



Bureau of Environmental Health

8930 Stanford Boulevard, Columbia, MD 21045

Main: 410-313-2640 | Fax: 410-313-2648

TDD 410-313-2323 | Toll Free 1-866-313-6300

www.hchealth.org

Facebook: www.facebook.com/hocohealth

Twitter: [HowardCoHealthDep](https://twitter.com/HowardCoHealthDep)

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

MEMORANDUM

TO: Bob LaLush
Division of Zoning Administration and Public Service

FROM: Jeff Williams *JW*
Program Supervisor, Well & Septic Program
Bureau of Environmental Health

RE: **BA-16-011V**

DATE: June 23, 2016

The Health Department has reviewed the above referenced petition and has no objection to the variance. All Health Department requirements for the garage structure must be met prior to Health approval of a building permit.

JD

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

Date: June 9, 2016

Hearing Examiner 08/01/16

Planning Board _____ Board of Appeals _____ Zoning Board _____

Petition No. BA-16-011 V Map No. _____ Block _____ Parcel _____ Lot _____

Petitioner: Betty Weickgenannt

Petitioner's Address: _____

Address of Property: _____

Return Comments by July 11, 2016 to Public Service and Zoning Administration

Owner: (if other than applicant) _____

Owner's Address: _____

Petition: SEE APPLICATION

- To: _____ MD Department of Education – Office of Child Care
 3300 N. Ridge Road, Ste. 190, EC, MD 21043 (Louis Valenti)
 ✓ 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
 _____ Office on Aging, Terri Hansen (senior assisted living)
 _____ Police Dept., Animal Control, Deborah Baracco, (kennels)
 _____ Susan Fitzpatrick, Health Dept. (Nursing & Res. Care)
 _____ Land Development - (Religious Facility & Age-Restricted
 Adult Housing)
 _____ Housing and Community Development
 _____ Resource Conservation Division – Beth Burgess
 _____ Route 1 Cases – DCCP – Dace Blaumanis
 _____ Telecommunication Towers – Josh Levy (Comm. Dept.)

COMMENTS: See memo



 SIGNATURE



DPZ Office use only:
CASE NO. BA-16-011 V
DATE FILED 4/25/16

RECEIVED
APR 25 2016
RESIDENTIAL DISTRICT VARIANCE PETITION
TO THE HOWARD COUNTY HEARING EXAMINER

1. VARIANCE REQUEST

SECTION 105.0:E. 4^a(4)(b) of the Zoning Regulations (describe) reduce rear setback from 60' to 38' at the corner of proposed structure.

2. PETITIONER'S NAME Betty Weickgenannt

TRADING AS (IF APPLICABLE) Starcom Design Build Corp.

ADDRESS 8835M Columbia 100 Pkwy, Columbia, MD 21045

PHONE NO. (W) 410 997 7700 (H) 410 707 2564

EMAIL betty@starcomdesignbuild.com

3. COUNSEL FOR PETITIONER

COUNSEL'S ADDRESS _____

COUNSEL'S PHONE NO. _____

EMAIL _____

4. PROPERTY IDENTIFICATION

ADDRESS OF SUBJECT PROPERTY 11930 Queen Street, Fulton, MD 20759

ELECTION DISTRICT 05 ZONING DISTRICT RR ACREAGE 3.4215

TAX MAP # 0041 GRID # 0013 PARCEL # 0067 LOT # 11

SUBDIVISION NAME (if applicable) Malcolm Prop

PLAT NUMBER AND DATE 14072 3/23/16

5. PETITIONER'S INTEREST IN SUBJECT PROPERTY

OWNER (including joint ownership)

OTHER (describe and give name and address of owner) Sherrie and

We are the Contractor (Starcom Design Build). Haluk Kantar (owners) 11930 Queen St. Fulton, MD

If the Petitioner is not the owner of the subject property, documentation from the owner authorizing the petition must accompany this petition. (240) 20759
593-6929

**PLEASE READ CAREFULLY
DATA TO ACCOMPANY PETITION**

6. 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) Location of all building and use restriction lines
- (h) Same as (a) through (g) above, of any adjoining, confronting and vicinal properties as necessary for proper examination of the petition, or, if applicable, a copy of the subdivision plat for the community
- (i) Location of well and private sewerage easement area, if property is to be served by private water and sewer
- (j) Election District in which the subject property is located
- (k) Tax Map and parcel number on which the subject property is located
- (l) Name of local community in which the subject property is located or name of nearby community
- (m) Name, mailing address, telephone number (and e-mail address if any) of the petitioner
- (n) Name, mailing address, telephone number (and e-mail address if any) of attorney, if any
- (o) Name and mailing address of property owner
- (p) Floor area and height of structures, setback distances from property lines, and other numerical values necessary for the examination of the petition
- (q) Location of subject property in relation, by approximate dimension, to the center line of nearest intersection of two public roads
- (r) Ownership of affected roads
- (s) A detailed description of all exterior building materials for all proposed structures
- (t) Any other information as may be necessary for full and proper consideration of the petition

7. VARIANCE

A) Describe why the application of the Zoning Regulations in question to your particular property would result in practical difficulties or unnecessary hardships in complying strictly with the bulk requirements:

1. The physical character of the property is different from the character of the surrounding properties because of its () narrowness, () shallowness, shape, () topography,

other; explain: It is not a square or rectangular. Lot is triangular shape w/ a thin narrow tail. Only has rear, front, and "one" side setback instead of usual two. (continue in attached)

2. The uniqueness of the property prevents me from making a reasonable use of the property

because: the way the house currently sits, the side of home is the rear brl not the side brl which limits the available building space by 30'

B) The intended use of the property, in the event the petition is granted: still SFD

C) Any other factors which the Petitioner desires to have considered: this plat, though signed, has the front brl facing Pindell School Rd when in actuality the front should be their address of Queen St.

