BOARD OF APPEALS

October 28, 2026

County Administration Building, 100 W. Washington St., Meeting Room 2000, Hagerstown, at 6:00 p.m.

AGENDA

AP2026-033: An appeal was filed by Cascade Properties LLC for a variance from the required 25 ft front yard setback to 10 ft and a variance from the required 25 ft rear yard setback to 10 ft for development of one single-family residential subdivision on property owned by the appellant and located at 25009 Lake Wastler Drive, Cascade, Zoned Special Economic Development District.- **POSTPONED TO DECEMBER 2, 2026 HEARING**

AP2026-034: An appeal was filed by Jansen & Emily Forsyth for a variance from the required 50 ft rear yard setback to 25.7 ft for proposed addition to single-family dwelling on property owned by the appellants and located at 14538 Mercersburg Road, Clear Spring, Zoned Agricultural Rural District. **- GRANTED**

Pursuant to the Maryland Open Meetings Law, notice is hereby given that the deliberations of the Board of Zoning Appeals are open to the public. Furthermore, the Board, at its discretion, may render a decision as to some or all of the cases at the hearing described above or at a subsequent hearing, the date and time of which will be announced prior to the conclusion of the public hearing. Individuals requiring special accommodations are requested to contact Katie Rathvon at 240-313-2464 Voice, 240-313-2130 Voice/TDD no later than October 19, 2026. Any person desiring a stenographic transcript shall be responsible for supplying a competent stenographer.

The Board of Appeals reserves the right to vary the order in which the cases are called. Please take note of the Amended Rules of Procedure (Adopted July 5, 2006), Public Hearing, Section 4(d) which states:

Applicants shall have ten (10) minutes in which to present their request and may, upon request to and permission of the Board, receive an additional twenty (20) minutes for their presentation. Following the Applicant's case in chief, other individuals may receive three (3) minutes to testify, except in the circumstance where an individual is representing a group, in which case said individual shall be given eight (8) minutes to testify.

Those Applicants requesting the additional twenty (20) minutes shall have their case automatically moved to the end of the docket.

For extraordinary cause, the Board may extend any time period set forth herein, or otherwise modify or suspend these Rules, to uphold the spirit of the Ordinance and to do substantial justice.

Tracie Felker, Chairman

Board of Zoning Appeals

WASHINGTON COUNTY BOARD OF ZONING APPEALS
747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

ZONING APPEAL

Property Owner: Cascade Properties LLC
c/o John Krumpotich
25009 Lake Wastler Drive
Highfield-Cascade MD 21719

Appellant: Cascade Properties LLC
25009 Lake Wastler Drive
Highfield-Cascade MD 21719

Property Location: 25009 Lake Wastler Drive
Cascade, MD 21719

Docket No: AP2026-033
Tax ID No: 14066790
Zoning: SED
RB Overlay: No
Zoning Overlay:
Filed Date: 09/30/2026
Hearing Date: 10/28/2026

Description Of Appeal: Variance from the required 25 ft front yard setback to 10 ft and a variance from 25 ft rear yard setback to 10 ft for development of one single-family residential subdivision.

Appellant's Legal Interest In Above Property:
Owner: Yes
Lessee: No
Other:
Contract to Rent/Lease: No
Contract to Purchase: No

Previous Petition/Appeal Docket No(s): AP2026-033, AP2025-014, AP2022-018,AP2021-035

Applicable Ordinance Sections: Washington County Zoning Ordinance Article 19C, Section 19C.6 Lot Area, Lot Width, and Yard Requirements

Reason For Hardship: See justification statement

If Appeal of Ruling, Date Of Ruling:

Ruling Official/Agency:

Existing Use: Former Military Base
Proposed Use: Residential Use

Previous Use Ceased For At Least 6 Months:
Date Ceased:

Area Devoted To Non-Conforming Use -
Existing:
Proposed:

I hearby affirm that all of the statements and information contained in or filed with this appeal are true and correct.

Jill Z Bar
Appellant Signature

State Of Maryland, Washington County to-wit:

Sworn and subscribed before me this 30 day of September, 2026.

Nov. 7, 2029
My Commission Expires

Notary Public

WASHINGTON COUNTY BOARD OF ZONING APPEALS
747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

AFFIDAVIT IN COMPLIANCE WITH SECTION 25.51(C)

Docket No: AP2026-033

State of Maryland Washington County, To Wit:

On 9/30/2026, before me the subscriber, a Notary of the public of the State and County aforesaid, personally appeared Cascade Properties LLC and made oath in due form of law as follows:

Cascade Properties LLC will post the zoning notice sign(s) given to me by the Zoning Administrator in accordance with Section 25.51(c) of the Washington County Zoning Ordinance for the above captioned Board of Appeals case, scheduled for public hearing on 10/28/2026, and that said sign(s) will be erected on the subject property in accordance with the required distances and positioning as set out in the attached posting instructions.

Sign(s) will be posted on 10/13/2026 and will remain until after the above hearing date.

Jill L Bar
Cascade Properties LLC

Sworn and subscribed before me the day and year first above written.

Notary Public

Seal

Nov. 7, 2029
My Commission Expires

WASHINGTON COUNTY BOARD OF ZONING APPEALS
747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

BOARD OF ZONING APPEALS

ATTENTION!

Posting Instructions

The premises MUST be posted in accordance with the following rules:

1. The sign must be posted a minimum of fourteen (14) days prior to the public hearing Section 25.51(c) Property upon which the application or appeal is concerned shall be posted conspicuously by a zoning notice no less in size than twenty-two (22) inches by twenty-eight (28) inches at least fourteen (14) days before the date of the hearing.
2. The sign must be placed on the property within ten (10) feet of the property line which abuts the most traveled public road.
3. The sign must be posted in a conspicuous manner not over six (6) feet above the ground level, and affixed to a sturdy frame where it will be clearly visible and legible to the public.
4. The sign shall be maintained at all times by the applicant until after the public hearing. If a new sign is needed or required, please contact the Plan Review Department at 240-313-2460.
5. An affidavit certifying the property will be posted for the minimum of fourteen (14) days prior to the public hearing date.

Proper posting of the sign will be spot checked by the Zoning Inspector. IF SIGN IS NOT IN COMPLIANCE, IT MAY RESULT IN RESCHEDULING OF THE HEARING.

Washington County
MARYLAND

Board of Appeals

747 Northern Avenue | Hagerstown, MD 21742 | P: 240.313.2430 |F: 240.313.2461 | Hearing Impaired: 7-1-1

WWW.WASHCO-MD.NET

Variance Request

Property Location 25009 Lake Wastler Dr.

