void upon connection to a public sewage system.
- The lots shown hereon comply with the minimum ownership width and lot areas as required by the Maryland State Department of Health and Mental Hygiene.

VICINITY MAP 1"=2000'

- Deed References: 1246/10, 678/188
- Existing structures on Lot 3
- REF. NO. - See Plat # 5433
- This area indicates a one hundred (100) year flood plain, drainage easement, and utility easement.

The coordinates shown hereon are based on the Maryland St. plane coordinate system.

COORDINATES		
	NORTH	EAST
1	490932.527	801138.083
2	490931.641	801221.163
3	490859.717	801387.303
4	490927.296	801428.006
5	490731.236	801753.522
6	490496.493	801923.906
7	490493.510	801726.566
8	490566.701	801647.380
9	490551.578	801526.916
10	490571.078	801432.154
11	490732.229	801164.595
12	490733.569	801038.937
13	490747.112	801017.919
14	490782.738	801037.548
15	490771.816	801060.036



LAND TABULATION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	1
TOTAL AREA OF LOTS AND/OR PARCELS	4.427 Ac.
TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS	1020/775
TOTAL AREA OF SUBDIVISION TO BE RECORDED	4.427 Ac.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY RUDOLPH C. HOLWECK & Wf. to ROBERT A. SCHREMP AND GLADYS E. SCHREMP, his wife in a DEED DATED THE 23RD DAY OF MAY, 1951 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 226 AT FOLIO 21 AND THAT ALL MONUMENTS ARE IN PLACE AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.



John C. Mellema, Sr. 3-26-85
JOHN C. MELLEMA, SR., MD. REG. NO. 107 DATE

OWNER'S CERTIFICATE

We, Robert Alfred Schremp Jr. & Sarah Keiffer Schremp, Wf., the OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE OFFICE OF PLANNING & ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; AND (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

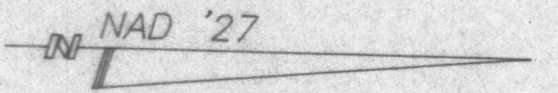
WITNESS OUR HANDS THIS 7TH DAY OF JUNE, 1985. Robert A. Schremp Jr. Sarah Keiffer Schremp
James G. Mill (Witness) 6/7/85 DATE

SCHREMP PROPERTY LOT 3 FILE COPY

A RESUBDIVISION OF LOT 2 AND PARCEL 428 RECORDED PARCELS OF ROBERT A. SCHREMP JR. AND WIFE
TAX MAP 40 PARCEL 7
5th Election District Howard County, Maryland
Scale: 1"=50' Date: Feb. 9, 1985

JOHN C. MELLEMA, SR., INC.
LAND SURVEYORS
6100 BALTIMORE NATIONAL PIKE BALTIMORE, MARYLAND 21228
301-744-8880

APPROVED FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
Joyce M. Boyd, M.D., County Health Officer 6/21/85
APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
Thomas L. Harris, Director 6-27-85
APPROVED FOR STORM DRAINAGE SYSTEMS & PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
Mary F. Nemy, Director 6-25-85



APPROVED FOR PRIVATE WATER & PRIVATE SEWAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
Denny Roberts, M.D., M.P.H.
 COUNTY HEALTH OFFICER
 DATE 3-11-02