D) Explain why the requested variance is the minimum necessary to afford relief: the home currently has a 2-car garage "within" the main structure. In order to build an additional garage space, it must be erected on right side

E) Is the property connected to: public water?: Y__ N ; public sewer?: Y__ N

F) If the variance is granted, would it impact the water and/or septic/sewer on the site? Y__ N

G) If the variance is granted, would it increase the intensity of uses on the site? Y__ N ; if yes, explain:

of home with other garage space, & existing driveway. (below)

H) If the requested variance is granted, would it increase traffic to or from the site? Y__ N ; if yes, explain:

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

entrance to property, is single lane with asphalt driveway near the home, leading up to the garage.

If we built on other side of property, they would have garages on both sides of their home and a front lawn becomes an asphalt driveway.

1A

The property which was previously owned by the Malcom's was not recorded properly. The property has five sides and it should have been recorded as having at least 2 sides (boundary lines). Currently the side of the property in question is marked as a 60' side rather than a 30'.

J) Describe the topography of the site: fairly flat lot

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

L) Describe any existing buffering or landscaping: there are some trees currently in the front lawn.

8. PRIOR PETITIONS

Has any petition for the same variance, or substantially the same variance as contained herein, for the same property as the subject of this petition, been disapproved by the Hearing Examiner 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:
- *If the subject property adjoins a State road- original and 19 copies (application & plans)*
 - *If the subject property adjoins a County road- original and 16 copies (application & plans) 17 total*
- 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 Hearing Examiner 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 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.
- e) The undersigned 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.

10. PLANNING BOARD REVIEW

The Hearing Examiner may, at its discretion, refer a residential district variance petition to the Planning Board for review and a recommendation.

11. 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.

Betty Weickgenannt
Petitioners Name (please print)

Betty Weickgenannt 4/22/16
Petitioner's Signature Date

Counsel's Name (please print)

Counsel's Signature Date

**For DPZ office use only: (Filing fee is \$300.00 plus \$25.00 per poster.)
(Make checks payable to "Director of Finance")**

Hearing fee: \$ _____
Poster fee: \$ _____
TOTAL: \$ _____

Receipt No. _____

PLEASE CALL 410-313-2350 FOR AN APPOINTMENT TO SUBMIT YOUR APPLICATION

County Website: www.howardcountymd.gov

Revised: 07/12

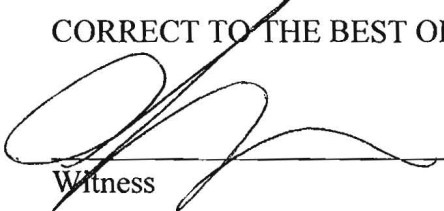
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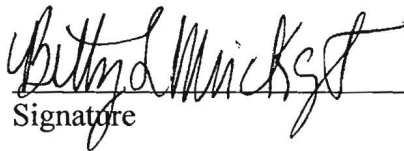
PETITIONER Betty Weickgenannt
PROPERTY ADDRESS 11930 Queen St; Fulton MD 20759

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 ATTACHED APPLICATION FOR A RESIDENTIAL DISTRICT VARIANCE AS REQUESTED FOR THE PROPERTY REFERENCED ABOVE.

