



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

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-16-009V**

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 well and sewage disposal setbacks must be met prior to Health approval of the plat or any future building permit.

JRL

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

Date: _____

Hearing Examiner 07/18/16
Planning Board _____ Board of Appeals _____ Zoning Board _____

Petition No. BA-16-009 V Map No. _____ Block _____ Parcel _____ Lot _____

Petitioner: _____ George & Teresa Boarman _____

Petitioner's Address: _____

Address of Property: _____

Return Comments by June 26, 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 16,009 V

DATE FILED 4/19/16

**RESIDENTIAL DISTRICT VARIANCE PETITION
TO THE HOWARD COUNTY HEARING EXAMINER**

1. VARIANCE REQUEST

SECTION 05E.4a(2) of the Zoning Regulations (describe) MINIMUM SETBACK REQUIREMENTS -
STRUCTURES FOR LOTS 3 ACRES OR LARGER PRINCIPAL STRUCTURE FRONT SETBACK 75 FEET

2. PETITIONER'S NAME GEORGE AND TERESA BOARMAN

TRADING AS (IF APPLICABLE) _____

ADDRESS 18126 MARYLAND ROUTE 216 FULTON MARYLAND 20759

PHONE NO. (W) N/A (H) 410 707-1976

EMAIL TERESA BOARMAN@GMAIL.COM

3. COUNSEL FOR PETITIONER _____

COUNSEL'S ADDRESS _____

COUNSEL'S PHONE NO. _____

EMAIL _____

4. PROPERTY IDENTIFICATION

ADDRESS OF SUBJECT PROPERTY 3625 ANDREA DRIVE

WEST FRIENDSHIP MARYLAND 21794

ELECTION DISTRICT THIRD ZONING DISTRICT RR-DEO ACREAGE 23.877 Ac.±

TAX MAP # 22 GRID # 8 PARCEL # 116 LOT # BUILDABLE PRESERVATION PARCEL "A"

SUBDIVISION NAME (if applicable) PAUPERS FOLLY

PLAT NUMBER AND DATE SP-10-004

5. PETITIONER'S INTEREST IN SUBJECT PROPERTY

☒ OWNER (including joint ownership)

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

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

**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: THROUGH THE STATE HIGHWAY CONDEMNATION PROCESS THE ORIGINAL TRACT BOUNDARY WAS REVISED TO THE PROPERTY LINE CURRENTLY SHOWN ON SHEET 2 WHICH DECREASED THE DISTANCE TO THE EXISTING HOUSE.

2. The uniqueness of the property prevents me from making a reasonable use of the property because: OF THE REVISED TRACT BOUNDARY LINE DUE TO THE PROPERTY TAKING BY THE STATE HIGHWAY ADMINISTRATION.

B) The intended use of the property, in the event the petition is granted: RESIDENTIAL SUBDIVISION

C) Any other factors which the Petitioner desires to have considered: THE ZONING VARIANCE IS BEING REQUIRED FOR THE EXISTING HOUSE AND SEPARATE STRUCTURE DUE TO THE STATE HIGHWAY CONDEMNATION TAKING FOR REALIGNMENT OF ROUTE 32.

D) Explain why the requested variance is the minimum necessary to afford relief: THERE ARE PROPOSED 7 BUILDABLE PIPESTEM LOTS WHICH ACCESS WILL BE BY A 22 FOOT WIDE USE IN COMMON DRIVEWAY. THE PIPESTEM LOT LINES ARE DIRECTLY ADJACENT TO THE TRACT BOUNDARY LINE WHICH HAVE SET THE 75 FOOT B.R.L.

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: _____

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.): VEHICULAR ACCESS TO THE EXISTING HOUSE IS BY AN EXISTING 22 FOOT WIDE BLACKTOP DRIVEWAY THAT WAS INSTALLED BY THE STATE HIGHWAY ADMINISTRATION.

J) Describe the topography of the site: THERE IS APPROXIMATELY A 2% GRADE AROUND THE HOUSE.
THERE IS A 6% GRADE FROM THE EDGE OF THE EXISTING DRIVEWAY TO THE CENTERLINE OF THE
EXISTING STREAM. THERE IS ALSO A 25' WETLAND BUFFER & 35' ENVIRONMENTAL BUFFER ASSOCIATED WITH THE EX. STREAM.

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

L) Describe any existing buffering or landscaping: THERE ARE 3 LARGE TREES ADJACENT TO THE EXISTING
HOUSE. ONE TREE IS DEAD. THERE IS LANDSCAPING ADJACENT TO THE HOUSE ALONG THE TRACT BOUNDARY
LINE WHICH IS THE NEW STATE RIGHT OF WAY LINE.

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)*
- 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.

Teresa A. Boarman

Teresa A. Boarman 4/15/16

George L. Boarman

George L. Boarman 4/15/16

Petitioners Name (please print)

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

T:\shared\PubSer\Applications ResVar

PETITIONER George L. + Teresa A. Boarman
PROPERTY ADDRESS 3625 Andrea Drive, West Friendship, MD 21794

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.

[Signature]
Witness

[Signature]
Witness

George L. Boarman 4/15/16
Signature Date

Teresa A. Boarman 4/15/16
Signature Date

Witness

Signature Date

2/11/2011 01:33 PM Csh 0045 Reg 0048
T/Ref 0048034506 Grp 000001 R/line 000001
01 - Main Location
\$0.00
Validation Number: 0048-036736
011-003-1340
Parcel Number: 11111111
Doc Type: Easements
Consideration Amount: \$0.00

G^r

**STATE ROADS COMMISSION OF THE
STATE HIGHWAY ADMINISTRATION**

Plaintiff

v.

G^f

**GEORGE BOARMAN and
TERESA BOARMAN, et al.**

Defendants

ENTERED

JAN 28 2011

CLERK, CIRCUIT COURT
HOWARD COUNTY

IN THE CIRCUIT COURT

FOR HOWARD COUNTY,

MARYLAND

NDR CHES
Feb 23, 2011 08:08 am

Case No. 13-C-08-073101-CD

AGREED INQUISITION

THIS AGREED INQUISITION made and taken at bar in the Circuit Court for
Howard County, in the matter of the Plaintiff, **STATE ROADS COMMISSION OF
THE STATE HIGHWAY ADMINISTRATION** acting for and on behalf of the
STATE OF MARYLAND v. Defendants:

**GEORGE BOARMAN AND TERESA BOARMAN - Fee Simple Owners as
Tenants by the Entireties; and**

HOWARD COUNTY, MARYLAND;

and the parties, having waived a trial by jury and a view by the Court of the property
being acquired, and upon the consent and agreement of the parties being evidenced by
their signatures and/or the signatures of their counsel, the Court does hereby find and
determine, witnesseth:

THAT the Plaintiff has the right to condemn the subject property hereinafter
described.

THAT the parties have agreed on Nine Hundred Fifty Five Thousand Three

Hundred and Twenty Three Dollars (\$955,323.00), inclusive of interest, as the amount of damages which the Defendants will sustain by the taking, use and occupation of the hereinafter described subject property.

THAT the payment of Nine Hundred Fifty Five Thousand Three Hundred and Twenty Three Dollars (\$955,323.00) is itemized as follows:

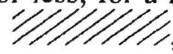
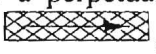

Nine Hundred Twenty Eight Thousand Four Hundred and Twenty Three Dollars (\$928,423.00) paid in cash; and

The conveyance of adjacent property shown as Item 95826 Extra Land Area (25,019 square feet) on State Highway Administration Plat 58539 and Item 95826 (363 square feet) on State Highway Administration Plat 58387 (Rev. 06/30/10) with an appraised value of Twenty Six Thousand and Nine Hundred Dollars (\$26,900.00) for no monetary consideration.

THAT the subject property is situate in the Third Election District of Howard County, in the State of Maryland, shown as **Item 95827** on State Highway Administration Plat Nos. 56871 (Rev. 06/30/10) and 56872 (Rev. 06/30/10), and further described as follows:

- a. **FEE SIMPLE.** Consisting of a total of 250,137 square feet or 5.7424 acres of land, more or less, identified as Parcel 1, Fee Simple Area, containing 55,898 square feet or 1.2832 acres of land, more or less; as Parcel 2, Fee Simple Area, containing 87,221 square feet or 2.0023 acres of land, more or less; as Parcel 3, Fee Simple Area, containing 80,275 square feet or 1.8429 acres of land, more or less; as Parcel 4, Fee Simple, 5,033 square feet or 0.1155 acre of land, more or less; Parcel 5, Fee Simple Area, containing 1,091 square feet or 0.0251 of an acre of land, more or less; Parcel 6, Extra Land Area, containing 19,962 square feet or 0.4583 of an acre of land, more or less; and Parcel 7, Extra Land Area, containing 657 square feet or 0.0151 of an acre of land, more or less, all of which is being taken in fee simple, together with the building and improvements thereon

and the rights, alleys, ways, waters, roads, privileges, appurtenances and advantages to the same belonging or in anyway appertaining.

