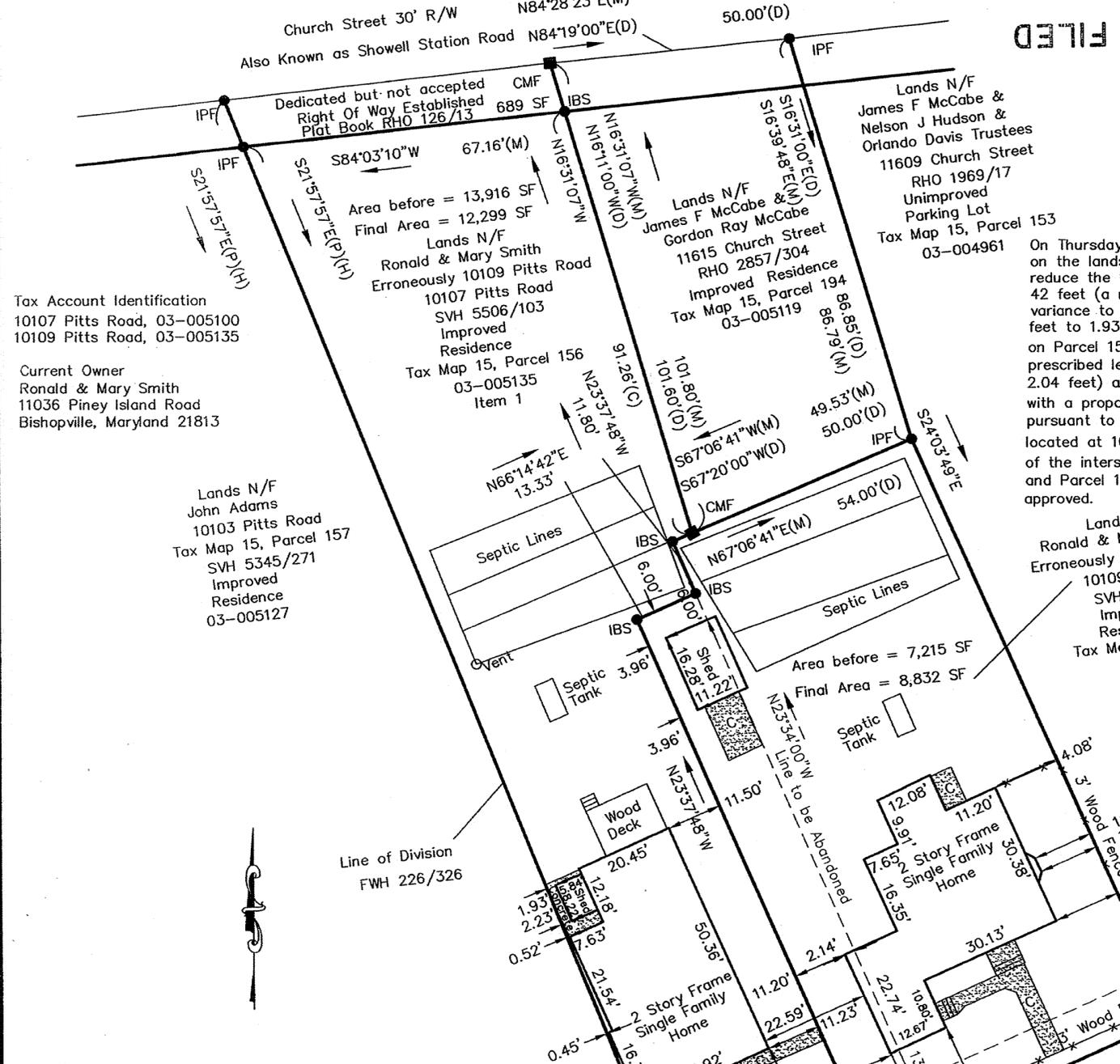


SVH 235/66

Boundary Line Adjustment Between Lands of Ronald Smith et al  
Northeast Side of Pitts Road

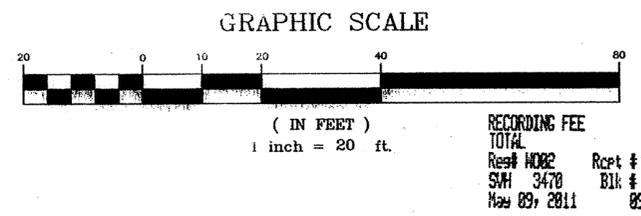
**Environmental Programs**  
The purpose of this plat is to approve a boundary line adjustment between two non-conforming parcels with existing approved on-site water and sewage disposal systems. This does not indicate that the quality of these systems has been evaluated. This subdivision is approved for interim individual water supply and sewage disposal systems in accordance with the County Comprehensive Water and Sewer Plan. The applicant or any future owner must discontinue use of these systems and connect to the community system(s) when available.  
Date 5-9-11  
Approving Authority [Signature] Worcester County

**Worcester County Planning & Zoning Commission**  
The grant of a permit or approval of this subdivision shall not constitute a representation, guarantee, or warranty of any kind by Worcester County or by an official or employee thereof of the practicability or safety of any proposed use, and shall create no liability upon the County, its officials or employees.  
Any approval by the Environmental Programs Division of any potable water or wastewater system or suitability thereof is based upon State & county standards existing at the date of approval. Such standards are subject to change and a building permit may be denied in the future. In the event current standards cannot be met as of the date of application for such permit, the approval shown hereon is not sufficient approval for a permit.  
The following streets, roads, amenities and improvements are hereby offered for dedication to the County Commissioners and the adjoining roadway is offered in dedication for the future widening of Church Street and Pitts Road. Acceptance of such offer may take place at any time by appropriate act of the County Commissioners. The County Commissioners are in no way required to accept such offer. The offer may not be withdrawn without the consent of the County Commissioners.