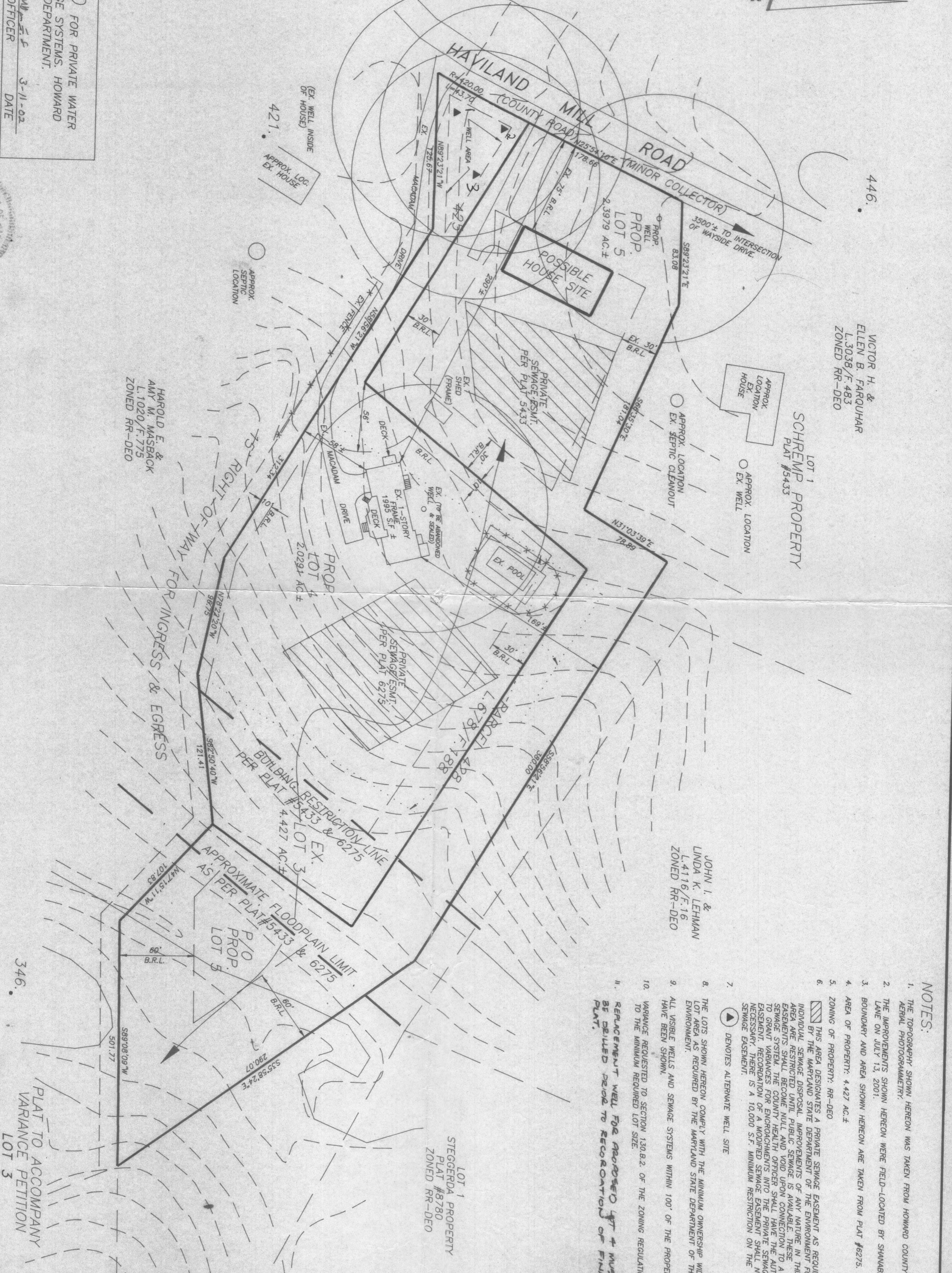
SHAWBERGER & LANE
 8726 TOWN & COUNTRY BLVD.
 SUITE 201
 ELLICOTT CITY, MD. 21043
 PHONE: 410-461-9563
 FAX: 410-461-9693



ATTORNEY:
 REESE & GARNER
 10715 CHARTER DR.
 COLUMBIA, MD. 21045

OWNER/PETITIONER:
 ROBERT A. SCHREMP JR.
 6891 HAVILAND MILL RD.
 CLARKSVILLE, MD. 21029

SCHREMP PROPERTY
 A RESUBDIVISION OF LOT 2 AND PARCEL 428
 RECORDED PARCELS OF ROBERT A. SCHREMP
 JR. AND WIFE
 TAX MAP 40 PARCEL 7
 5TH ELECTION DIST.
 HOWARD CO., MD.
 SCALE: 1"=50'
 AUGUST 2, 2001
 REVISIONS: 11/6/01, 10/24/01, 2/13/02



- NOTES:**
1. THE TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM HOWARD COUNTY AERIAL PHOTOGRAMMETRY.
 2. THE IMPROVEMENTS SHOWN HEREON WERE FIELD-LOCATED BY SHAWBERGER & LANE ON JULY 13, 2001.
 3. BOUNDARY AND AREA SHOWN HEREON ARE TAKEN FROM PLAT #6275.
 4. AREA OF PROPERTY: 4.427 AC.±
 5. ZONING OF PROPERTY: RR-DEO
 6. THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR EMERGENCIES INTO PRIVATE SEWAGE EASEMENT. RECORPORATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY. THERE IS A 10,000 S.F. MINIMUM RESTRICTION ON THE SEWAGE EASEMENT.
 7. DENOTES ALTERNATE WELL SITE
 8. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
 9. ALL VISIBLE WELLS AND SEWAGE SYSTEMS WITHIN 100' OF THE PROPERTY HAVE BEEN SHOWN.
 10. VARIANCE REQUESTED TO SECTION 130.B.2. OF THE ZONING REGULATIONS TO THE MINIMUM REQUIRED LOT SIZE.
 11. REPLACEMENT WELL FOR PROPOSED LOT 4 MUST BE DELIEVED PRIOR TO RECORDATION OF FINAL PLAT.