- b. **REVERTIBLE EASEMENT FOR SUPPORTING SLOPES.** 53,073 square feet or 1.2184 acres of land, more or less, for a revertible easement for supporting slopes shown hatched thus , together with the right to create, use and maintain on such hatched area, such slopes as are necessary to retain and support the highway and/or adjacent property. At such time as the contour of the land is changed so that the easement required for slopes is no longer necessary to retain, support or protect the highway and/or adjacent property then said easement for slopes shall cease to exist.
- c. **PERPETUAL EASEMENT FOR DRAINAGE FACILITIES.** 2,581 square feet or 0.0593 of an acre of land, more or less, for a perpetual easement for drainage facilities shown cross-hatched thus , together with the perpetual right on such cross-hatched area to create, use and maintain such stream changes, side ditches, inlet ditches, outlet ditches, pipes, culverts and all other drainage facilities as are necessary in the opinion of the State Highway Administration, or its successors or assigns, to adequately drain the highway or adjacent property and/or control the flow of water through those drainage facilities.
- d. **PERPETUAL EASEMENT TO DISCHARGE FLOW OF WATER INTO EXISTING WATERWAYS OR NATURAL DRAINAGE COUSES.** A perpetual easement to discharge the flow of water into existing waterways or natural drainage courses at the outlet end of drainage facilities created by the State Highway Administration, or it's successors or assigns, as indicated by the symbol , together with the perpetual right to discharge at the outlet end of such drainage facilities the flow of water from stream changes, side ditches, inlet ditches, outlet ditches, pipes, culverts and all other drainage facilities as are necessary in the opinion of the State Highway Administration, or it's successors or assigns, to adequately drain the highway or adjacent property and/or control the flow of water through those drainage facilities.
- e. **THROUGH HIGHWAY CLAUSE – ALL ACCESS.** All the right whatsoever of ingress or egress across the Right of Way lines which are designated "Right Of Way Line Of Through Highway," to the end that

there never will be any vehicular, pedestrian and/or animal access to or from said highway those Right of Way lines which are so marked, except by means of such public road connections as the Plaintiff may construct or permit to be constructed.

State Highway Administration Plat No. 56871 (Rev. 06/30/10) and State Highway Administration Plat No. 56872 (Rev. 06/30/10) will be filed electronically with the Maryland State Archives and are incorporated herein by reference. A reduced size copy of State Highway Administration Plat No. 56871 (Rev. 06/30/10) is attached as Exhibit 1 and a reduced size copy of State Highway Administration Plat No. 56872 (Rev. 06/30/10) is attached as Exhibit 2.

THAT the subject property is now held under the provisions of a deed dated May 15, 1987 and recorded among the Land Records of Howard County, Maryland, in Liber No. 1655, folio 146, from Marilyn Thiede unto George Boarman and Teresa Boarman, his wife, as tenants by the entireties.

THAT the real estate taxes levied and due **HOWARD COUNTY, MARYLAND** on the subject property are paid in full and **HOWARD COUNTY, MARYLAND** is not entitled to any of the just compensation paid pursuant to this Agreed Inquisition.

THAT the purpose for which the said land and property above described is sought to be condemned is for the construction, reconstruction, improvement, maintenance and completion of the State System of Roads and Bridges and designated as MD 32 from Triadelphia Road to 3000' North of Burntwoods Road in Howard County, Maryland.

THAT on May 10, 2007, pursuant Md. Trans. Code Ann. §§ 8-318 through 8-331 (*Part III. "Quick Take" Condemnation by Commission – Board of Property Review Procedure*); Md. Real Prop. Code Ann. § 12-101 through 12-112 (*Eminent Domain*); and Rules 12-201 through 12-213 (*Condemnation*), the Plaintiff filed a Land Acquisition Petition with the Clerk of the Circuit Court for Howard County and deposited with said Clerk the sum of Seven Hundred Eighty Five Thousand One Hundred and Fifty Dollars (\$785,150.00). The Land Acquisition Petition was docketed by the Clerk as Case No. 13-C-07-69102. Pursuant to an Order of the Circuit Court dated September 11, 2007, the \$785,150.00, deposited in Case No. 13-C-07-69102 was paid to **GEORGE BOARMAN AND TERESA BOARMAN**.

THAT pursuant to an Amended Complaint for Condemnation filed in this action on August 4, 2010, the Plaintiff deposited with said Clerk the additional sum of One Hundred Forty Three Thousand Two Hundred and Seventy Three Dollars (\$143,273.00) which was paid to **GEORGE BOARMAN AND TERESA BOARMAN** pursuant to an Order of the Circuit Court dated August 16, 2010.

THAT the State Highway Administration, with the approval of the Board of Public Works, has executed and delivered a deed to **GEORGE BOARMAN AND TERESA BOARMAN** conveying adjacent property shown as Item 95826 Extra Land Area (25,019 square feet) on State Highway Administration Plat 58539 and Item 95826 (363 square feet) on State Highway Administration Plat 58387 (Rev. 06/30/10) with an

appraised value of Twenty Six Thousand and Nine Hundred Dollars (\$26,900.00) for no monetary consideration.

THAT the balance due of the date of this Agreed Inquisition is Zero Dollars (\$0.00).

THAT as of the date of this Agreed Inquisition the title to the subject property shall be held and become vested in the **STATE OF MARYLAND**, to the use of the **STATE ROADS COMMISSION OF THE STATE HIGHWAY ADMINISTRATION**, clear and discharged from any claims, liens or demands of the Defendants.

THAT the total payment per §10-912(b) of the Tax-General Article of the Annotated Code of Maryland is Nine Hundred Fifty Five Thousand Three Hundred and Twenty Three Dollars (\$955,323.00) to **GEORGE BOARMAN AND TERESA BOARMAN**, denominated as follows:

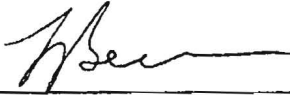
Nine Hundred Twenty Eight Thousand Four Hundred and Twenty Three Dollars (\$928,423.00) paid in cash; and

The conveyance of adjacent property shown as Item 95826 Extra Land Area (25,019 square feet) on State Highway Administration Plat 58539 and Item 95826 (363 square feet) on State Highway Administration Plat 58387 (Rev. 06/30/10) with an appraised value of Twenty Six Thousand and Nine Hundred Dollars (\$26,900.00) for no monetary consideration.

THAT the undersigned, William E. Erskine, attorney for **GEORGE BOARMAN AND TERESA BOARMAN**, in accordance with §10-912 of the Tax General Article of

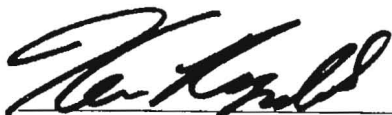
the Annotated Code of Maryland certifies under penalties of perjury that the following is true to the best of his knowledge, information, and belief: that **GEORGE BOARMAN AND TERESA BOARMAN** are residents of the State of Maryland.

IN WITNESS WHEREOF the Court has hereunto set its hand and seals this _____ day of JAN - 4 - 2010 2010.



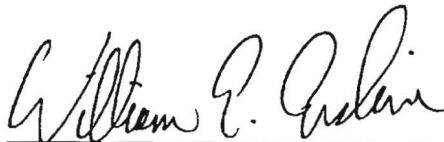
C.R. Judge, Circuit Court for Howard County

CONSENTED TO THIS 22nd DAY OF October, 2010:



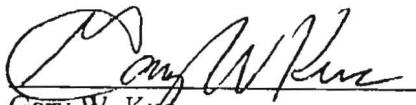
Kevin Reynolds
Assistant Attorney General
707 North Calvert Street, 4th Floor
Baltimore, Maryland 21202
(410) 545-0040

Attorney for Plaintiff, State of
Maryland



William E. Erskine
Miles & Stockbridge, P.C.
10490 Little Patuxent Parkway, Suite 300
Columbia, Maryland 21044
(410) 312-6730

Attorney for Defendants George and Teresa
Boarman



Gary W. Kuc
Senior Assistant County Solicitor
George Howard Building
3430 Courthouse Drive
Ellicott City, Maryland 21043
(410) 313-4315

Attorney for Howard County,
Maryland

Return Recorded Inquisition to:

Chief, Records and Research Section
State Highway Administration
707 North Calvert Street, M-202
Baltimore, Maryland 21202

EXHIBIT
1



STATE OF MARYLAND, HOWARD COUNTY, TO WIT:

I HEREBY CERTIFY that the foregoing is a true photocopy of the original taken from the records of the Circuit Court for Howard County as recorded in Case Number: 13C08073101 CD.

IN TESTIMONY WHEREOF, I hereto set my hand and affix the seal of of the Circuit Court for HOWARD COUNTY this 28th Day of January, 2011.