On Thursday, April 14, 2011, Case # 11-23, on the application of Tim Ulrich on the lands of Ronald Smith and Mary Smith, requesting a variance to reduce the lot width on a non-conforming lot of record from 53.33 feet to 42 feet (a reduction of 13.33 feet) on Parcel 156, requesting an after-the-fact variance to reduce the Ordinance prescribed left side yard setback from 6 feet to 1.93 feet (an encroachment of 4.07 feet) associated with an existing shed on Parcel 156 and requesting an after-the-fact variance to reduce the Ordinance prescribed left side yard setback from 6 feet to 3.96 feet (an encroachment of 2.04 feet) associated with an existing shed on Parcel 155, all of which associated with a proposed boundary line adjustment in a R-4 General Residential District, pursuant to Zoning Code Sections ZS 1-116(c)(4), ZS 1-208(b)(2), ZS 1-305, located at 10107 and 10109 Pitts Road, approximately 5,000 feet west of the of the intersection of Shockley Road and Pitts Road, Tax Map 15, Parcel 155 and Parcel 156, in the Third Election District of Worcester County, Maryland was approved.

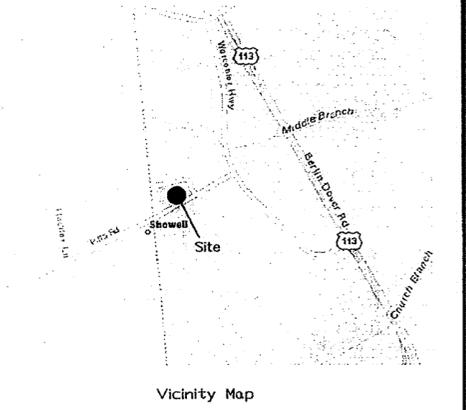
[Signature] 5/6/11  
Worcester County Planning Commission Date  
**Owner's Certificate**  
As legal owner of this property I approve of this subdivision and desire that it be recorded. I hereby certify that the requirements of section 3-108 of the annotated code of Maryland (latest edition) concerning the making of this plat, the setting of markers and the existence of prior recorded plats have been complied with to the best of my knowledge.  
[Signature] 5/5/11 Date  
[Signature] 5/5/11 Date



**Forest Protection**  
In accordance with Subtitle IV, Section 1-403(b)(14) of the Natural Resources Article of the Worcester County Code of Public Local Laws, this subdivision is exempt from the County's Forest Conservation Law since the subdivision is a boundary line adjustment with no accompanying change in land use. Any future approval of this land for a regulated activity shall be subject to the County's Forest Conservation Law.

APPROVED  
[Signature]  
Authorization  
Date 5/9/11

- Legend**
- D Deed
  - P Plat
  - M Measured
  - EM Electric Meter
  - Tel Telephone
  - BRL Building Restriction Line
  - C Concrete
  - IBS Iron Bar Set
  - TV Television
  - EM Electric Meter
  - Tel Telephone
  - BRL Building Restriction Line
  - CMF Concrete Monument Found
  - IPF Iron Pipe Found



Parcel #	Initial Area	Change	Final Area	Buildable Area
156	13,916 SF	-1,617 SF	12,299 SF	6,638 SF
155	7,215 SF	+1,617 SF	8,832 SF	4,328 SF

- Notes**
- Total Area of Lots = 21,131 SF
  - Current Zoning: R-4
  - The purpose of this plat is to relocate the property line between the parcels to accommodate the building & shed encroachment & septic fields
  - Flood Zone designation : Zoned C as per the FEMA Flood Insurance Maps (FIRM) Community Panel # 240083-0025-A, dated February 15, 1979
  - No Agricultural structures within two hundred feet of these properties.
  - No Non Tidal Wetlands
  - No Forestry Requirement
  - Tax District 03

**Building Restriction Lines**

Front	25'
Side	6'
Rear	30'

**Surveyor's Certificate**  
I certify that the requirements of section 3-108 of the real property article of the annotated code of Maryland (latest edition) concerning the making of this plat and the setting of markers have been complied with to the best of my knowledge.  
[Signature] 5/5/11 Date  
Douglas G. Loewer  
Professional Land Surveyor # 10697

Boundary Survey For 10107 Pitts Road, 10109 Pitts Road Tax Map 15, Parcels 155 & 156, Showell Worcester County, Maryland 21862	Job# 10164  Scale 1" = 20' Date: 2/22/11 Rev: 4/14/11 4/25/11	<b>LOEWER &amp; ASSOCIATES</b> Engineers & Surveyors 10144 Greenbriar Drive Berlin, Maryland 21811 410-641-4040
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