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

4/22/16
Date

Witness

Signature

Date


Witness


Signature

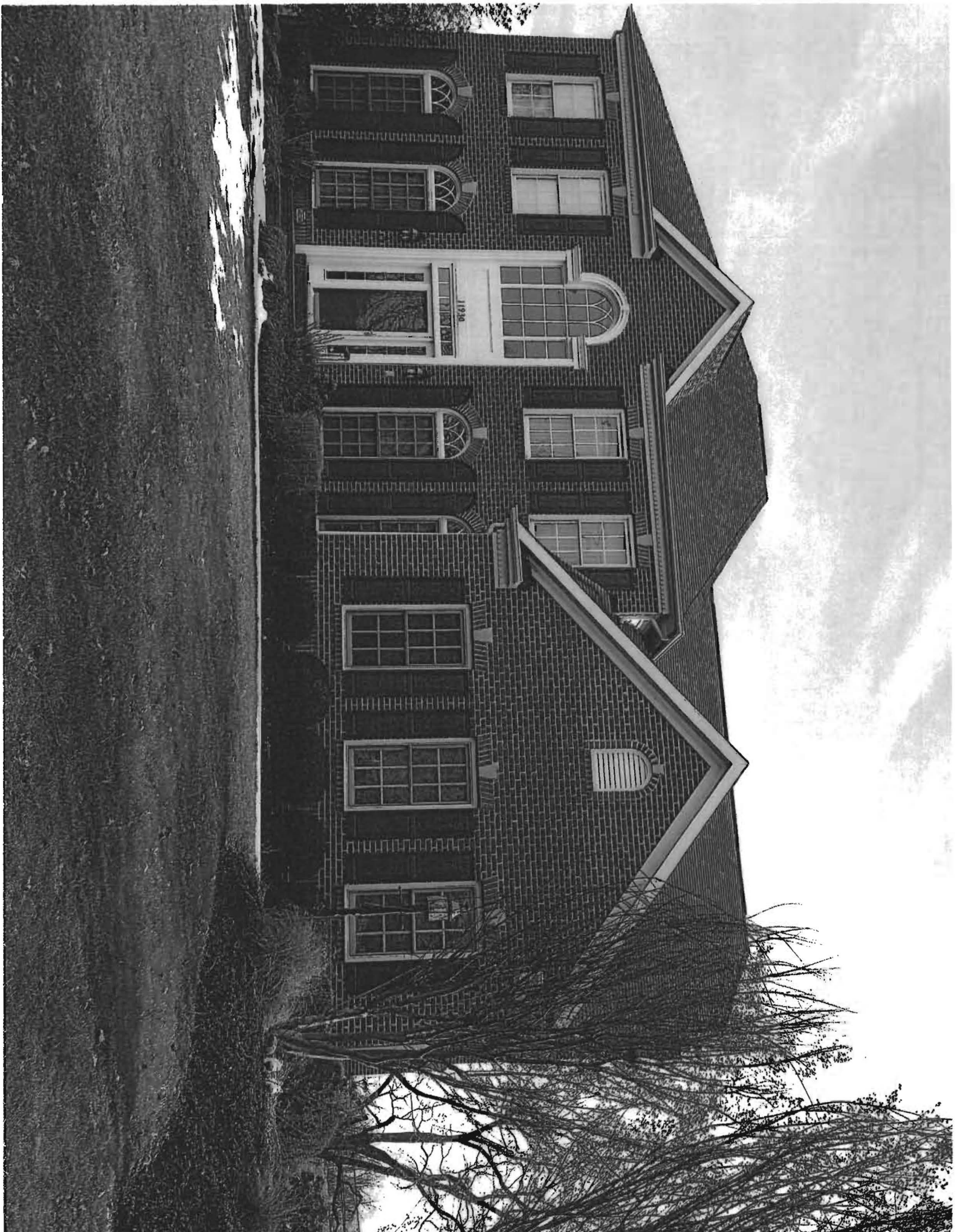
Date

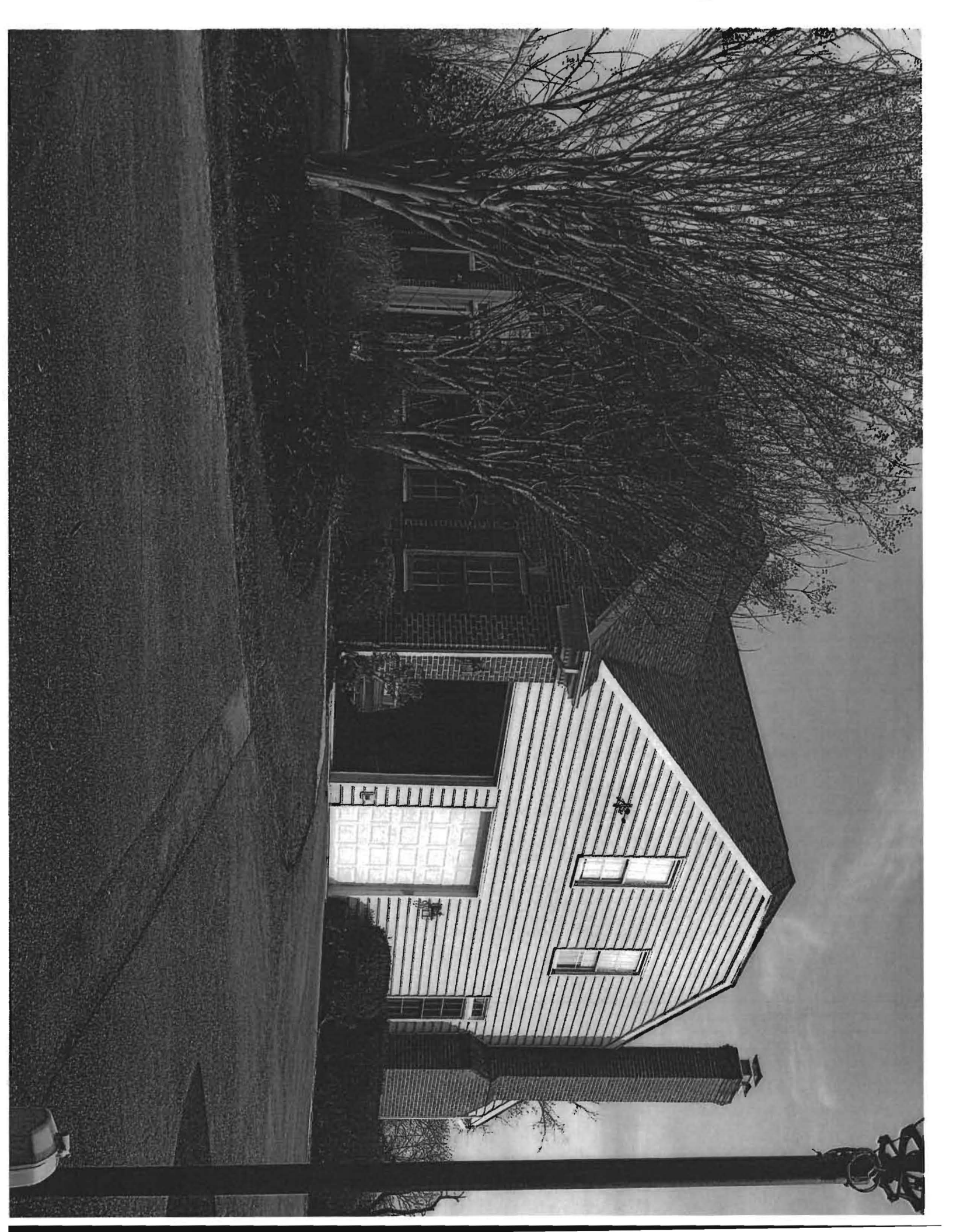


I, Haluk Kantar and Sherrie Kantar, homeowners of the property located at 11930 Queen Street, Fulton, MD 20759, do hereby give permission for Betty Weickgenannt of Starcom Design Build to petition for a residential variance on my behalf.