446.
 VICTOR H. &
 ELLEN B. FARQUHAR
 L.3038/F.483
 ZONED RR-DEO

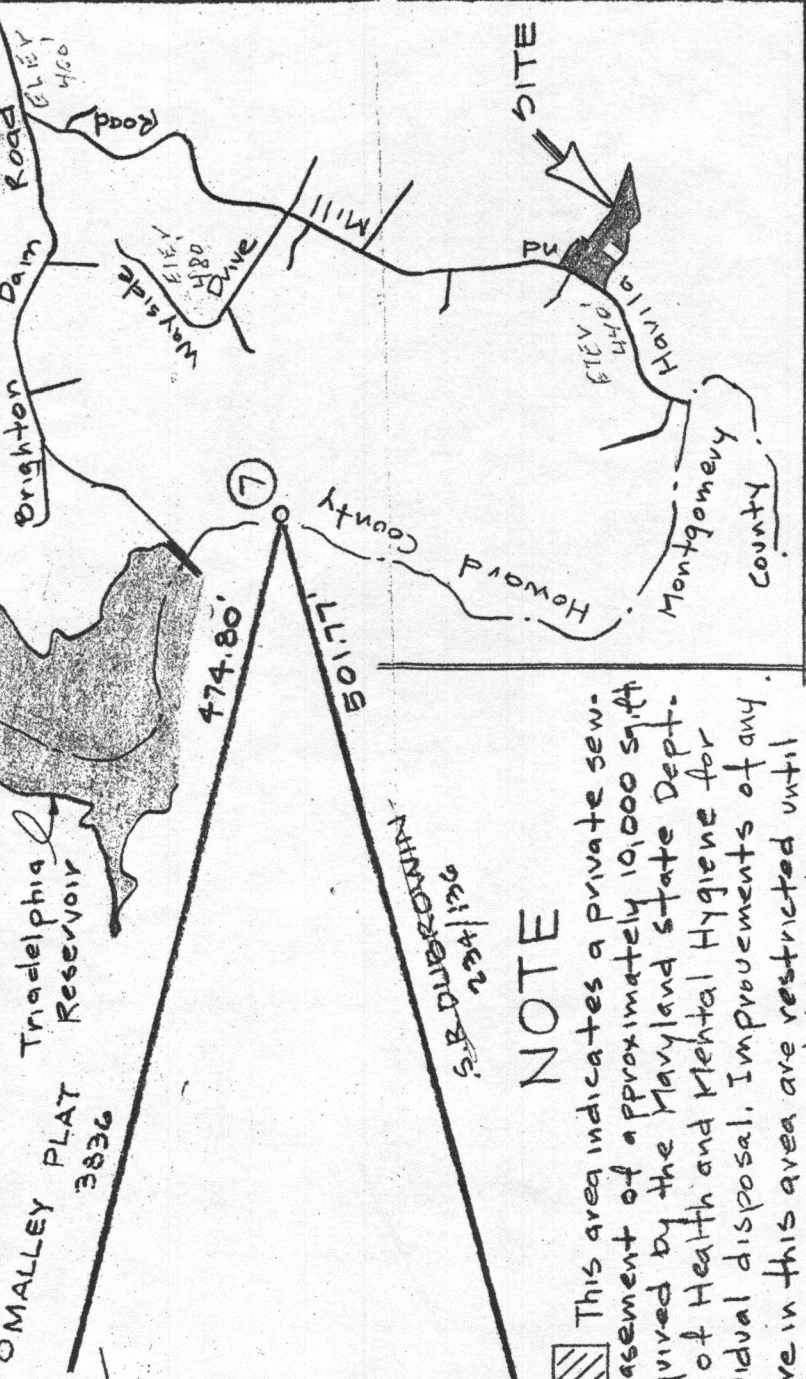
LOT 1
SCHREMP PROPERTY
 PLAT #5433

JOHN I. &
 LINDA K. LEHMAN
 L.4116/F.16
 ZONED RR-DEO

LOT 1
 STEGERDA PROPERTY
 PLAT #8780
 ZONED RR-DEO

346.

