



Washington County

M A R Y L A N D

DIVISION OF
ENGINEERING & CONSTRUCTION MANAGEMENT
PLAN REVIEW | PERMITTING | ENGINEERING | CONSTRUCTION

MEMORANDUM

TO: All Interested Parties

FROM: Timothy Lung, Deputy Director of Plan Review Department and Zoning Administrator

DATE: November 17, 2016

COPY: Robert Slocum, P.E. Director, Richard Eichelberger, Deputy Director Construction, Angela Smith, Deputy Director Permitting

SUBJECT: Requirement for Location Survey

A location survey will be required under the following circumstances:

- All new residential houses and commercial construction.
- If applying Zoning Ordinance exceptions and modifications when modified distance is within 5 feet of the maximum allowed.
- Structures having been granted a setback variance by the Board of Zoning Appeals.
- A structure, including agricultural structure(s) and accessory structure(s), proposed to be located within 5 feet of the minimum required setback from the zoning district in which the property is located
 - Example: minimum building setback required is 15 ft. and structure is proposed to be 18 ft. from the property line. A location survey would be required.
- A structure is proposed to be located within 5 feet of a platted septic reserve area setback, drainage easement, utility easement, forest conservation easement, or any easement designated on a recorded plat.
- Placement of a freestanding sign
- At the request of a review agency or an inspector as a result of a field inspection.

Additions and attached decks including those that are flush with the existing house and within 5 feet of the minimum building setback.