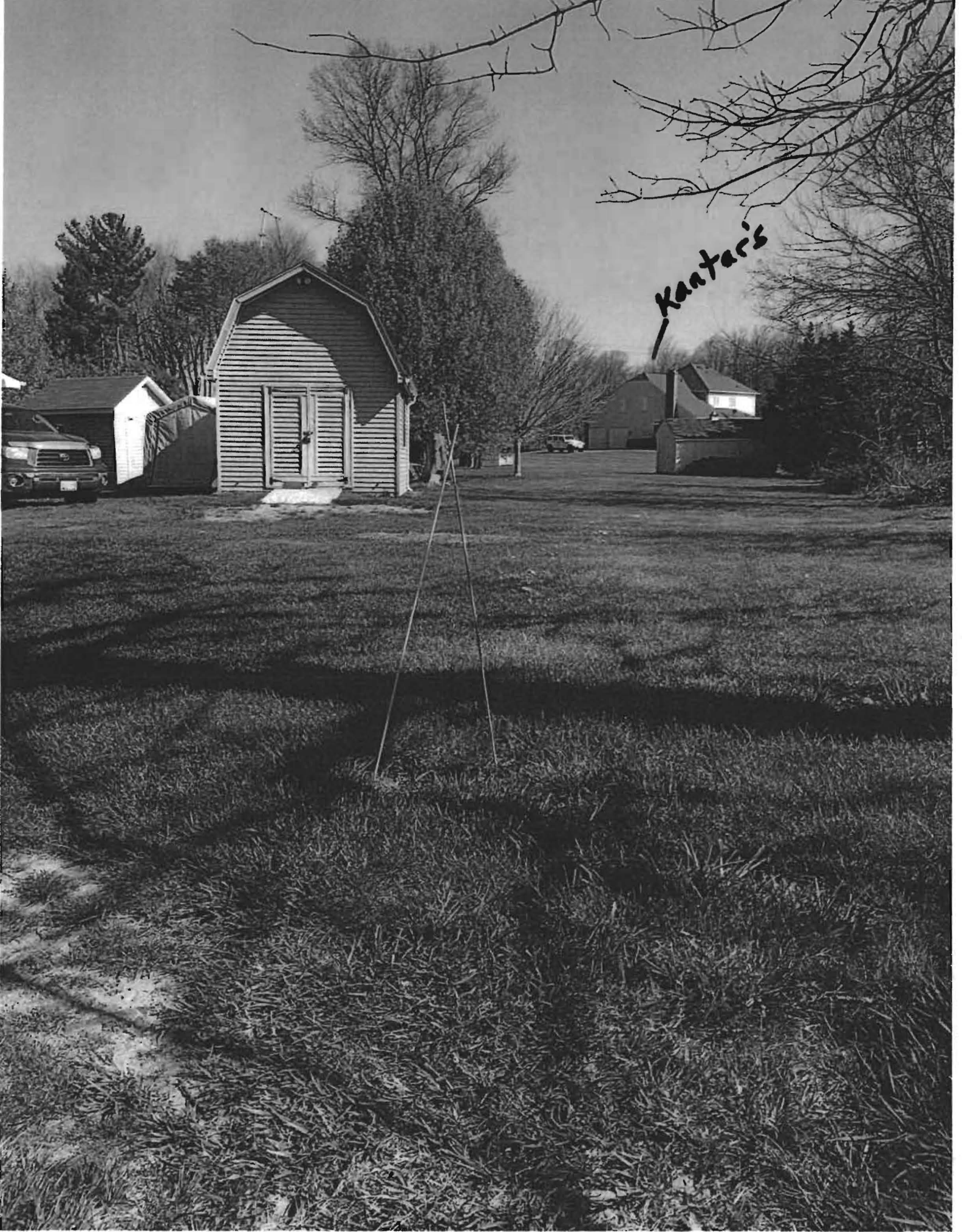
signed:  date: 4.21.14
Haluk Kantar

signed:  date: 4.21.14
Sherrie Kantar

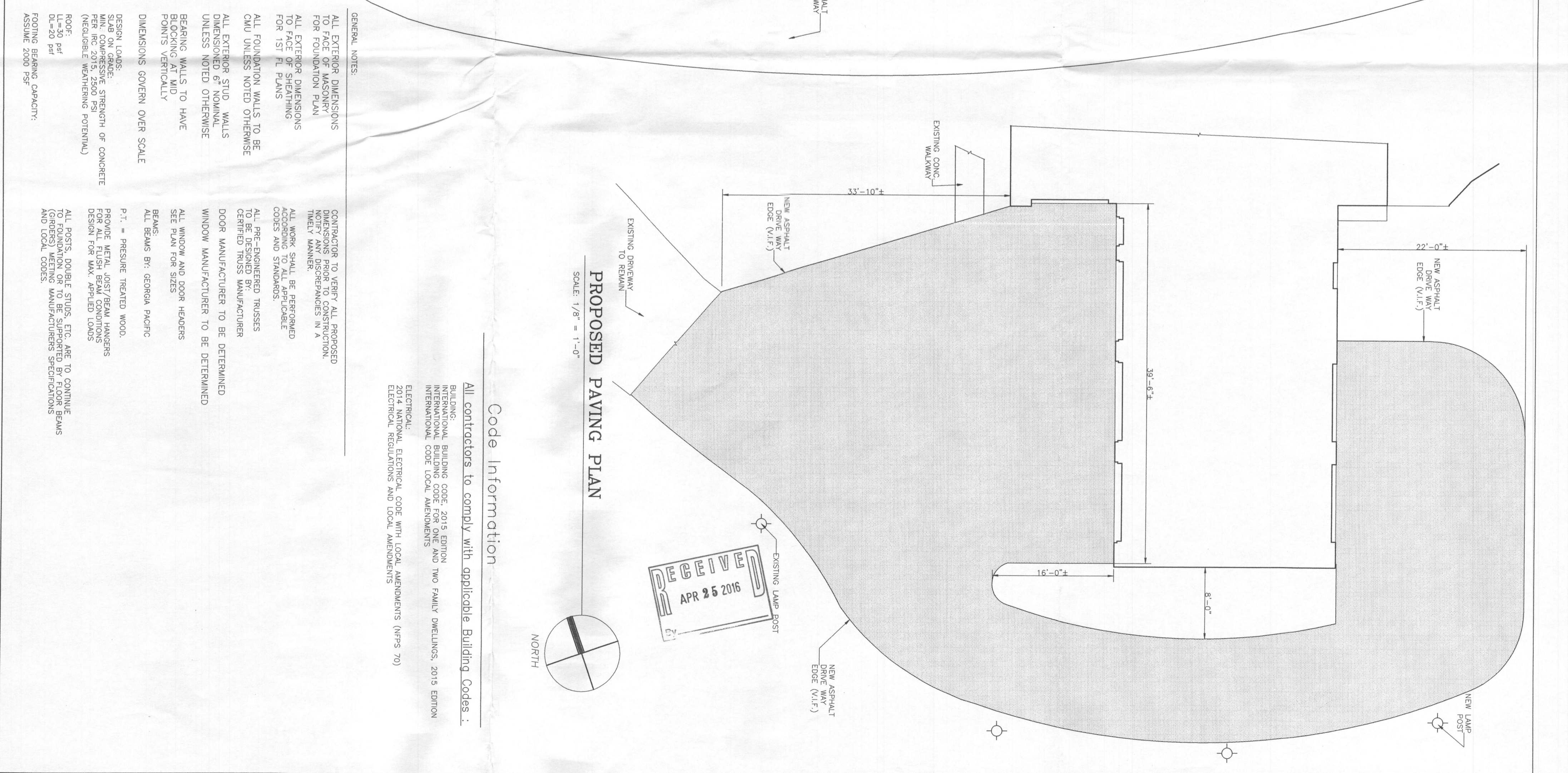
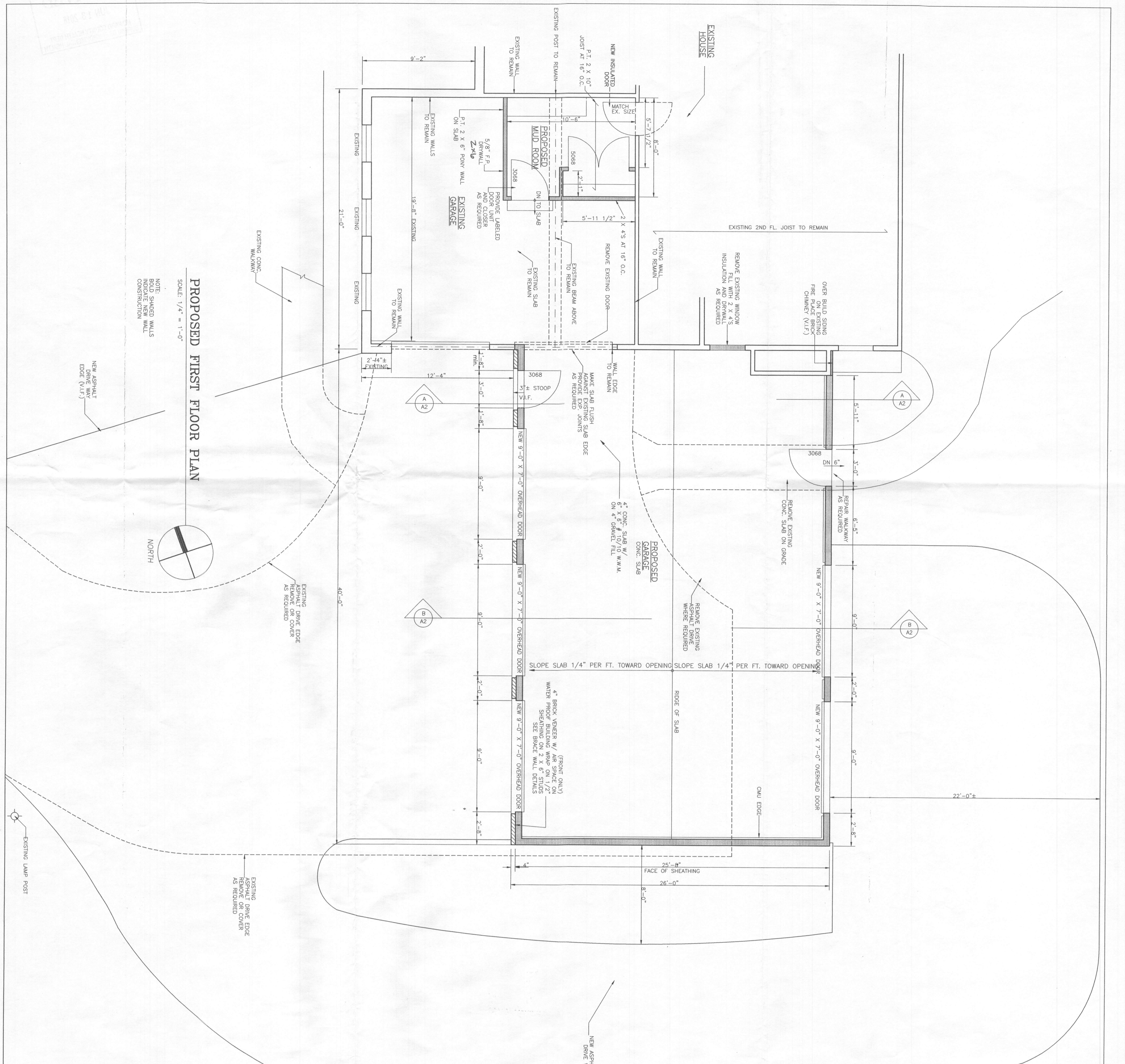








Kantaris



Code Information

All contractors to comply with applicable Building Codes:
 BUILDING: SMALL BUILDING CODE 2015 EDITION
 INTERNATIONAL BUILDING CODE FOR ONE AND TWO FAMILY DWELLINGS, 2015 EDITION
 INTERNATIONAL CODE LOCAL AMENDMENTS
 ELECTRICAL: 2014 NATIONAL ELECTRICAL CODE WITH LOCAL AMENDMENTS (NFS 70)
 ELECTRICAL REGULATIONS AND LOCAL AMENDMENTS

GENERAL NOTES:
 ALL EXTERIOR DIMENSIONS REMOVE OR COVER AS REQUIRED FOR FOUNDATION PLAN
 ALL EXTERIOR DIMENSIONS FOR 1ST FL PLANS
 ALL FOUNDATION WALLS TO BE DIMENSIONED 6" NOMINAL UNLESS NOTED OTHERWISE
 BEARING WALLS TO HAVE BLOTTING AT MID POINTS VERTICALLY
 DIMENSIONS GOVERN OVER SCALE

CONTRACTOR TO VERIFY ALL PROPOSED WORK IS IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS IN A TIMELY MANNER
 ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS
 ALL PRE-ENGINEERED TRUSSES SHALL BE MANUFACTURED BY A CERTIFIED TRUSS MANUFACTURER
 WINDOW MANUFACTURER TO BE DETERMINED
 ALL WINDOW AND DOOR HEADERS SEE PLAN FOR SIZES
 ALL BEAMS BR: GEORGIA PACIFIC