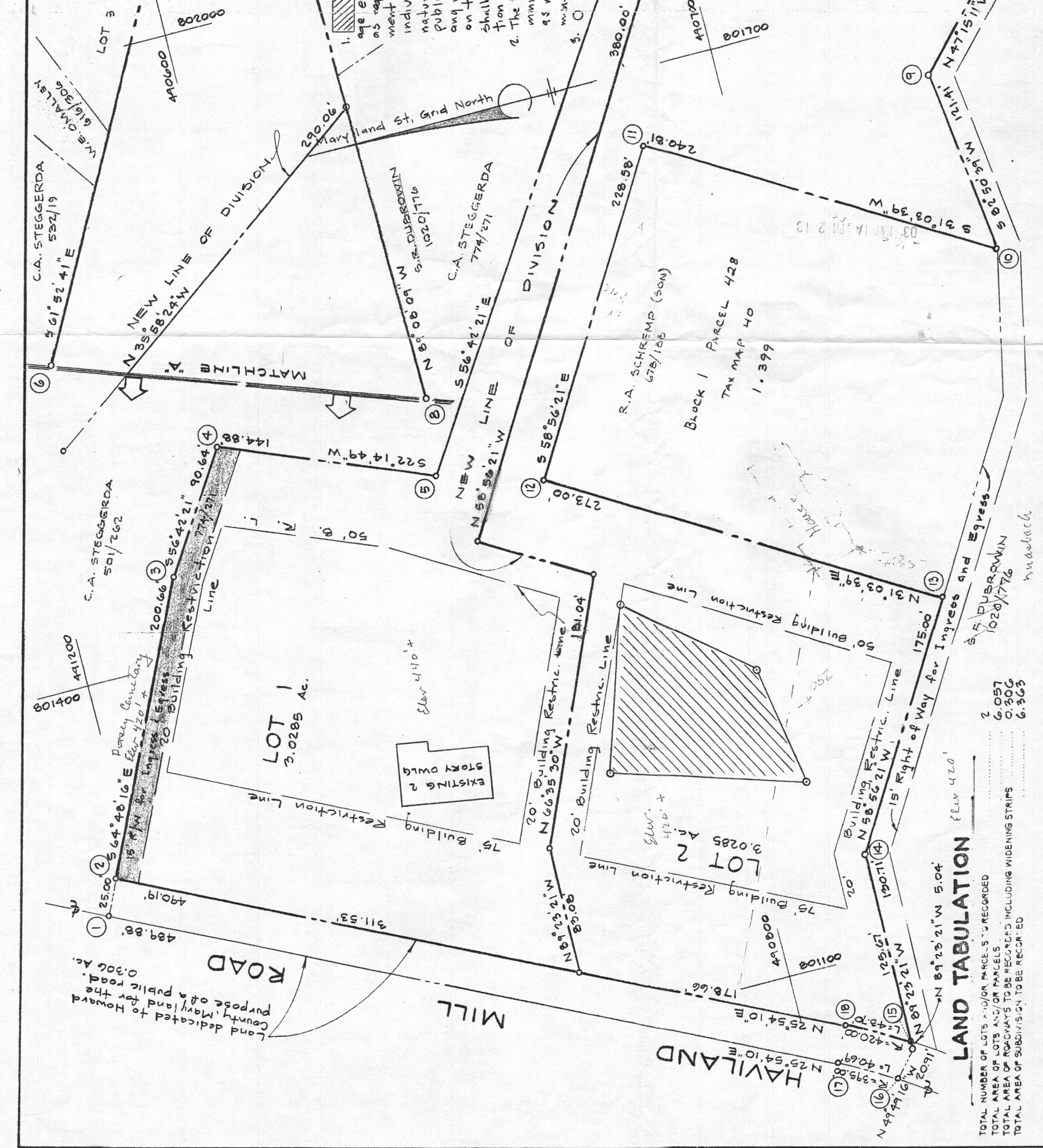
CURVE				DATA			
COOR. NO.	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BRG. DIST.	
16 to 17	395.00'	40.694'	5°54'10"	20.365'	N28°51'15"E	40.676'	
15 to 16	420.00'	43.701'	5°57'42"	21.870'	N28°53'01"E	43.681'	



VICINITY MAP 1" = 2000'

The coordinates shown hereon are based on the Maryland State Plane coordinate system.

COORDINATES		
1	N 491223.403	E 801251.551
2	441212.760	801274.174
3	441121.335	801455.747
4	441077.579	801531.509
5	440943.484	801476.657
6	440724.874	801809.591
7	440501.077	802228.279
8	440493.510	801726.566
9	440566.701	801647.380
10	440551.578	801526.916
11	440757.860	801651.162
12	440875.795	801455.358
13	440641.938	801314.504
14	440732.229	801164.595
15	440739.569	801038.937
16	440747.112	801017.999
17	440782.738	801087.548
18	440771.816	801060.086



SCHREMP PROPERTY
LOTS 1 & 2
 A SUBDIVISION OF THE REMAINING TRACT

5th Election District Howard County, Maryland
 Scale: 1" = 50'

DATE: Feb. 9, 1983

JOHN C. MELLEMA, SR., INC.
 LAND SURVEYORS

6100 BALTIMORE NATIONAL PIKE BALTIMORE, MARYLAND 21228
 301.744.8680

OWNER'S CERTIFICATE

OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN BY THE OFFICE OF PLANNING & ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTIONS AND GRANT UNID. HOWARD COUNTY, MARYLAND, ITS SUCCESSIONS AND ASSIGNS (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINAGE, WATER PIPES AND OTHER PUBLIC UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION; HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; AND (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSES OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WITNESSES: _____ HANDS THIS _____ DAY OF _____ 1983

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY RUDOLPH C. HOLWECK, JR. TO ROBERT A. SCHREMP AND GLAUCY E. SCHREMP, HIS WIFE, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 226 AT FOLIO 21; AND THAT ALL MONUMENTS ARE IN PLACE AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

John C. Mellemma, Sr.
 JOHN C. MELLEMA, SR., MD. REG. NO. 107

2-16-83

APPROVED FOR: WATER AND SEWAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT

COUNTY HEALTH OFFICER: _____ DATE: _____

APPROVED: _____ OFFICE OF PLANNING & ZONING
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

DIRECTOR: _____ DATE: _____

NOTES:

1. THE TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM HOWARD COUNTY AERIAL PHOTOGRAMMETRY.
2. THE IMPROVEMENTS SHOWN HEREON WERE FIELD-LOCATED BY SHAWBERGER & LANE ON JULY 13, 2001.
3. BOUNDARY AND AREA SHOWN HEREON ARE TAKEN FROM PLAT #6275.
4. AREA OF PROPERTY: 4.427 AC.±
5. ZONING OF PROPERTY: RR-DEO
6. THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY. THERE IS A 10,000 S.F. MINIMUM RESTRICTION ON THE SEWAGE EASEMENT.
7. (Symbol) DENOTES ALTERNATE WELL SITE
8. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
9. ALL VISIBLE WELLS AND SEWAGE SYSTEMS WITHIN 100' OF THE PROPERTY HAVE BEEN SHOWN.
10. VARIANCE REQUESTED TO SECTION 130.B.2. OF THE ZONING REGULATIONS TO THE MINIMUM REQUIRED LOT SIZE.
11. REPLACEMENT WELL FOR PROPOSED LOT 4 MUST BE DELIRED PRIOR TO RECORDATION OF FINAL PLAT.