Appellant's present legal interest in above property: (Check One)

__x__ Owner (Including Joint Ownership)

_____ Lessee _____Contract to rent/lease _____ Contract to Purchase

Other _____

Specify the Ordinance section and subsection from which the variance is desired:
Example: Article 5A, Section 5A.5-Requires 15 ft. side yard setback.
Article 19C - Section 19C.6

Describe the nature and extent of the desired variance from Ordinance requirements listed above:
Example: Requesting adjustment from 15 ft. to 12 ft. for new detached garage.
Requesting a variance from 25 ft. front yard setback to 10 ft. and from 25 ft. rear yard setback to 10 ft. for development of one single family residential subdivision.

Applicants must make application in person and shall submit *nine (9)* complete sets of the items listed below. Incomplete applications will not be accepted.

- A written statement demonstrating the specific reason(s) for the adjustment request including which standard the appeal is for practical difficulty or undue hardship. The standards for a variance are outlined in the Variance Filing Procedures.
- A plot plan (concept plan), drawn to a scale indicating the following information:
  - Outline of the entire property;
  - Location of all existing and/or proposed structures with measurements from structures to property lines;
  - Location of existing and/or future septic and wells;
  - Any street rights-of-way or other easements (i.e. utility, storm water management, etc.);
  - Existing/proposed entrance/exit to property, driveways, etc.
  - Existing/proposed parking areas
- If Request is for commercial use, in addition to above, the following additional information will be required:
  - Location of any freestanding signage
  - Number of employees (existing/proposed)
  - Hours of operation
  - Proposed landscaping and lighting

Washington County
MARYLAND

BOARD OF APPEALS

OWNER REPRESENTATIVE AFFIDAVIT

This is to certify that Jill Baker
is authorized to file an appeal with the Washington County Board of Appeals for
a setback variance reducing front yard and rear yard setbacks on property
located 25009 Lake Wastler Dr.
The said work is authorized by John Krumpotich
the property owner in fee.

PROPERTY OWNER

John Krumpotich
Name
25009 Lake Wastler Dr.
Address
Cascade, MD 21719
City, State, Zip Code

Owner's Signature

Sworn and subscribed before me this 29 day of September, 20 26.

Selena Casar
Notary Public

My Commission Expires: May 17 2029

AUTHORIZED REPRESENTATIVE

Jill Baker
Name
25009 Lake Wastler Dr
Address
Cascade, MD 21719
City, State, Zip Code

Jill L Baker
Authorized Representative's Signature

Sworn and subscribed before me this 29 day of September, 20 26.

Selena Casar
Notary Public

My Commission Expires: May 17 2029

Justification Statement
Variance Request to Reduce the Number of Parking Spaces for Golf Course Use

The owner of Cascade Properties LLC respectfully requests a variance from the Washington County Zoning Ordinance related to the front and rear yard setbacks required for a single-family lot that is proposed to be located on the land of the former Fort Ritchie military installation.

We are basing this request upon the position of practical difficulty.

History

Fort Ritchie is a former military base that started as a National Guard facility in 1926. Over the last 100 years the Fort has gone through significant changes to become the site that exists today. The property was used as a military base through 1998 when it was closed as part of the Federal Base Relocation and Closure Act. The property was purchased in 2021 by Cascade Properties, LLC and has had great success in revitalization and redevelopment efforts.

Existing Conditions

The topography of the overall property ranges from flat areas in the parade grounds to mountainous steep slopes. Most of the property that has been developed is mildly sloping but also heavily graded by the military over time.

The portion of land subject to this variance request was previously improved with an 8,600 sq. ft. administrative building including classrooms. The building was razed in 2008 under the ownership of Corporate Offices Properties Trust (COPT).

The area is located between a public road (Ritchie Road) and a private road (Banfill Avenue). The land is primarily flat with a quick upward slope to meet grade with Ritchie Road. The portion of the land nearest Ritchie Road has a greater than 20% slope (see Exhibit 1) and overall, Ritchie Road is 16 to 18 ft. higher than Banfill Avenue.

Within the vicinity of the proposed subdivision is an existing single-family home and a previous 12 space parking lot that serviced the previous building.

Hardship Created

The existing conditions and development patterns of the Fort are the primary reason that redevelopment is challenging. Because the property has been previously developed to meet the needs of a military base, the planning of facilities and infrastructure was done to only serve this singular function. Development of the base was done as needs arose and

not through master planning. Structures were built and torn down depending on training needs. Now being in private ownership, the property is subject to county zoning standards for the first time. This has left some previously developed areas, such as the one subject to this variance request, non-conforming to current zoning standards.

As part of the military's development, Banfill Avenue and the structures that line it were cut into the slope moving up to Ritchie Road. This development of the land created several small flat areas that were improved with residential and classroom spaces. However, none of the structures were built to meet county zoning standards. While they may not meet zoning standards, previous development has shown that relaxed standards can still meet the intent and spirit of the zoning ordinance.

The hardship at this specific location is due to its position between two roadways (Banfill Avenue and Ritchie Road) that were previously exempted from right-of-way designation requirements while under Army ownership.

Subdivision of this land would require a 25 ft. wide dedication to the county along Ritchie Road for future road improvements. These improvements are unlikely to occur given the rural location, low volume traffic counts and topography on Ritchie Road. Likely or not, a dedicated right of way will be required that creates unnecessary hardship.

Furthermore, while Banfill Avenue is currently privately owned and therefore would not be required to dedicate right-of-way, the road is intended to be improved and turned over to the county in the future. To appropriately plan for this eventuality, we are proactively addressing future conditions by accounting for right-of-way needs in front of the proposed lot. As part of the master planning of the Fort, we assume that Banfill Avenue will be a higher volume road and therefore will be classified as a collector road. Collector roads require a dedicated right-of-way of 30 ft.

At the time of future transfer of Banfill Avenue to the county, the property owner will be required to turn over the full right-of-way in fee simple. As shown in Exhibit 2, this pushes the front lot line deep into the property. Because the Army was not subject to right-of-way dedications and building setbacks, they were able to accommodate an 8,600 sq. ft. building. The footprint of the proposed single-family home will be smaller and located within the footprint of the previous building. The home will be located the same distance from Ritchie Road and slightly further away from Banfill Road than the previous structure.

Proposed Variance and Justification

The request being made for the creation of a new single-family lot is to reduce the front yard setback from 25 ft. to 10 ft. and to reduce the rear yard setback from 25 ft. to 10 ft.