DESIGN LOADS:
 SLAB ON GRADE: 150 PSF
 FLOOR: 40 PSF
 ROOF: 20 PSF
 WIND: AS NOTED
 FLOORING BEARING CAPACITY: AS NOTED

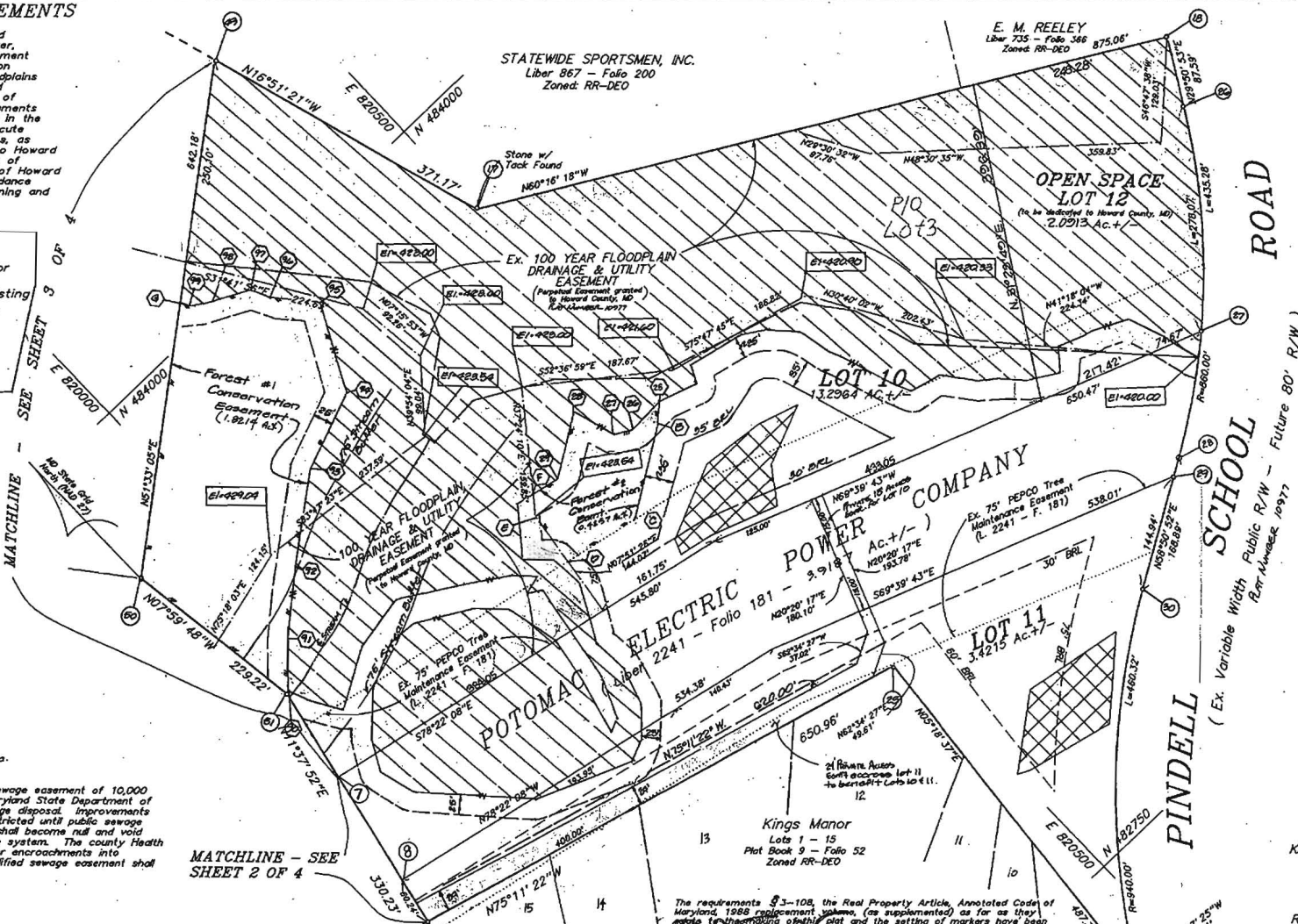
RESERVATION OF PUBLIC EASEMENTS

Developer reserves unto itself, its successors and assigns all easements shown on this plat for water, sewer, storm drainage, public stormwater management facilities, other public utilities, forest conservation (designated as "Forest Conservation Area"), floodplains and preservation parcels, located in, on, over and through Lots 4 - 12. Any and all conveyances of the aforesaid lots shall be subjected to the easements herein reserved, whether or not expressly stated in the deed(s) conveying said lot(s). Developer shall execute and deliver deeds and/or declaration of covenants, as appropriate, for the easements herein reserved to Howard County. The deed(s) of easement and declaration of covenants shall be recorded in the land records of Howard County following recordation of the plat in accordance with the requirements of the Department of Planning and Zoning and Department of Public Works.

NOTE:

Refer to Plat Numbers 10977 & 10978 for previously recorded Wetland & Floodplain boundary information shown hereon as Existing Wetlands and Existing 100 Year Floodplain, Drainage, and Utility Easement.

Refer to SHEET 3 of 4 for Forest Conservation Easement Boundary Information



- Indicates Nontidal Wetland Area.
- These areas designate a private sewage easement of 10,000 square feet 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 improvements 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.

AREA TABULATION

- Total number of lots to be recorded: 2
 - Buildable: 2
 - Open Space: 1
- Total area of lots to be recorded: 18,807.9 A.C.
 - Buildable: 14,858 A.C.
 - Open Space: 3,949.9 A.C.
 - Credited: 2,019 A.C.
 - Non Credited: 1,930.9 A.C.
- Total area of road right-of-way to be recorded: 2,000 A.C.
- Total area of subdivision to be recorded: 18,807.9 A.C.

CURVE DATA					
Nos.	Radius	Len.	Delta	Tan.	Chord
30-31	610.00'	160.32'	28°03'27"	234.87'	N44°48'09"E 435.72'
28-26	980.00'	435.28'	28°59'59"	222.41'	N44°20'53"E 430.85'

- LEGEND**
- Iron Pipe / Rebar Found
 - ⊗ Stone / Concrete Monument Found
 - ⊕ Rebar w/ Identification Cap Set
 - Concrete Monument Set

APPROVED: For Private Water and Private Sewerage Systems, Howard County Health Department.

Diane K. Malachuk 12/21/99
Howard County Health Officer Date 12/14/99

APPROVED: Howard County Department of Planning and Zoning.