Margaret D. Rappaport
 Margaret D. Rappaport
 Clerk of the Circuit Court
 for Howard County



INDIVIDUAL PROPERTY/DISTRICT
MARYLAND HISTORICAL TRUST
INTERNAL NR-ELIGIBILITY REVIEW FORM

Property/District Name: Warfield-Sullivan House Survey Number: HO-643
 Project: MD 32 from MD 108 to I-70 Agency: FHWA/SHA
 Site visit by MHT Staff: X no yes Name Date
 Eligibility recommended Eligibility **not** recommended X
 Criteria: A B XC D Considerations: A B C D E F G None
 Justification for decision: (Use continuation sheet if necessary and attach map)

Based on the available information, the Warfield-Sullivan House, located at 3625 MD 32, near the town of West Friendship in Howard County, does not appear to meet the National Register Criteria for individual listing. The property includes a frame and log house, barn, machine shed and smokehouse. Although the house (c. 1870 and c. 1903) is noteworthy for its architectural detailing, including a projecting bay with tripartite window and decorative shingles, the house does not appear to possess sufficient architectural significance to warrant listing under Criterion C. In addition, the integrity of the house has been compromised by a series of additions and interior remodeling. The only historic agricultural building is the barn, which probably dates to the early twentieth century. The barn is a modest example of an extremely common type, with no particular architectural significance. The property has no known association with any significant event or person. It is not located in any known historic district.

Documentation on the property/district is presented in: Project File, Maryland Inventory
Form HO-562

Prepared by: Rita Suffness, SHA

Elizabeth Hannold August 11, 1995
 Reviewer, Office of Preservation Services Date

NR program concurrence: ✓ yes no not applicable

Quentin Roberts Aug. 17, 1995.
 Reviewer, NR program Date

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA - HISTORIC CONTEXT

I. Geographic Region:

<input type="checkbox"/> Eastern Shore	(all Eastern Shore counties, and Cecil)
<input type="checkbox"/> Western Shore	(Anne Arundel, Calvert, Charles, Prince George's and St. Mary's)
<input checked="" type="checkbox"/> Piedmont	(Baltimore City, Baltimore, Carroll, Frederick, Harford, Howard, Montgomery)
<input type="checkbox"/> Western Maryland	(Allegany, Garrett and Washington)

II. Chronological/Developmental Periods:

<input type="checkbox"/> Paleo-Indian	10000-7500 B.C.
<input type="checkbox"/> Early Archaic	7500-6000 B.C.
<input type="checkbox"/> Middle Archaic	6000-4000 B.C.
<input type="checkbox"/> Late Archaic	4000-2000 B.C.
<input type="checkbox"/> Early Woodland	2000-500 B.C.
<input type="checkbox"/> Middle Woodland	500 B.C. - A.D. 900
<input type="checkbox"/> Late Woodland/Archaic	A.D. 900-1600
<input type="checkbox"/> Contact and Settlement	A.D. 1570-1750
<input type="checkbox"/> Rural Agrarian Intensification	A.D. 1680-1815
<input checked="" type="checkbox"/> Agricultural-Industrial Transition	A.D. 1815-1870
<input checked="" type="checkbox"/> Industrial/Urban Dominance	A.D. 1870-1930
<input type="checkbox"/> Modern Period	A.D. 1930-Present
<input type="checkbox"/> Unknown Period (<input type="checkbox"/> prehistoric <input type="checkbox"/> historic)	

III. Prehistoric Period Themes:

<input type="checkbox"/> Subsistence
<input type="checkbox"/> Settlement
<input type="checkbox"/> Political
<input type="checkbox"/> Demographic
<input type="checkbox"/> Religion
<input type="checkbox"/> Technology
<input type="checkbox"/> Environmental Adaption

IV. Historic Period Themes:

<input type="checkbox"/> Agriculture
<input checked="" type="checkbox"/> Architecture, Landscape Architecture, and Community Planning
<input type="checkbox"/> Economic (Commercial and Industrial)
<input type="checkbox"/> Government/Law
<input type="checkbox"/> Military
<input type="checkbox"/> Religion
<input type="checkbox"/> Social/Educational/Cultural
<input type="checkbox"/> Transportation

V. Resource Type:

Category: Buildings

Historic Environment: Rural

Historic Function(s) and Use(s): Domestic - Single Dwelling, secondary structure
Agriculture - animal facility, agricultural outbuilding

Known Design Source: na

HO - 643
WARFIELD - SULLIVAN HOUSE
FRIENDSHIP, HOWARD COUNTY

HISTORIC CONTEXT:

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA

Geographic Organizations: Piedmont

Chronological/Development Period:

Agricultural-Industrial Transition	A.D. 1815-1870
Industrial/Urban Dominance	A.D. 1870-1930

Prehistoric/Historic Period Themes:

Agriculture
Architecture

Resource Type:

Category: Buildings

Historic Environment: Rural

Historic Function and Use:

Domestic/single dwelling/residence
Agriculture/Subsistence/Agricultural outbuilding/barn

Known Design Source: None

BOARMAN PROPERTY
Subdivision
Existing Structures

Tax Map 22 Parcel No.116
First Election District
Howard County, Maryland

Owner & Developer:
George & Teresa Boarman
12126 Route 216
Fulton, Maryland 20759

Prepared By:
Fisher, Collins and Carter, Inc.
Centennial Square Office Park
10272 Baltimore National Pike
Ellicott City, Maryland 21042
w.o. # 71160/rai





Picture #1: Existing Shed located off of gravel parking area.



Picture #2: Existing Storage Shed located next to Picture #1 and adjacent to the pasture.



Picture #3: Existing Barn located to the East of Picture #2.



Picture #4: Existing Tenant House located to the South of Picture #3 and adjacent to the gravel parking area.



Picture #5: Existing Horse Stall located to the East of Picture #4 in the existing pasture area.



Picture #6: Existing Dog Kennels located to the North of Picture #5 with the Barn located in the background.



Picture #7: Existing tenant house from picture #4 showing existing shed and aluminum trailer in the background.



Picture #8: Existing Barn in foreground with existing wooden horse stalls located in the background.



Picture #9: Existing Small Wooden Shed located East of the Existing Barn.



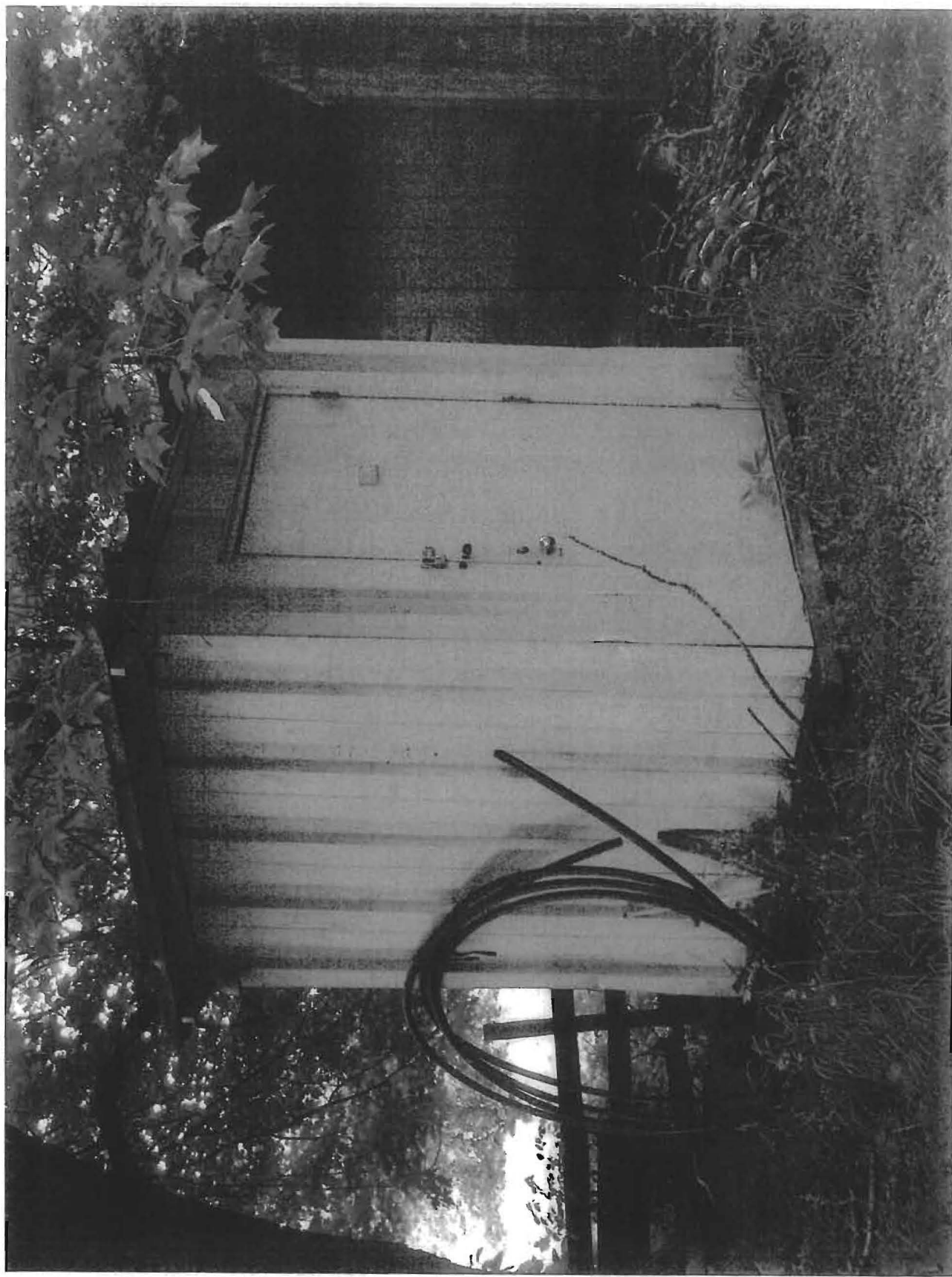
Picture #10: Existing Spring House located in the existing wetlands.



