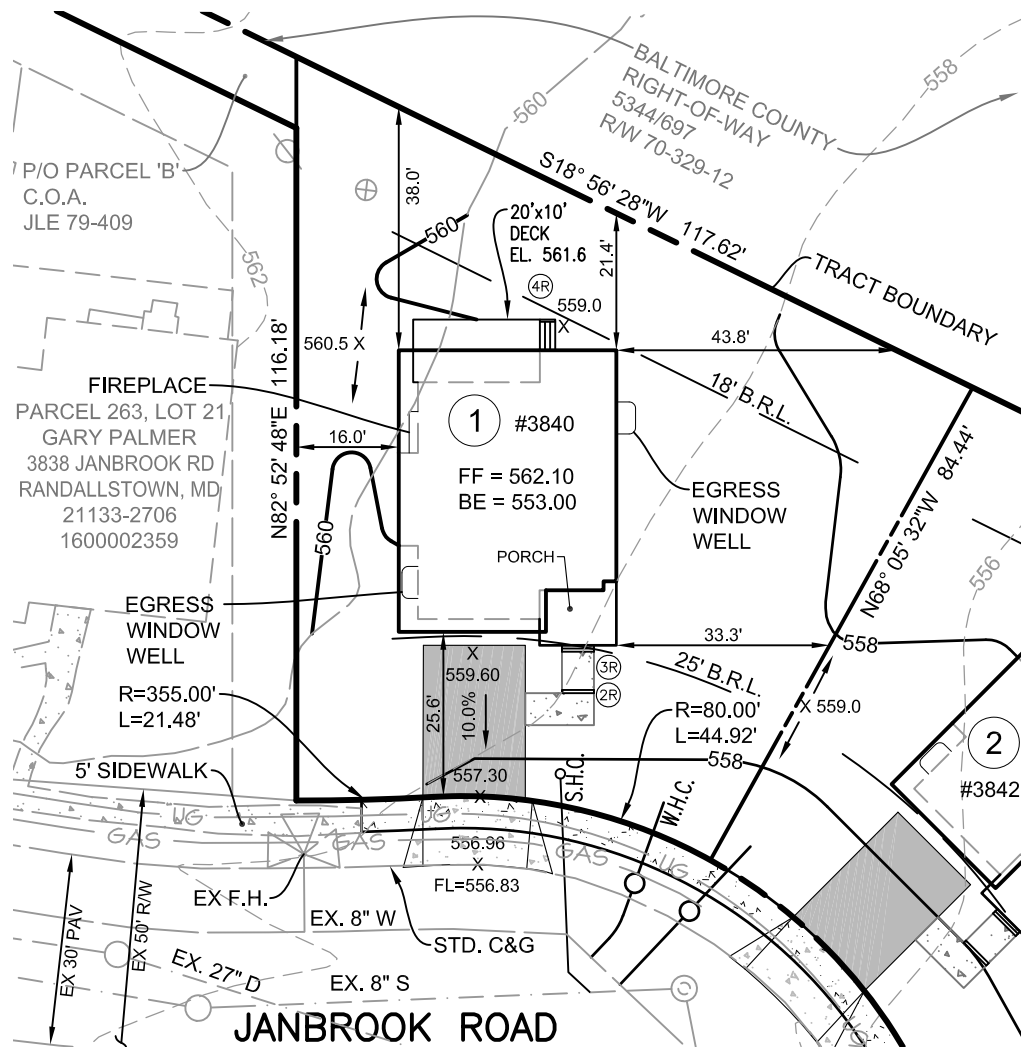




**NORTH  
MCS**



**ZONING CASE NO. 2012-0331-A:**

- VARIANCE TO ALLOW A MINIMUM 18' SETBACK FROM A REAR BUILDING FACE TO TRACT BOUNDARY IN LIEU OF REQUIRED 30'
- VARIANCE TO ALLOW A DECK TO PROJECT INTO THE REAR YARD RESULTING IN AN 8' REAR YARD SETBACK IN LIEU OF THE REQUIRED 22.5'

**REFERENCE DRAWINGS:**

WATER/SEWER: 2020-0660  
STORM DRAIN: 2020-0661  
ROAD: 2020-0662

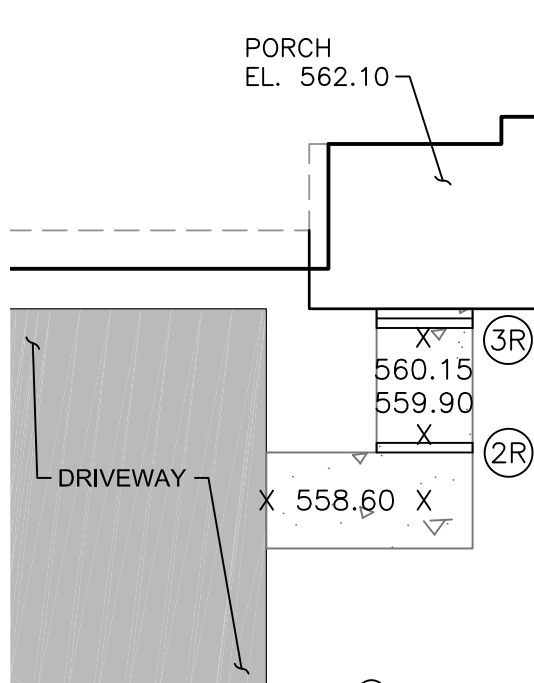
**NOTE:**

HOUSE DIMENSIONS BASED ON PLANS PROVIDED BY: LEVIN/BROWN & ASSOCIATES, INC. DATED DECEMBER 2020. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION

ADJUSTMENTS MAY BE REQUIRED IN THE FIELD TO MEET EXISTING NATURAL OR FINISHED GRADES ON ADJACENT LOTS. THESE ADJUSTMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

GROUND ELEVATIONS SHOWN HAVE BEEN ROUNDED TO NEAREST TENTH. CONTRACTOR TO MAINTAIN 8" MIN. CLEARANCE FOR FRAMING TO GROUND AND/OR 6" MIN. CLEARANCE FOR MASONRY TO GROUND.

CONTRACTOR TO VERIFY ELEVATION OF SANITARY SEWER AND ADJUST HOUSE ELEVATION IF NECESSARY.



**FRONT WALK DETAIL**  
SCALE: 1" = 10'

**BUILDER:**  
TULSEMERE  
DEVELOPMENT, LLC  
P.O. 21542  
BALTIMORE, MD 21282

**LOT AREA:**  
0.195 Ac. ±

**TAX ACCOUNT NO:**  
2500011316

**DRAWN BY:** KNK  
**CHECKED BY:** JAM

**PLOT PLAN - LOT 1**  
**#3840 JANBROOK ROAD**  
**PLAT JLE 79-409**  
**SCHNAPER PROPERTY - PHASE THREE**  
**ELECTION DISTRICT No. 2 COUNCILMANIC DISTRICT 4**  
**BALTIMORE COUNTY, MARYLAND**

7115 AMBASSADOR ROAD  
P.O. BOX 47428  
BALTIMORE, MARYLAND 21244-7428  
410-944-3647 www.dsthaller.com

**DSThaler**  
& ASSOC., LLC.

**SCALE:**  
1"=30'

**DATE:**  
2/19/2021

**REVISED:**

**JOB NO.:**  
04502