In accordance with Section 25.56 of the Zoning Ordinance under the claim of practical difficulty we offer the following reasoning:

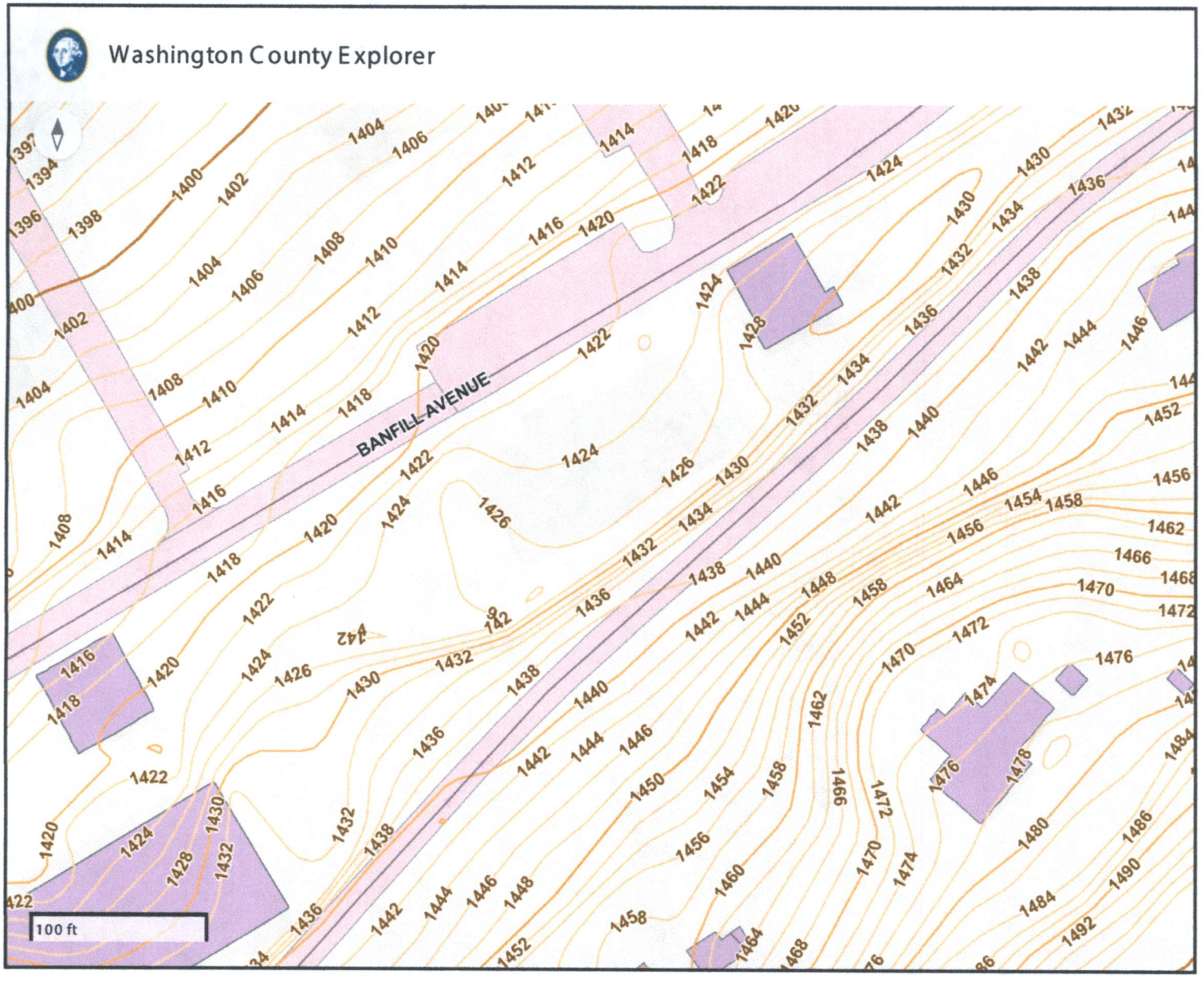
1. Strict compliance would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome. The proposed use of the property for single-family residential development is permitted in the SED district. The proposed area of the use contained an existing 8,600 sq. ft. building in the same location as the proposed residential structure. The structure existed for decades with no adverse impact on the roadways or surrounding properties. The previous occupancy of the land with a structure located within the building envelope being requested today shows that the location is suitable for development with relaxed setbacks. Therefore, strict compliance with current setback standards unfairly and unreasonably prevents the use of this land.
2. Denying the variances would do substantial injustice to the applicant and a lesser relaxation than that applied for would not give substantial relief. The variance being requested is the least amount of relaxation that could be given to constructing a single-family home at this location while still accommodating right-of-way dedications for public safety. The burden of being located between two roadways requiring a combined 55 ft. of right-of-way is unique to this property when compared to other property owners in the SED District. The variances fairly balance the public good with the needs of the property owner. It does not create adverse effects on public facilities or surrounding property owners.
3. Granting the variance would observe the spirit of the Ordinance and secure public safety and welfare. The fundamental purpose of the zoning ordinance is to create regulations that protect and promote the health, safety and general welfare of the residents in Washington County. Granting this variance would meet the spirit of these zoning regulations for multiple reasons.
    a. Public transportation safety. The variance request is to reduce setback variances not road right-of-way dedications. While the dedications have a significant adverse effect on the proposed subdivision, they are important to provide safe public transportation.
    b. Orderly and efficient provision of public facilities. Allowing a single-family home in this location allows the property owner to use existing infrastructure to sever the development. Because there was an existing building on the site, public water, public sewer and power utilities have existing connections. This reuse of existing infrastructure puts less cost on utility providers (i.e. Washington County).

c. Provides sufficient area for future development at appropriate locations. Development on the Fort promotes the principles of Smart Growth. It directs development to areas where there is existing infrastructure that can adequately support new development.
d. Promotes conservation of natural resources and prevents environmental pollution. Developing in usable areas of the Fort provides greater protection of open space and forest resources on the property. New development must also meet more stringent environmental design standards than the previous structure. (i.e. stormwater management and forest conservation standards)

The property was developed as a military base with one primary function. It was developed as its own self-sufficient 'town' that would provide housing, employment, shopping and recreation for its soldiers and residents. Sometimes, the base would be open to the public to also enjoy the amenities the Fort had to offer, however, it was not intended or promoted to be a destination like it is today.

This property can no longer function like a military base and must now diversify and adapt to civilian development patterns. Using areas that were previously developed and still meet the purpose and spirit of the zoning ordinance are crucial in the successful redevelopment of the Fort. These areas provide additional opportunities to use existing infrastructure and improve design techniques.

For these reasons, we respectfully ask that the variance request be granted.



Esri Community Maps Contributors | Frederick County MD Government | WashCo MD | © Op enStreetMap, Microsoft | Esri | TomTom | Garmin | SafeGraph | GeoTechnologies, Inc | NASA | NG A | USGS | METI/NASA | FEMA | EPA | NPS | US Census Bureau | USDA | USFWS | Washington County Maryland | Washington County Maryland GIS Office, USGS, U.S. Geological Survey

Road Centerlines View

Contours_2021

2 ft — 10 ft — 50 ft — 100 ft — 1000 ft

Railroad

EOP

Buildings Identity

Municipalities

Streams and Lakes View

Lakes and Ponds

Major Streams

33600 46003 46006 55800

Streams

1 2 3 4 5 7

Exhibit 1

Scale: 1in = 30 ft

30 ft 0 in

Assuming Banfill as a public road
1 story home - 2,400 sq. ft.
12,750 sq. ft. Lot
10,300 sq. ft. - Subtraction of Ritchie Road R/W dedication
Variances: Front Yard - 25 ft. to 10 ft; Rear Yard 25 ft. to 10 ft.