Picture #11: Existing Horse Stalls located to the Easternmost Structure on the property.



Picture #12: Existing Horse Stalls located to the Northernmost Structure on the property.



Picture #13: Existing Steel Shed located east of existing barn. This shed is proposed to be moved.

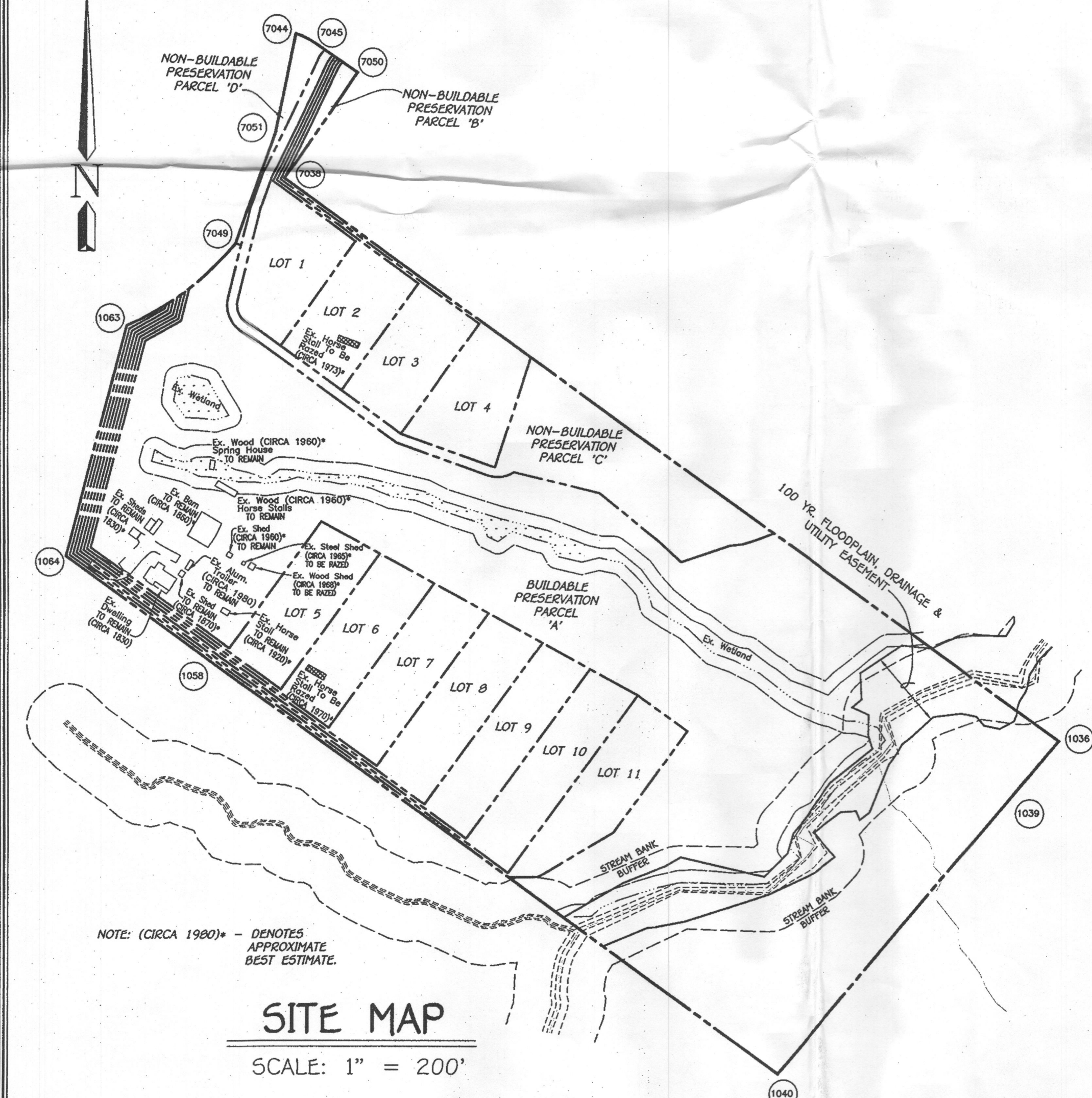


Picture #14: Existing Wood Shed located east of shed in picture 13.
This shed is proposed to be moved.

LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	45,299 S.F.	1,710 S.F.	43,549 S.F.
2	44,031 S.F.	2,931 S.F.	41,100 S.F.
3	44,484 S.F.	3,789 S.F.	40,695 S.F.
4	45,907 S.F.	4,615 S.F.	41,292 S.F.
5	50,816 S.F.	5,890 S.F.	44,968 S.F.
6	51,198 S.F.	6,699 S.F.	44,487 S.F.
7	54,717 S.F.	7,428 S.F.	47,289 S.F.
8	57,900 S.F.	8,278 S.F.	49,622 S.F.
9	55,798 S.F.	9,068 S.F.	46,730 S.F.
10	58,558 S.F.	9,766 S.F.	48,592 S.F.
11	58,225 S.F.	10,371 S.F.	47,854 S.F.

COORDINATE TABLE		
POINT	NORTH	EAST
1036	5041774.3166	1318218.0740
1039	504071.2554	1310131.1563
1040	503497.1997	1317642.2546
1058	50521.7063	1316556.5614
1064	504556.1362	1316191.2444
1063	505026.1060	1316315.9677
7049	502180.9539	1316538.0054
7051	505418.2706	1316618.2312
7044	505617.4369	1316559.6414
7045	505596.6892	1316700.8086
7050	505539.3022	1316784.8602
7038	505320.5149	1316635.3954

S.H.A. R/W TAKING
NO SCALE



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2955

APPROVED FOR PRIVATE WATER, PRIVATE SEPTIC SYSTEMS AND SHARED SEPTIC FOR LOTS
1 THRU 4. HOWARD COUNTY HEALTH DEPARTMENT.

Bryan for Peter Brilewson 10/13/10
COUNTY HEALTH OFFICER ¹⁸ DATE 10/13/10

**LOTS 1-11, BUILDABLE PRESERVATION PARCEL 'A'
& NON-BUILDABLE PRESERVATION PARCEL 'B'-D'**

ZONED: RR-DEO

TAX MAP No. 22 GRID No. 8 PARCEL No. 116

REFERENCE: ADC MAP #4813: C6

VICINITY MAP

SCALE: 1" = 2000'

THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TRAFFIC CONTROL SIGNS				
ROAD NAME	CL STA.	OFFSET	POSTED SIGN	SIGN CODE
PAUPERS FOLLY LANE	0+15	13' L	STOP	R1-1
PAUPERS FOLLY LANE	+2+00	13' R	SPEED LIMIT 25	R2-1
PAUPERS FOLLY LANE	1+50	13' L	STOP AHEAD	W3-1a
PAUPERS FOLLY LANE	+5+50	13' R	TURN W/ 15 MPH STOP RATE	W1-1L W/1-1
TERGEED DRIVE	0+15	10' L	STOP	R1-1
SHARED SEPTIC DRIVEWAY	0+15	10' L	STOP	R1-1

"SIGN POSTS: ALL SIGN POST USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE) - 3' LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST."















PETITIONER
OWNER AND DEVELOPER

GEORGE & TERESA BOARMAN
12126 ROUTE 216
ELITON MARYLAND 20759

"Professional certification. I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 13204, Expiration Date 11/03/10."