JOHN I. &
LINDA K. LEHMAN
L.4116/F.16
ZONED RR-DEO

LOT 1
STEGGERDA PROPERTY
PLAT #8780
ZONED RR-DEO

PLAT TO ACCOMPANY
VARIANCE PETITION
LOT 3

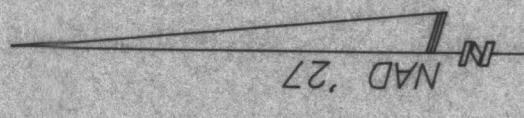
SCHREMP PROPERTY
A RESUBDIVISION OF LOT 2 AND PARCEL 428
RECORDED PARCELS OF ROBERT A. SCHREMP
JR. AND WIFE

TAX MAP 40 PARCEL 7
5TH ELECTION DIST. HOWARD CO. MD.
SCALE: 1"=50' AUGUST 2, 2001
REVISIONS: 11/6/01, 10/24/01, 2/13/02

OWNER/PETITIONER:
ROBERT A. SCHREMP JR.
6891 HAVILAND MILL RD.
CLARKSVILLE, MD. 21029

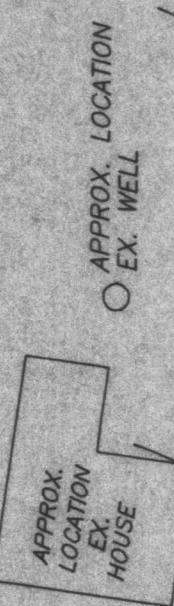
ATTORNEY:
REESE & CHARNEY
10715 CHARLTON DR.
COLUMBIA, MD. 21045

F-05248 *Asell*



VICTOR H. &
ELLEN B. FARQUHAR
L.3038/F.483
ZONED RR-DEO

LOT 1
SCHREMP PROPERTY
PLAT #5433



APPROX. LOCATION
EX. SEPTIC CLEANOUT

APPROX. LOCATION
EX. WELL

POSSIBLE
HOUSE SITE

PROP. WELL
LOT 5
2.3979 AC.±

PROPR. LOT 4
2.0284 AC.±

PROPR. LOT 3
4.427 AC.±

APPROXIMATE FLOODPLAIN LIMIT
AS PER PLAT #5433 & 6275

BUILDING RESTRICTION LINE
PER PLAT #5433 & 6275

PRIVATE SEWAGE ESMT.
PER PLAT 6275

EX. 1-1 STORY FRAME 1995

EX. SHED (FRAME)

EX. 10' BE ABANDONED WELL & SEALED

EX. DECK

EX. DRIVE

EX. MACADAM DRIVE

EX. EXTERIOR

EX. EXTERIOR

EX. EXTERIOR

EX. EXTERIOR

EX. EXTERIOR

EX. EXTERIOR

EX. EXTERIOR

EX. EXTERIOR

EX. EXTERIOR

EX. EXTERIOR

EX. EXTERIOR

446.

ROAD
HAYLAND MILL ROAD
(COUNTY ROAD #253910E MINOR COLLECTOR)

3500'± TO INTERSECTION
OF WAYSIDE DRIVE

589°23'21"E
83.08

587°15'30"E
81.04

589°23'21"E
83.08

587°15'30"E
81.04

589°23'21"E
83.08

587°15'30"E
81.04

589°23'21"E
83.08

587°15'30"E
81.04

589°23'21"E
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589°23'21"E
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587°15'30"E
81.04

589°23'21"E
83.08

587°15'30"E
81.04

HAROLD E. &
AMY M. MASBACK
L.1020/F.775
ZONED RR-DEO

RIGHT-OF-WAY FOR INGRESS & EGRESS

346.



APPROVED FOR PRIVATE WATER & PRIVATE SEWAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT.