Exhibit 2

WASHINGTON COUNTY BOARD OF ZONING APPEALS
747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

ZONING APPEAL

Property Owner: Jansen & Emily Forsyth
14538 Mercersburg Road
Clear Spring MD 21722

Appellant: Jansen & Emily Forsyth
14538 Mercersburg Road
Clear Spring MD 21722

Property Location: 14538 Mercersburg Road
Clear Spring, MD 21722

Docket No: AP2026-034
Tax ID No: 04006968
Zoning: A(R)
RB Overlay: No
Zoning Overlay:
Filed Date: 10/01/2026
Hearing Date: 10/28/2026

Description Of Appeal: Variance from the required 50 ft rear yard setback to 27.5 ft for proposed addition to single-family dwelling.

Appellant's Legal Interest In Above Property:
Owner: Yes
Lessee: No
Other:
Contract to Rent/Lease: No
Contract to Purchase: No

Previous Petition/Appeal Docket No(s):

Applicable Ordinance Sections: Washington County Zoning Ordinance Article 5A, Section 5A.5 Residential Lot Size and Bulk Dimensions

Reason For Hardship: Location of the dwelling, well, and septic impact building envelope

If Appeal of Ruling, Date Of Ruling:

Ruling Official/Agency:

Existing Use: Single-family Dwelling
Proposed Use: Addition

Previous Use Ceased For At Least 6 Months:
Date Ceased:

Area Devoted To Non-Conforming Use -
Existing:
Proposed:

I hearby affirm that all of the statements and information contained in or filed with this appeal are true and correct.

Emily Forsyth
Appellant Signature

State Of Maryland, Washington County to-wit:

Sworn and subscribed before me this 1 day of October, 2026.

Nov. 7, 2029
My Commission Expires

Notary Public

WASHINGTON COUNTY BOARD OF ZONING APPEALS
747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

AFFIDAVIT IN COMPLIANCE WITH SECTION 25.51(C)

Docket No: AP2026-034

State of Maryland Washington County, To Wit:

On 10/1/2026, before me the subscriber, a Notary of the public of the State and County aforesaid, personally appeared Emily Forsyth and made oath in due form of law as follows:

Emily Forsyth will post the zoning notice sign(s) given to me by the Zoning Administrator in accordance with Section 25.51(c) of the Washington County Zoning Ordinance for the above captioned Board of Appeals case, scheduled for public hearing on 10/28/2026, and that said sign(s) will be erected on the subject property in accordance with the required distances and positioning as set out in the attached posting instructions.

Sign(s) will be posted on 10/13/2026 and will remain until after the above hearing date.

Emily Forsyth

Emily Forsyth

Sworn and subscribed before me the day and year first above written.

Notary Public

Seal

Nov. 7, 2029

My Commission Expires

WASHINGTON COUNTY BOARD OF ZONING APPEALS
747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

BOARD OF ZONING APPEALS

ATTENTION!

Posting Instructions

The premises MUST be posted in accordance with the following rules:

1. The sign must be posted a minimum of fourteen (14) days prior to the public hearing Section 25.51(c) Property upon which the application or appeal is concerned shall be posted conspicuously by a zoning notice no less in size than twenty-two (22) inches by twenty-eight (28) inches at least fourteen (14) days before the date of the hearing.
2. The sign must be placed on the property within ten (10) feet of the property line which abuts the most traveled public road.
3. The sign must be posted in a conspicuous manner not over six (6) feet above the ground level, and affixed to a sturdy frame where it will be clearly visible and legible to the public.
4. The sign shall be maintained at all times by the applicant until after the public hearing. If a new sign is needed or required, please contact the Plan Review Department at 240-313-2460.
5. An affidavit certifying the property will be posted for the minimum of fourteen (14) days prior to the public hearing date.

Proper posting of the sign will be spot checked by the Zoning Inspector. IF SIGN IS NOT IN COMPLIANCE, IT MAY RESULT IN RESCHEDULING OF THE HEARING.

Washington County
MARYLAND

Board of Appeals

747 Northern Avenue | Hagerstown, MD 21742 | P: 240.313.2430 |F: 240.313.2461 | Hearing Impaired: 7-1-1

WWW.WASHCO-MD.NET

Variance Request

Property Location 14538 Mercersburg Road Clear Spring MD 21722

Appellant's present legal interest in above property: (Check One)

✓ Owner (Including Joint Ownership)

_____ Lessee _____Contract to rent/lease _____ Contract to Purchase

Other _____

Specify the Ordinance section and subsection from which the variance is desired:
Example: Article 5A, Section 5A.5-Requires 15 ft. side yard setback.
Section 5A.5- Rear yard setback for a single family dwelling is 50 feet

Describe the nature and extent of the desired variance from Ordinance requirements listed above:
Example: Requesting adjustment from 15 ft. to 12 ft. for new detached garage.
Requesting adjustment from 50 feet to 27 feet 6 inches for new home addition.

Applicants must make application in person and shall submit *nine (9)* complete sets of the items listed below. Incomplete applications will not be accepted.

- A written statement demonstrating the specific reason(s) for the adjustment request including which standard the appeal is for practical difficulty or undue hardship. The standards for a variance are outlined in the Variance Filing Procedures.
- A plot plan (concept plan), drawn to a scale indicating the following information:
  - Outline of the entire property;
  - Location of all existing and/or proposed structures with measurements from structures to property lines;
  - Location of existing and/or future septic and wells;
  - Any street rights-of-way or other easements (i.e. utility, storm water management, etc.);
  - Existing/proposed entrance/exit to property, driveways, etc.
  - Existing/proposed parking areas
- If Request is for commercial use, in addition to above, the following additional information will be required:
  - Location of any freestanding signage
  - Number of employees (existing/proposed)
  - Hours of operation
  - Proposed landscaping and lighting

Emily Forsyth
14538 Mercersburg Road
Clear Spring, MD 21722
(240) 217-5654
emr22200@gmail.com

17 September 2026

Washington County Board of Appeals
747 Northern Avenue
Hagerstown, MD 21742
(240) 313-2430

To whom it may concern,

I, Emily Forsyth, joint owner of 14538 Mercersburg Road, Clear Spring, MD 21722, respectfully request a variance to construct an addition to my existing single-family dwelling.