VARIANCE REQUEST

1. TO REDUCE THE 75 FOOT FRONT SETBACK TO APPROXIMATELY 11 FEET FOR AN EXISTING HISTORIC HOUSE.
2. TO REDUCE THE 75 FOOT FRONT SETBACK TO APPROXIMATELY 60 FEET FOR AN EXISTING SHED.
3. TO REDUCE THE 75 FOOT FRONT SETBACK TO APPROXIMATELY 60 FEET FOR AN EXISTING SHED.
4. TO REDUCE THE 75 FOOT FRONT SETBACK TO APPROXIMATELY 49 FEET FOR AN EXISTING HOUSE STALL.
5. TO REDUCE THE 75 FOOT FRONT SETBACK TO APPROXIMATELY 49 FEET FOR AN EXISTING HOUSE STALL.
6. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON DEED RESEARCH AND FIELD RUN SURVEY PERFORMED BY JAMES COLLINS & ASSOCIATES, INC. ON OCTOBER 12, 2009.
7. THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION WILL BE FULFILLED BY PROVIDING 5.5 ACRES OF ON-SITE RETENTION OF 16.0 ACRES OF ON-SITE AFForestation. (NO FOREST CLEARING IS PROPOSED IN THIS SUBDIVISION.) AFForestation SHALL BE 147,717.00 S.F. FOR 20% ON-SITE AFForestation. A SURVEY FOR ON-SITE FOREST AFForestation @ \$8.00/SF FOR 230,980 SF. 147,717.00 S.F. @ \$8.00/SF = \$1,181,736.00. 230,980 SF @ \$8.00/SF = \$1,847,840.00. TOTAL FOREST CONSERVATION SURVEY = \$91,476.00.
8. A LANDSCAPING SURVEY IN THE AMOUNT OF \$22,350.00 FOR PERMETER LANDSCAPE REQUIREMENTS (6 SHADE TREES AND 17 ENDOGENOUS TREES) OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL SHALL BE PROVIDED WITH THE FINAL PLANNING DEVELOPER'S AGREEMENT FOR THIS SUBDIVISION. THE LANDSCAPE INFORMATION PROVIDED WITH THIS PLAN IS FOR INFORMATION AND MAY BE REVISED DURING LATER STAGE PLANNING STAGES. A COMPLETE LANDSCAPE PLAN WILL BE PROVIDED WITH THIS SUBDIVISION AT FINAL ROAD PLAN STAGE.
9. A NOISE STUDY WAS PREPARED FOR THIS PROPERTY BY MARS GROUP DATED NOVEMBER, 2009.
10. THERE IS A 100-YEAR FLOODPLAIN AND STREAM ON THIS PROPERTY. THERE ARE ALSO WETLANDS LOCATED ON-SITE. "NO GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN WETLANDS, FLOODPLAIN, STREAMS, FOREST CONSERVATION REQUIREMENTS OR ANY PLANNING STAGES. A COMPLETE LANDSCAPE PLAN WILL BE PROVIDED WITH THIS SUBDIVISION AT FINAL ROAD PLAN STAGE."
11. ☒ THIS AREA DESIGNATES A PRIVATE SEWERAGE FACILITY OF 10,000 GALLONS PER DAY AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE IMPROVEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE HOWARD COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE FACILITY. RECOGNITION OF A PRIVATE SEWERAGE FACILITY SHALL BE LIMITED TO THE PRIVATE SEWERAGE FACILITY.

LEGEND	
SYMBOL	DESCRIPTION
	EXISTING CONTOUR 2' INTERVAL
	EXISTING CONTOUR 10' INTERVAL
	PROPOSED CONTOUR 2' INTERVAL
	PROPOSED CONTOUR 10' INTERVAL
-TP -TP -	TREE PROTECTION
-SF -SF -	SILT FENCE
-SSF -SSF -	SUPER SILT FENCE
L.O.D.	LIMIT OF DISTURBANCE
	RANGEGARDEN
	WETLANDS
	WETLAND BUFFER
	FLOODPLAIN
	WELL
	EXISTING TREE
	EXISTING TREE LINE
	PROPOSED HOUSE
	15% TO 24.99% SLOPES
	25% OR GREATER SLOPES

DENSITY TABULATIONS

1. BASE DENSITY: 39.77 GROSS ACRES / 4.25 = 9.357 UNITS OR 9 SINGLE FAMILY DETACHED HOMES
2. MAXIMUM DENSITY (1 LOT PER 2 NET ACRES): 36.30 ACRES / 2 = 18.15 UNITS OR 18 SINGLE FAMILY DETACHED HOMES.
3. NUMBER OF PROPOSED DWELLING UNITS = 12 UNITS
4. THREE (3) DEVELOPMENT RIGHTS WILL BE IMPORTED TO THIS SUBDIVISION AT THIS TIME PURSUANT TO THE DEO/CEO DENSITY TRANSFER PROVISION OF SECTION 106 OF THE ZONING REGULATIONS

GENERAL NOTES

- [illegible]

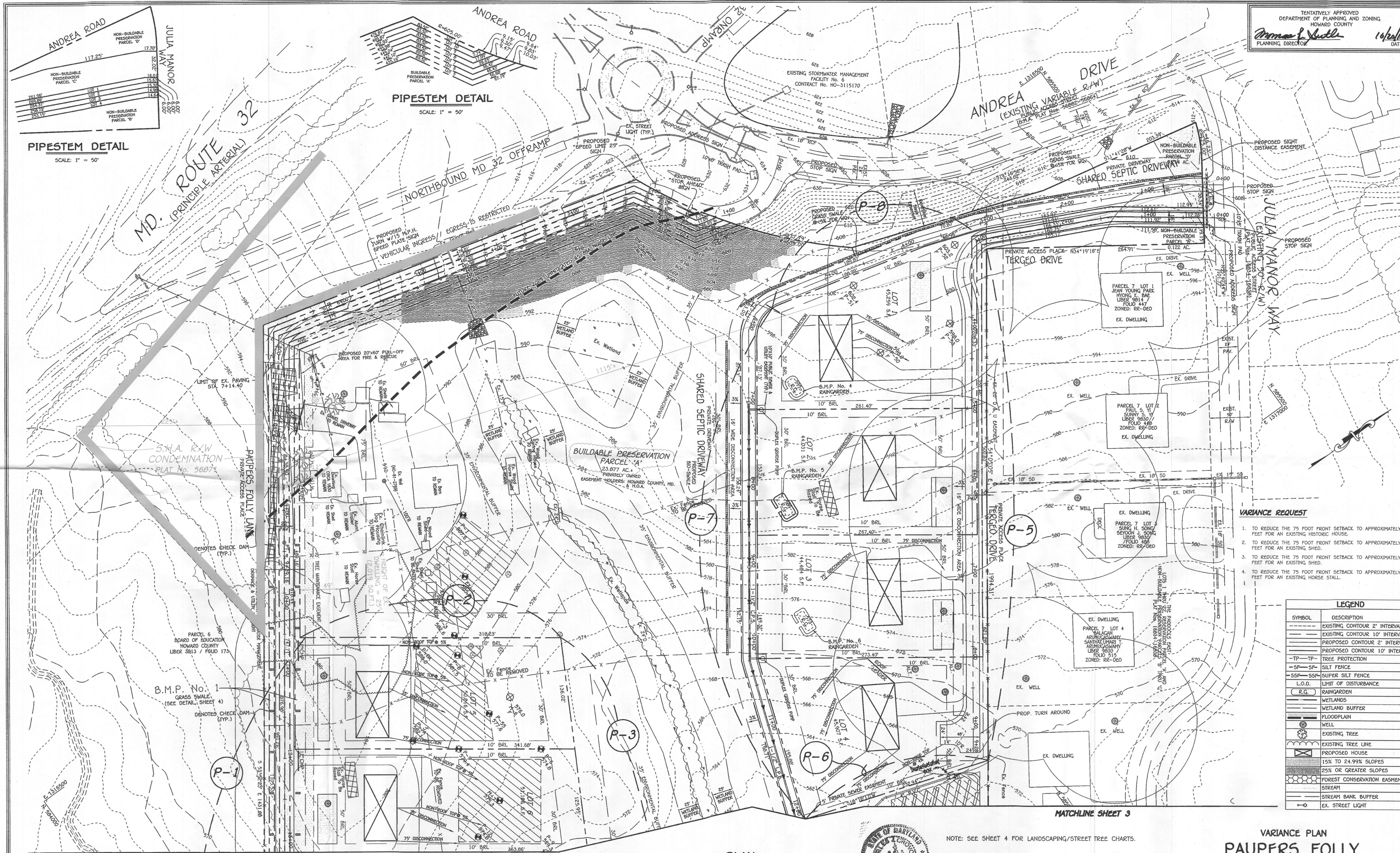
VARIANCE PLAN
PERS FOLLY
TILDALE PRESERVATION PARCEL 'A'
TILDALE PRESERVATION PARCEL 'B'-'D'

TAX MAP No. 22 GRID No. 8 PARCEL Nos. 116 & 7 (PAR A

THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: AUGUST 18, 2010

CHARLES J. GROVO SR., P.I.

SP-10-004



- VARIANCE REQUEST**
1. TO REDUCE THE 75 FOOT FRONT SETBACK TO APPROXIMATELY 11 FEET FOR AN EXISTING HISTORIC HOUSE.
 2. TO REDUCE THE 75 FOOT FRONT SETBACK TO APPROXIMATELY 60 FEET FOR AN EXISTING SHED.
 3. TO REDUCE THE 75 FOOT FRONT SETBACK TO APPROXIMATELY 68 FEET FOR AN EXISTING SHED.
 4. TO REDUCE THE 75 FOOT FRONT SETBACK TO APPROXIMATELY 49 FEET FOR AN EXISTING HORSE STALL.

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
TP-TP	TREE PROTECTION
SF-SF	SILT FENCE
SSF-SSF	SUPER SILT FENCE
L.O.D.	LIMIT OF DISTURBANCE
R.G.	RAINGARDEN
WETLANDS	WETLANDS
WETLAND BUFFER	WETLAND BUFFER
FLOODPLAIN	FLOODPLAIN
WELL	WELL
EXISTING TREE	EXISTING TREE
EXISTING TREE LINE	EXISTING TREE LINE
PROPOSED HOUSE	PROPOSED HOUSE
15% TO 24.99% SLOPES	15% TO 24.99% SLOPES
25% OR GREATER SLOPES	25% OR GREATER SLOPES
FOREST CONSERVATION EASEMENT	FOREST CONSERVATION EASEMENT
STREAM	STREAM
STREAM BANK BUFFER	STREAM BANK BUFFER
EX. STREET LIGHT	EX. STREET LIGHT

MATCHLINE SHEET 3

PLAN
SCALE: 1" = 50'

NOTE: SEE SHEET 4 FOR LANDSCAPING/STREET TREE CHARTS.