Lenny Beuster
COUNTY HEALTH OFFICER

3-11-02
DATE

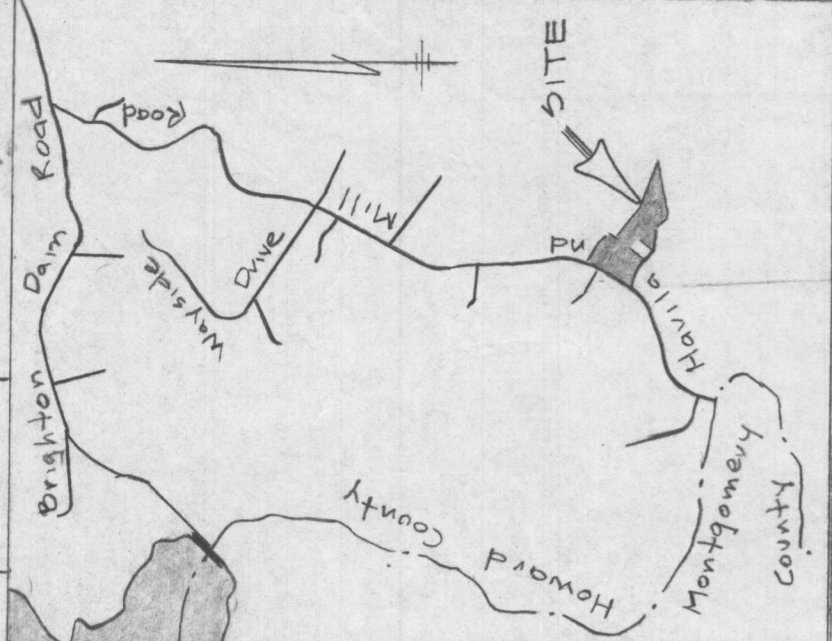
SHAWBERGER & LANE
8726 TOWN & COUNTRY BLVD.
SUITE 201
ELLICOTT CITY, MD. 21043
PHONE: 410-461-9563
FAX: 410-461-9693

Robert A. Schremp Jr.

CURVE

COOK NO.	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG. 1 DIST.
13 to 14	395.00'	40.694'	5°54'10"	20.365'	N 28°51'15" E 40.676'
12 to 15	420.00'	43.701'	5°57'42"	21.870'	N 28°53'01" E 43.681'

DATA



VICINITY MAP. 1" = 2000'
 3. Deed References: 678/188
 4. Existing Structures on Lot 2
 5. REF. NO. - See Plat # 5433
 6. This area indicates a one hundred (100) year flood plain and drainage easement.

NOTE

This area indicates a private sewage easement of approximately 10,000 sq ft as required by the Maryland State Dept. of Health and Mental Hygiene for individual disposal. Improvements of any nature in this area are restricted until public sewage is available and servicing any residential structures constructed on these building sites. This easement shall become null and void upon connection to a public sewage system.
 2. The lots shown herein comply with the minimum ownership width and lot areas as required by the Maryland State Dept. of Health and Mental Hygiene.

The coordinates shown hereon are based on the Maryland State plane coordinate system.

COORDINATES

	NORTH	EAST
1	440932.527	801138.083
2	440931.641	801221.163
3	440859.717	801387.303
4	440927.296	801428.006
5	440731.226	801753.522
6	440496.493	801923.906
7	440493.510	801726.566
8	440566.701	801647.380
9	440551.578	801526.916
10	440571.078	801432.154
11	440732.229	801164.595
12	440739.569	801038.937
13	440747.112	801017.919
14	440782.738	801887.548
15	440771.816	801060.086

RECEIVED
 MAR 06 1985
 DIVISION OF LAND DEVELOPMENT
 OF HOWARD COUNTY

ENGINEER
 John L. Schneider, P.E.
 6825 Windsor Mill Road
 Baltimore, Md. 21207
 301.944.5357

OWNER
 Robert A. Schremp, Jr.
 6891 Haviland Mill Rd.
 Clarksville, Md. 21029

OWNER'S CERTIFICATE

OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE OFFICE OF PLANNING & ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINAGE, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, AND (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT OF WAYS.

WITNESS
 HANDS THIS 19th DAY OF
 Thomas G. Hill (witness) 3/1/85
 Robert A. Schremp, Jason Taylor Schremp 3/1/85