James S. Rutter 12/21/99
Director Date 12/14/99

David J. Williams 12/10/99
Chief, Development Engineering Division Date 12/10/99

SURVEYOR'S CERTIFICATE

I hereby certify that the Final Plat shown hereon is correct, that it is a subdivision of all of the lands conveyed by Van Malcolm and Dennis Malcolm to Van Malcolm and Evelyn Malcolm, his wife and Dennis Malcolm and Lucille Malcolm, his wife, by deed dated the 29th day of January, 1988 and recorded among the Land Records of Howard County, Maryland in Liber 3129, Folio 593; and by Van Malcolm and Evelyn Malcolm, his wife and Dennis Malcolm and Lucille Malcolm, his wife, to Robert Follenberg and Anita Follenberg, his wife, by deed dated the 29th day of November, 1993 and recorded among the Land Records of Howard County, Maryland in Liber 3108, Folio 343; and by Van Malcolm and Evelyn Malcolm, his wife and Dennis Malcolm and Lucille Malcolm, his wife, to Robert Follenberg and Diane Burley, his wife, by deed dated the 29th day of November, 1993 and recorded among the Land Records of Howard County, Maryland in Liber 3108, Folio 341; and that all monuments are in place as shown, in accordance with the Annotated Code of Maryland, as expanded.



D. Wayne Weller Professional Land Surveyor MD Reg. No. 10685 Date

OWNER'S CERTIFICATE

We, Van Malcolm and Evelyn Burley, his wife, Dennis Malcolm and Lucille Malcolm, his wife, Kimber Burley and Diane Burley, his wife, and Robert S. Follenberg and Anita Follenberg, his wife, 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 Department of Planning and Zoning, establish the minimum building restriction lines and grant unto Howard County, Maryland, its successors and assigns: (1) The right to construct and maintain sewers, drains, water pipes, and other municipal utilities and services, in and under of 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; (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 erected on or over the said easements and right-of-ways. Witness my hand this 4th day of May 1997.

Van Malcolm *Lucille Malcolm* *Robert Follenberg*
Evelyn Malcolm *Anita Follenberg*
Kimber Burley *Diane Burley*
Dennis Malcolm *Lucille Malcolm*
Robert Follenberg *Anita Follenberg*
Kimber Burley *Diane Burley*
Witness

RECORDED AS PLAT NUMBER 14 ON 12/21/99 AMONG LAND RECORDS OF HOWARD COUNTY

MALCOLM PROP LOTS 4 - 12

A Resubdivision of Malcolm Prop Lots 1 thru 3
5th Election District Howard County
Scale: 1" = 100' Date: 6/19/97
Parcel 67
Previous Submittals: WP 92-140; F93-71, N97-36 LP 99-31, N99-39

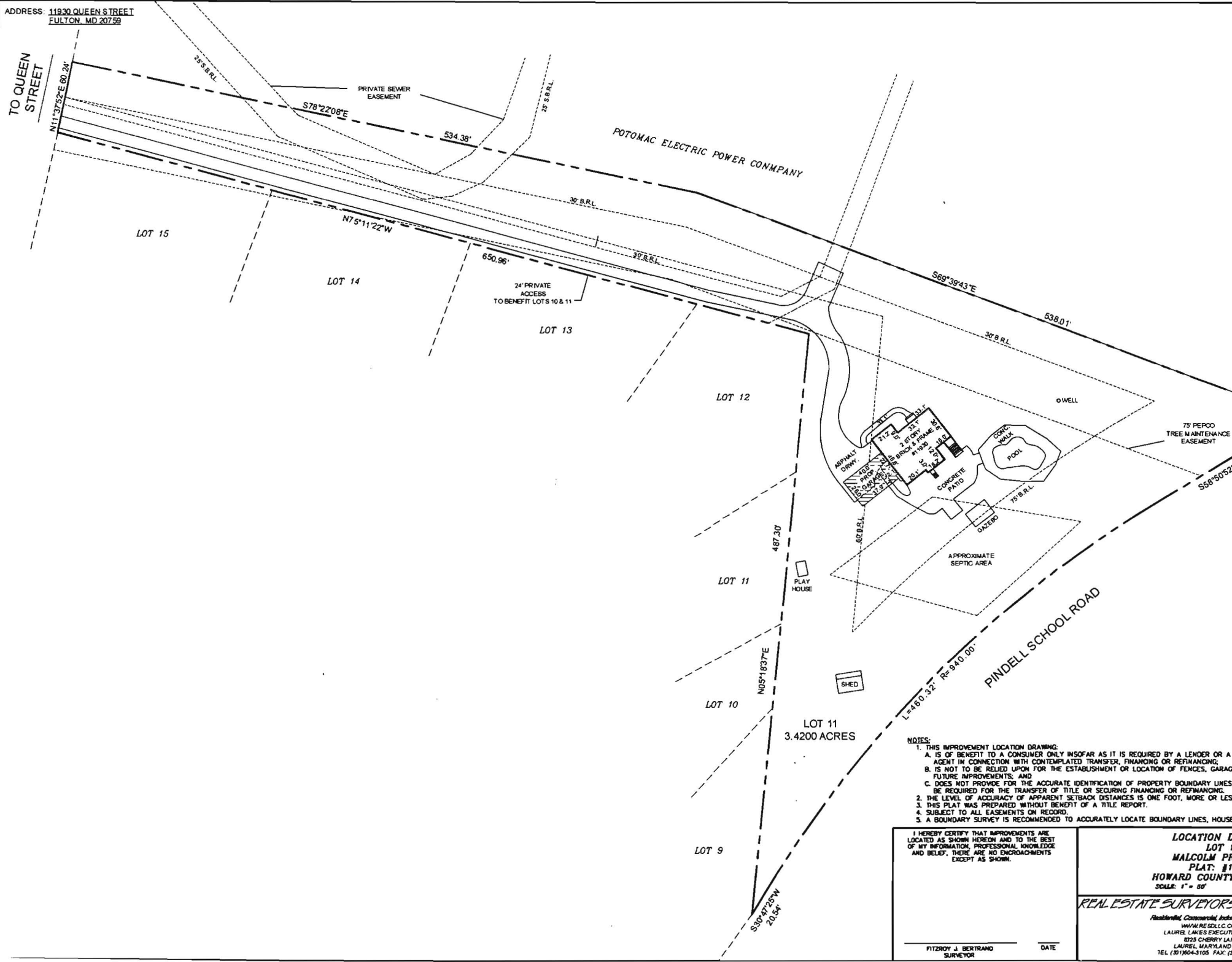
LDE, Inc.