Section 5A.5 requires a 50-foot rear setback. My existing home is located only 37 feet 6 inches from the rear property line. The existing well is located 17 feet 2 inches from the home on the same side as the proposed addition, while the existing septic system is located on the opposing side. Due to the location of these existing systems and the existing dwelling, the proposed addition would be located 27 feet 6 inches from the rear property line and 16 feet 5 inches from the existing well.

These existing site conditions significantly limit where an addition can reasonably be placed on the property. I am requesting the variance based on undue hardship, as the inability to meet the required setback is caused by the existing location of the dwelling, well, and septic system. The proposed addition will provide a pantry, two closets, and a classroom/recreation room for my child.

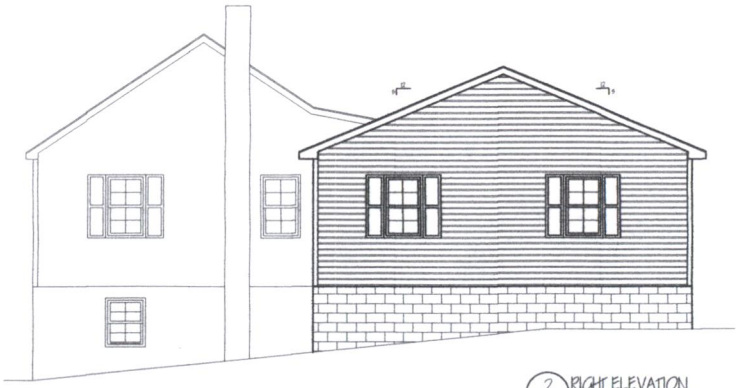
I respectfully request approval of the variance due to these unique physical limitations of the property.

Sincerely,

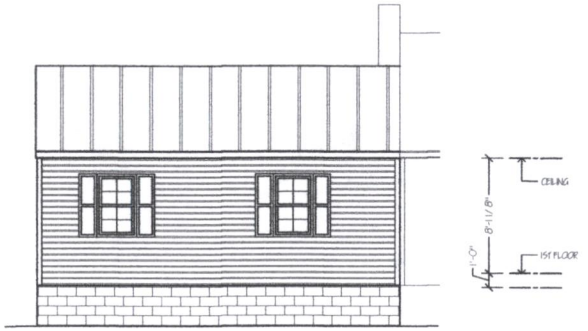
Emily Forsyth



1 / A-2 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

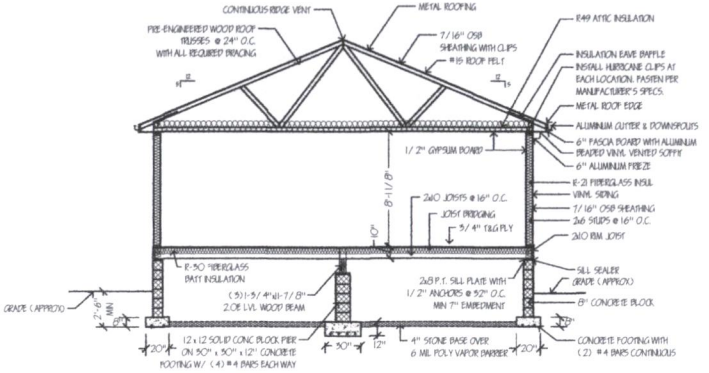


2 / A-2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



3 / A-2 REAR ELEVATION
SCALE: 1/4" = 1'-0"

NOTE:
TRUSS DESIGNS SHOWN ARE FOR PLANNING PURPOSES ONLY. ACTUAL TRUSS DESIGN MAY VARY WITH EACH MANUFACTURER, MAXIMUM SHIPPING SIZES, STRUCTURAL CONCERNS, ETC. REFER TO SUPPLIER'S DRAWINGS.



A / A-2 BUILDING SECTION
SCALE: 1/4" = 1'-0"

LEGEND:
DOOR & WINDOW NOMENCLATURE AS FOLLOWS:
WINDOW, 3052 WOULD BE 3'-0" x 5'-2"
DOOR, 3068 WOULD BE 3'-0" x 6'-8"
SLIDER, 6068 WOULD BE 6'-0" x 6'-8"

DUE TO VARIATIONS WITH ANY PRINTING DEVICE, HUMIDITY AND PAPER SHRINKAGE, NOT ADVISABLE TO SCALE DRAWINGS, REFER TO PRINTED DIMENSIONS

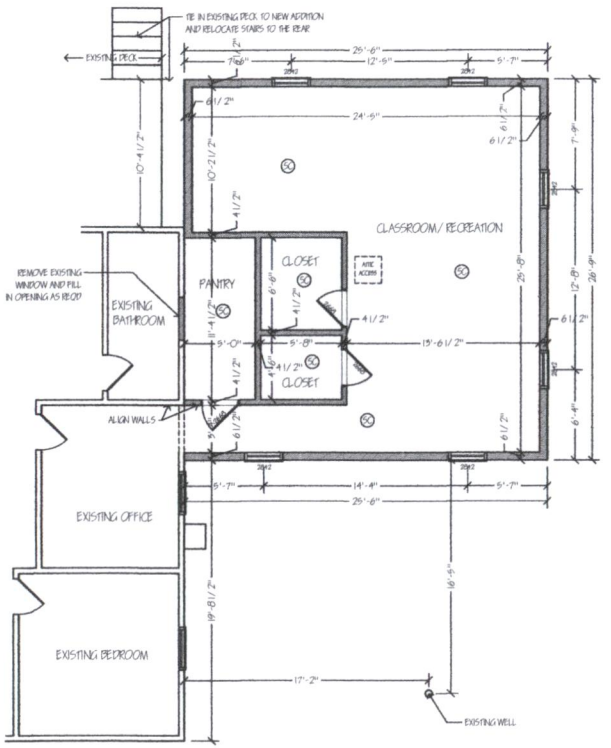
1/4" = 1'-0"
0 1/4 1/2 3/4 1'-0" 10'-0"

ADDITION FOR:
FORSYTH
14538 MERCERSBURG ROAD
CLEARSPRING, MARYLAND 21722

DRAWN BY:
CHECKED:
REV:
REV:
REV:

