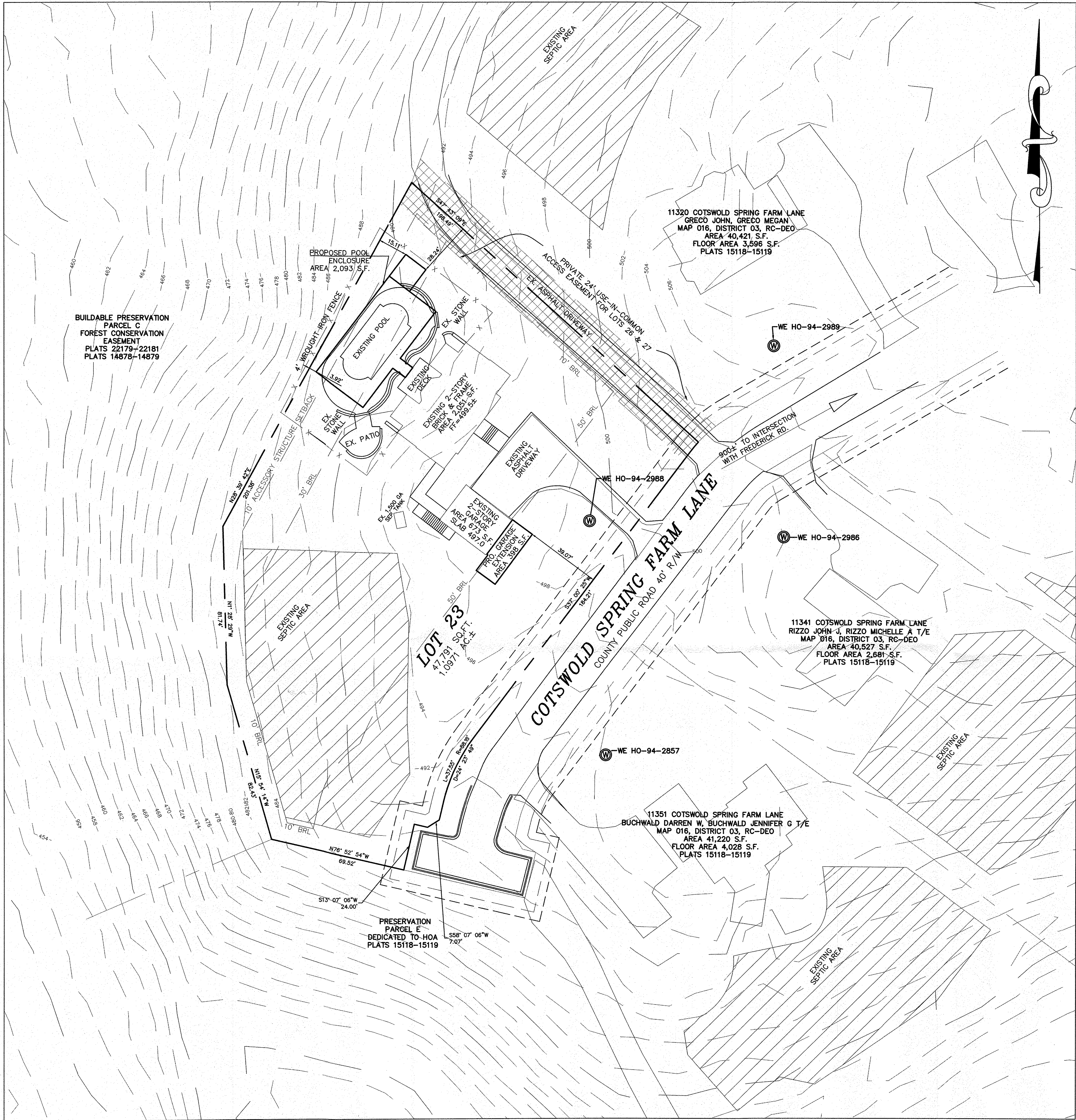
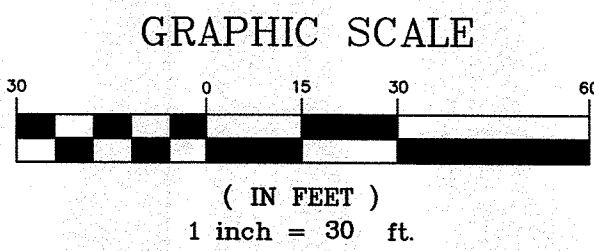