"Professional certification, I hereby certify that these documents were prepared by me and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 13224, Expiration Date 11/03/10."

Charles J. Govo
CHARLES J. GOVO, P.E.

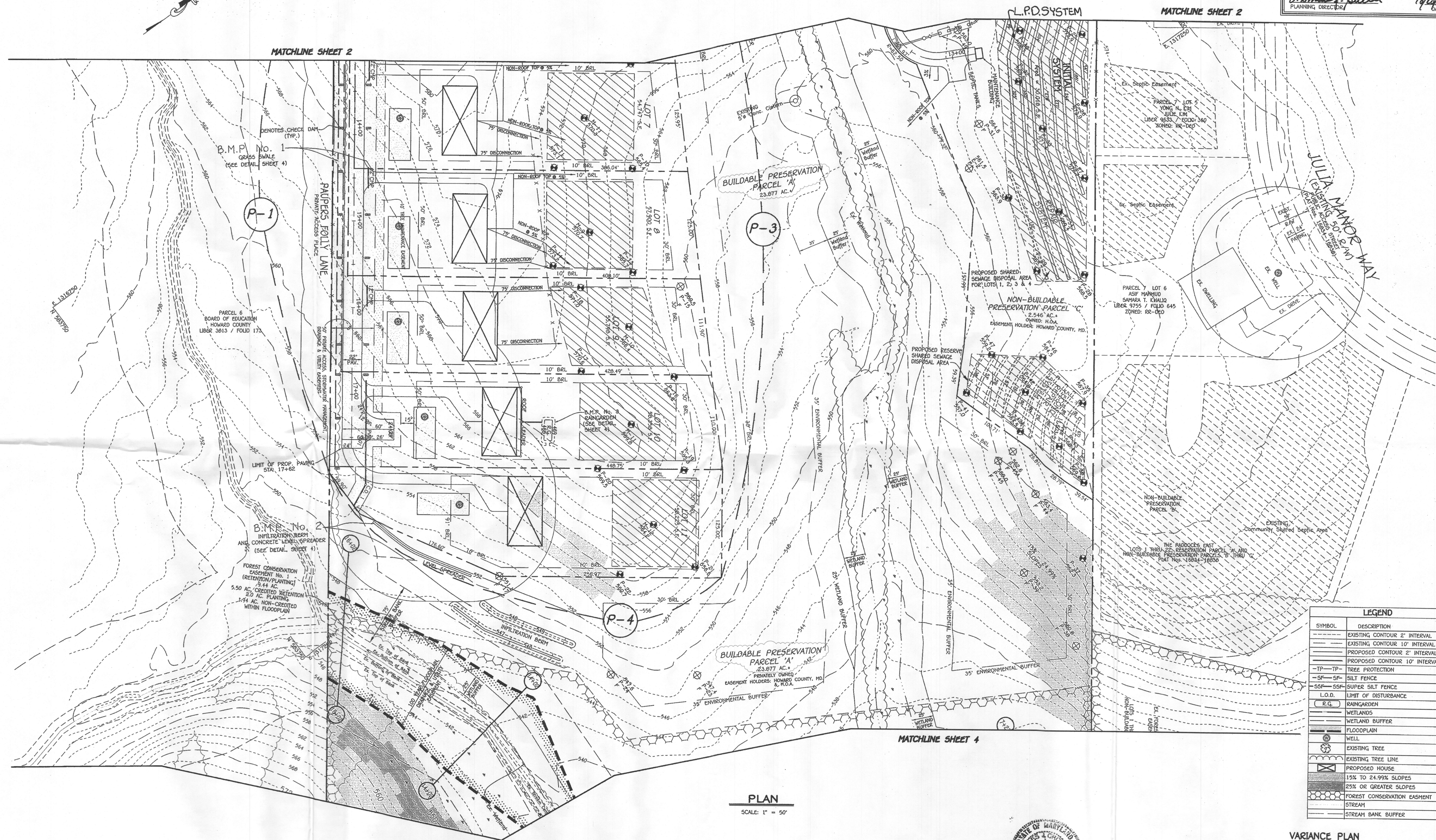
9/22/10
DATE

VARIANCE PLAN
PAUPERS FOLLY
LOTS 1-11, BUILDABLE PRESERVATION PARCEL 'A'
AND NON-BUILDABLE PRESERVATION PARCEL 'B'-D'
ZONED: RR-DEO
TAX MAP No. 22 GRID No. 8 PARCEL Nos. 116 & 7 (PAR. A)
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: AUGUST 18, 2010
SHEET 2 OF 4

PETITIONER
OWNER AND DEVELOPER
GEORGE & TERESA BOAKMAN
12126 ROUTE 216
FULTON, MARYLAND 20799

APPROVED FOR PRIVATE WATER, PRIVATE SEPTIC SYSTEMS AND SHARED SEPTIC FOR LOTS 1 THRU 4, HOWARD COUNTY HEALTH DEPARTMENT.
William P. Peter Baileman
COUNTY HEALTH OFFICER
10/13/10
DATE

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENAL SQUARE OFFICE PARK - 11072 BALTIMORE NATIONAL PIKE
ELLSWORTH, MD. 21117
(410) 461-1895



PLAN

MATCHLINE SHEET 4

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 461 - 2855

APPROVED FOR PRIVATE WATER, PRIVATE SEPTIC SYSTEMS AND SHARED SEPTIC FOR LOTS
1 THRU 4. HOWARD COUNTY HEALTH DEPARTMENT.

B. Wilson for Peter Brilemson 10/13/10
COUNTY HEALTH OFFICER DATE 7/10

**PETITIONER
OWNER AND DEVELOPER**

GEORGE & TERESA BOARMAN
12126 ROUTE 216
FULTON, MARYLAND 20759

"Professional certification. I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 13204, Expiration Date 11/03/10."

CHARLES J. GROVO SR., P.E.

VARIANCE PLAN

PAUPERS FOLLY

LOTS 1-11, BUILDABLE PRESERVATION PARCEL 'A'
AND NON-BUILDABLE PRESERVATION PARCEL 'B'-D'

APPROVED: RAYGO
TAX MAP No. 22 GRID No. 8 PARCEL Nos. 116 & 7 (PAR. A)
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: AUGUST 10, 2010
SHEET 3 OF 4

SCHEDULE A - PERIMETER LANDSCAPING

PERIMETER	CATEGORY (PROPERTIES/ROADWAYS)	LANDSCAPE TYPE	LINEAR FEET OF ROADWAY FRONTAGE PERIMETER	CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	SHADE TREES	EVERGREEN TREES	SHRUBS
P-1	FRONT TO ROAD	N/A	837'	NO	NO	-	-	-
P-2	ADJACENT TO PERIMETER	A	342'	NO	NO	6	-	-
P-3	ADJACENT TO PERIMETER	A	859'	NO	NO	14	-	-
P-4	ADJACENT TO PERIMETER	A	493'	NO	NO	8	-	-
P-5	ADJACENT TO PERIMETER	A	621'	NO	NO	10	-	-
P-6	ADJACENT TO PERIMETER	A	223'	NO	NO	4	-	-
P-7	ADJACENT TO PERIMETER	A	634'	NO	NO	11	-	-
P-8	ADJACENT TO ROADWAY	B	280'	NO	NO	6	7	-