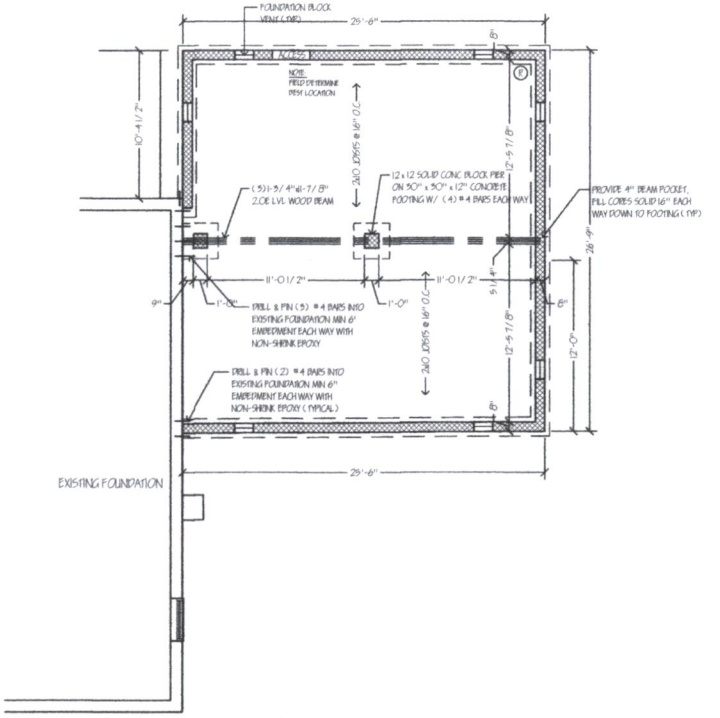
DRAFTING SERVICES
p.o. box #51 Fairfield, PA 17320
phone: 301-975-0697
jdbrocksdraft@gmail.com

SHEET: A-2
OF: 2
DATE: 7-22-26



1 / A-1 FIRST FLOOR PLAN (682 SQ. F.T.) NEW WORK
SCALE: 1/4" = 1'-0"

(CO) COMBINATION SMOKE DETECTOR, CO DETECTOR
(CO) CO DETECTOR
(R) RADON MITIGATION



2 / A-1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE TO MEET ALL STATE AND LOCAL CODES REQUIRED.

2. CONTRACTOR SHALL BE RESPONSIBLE TO TO FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION OF ANY WORK.

3. GRADES SHOWN ARE APPROXIMATE ONLY. FIELD VERIFY CONDITIONS, ELEVATIONS & PROPERTY LINES AND SETBACKS PRIOR TO ANY WORK.

4. INSTALL (3) 2 x 10 WOOD HEADER WITH 7/16" OSB SHEATHING ABOVE ALL EXTERIOR WINDOW AND DOOR OPENINGS UNLESS NOTED OTHERWISE.

5. MIN CONCRETE COMPRESSIVE STRENGTH IS 2500 F'C FOR FOOTINGS. POURED FOUNDATION WALLS AND SLABS MIN COMPRESSIVE STRENGTH IS 3500

6. OWNER SHALL BE RESPONSIBLE TO SELECT ALL FINAL COLORS AND FINISHES.

7. PROVIDE ACCESS PANEL / DOOR WITH FRAME TO ALL ATTIC SPACES.

8. INSTALL EXTERIOR AIR INFILTRATION BARRIER (HOUSE WRAP) ON ALL EXTERIOR WALLS AS REQUIRED.

9. CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL ANY ADDITIONAL FRAMING, BEAMS, POSTS AND HEADERS NOT SHOWN FOR A STRUCTURAL SOUND BUILDING AS REQUIRED.

10. ALL PRE-ENGINEERED WOOD TRUSSES AND LVL's SHALL BE CERTIFIED BY THE MANUFACTURER BY A REGISTERED ENGINEER IN THE STATE OF MARYLAND.

11. TRUSS MANUFACTURER SHALL SUPPLY ALL TRUSSES FOR A COMPLETE ROOF STRUCTURE, PROVIDE GIRDER TRUSSES, OFFSET VAULTS, AND SCISSORS TRUSSES AS REQUIRED.

12. CONTRACTOR SHALL PROVIDE ALL REQUIRED FLASHINGS, CAULKS, SEALANTS, WEEP HOLES AND EXPANSION JOINTS FOR A WATER TIGHT STRUCTURE.

13. EVERY EFFORT HAS BEEN MADE TO SATISFY THE 2021 IBC CODES AND WASHINGTON COUNTY, MD AMENDED BUILDING CODES. YOU MAY BE RESPONSIBLE TO MAKE REVISIONS AS REQUIRED TO ADEQUATELY SATISFY YOUR LOCAL BUILDING CODES AS WELL AS ANY COVENANT RESTRICTIONS ON YOUR PROPERTY.

14. WINDOW SIZES SHOWN ARE USING ANDERSEN TILT-WASH WINDOW NOMENCLATURE, UNLESS NOTED OTHERWISE. OWNER / CONTRACTOR TO SUPPLY SPEC SHEETS WITH U-VALUES.

15. SIZE, LOCATION AND QUANTITY OF DOORS, WINDOWS AND VENTS IN BASEMENT AND CRAWL SPACES ARE TO BE DETERMINED ON JOBSITE TO ACCOMMODATE PRE-EXISTING CONDITIONS SUCH AS ROCK AND TO ALLOW FOR PROPER UTILITY PLACEMENT. UNLESS NOTED OTHERWISE.

16. ELEVATIONS SHOW GENERIC DOOR DESIGNS, WINDOW GRID LAYOUTS, ETC. SCALE OF YOUR PLANS MAY NOT ALLOW FOR DETAIL OF ALL ITEMS SUCH AS; PORCH POSTS, SPINDLES, BRICK PATTERNS, SHUTTER STYLES, ETC. OWNER IS RESPONSIBLE TO SPECIFY ALL ITEMS WITH CONTRACTOR / BUILDER.

17. PROVIDE R-10 SLAB INSULATION IN AREAS WHERE ELEVATION IS LESS THAN 12" BELOW FINAL GRADE.

18. CONCRETE BLOCK FOUNDATION WALLS, CONTRACTOR TO PROVIDE REQUIRED WALL THICKNESS & REINFORCING PER CODE TO MEET ON SITE CONDITIONS FOR BACKFILL AND FINISHED GRADE.

19. MATCH ALL FASCIA, SOFFIT, OVERHANGS, ROOF PITCHES, MATERIAL TYPES, ETC. AS CLOSE AS POSSIBLE TO EXISTING STRUCTURE.

20. STAIR RISER HGT. MAX OF 7-3/4" AND A MINIMUM 10" TREAD WIDTH FROM NOSING TO NOSING. THE RISER HGT. IS NOT TO VARY BY 3/8" PLUS OR MINUS FROM RISER TO RISER.

21. THE ASSUMED UNDISTURBED SOIL COMPACTION RATING 1500 AND FOOTINGS WILL BE A MINIMUM OF 16"x8".

LEGEND:
DOOR & WINDOW NOMENCLATURE AS FOLLOWS:
WINDOW, 3059 WOULD BE 5'-0" x 5'-2"
DOOR, 3068 WOULD BE 5'-0" x 6'-8"
SLIDER, 6068 WOULD BE 6'-0" x 6'-8"

DUE TO VARIATIONS WITH ANY PRINTING DEVICE, HUMIDITY AND PAPER SHRINKAGE, NOT ADVISABLE TO SCALE DRAWINGS, REFER TO PRINTED DIMENSIONS.