9250 Rumsay Road, Suite 10
Columbia, Maryland 21045
Phone (410) 715-1070

OWN.
LOT 4, 6, VAN & EVEL Silver Spring, MD (301) 3
ROBERT S. J. FULTON, MARY (301) 3
LOT 11 DENNIS & LUC Silver Spring, MD (301) 3
LOT 12 KIMBER & DIANE FULTON, MARY (301) 61

ADDRESS: 11930 QUEEN STREET
FULTON, MD 20759

TO QUEEN STREET



- NOTES:**
1. THIS IMPROVEMENT LOCATION DRAWING:
 - A. IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE AGENT IN CONNECTION WITH CONTEMPLATED TRANSFER, FINANCING OR REFINANCING;
 - B. IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATION OF FENCES, GARAGES, POOLS, OR OTHER IMPROVEMENTS, AND
 - C. DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, AND SHOULD NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING.
 2. THE LEVEL OF ACCURACY OF APPARENT SETBACK DISTANCES IS ONE FOOT, MORE OR LESS.
 3. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT.
 4. SUBJECT TO ALL EASEMENTS ON RECORD.
 5. A BOUNDARY SURVEY IS RECOMMENDED TO ACCURATELY LOCATE BOUNDARY LINES, HOUSE, AND OTHER IMPROVEMENTS.

I HEREBY CERTIFY THAT IMPROVEMENTS ARE LOCATED AS SHOWN HEREON AND TO THE BEST OF MY INFORMATION, PROFESSIONAL KNOWLEDGE AND BELIEF, THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

FITZROY J. BERTRAND
SURVEYOR

DATE _____

LOCATION DATA
 LOT 11
 MALCOLM PRO
 PLAT: #14
 HOWARD COUNTY.
 SCALE: 1" = 80'

REAL ESTATE SURVEYORS
Residential, Commercial, Industrial
 WWW.RESDLLC.COM
 LAUREL LAKES EXECUTIVE
 8723 CHERRY LANE
 LAUREL, MARYLAND 20784
 TEL: (301)864-3105 FAX: (301)864-3106



MAC ELECTRIC POWER COMPANY

O.B.R.L.

S69°39'43"E

538.01'

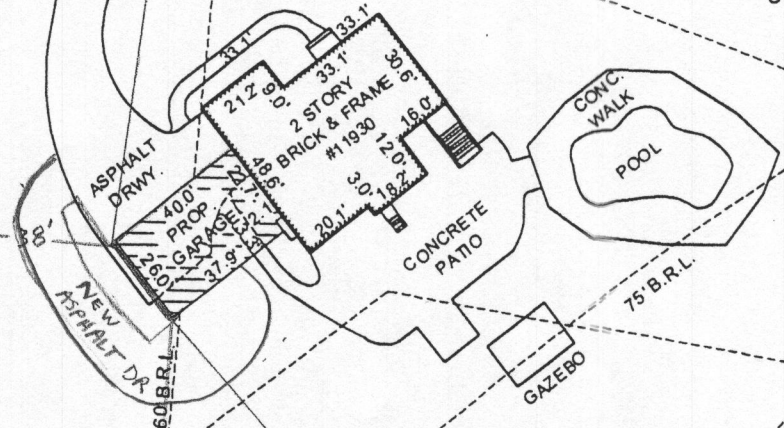
30' B.R.L.

LOT 12

OWELL

75' PEPCO TREE MAINTENANCE EASEMENT

S58°50'52"W 144.94'



APPROXIMATE SEPTIC AREA

PLAY HOUSE

SHED

PINDELL SCHOOL ROAD

487.30'

LOT 11

N05°18'37"E

LOT 10

LOT 11
3.4200 ACRES

NOTES:

1. THIS IMPROVEMENT LOCATION DRAWING:
 - A. IS OF BENEFIT TO A CONSUMER ONLY INSOFAR AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY AGENT IN CONNECTION WITH CONTEMPLATED TRANSFER, FINANCING OR REFINANCING;
 - B. IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATION OF FENCES, GARAGES, BUILDINGS, OR OTHER FUTURE IMPROVEMENTS; AND
 - C. DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING.
2. THE LEVEL OF ACCURACY OF APPARENT SETBACK DISTANCES IS ONE FOOT, MORE OR LESS.
3. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT.
4. SUBJECT TO ALL EASEMENTS ON RECORD.
5. A BOUNDARY SURVEY IS RECOMMENDED TO ACCURATELY LOCATE BOUNDARY LINES, HOUSE AND IMPROVEMENTS ON

I HEREBY CERTIFY THAT IMPROVEMENTS ARE LOCATED AS SHOWN HEREON AND TO THE BEST OF MY INFORMATION, PROFESSIONAL KNOWLEDGE AND BELIEF, THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

LOCATION DRAWING
LOT 11
MALCOLM PROPERTY
PLAT: #14072
HOWARD COUNTY, MARYLAND
 SCALE: 1" = 50' DATE: 3/23/16

REAL ESTATE SURVEYORS & DEVELOPERS

Residential, Commercial, Industrial and Land
 WWW.RESDLLC.COM
 LAUREL LAKES EXECUTIVE PARK
 8325 CHERRY LANE
 LAUREL, MARYLAND 20707
 TEL: (301)604-3105 FAX: (301)604-3108

FITZROY J. BERTRAND SURVEYOR DATE

Kantar
 11930 Queen St.
 Fulton, MD 20759
 Zone: RR

Proposed New Structure: Height 18'
 vinyl siding
 wood
 brick
 asphalt roof. shingles

S30°47'25"W
20.54'

L=460.32' R=940.00'