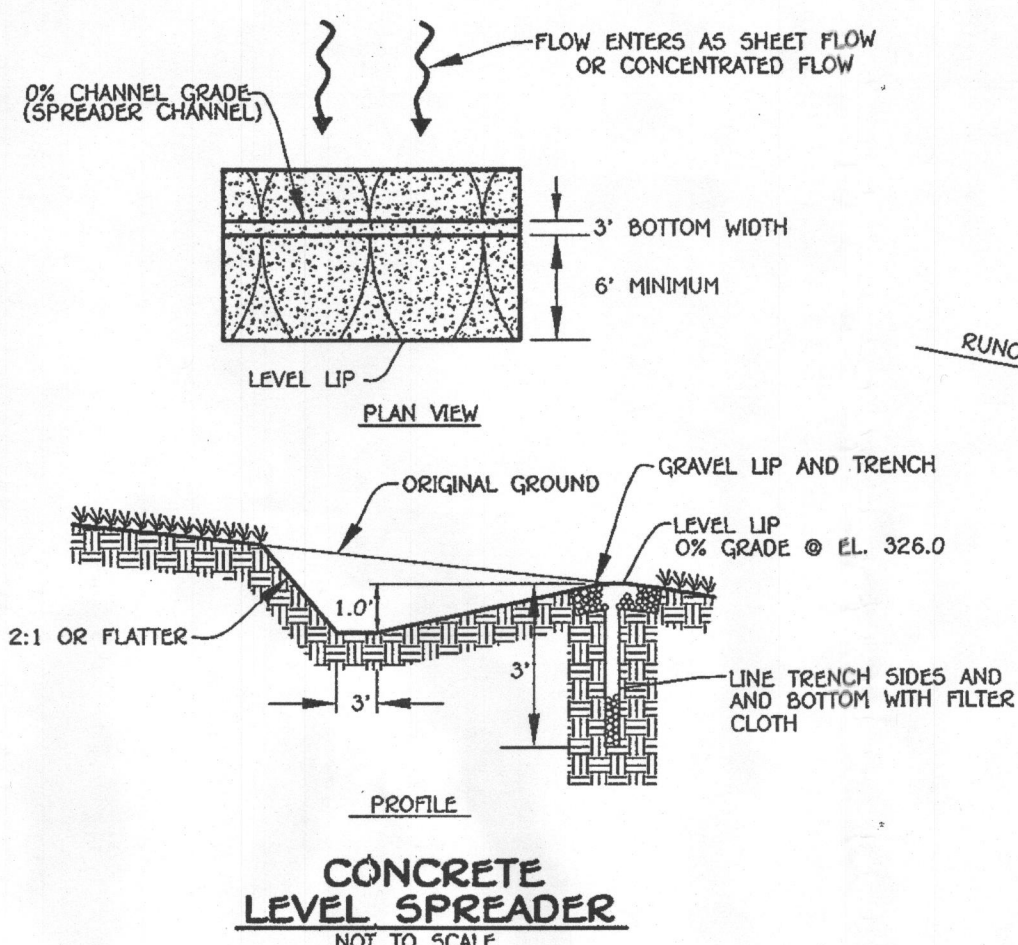
NOTE: THE DEVELOPER/BUILDER IS RESPONSIBLE FOR INTERNAL LANDSCAPING AT SITE PLAN PHASE OF THIS SUBDIVISION.

STREET TREE SCHEDULE

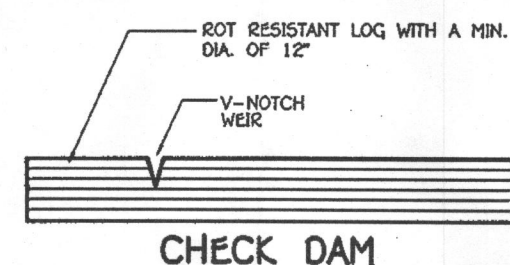
QTY.	BOTANICAL AND COMMON NAME	SIZE	COMMENTS
194/40 = 4.85 5 TREES	ACER RUBRUM 'OCTOBER GLORY' RED MAPLE	2 1/2" - 3" CAL.	40' APART ON PUBLIC R/W (JULIA MANOR WAY)
928' x 2 = 1856' 1856' / 40 = 46.4 46 TREES	PLATANUS OCCIDENTALIS 'BLOODGOOD' LONDON PLANETREE	2 1/2" - 3" CAL.	40' APART ON PUBLIC R/W (DRIVEWAY B)
1048' x 2 = 2096' 2096' / 40 = 52.4 52 TREES	PRUNUS SARGENTII SARGENT CHERRY	2 1/2" - 3" CAL.	40' APART ON PUBLIC R/W (DRIVEWAY A)

LEGEND

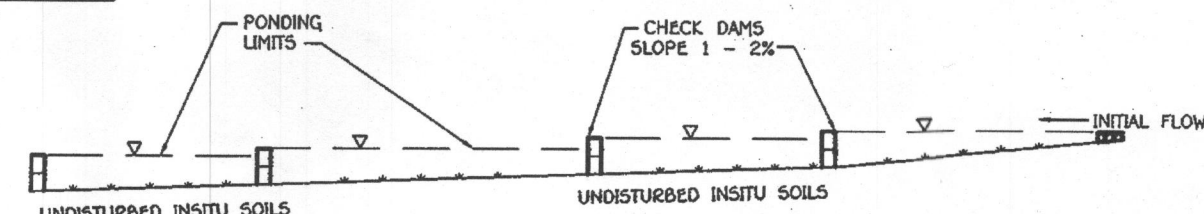
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
TP-TP	TREE PROTECTION
SF-SF	SILT FENCE
SS-SF	SUPER SILT FENCE
L.O.D.	LIMIT OF DISTURBANCE
R.G.	RAIN GARDEN
WETLANDS	WETLANDS
WETLAND BUFFER	WETLAND BUFFER
FLOODPLAIN	FLOODPLAIN
WELL	WELL
EXISTING TREE	EXISTING TREE
EXISTING TREE LINE	EXISTING TREE LINE
PROPOSED HOUSE	PROPOSED HOUSE
15% TO 24.99% SLOPES	15% TO 24.99% SLOPES
25% OR GREATER SLOPES	25% OR GREATER SLOPES
FOREST CONSERVATION EASEMENT	FOREST CONSERVATION EASEMENT
STREAM	STREAM
STREAM BANK BUFFER	STREAM BANK BUFFER



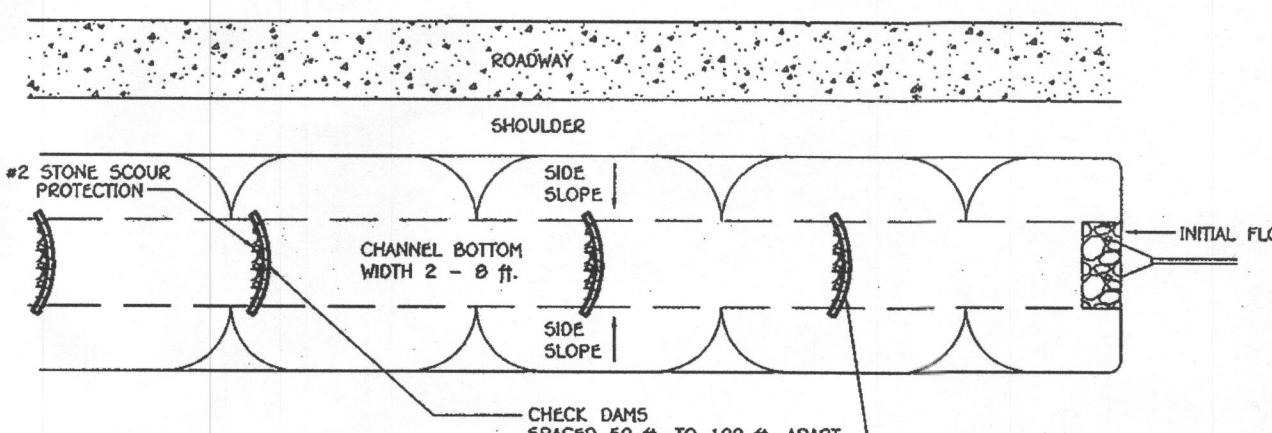
TYPICAL SECTION - INFILTRATION BERM
NO SCALE