1/4" = 1'-0"

ADDITION FOR:
FORSYTH
14538 MERCERSBURG ROAD
CLEARSPRING, MARYLAND 21722

DRAWN BY:
CHECKED:
REV:
REV:

DRAFTING SERVICES
p.o. box 95 Funkstown, md 21734
phone: 301-575-0697
jdrockdrafter@gmail.com

SHEET: A-1
OF: 2
DATE: 7-22-26

Edna Robinson Subdivision

Preliminary/Final Plat – Lots 1 & 2
Simplified Plat – Parcels D & E

Situate: along the west side of Mercersburg Road, approximately 1/2 mile southeast of its intersection with Dry Run Road, in Election District No. 4, Washington County, Maryland
(Part of Tax Map 7, Grid 24, Parcel 57, Lot C, and Parcel 35)

Owners:
(Parcel 57, Lot C and Parcel 35)
Richard Merle Robinson,
Shirley Mae Gleaner,
Jo Ann Smith,
David Walter Robinson, and
John Wayne Robinson

Owner Contact:
John Wayne Robinson
14651 Robinson Way
Big Pool, Maryland 21711

Notes:

1. Bearings and distances are from a recent survey by D.K. Golden, Land Surveying of November, 2003, with bearings based on the Preliminary/Final Plat of Lands for Jesse Robinson, by Timberlake, Seibert & Associates, Inc., dated March, 18, 1958, and recorded among the land records of Washington County, Maryland, in Liber 802, Folio 434.
2. Contours derived by using spot elevations from the field survey by D.K. Golden, Land Surveying mentioned in Note 1, with base data interpolated from a U.S.G.S. Map – Clear Spring, Quadrangle.
3. An eight (8) foot wide easement for utilities and drainage is to be dedicated on the interior of each side and rear lot line. A ten (10) foot wide easement for utilities to be dedicated along the interior of the front lot line.
4. Property zoned: Conservation.
   A. Minimum building setback lines are 50' from all P/L's based on the current Washington County Zoning Ordinance and 10' from Septic Reserve Areas based on the current Washington County Health Department Regulations.
   B. Accessory structures may be constructed in accordance with Sections 4.10 and Sections 23.3(b), however, they are not permitted without the principal permitted structure.
5. Lots shall be maintained along the front lot line in such a manner as to insure maximum sight distance.
6. Lots shall be graded to insure the continuous flow of surface runoff waters along natural drainage swales.
7. Reserved on Lot 1: 10,000 sq ft. waste disposal system area: no construction, driveways, utilities, permitting fills or physical structures permitted.
8. Soil Types: SdB = Sideling gravelly loam, 3 to 8 percent slopes; SdC = Sideling gravelly loam, 8 to 15 percent slopes; MaB = Murrill gravelley loam, 3 to 8 percent slopes.
9. Area of watershed affecting this area: Less than 10 acres.
10. No additional wells or septic systems within 100' of Lot 1 except those shown.
11. Less than 40,000 square feet of forested area is to be cleared in this plan.
12. There are no floodplains, steep slopes, streams and related buffers, or habitat of threatened or endangered species identified by the U.S. Fish and Wildlife Service (per 50 CFR 17) as required to be shown by Section 306, 307 and 314 of the Subdivision Ordinance and Section 4.21 of the Zoning Ordinance.
13. Highway Classification: A Local Road – "Mercersburg Road".
14. On 10/06/2003 a request for administrative approval of a variance from the terms of the Washington County Subdivision Ordinance, Section 400.11(.1.B.3. to erect a panhandle approximately 310 feet long and 18.75 feet in width, was approved. Reference File Number SV-03-027.

NOTICE:

A. Stormwater management will be required and must be approved by the Washington County Engineering Dept. prior to the approval of building and entrance permits.

B. Washington Co. Engineering Dept. review fees will be determined and due prior to the approval of building and entrance permits.

Lot 1
3.171± Acres – from Parcel 57, Lot C
+ 0.063± Acres – addition (Parcel E)
3.234± Acres – Gross
– 0.214± Acres – Panhandle Area
3.020± Acres – Net
to be conveyed to:
Timothy John Robinson
12136 Saint Paul Road
Clear Spring, MD 21722
(Timothy is the son of John Wayne Robinson)

Lot 2
3.014± Acres – from P. 57, Lot C
to be conveyed to:
David Walter Robinson
14548 Mercersburg Road
Clear Spring, MD 21722

Parcel D
0.063± Acres
Area to be taken from Parcel A for enlargement of Parcel 35, to replace the panhandle area to be taken from Parcel 35.
(Not Approved for Development)

Parcel E
0.063± Acres
Area to be taken from Parcel 35 as a part of Lot 1, for panhandle use.
(Not Approved for Development)

Parcel 35
1.000± Acres = Original Area (Per deed)
+ 0.063± Acres = addition (Parcel D)
– 0.063± Acres = out for Lot 1 panhandle
1.000± Acres = Final Lot Area

Line Table		
Line	Bearing	Distance
L1	S 34° 13' 15" W	19.29'
L2	N 32° 12' 38" W	9.98'
L3	S 28° 52' 42" W	19.70'
L4	N 58° 46' 00" W	9.90'
L5	N 58° 46' 00" W	67.90'

Scale: 1" = 100'
0 50 100 200
Graphic Scale

Legend
- Minimum Building Setback Line
- R/W – Right of Way
- Approx. – Approximate
- C/L – Centerline
- I.P. – Iron Pin
- Fd. – Found
- Ex. – Existing
- P/L – Property Line
- W/W – Witnessed
- Contour Line
- Soils Line

D.K. Golden, Land Surveying
2718 Great Cove Road
Warfordsburg, PA 17267
Phone: 717-294-3440
File No.: 2003-41

SURVEYOR'S CERTIFICATE

I hereby certify that the plan shown hereon is correct to the best of my professional ability using a Lieta SDM 3F Total Station; that it is a subdivision of those 2 tracts or parcels of land that became vested in Richard Merle Robinson, Shirley Mae Gleaner, Jo Ann Smith, David Walter Robinson, and John Wayne Robinson, by the following 2 deeds which are recorded among the land records of Washington County, Maryland, the first in Liber 874, Folio 180, and rerecorded in Liber 882, Folio 430, the second recorded in Liber 1870, Folio 339. I further certify that iron pins with yellow plastic identification caps marked thus "D.Golden-529, Prop. Mkr." have been placed as indicated (I.P., Set).