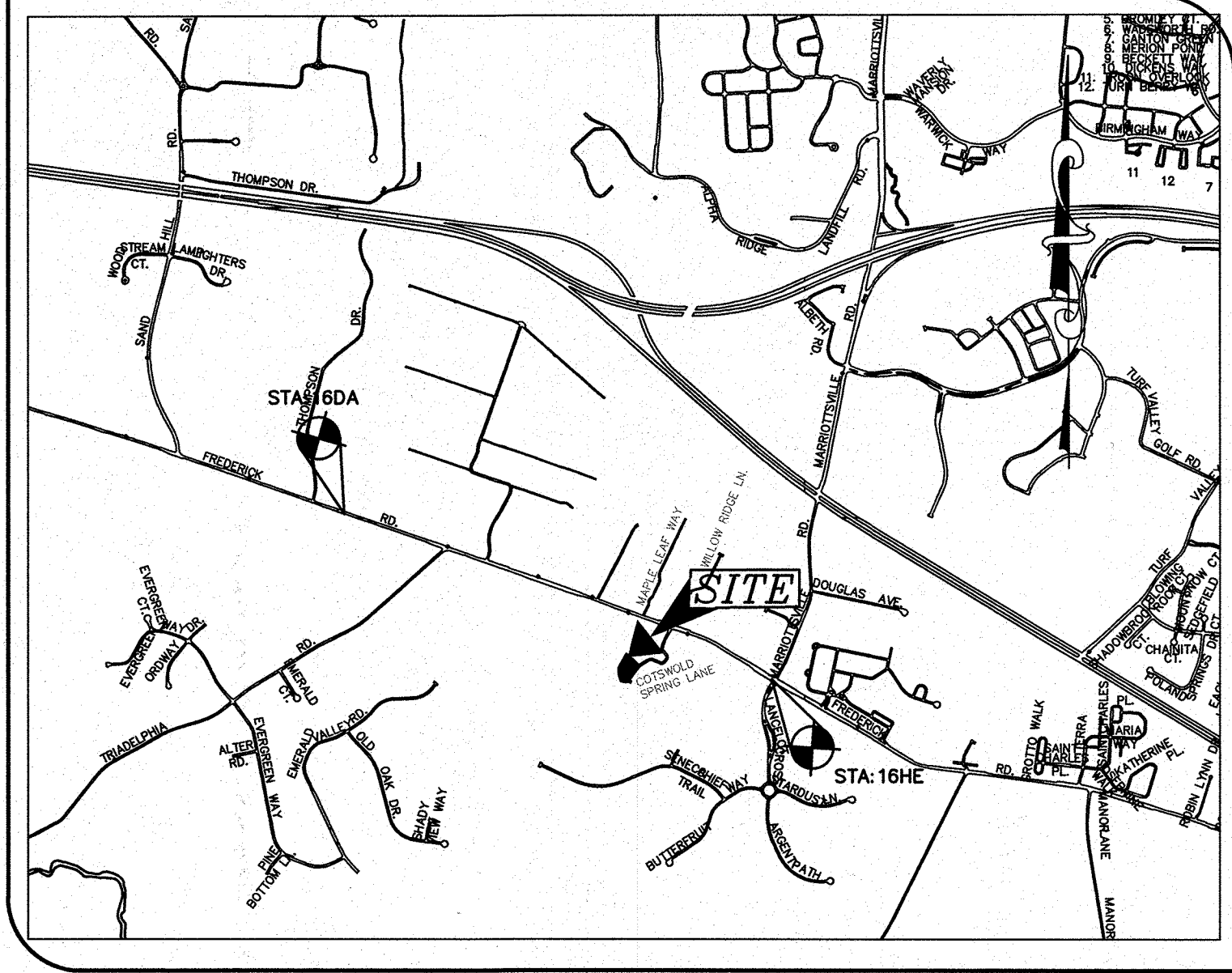


OVERALL PLAN WITH TOPOGRAPHY



LEGEND

- DENOTES EXISTING EASEMENTS
- DENOTES BUILDING RESTRICTION LINE
- DENOTES EXISTING POOL FENCE
- DENOTES EXISTING SEPTIC AREA



VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES:

- SUBJECT PROPERTY ZONED RC-DEO PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
- SITE ANALYSIS DATA:**
PROPERTY ADDRESS : 11350 COTSWOLD SPRING FARM LANE, ELLICOTT CITY, MD 21042
LOCATION: LOT 23 OF THE BRANTWOOD SUBDIVISION SECTION THREE AREA TWO, PLAT # 15119
TAX MAP: 16 PARCEL: 0441
ELECTION DISTRICT : THIRD
ZONING: RC-DEO
DEED REFERENCE: 21565 / 00191
COUNTY COUNCIL DISTRICT #5
TOTAL AREA: 1.09 AC.±
EXISTING USE: RESIDENTIAL
PROPOSED USE: RESIDENTIAL
COUNTY FILE : WP90-36, F90-128, WP99-55, S99-09, F99-140,
WP00-55, P00-03, P00-03, F01-67.
- TOPOGRAPHIC AND BOUNDARY INFORMATION IS BASED ON FIELD RUN TOPOGRAPHY BY
- COORDINATES BASED ON NAD' 83 (HORIZONTAL) AND NAD' 83 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS
16HE NORTHING: 180,121,522 EASTING: 408,309,866 ELEV. 163.975
16DA NORTHING: 180,964,061 EASTING: 406,095,628 ELEV. 142.913

TYPE(S) OF VARIANCE(S):

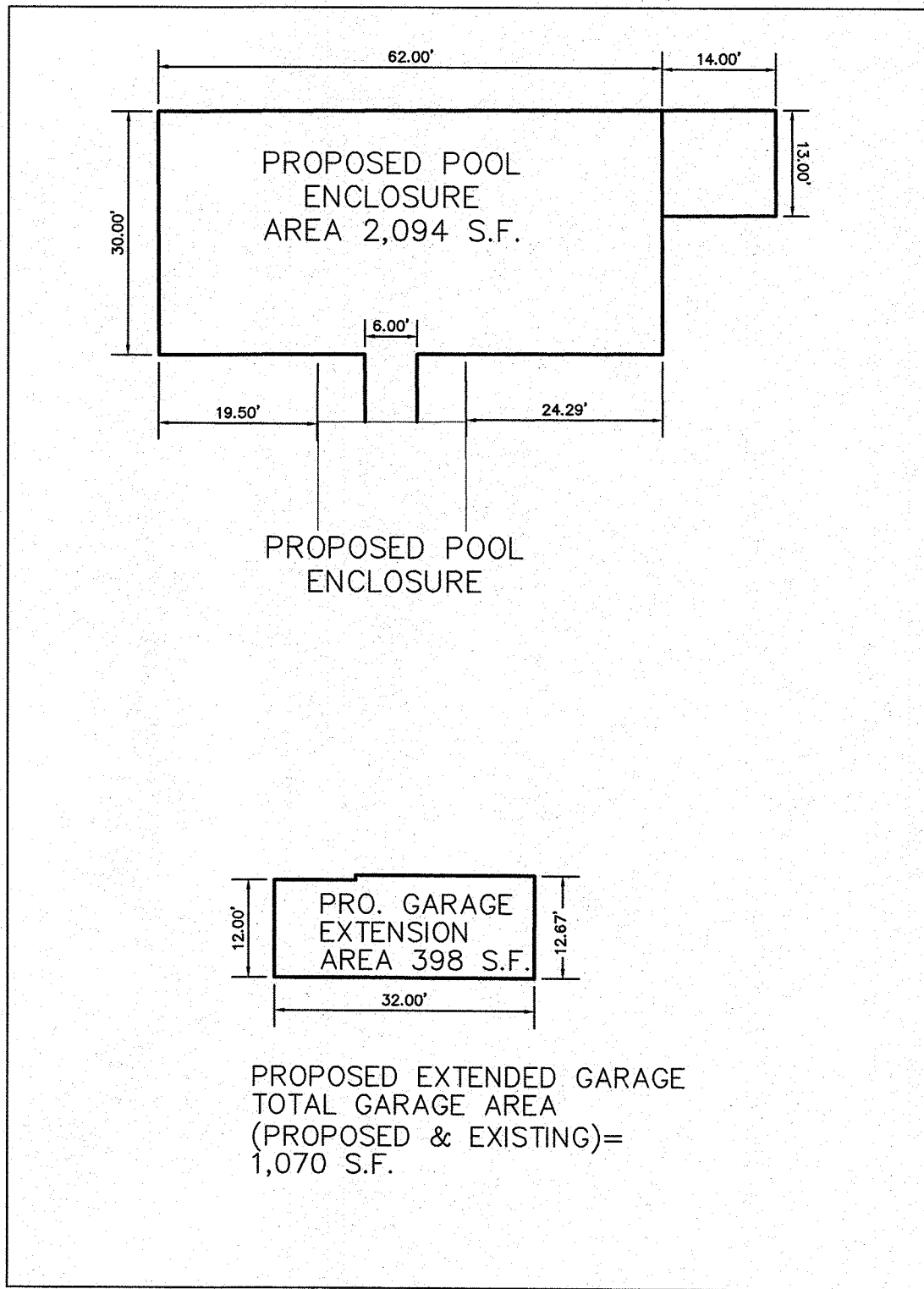
- 104.0.E.4.B.(4)(B) - 30 FOOT PRINCIPAL STRUCTURE REAR SETBACK
 - 104.0.E.4.B.(2) - 50 FOOT FRONT SETBACK
- ZONING REGULATION SECTION NUMBER:
- 104.0.E.4.B.(4)(B)
 - 104.0.E.4.B.(2)