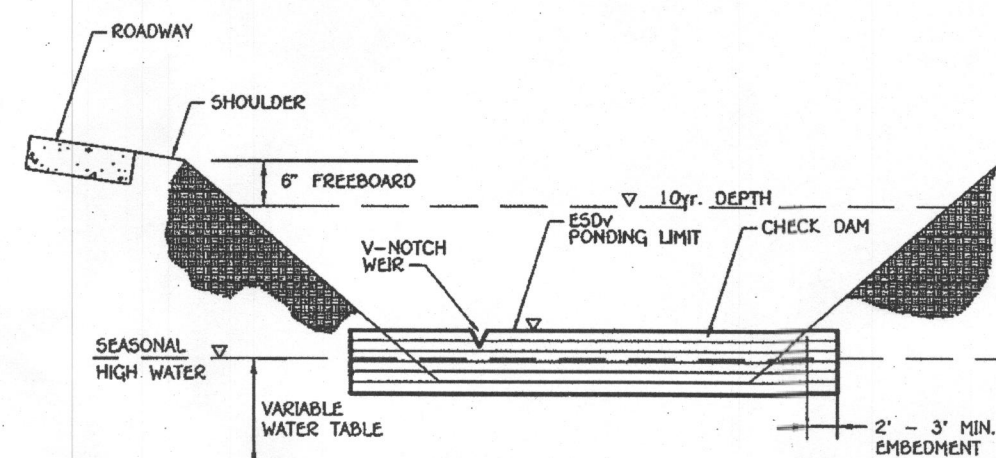
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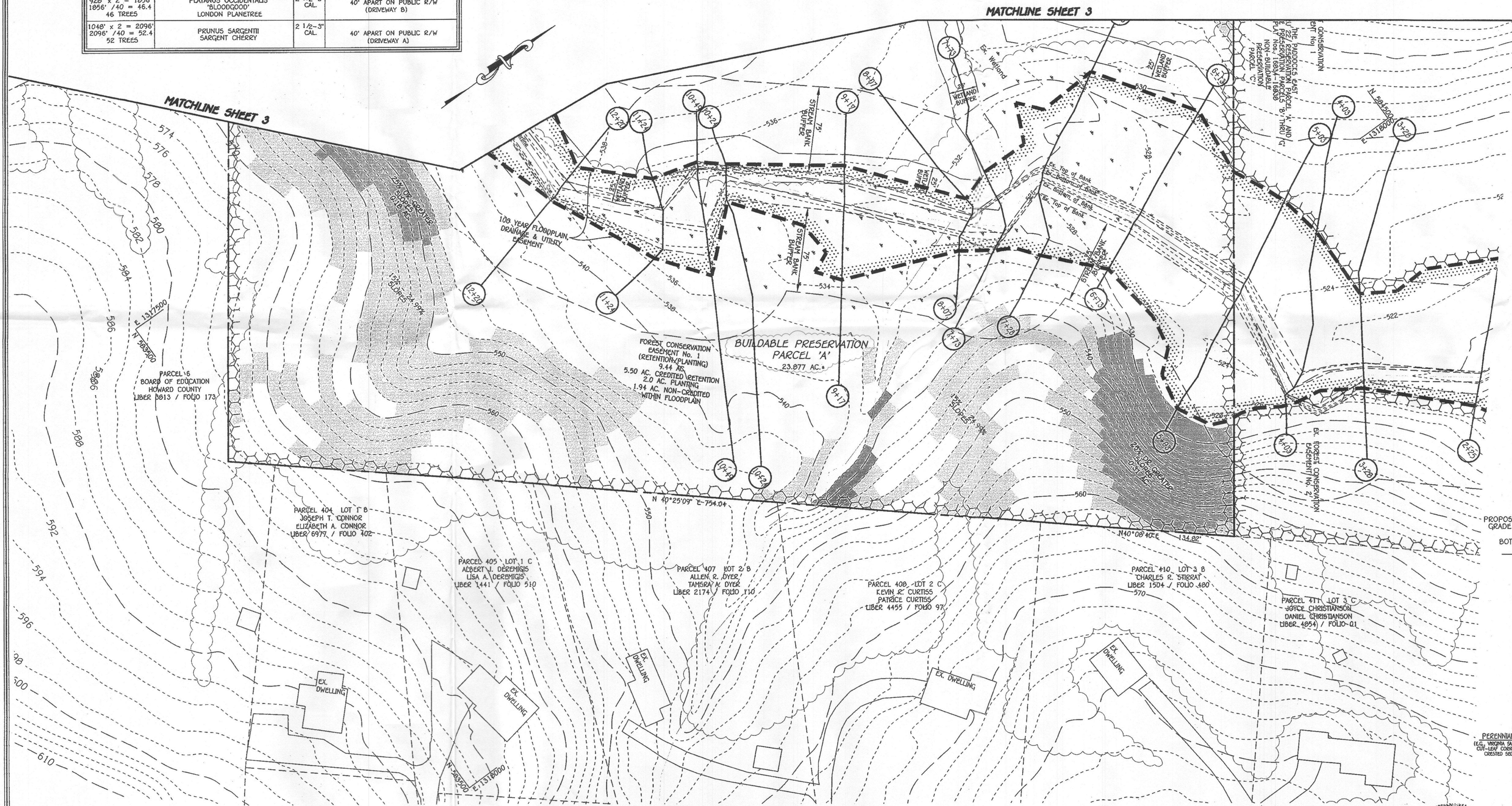
PROFILE - GRASS SWALE
NO SCALE



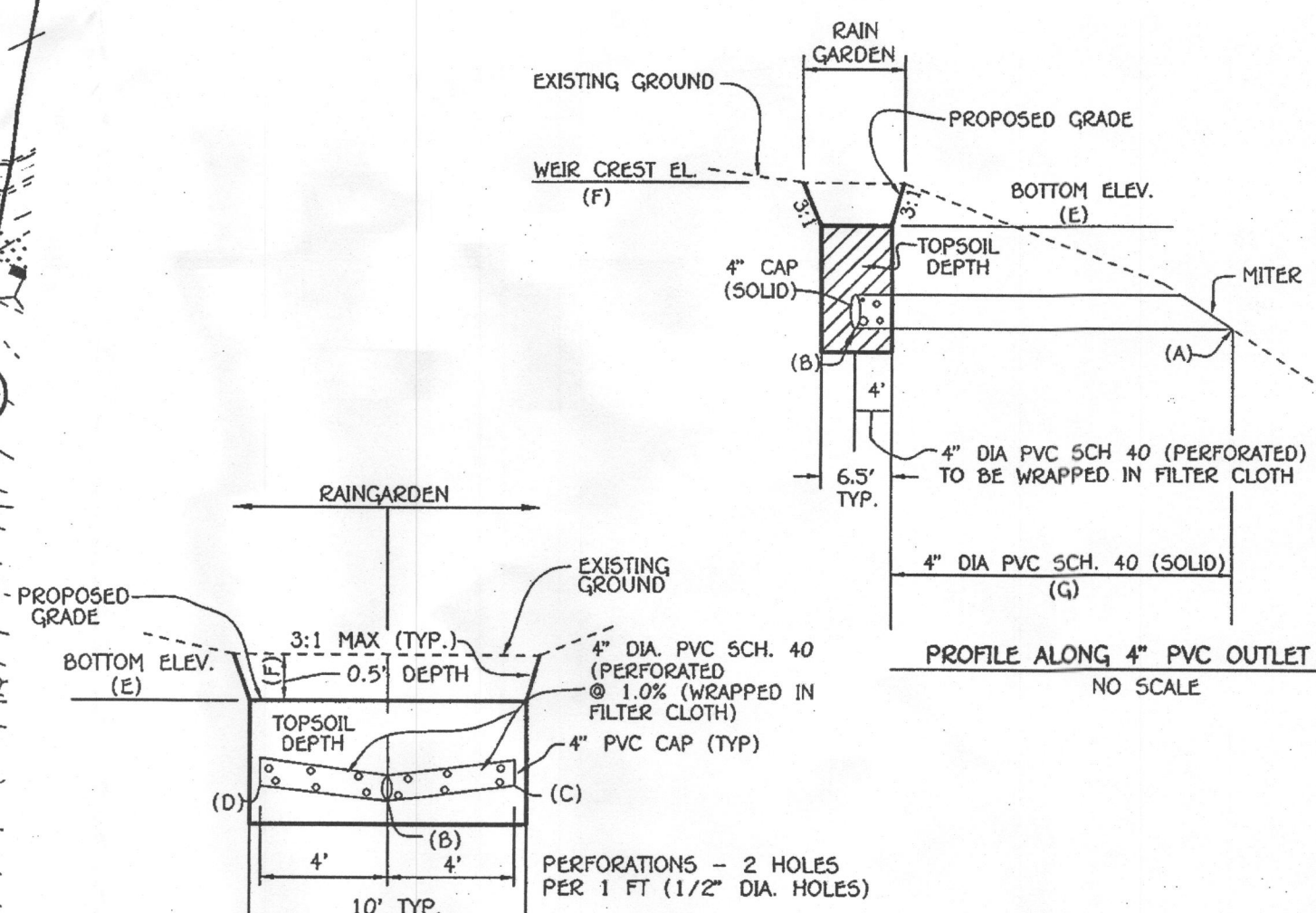
PLAN - GRASS SWALE
NO SCALE



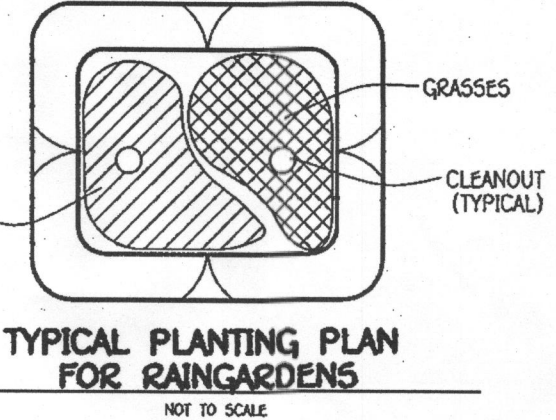
SECTION - GRASS SWALE
NO SCALE



PLAN
SCALE: 1" = 50'



PROFILE ALONG 4" PVC UNDERDRAIN
NO SCALE



TYPICAL PLANTING PLAN FOR RAIN GARDENS
NOT TO SCALE

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK, 11072 BALTIMORE NATIONAL PIKE
CLINTON CITY, MARYLAND 21024
(410) 461-1995

APPROVED FOR PRIVATE WATER, PRIVATE SEPTIC SYSTEMS AND SHARED SEPTIC FOR LOTS 1 THRU 4, HOWARD COUNTY HEALTH DEPARTMENT.
PAUL J. BOYER, COUNTY HEALTH OFFICER
10/13/10
DATE

PETITIONER
OWNER AND DEVELOPER
GEORGE & TERESA BOYAN
12126 ROUTE 216
FULTON, MARYLAND 20799

"Professional certification. I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 13324, Expiration Date 11/03/10."

CHARLES J. BOVO SR., P.E.
10/22/10
DATE

VARIANCE PLAN
PAUPERS FOLLY
LOTS 1-11, BUILDABLE PRESERVATION PARCEL 'A'
AND NON-BUILDABLE PRESERVATION PARCEL 'B'-D'
ZONED: RR-DEO
TAX MAP No. 22 GRID No. 8 PARCEL Nos. 116 & 7 (PAR. A)
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: AUGUST 18, 2010
SHEET 4 OF 4