Signature: Dennis K. Golden Date: 12/15/03
MD Registration No: 529

INTERIM FACILITIES PROVISIONS CERTIFICATION

In compliance with COMAR 26.03.01.00 B. (1) and (2), the individual water supply and/or sewer system in Parcels described on a temporary interim basis. Future lot owners are advised that the individual systems serving the lot indicated on this plat are of a temporary interim nature and that, connection to a future community system shall be made within one (1) year or less after the system becomes available.

CERTIFICATE OF APPROVAL OF INDIVIDUAL WATER SUPPLY AND INDIVIDUAL SEWERAGE SYSTEM

I hereby certify that the minimum ownership area complies with the minimum width and minimum area requirements specified in COMAR 26.04.03.03. Such minimum ownership area remains equal to the minimum width and minimum area set forth in COMAR 26.04.03.03A (1) until community sewerage and water have been made available. Not more than one principal building may be erected or constructed on a lot, or lots, contained in the minimum ownership area as established by COMAR 26.04.03.03A (2) until community sewerage has been made available.

Date: 8 July 2004 Signature: [signature]

Address Assignment Note:

The following address assignment is based on the proposed driveway entrance shown on this plat. If the driveway is constructed at a different location, the assigned address is VOID, and the owner/developer of that lot must reapply to this office (Washington County Planning Commission) for a new address assignment.

ADDRESS ASSIGNMENT:
LOT 1 – 14550 MERCERSBURG ROAD
LOT 2 – 14548 MERCERSBURG ROAD

Owner's Statement (For Parcels D & E)

Application is hereby made for final approval of the indicated transfer of land for conveyance of land for lot enlargement purposes only and not for development. Any development of this land will be submitted in the regular manner for approval in accordance with the provisions of the existing Subdivision Ordinance.

Richard Merle Robinson (Date) 12-24-03
Shirley Mae Gleaner (Date) 12-24-03
Jo Ann Smith (Date) 12-24-03
David Walter Robinson (Date) 12-24-03
John Wayne Robinson (Date) 12-24-03

LOCATION MAP SCALE: 1" = 2000'

For Recordation Stamp

PLAT NO 7828
DATE JUL 8 - 2004
WASHINGTON COUNTY

INTRAFAMILY TRANSFER DECLARATION OF INTENT

Account #: N/A District: 6 Map: 7 Grid: 24 Parcel: 57, Lot C and Parcel 35
Name(s): Richard Merle Robinson, Shirley Mae Gleaner, Jo Ann Smith, David Walter Robinson, and John Wayne Robinson @ Lot 1 = 3.172Ac. ± @ Lot 2 = 3.012Ac. ±
Location: 14548 Mercersburg Road
Current Deed References: Liber 882, Folio 430 and Liber 1870, Folio 339

I/We Richard Merle Robinson, Shirley Mae Gleaner, Jo Ann Smith, David Walter Robinson, and John Wayne Robinson, owners of the real property located along the east side of Mercersburg Road, approximately 1/2 mile southwest from its intersection with Dry Run Rd., and described as a 2 Lot (6) subdivision from the above referenced deeds, hereby declare our intent to invoke the intrafamily transfer exemption for the above property in accordance with the provisions of the Wash. co. Forest Conservation Program and COMAR 08.19.01.04, for a period of at least five (5) consecutive full taxable years following this declaration.

This declaration grants an exemption for the purpose of constructing a dwelling house intended for the use of the owner or an immediate family member of the owner based on the Washington County Forest Conservation Program. If the land does not remain in the possession of an immediate family member for a period of five (5) years the owner must notify the Washington County Planning Commission and may lose this exemption. If the owner makes application for an activity regulated under the Forest Conservation Program, clears more than 40,000 square feet of forest, or violates the requirements of a previous Forest Conservation Plan on all or part of the lot within the five (5) year period, Washington County may require the owner to meet the forest conservation threshold established in the Forest Conservation Program and COMAR 08.19.03, and may also assess a non-compliance fee for the forested areas cut in violation of this exemption.

I declare, under the penalties of law, that this declaration, including any accompanying forms and statements, has been examined by me and the information contained herein, to the best of my knowledge, information, and belief, is true, correct and complete.

Signature: [signature] Date: 12-24-03
Signature: [signature] Date: 12-24-03
Signature: [signature] Date: 12-24-03
Signature: [signature] Date: 12-24-03
Signature: [signature] Date: 12-24-03

DEDICATION FOR INDIVIDUALS

I/we do hereby certify, for ourselves and our personal representatives, heirs and assigns, that I/we are the legal and true owner(s) of the property shown and described on this plat and that I/we hereby adopt the plan of subdivision shown hereon, hereby establish the minimum building restriction lines shown hereon, hereby dedicate to public use all utility and drainage easement areas and all alley, street, and road rights of way designated on this plat, hereby agree to keep open all spaces and recreation areas shown hereon and hereby agree that said dedication shall not impose any responsibility on the Board of County Commissioners of Washington County regarding the subjects of such dedications until legal acceptance thereof by said Board, and I/we hereby reserve the fee simple title to the land underlying said easements, rights of way, open spaces and recreation areas and with regard to said easements and rights of way, hereby agree to convey the same to said Board for the use of said Washington County, without consideration, upon the legal acceptance of said easements and/or rights of way by said Board.

This deed and agreement of dedication shall be binding upon my/our grantees, assigns, successors, personal representatives. There are no suits, actions at law, leases, liens, mortgages, trusts, easements, or rights of way affecting the property included in this plan of subdivision except the following:

NONE

and all parties having an interest therein have hereunto affixed their signatures, indicating their assent to this plan of subdivision.

our hands and seals this 24th day of DECEMBER, 2003

[signature] Owner's Signature
[signature] Owner's Signature
[signature] Owner's Signature
[signature] Witness

Certificate of Approval (Parcels D&E)

Final Approval Granted
7/6/04
Date
Washington County Planning Commission
By: [signature]

Parcel D approved as a division of land not for development with the stipulation that the foregoing statement be part of the deed of conveyance.

Notice: No development shall mean that building or zoning permits including residential will not be issued until such time as a development plan is submitted in accordance with the provisions of the subdivision and adequate public facilities ordinances and approved by the Washington County Planning Commission.

Certificate of Approval (Lots 1&2)

Final Approval Granted
7/6/04
Date
Washington County Planning Commission
By: [signature]

NOTICE: MONETARY CONTRIBUTIONS SPECIFIED BY ARTICLE V OF THE ADEQUATE PUBLIC FACILITIES ORDINANCE ARE DUE AND PAYABLE UPON APPLICATION FOR BUILDING PERMITS FOR CONSTRUCTION ON LOTS SHOWN AND APPROVED ON THIS PLAT

NOTE: REVISED PER COMMENTS 3-10-04 D.K.G.

P97116

MSA CSU 2167 5916

WASHINGTON COUNTY CIRCUIT COURT (Plats) Plat 7828, MSA_C2167_5916, Date Available 2004/07/08, Printed 07/28/2026.