SURVEYOR'S CERTIFICATE

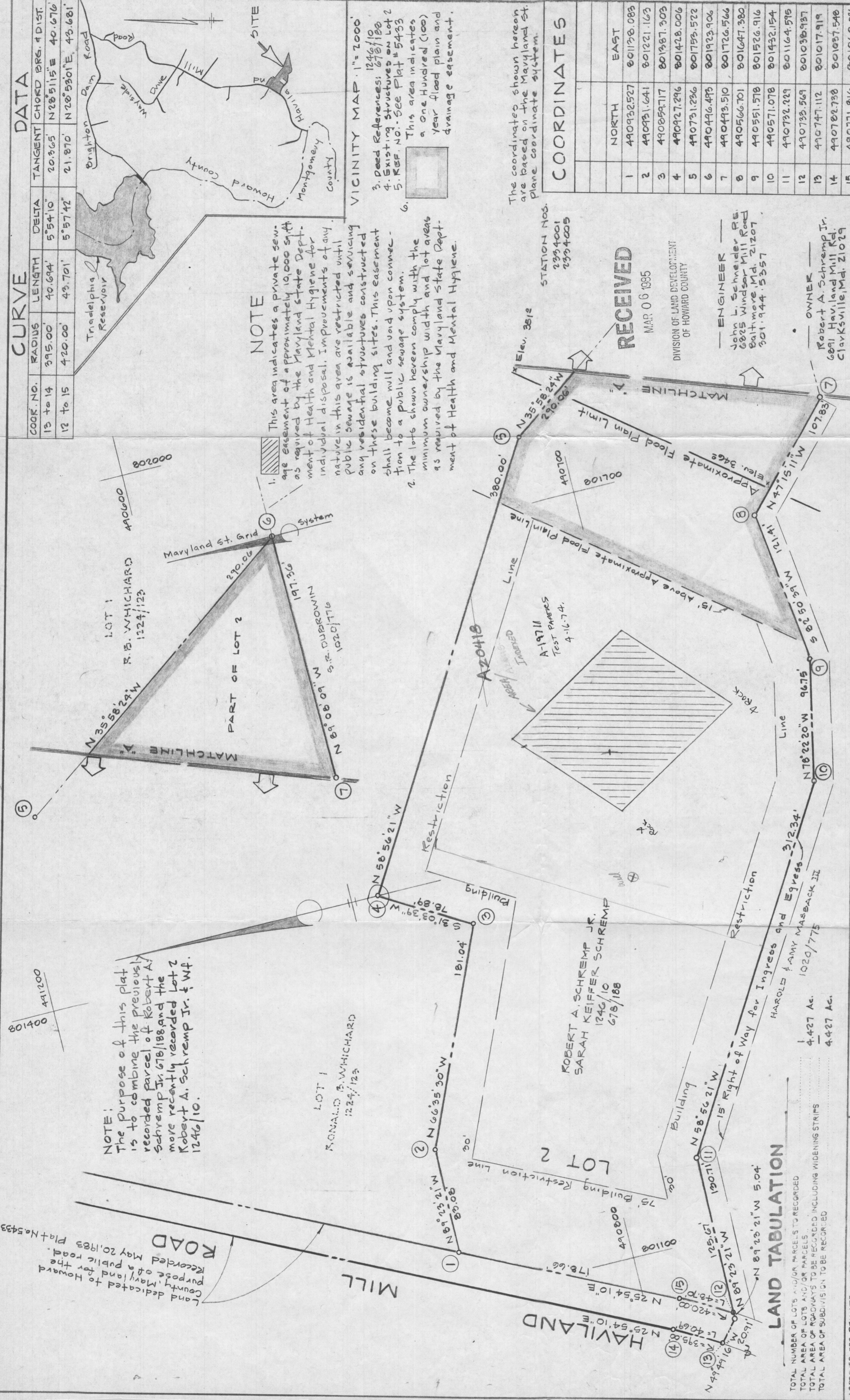
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY RUDOLPH C. HOLWECK, JR. TO ROBERT A. SCHREMP AND GLADYS E. SCHREMP, HIS WIFE DEED DATED THE 23rd DAY OF MAY, 1951 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 226 AT FOLIO 21 AND THAT ALL MONUMENTS ARE IN PLACE AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

John C. Mellema, Sr.
 JOHN C. MELLEMA, SR., MD. REG. NO. 107
 3/5/85

LAND TABULATION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED
 TOTAL AREA OF LOTS AND/OR PARCELS
 TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS
 TOTAL AREA OF SUBDIVISION TO BE RECORDED

NOTE:
 The purpose of this plat is to combine the previously recorded parcel of Robert A. Schremp, Jr. 678/188 and the more recently recorded Lot 2 Robert A. Schremp, Jr. & Wf. 1246/10.



APPROVED FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT

COUNTY HEALTH OFFICER _____ DATE _____

APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING

APPROVED _____ DATE _____

DIRECTOR _____ DATE _____

JOHN C. MELLEMA, SR., INC.
 LAND SURVEYORS
 6100 BALTIMORE NATIONAL PIKE BALTIMORE, MARYLAND 21228
 301.744.8880

SCHREMP PROPERTY
 LOT 2
 F-85-110
 A COMBINATION OF THE TWO PREVIOUSLY RECORDED PARCELS OF ROBERT A. SCHREMP, JR. AND WIFE
 TAX MAP 40
 5th Election District Howard County, Maryland
 Scale: 1" = 50'
 Date: Feb. 9, 1985

NAD '27

446.