DESCRIBE THE AMOUNT OF VARIANCE REQUESTED:
(EXAMPLE FOR A BUILDING ENCROACHING 10 FEET INTO A 25 FOOT REAR SETBACK: A 10 FOOT REDUCTION OF THE 25 FOOT REAR SETBACK.)

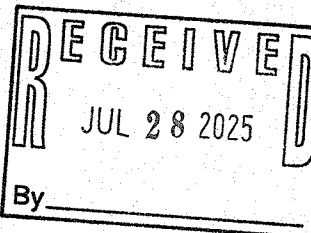
- A 26.08 FOOT REDUCTION OF THE 30 FOOT PRINCIPAL STRUCTURE REAR SETBACK.
- A 10.93 FOOT REDUCTION OF THE 50 FOOT FRONT SETBACK.

REASON FOR THE VARIANCE REQUEST (DESCRIBE):

- 104.0.E.4.B.(4)(B) TO REDUCE THE REQUIRED 30 FOOT PRINCIPAL STRUCTURE REAR SETBACK TO 3.92 FEET FOR THE PURPOSE OF A POOL ENCLOSURE.
- 104.0.E.4.B.(2) TO REDUCE THE REQUIRED 50 FOOT FRONT SETBACK TO 39.07 FEET FOR THE PURPOSE OF A DETACHED GARAGE ADDITION.



EXTENSION DETAILS
SCALE: 1"=20'



REVISED

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MILDENBERG, ASSOC., INC.
Engineers Planners Surveyors
8318 FORREST ST. ELLICOTT CITY, MD 21043
(410) 997-0236 Tel. (410) 997-0238 Fax.

11350 COTSWOLD SPRING FARM
11350 COTSWOLD SPRING FARM LN
TAX MAP: 16 - GRID: 21 - PARCEL : 441
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
VARIANCE EXHIBIT

Project	24-014	date	02.13.2025
Illustration	DJH	engineering	SAA
scale	1"=30"	approval	SAA

revisions	description	date
1.		