SHANBERGER & LANE
8726 TOWN & COUNTRY BLVD.
SUITE 201
ELLICOTT CITY, MD. 21043
PHONE: 410-461-9563
FAX: 410-461-9693

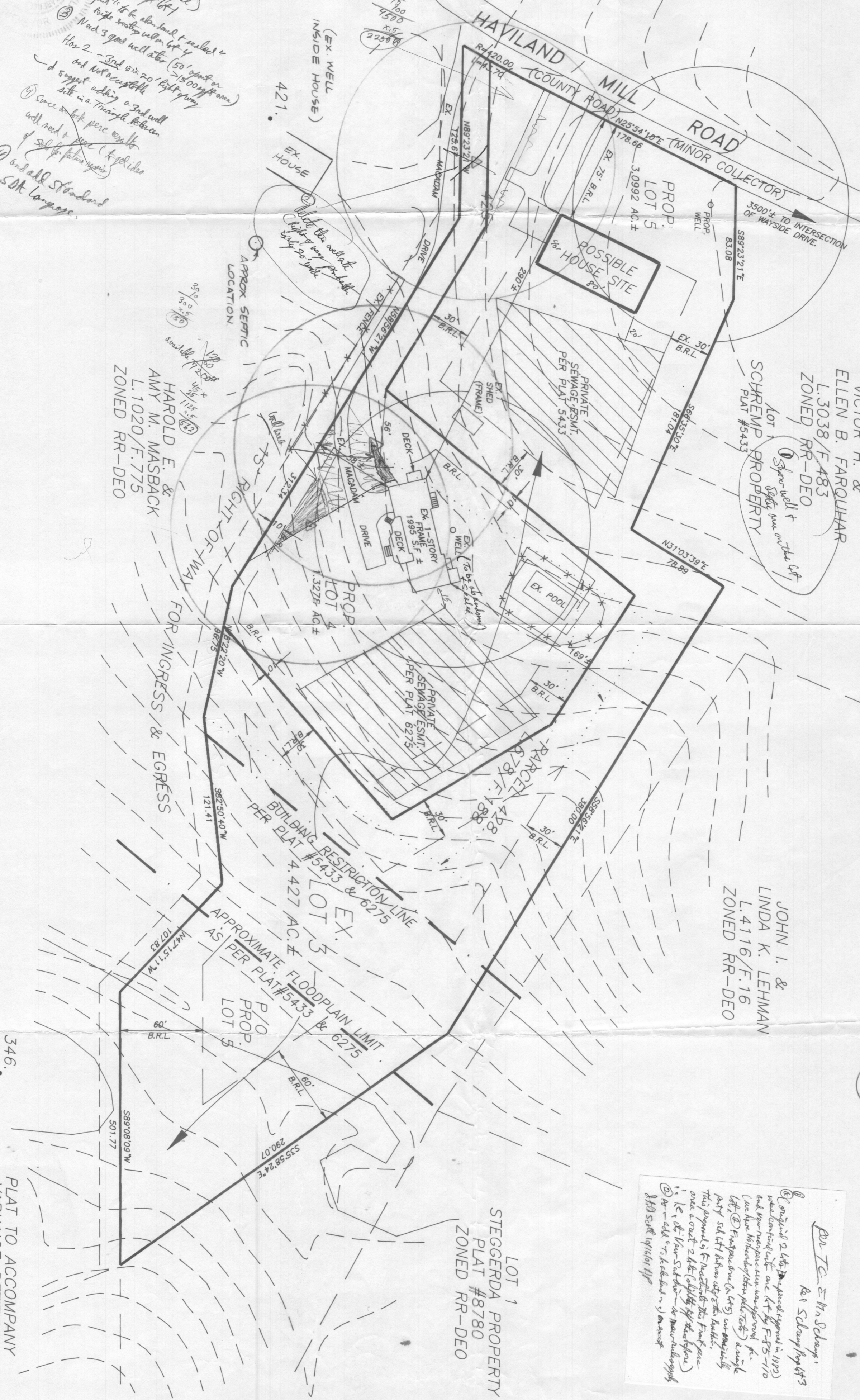
Issues
 1. Show well & septic for Schremp plat
 2. put it to be abandoned & sealed & back into water table lot 4
 3. Need 3 gas well later (50' apart or more) not acceptable
 4. Since we lack perc results will need to use (top idea) of soil for future system
 5. Add all standard SDK language

1. Need to find by soil test to 2' depth more knowledge of other sites area
 2. " & finally well later

ATTORNEY:
REESE & CARNEY
10715 CHARTER DR.
COLUMBIA, MD. 21045

OWNER/PETITIONER:
ROBERT A. SCHREMP JR.
6891 HAVILAND MILL RD.
CLARKSVILLE, MD. 21029

SCHREMP PROPERTY
PLAT TO ACCOMPANY
VARIANCE PETITION
LOT 3
A RESUBDIVISION OF LOT 2 AND PARCEL 428
RECORDED PARCELS OF ROBERT A. SCHREMP
JR. AND WIFE
TAX MAP 40 PARCEL 7
5TH ELECTION DIST.
HOWARD CO., MD.
AUGUST 2, 2001
SCALE: 1"=50'



VICTOR H. &
ELLEN B. FARQUHAR
L. 3038/F. 483
ZONED RR-DEO
SCHREMP PROPERTY
LOT 1
SHOW WELL & SEPTIC SYSTEM WITH LOT

JOHN I. &
LINDA K. LEHMAN
L. 4116/F. 16
ZONED RR-DEO

LOT 1
STEGGERDA PROPERTY
PLAT #8780
ZONED RR-DEO

- NOTES:
1. THE TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM HOWARD COUNTY AERIAL PHOTOGRAMMETRY.
 2. THE IMPROVEMENTS SHOWN HEREON WERE FIELD-LOCATED BY SHANBERGER & LANE ON JULY 13, 2001.
 3. BOUNDARY AND AREA SHOWN HEREON ARE TAKEN FROM PLAT #6275.
 4. AREA OF PROPERTY: 4,427 AC.F
 5. ZONING OF PROPERTY: RR-DEO
 6. DENOTES AIR WELL SITES

PLAT TO ACCOMPANY
VARIANCE PETITION
LOT 3
A RESUBDIVISION OF LOT 2 AND PARCEL 428
RECORDED PARCELS OF ROBERT A. SCHREMP
JR. AND WIFE
TAX MAP 40 PARCEL 7
5TH ELECTION DIST.
HOWARD CO., MD.
AUGUST 2, 2001
SCALE: 1"=50'