



THURMONT TOWN MEETING

**OCTOBER 1, 2019 AT 7:00P.M.
THURMONT MUNICIPAL OFFICE
MEETING ROOM**

AGENDA TOPICS

- 1. PLEDGE OF ALLEGIANCE**
- 2. APPROVAL OF MEETING MINUTES FROM 9/17/19**
- 3. INTRODUCTION OF ORDINANCE 2019-07 – ZONING ORDINANCE AMENDMENTS
“CORNER LOTS”**
- 4. PRESENTATION – THURMONT LIONS CLUB**
- 5. PROCLAMATION – THURMONT LIONS CLUB**
- 6. 2019 “GATEWAY TO THE CURE” KICKOFF**
- 7. COMMISSIONERS’ COMMENTS**
 - a. Commissioner Buehrer**
 - b. Commissioner Hooper**
 - c. Commissioner Hamrick**
 - d. Commissioner Burns**
 - e. Mayor Kinnaird**
 - f. Jim Humerick**
- 8. PUBLIC COMMENTS**

UPCOMING MEETINGS/EVENTS:

- 10/5/19 – PLEIN AIR – 10AM-3PM
- 10/12/19 – FREDERICK COUNTY HAZARDOUS WASTE DROP – OFF EVENT 8AM-2PM – PUBLIC SAFETY TRAINING FACILITY 8349 REICHS FORD ROAD, FREDERICK, MD
- 10/12/19 – 10/13/19 – COLORFEST WEEKEND
- 10/19/19 – BULK TRASH PICKUP
- 10/19/19 – YARD WASTE DROP OFF – BEHIND LIBRARY – 8AM-NOON
- 10/22/19 – LAST DAY TO MAKE APPLICATION FOR ABSENTEE BALLOT
- 10/26/19 – HALLOWEEN IN THE PARK – COMMUNITY PARK – 6PM (RAIN DATE 11/2/19)
- 10/29/19 – TOWN ELECTION – 7AM-8PM – GUARDIAN HOSE ACTIVITIES BLDG
- 10/31/19 – TRICK OR TREAT 6-7:30PM

Town Meeting Minutes from October 1, 2019

A Town Meeting of the Thurmont Board of Commissioners was held on Tuesday, October 1, 2019 at 7:00 p.m. The following were present: Mayor Kinnaird; Commissioner Buehrer, Hamrick, Hooper, and Burns; CAO, Jim Humerick; Sr. Administrative Assistant, Becky Long; Mgr. of Economic Development, Vicki Grinder; Joann Miller; Albie Little; Elliot Jones; Jim Wilkins; Dianne McLean; Gayle DiSaloo; Sabrina Massett; Dick Lee; Paul Cannada; Susan Favorite.

Commissioner Buehrer led the Pledge of Allegiance

Approval of Meeting Minutes from 9-17-19

Commissioner Hamrick said "I will make a motion to approve the September 17, 2019 meeting minutes as they were presented to us." Commission Hooper second. Vote -4-0-1 (Commissioner Burns abstained)

Introduction of Ordinance 2019-07: Zoning Ordinance Amendments "Corner Lots"

Mayor Kinnaird said "we had a discussion about this last week along with public comment, but I will read the Ordinance again for the record. We are introducing it this evening and next week we will adopt it and then the Ordinance will take effect seven days after the adoption. Exhibit A is available in the Town Office or the website for anyone who wants to review it. It had some language changes to revert the Chapter 133 back to the way it was before because there were some changes made that turned out weren't exactly in the best interest of corner lot owners."

Presentation – Thurmont Lions Club

Joanne Mille, a member of the Thurmont Lions Club, presented to Mayor Kinnaird for the Town a picture of the 2019 addition to their Christmas Ornament as well as the book. Mayor Kinnaird thanked her for their very generous donation and for everything the Lions Club does for our Community.

Proclamation – Thurmont Lions Club

Mayor Kinnaird had the members of the Thurmont Lions Club who were present at the meeting come forward. "This year the Lions Club is celebrating its 90th anniversary, and I want to say for 90 years your club has served our community very well. Our community benefits greatly from all the volunteer services that the Lions have done over the last 90 years. The Lions have had projects that have been running in excess of 60 years and that is amazing. A lot of organizations don't survive for 60 years, but the fact that you have survived and you are successful and you run so many projects that are beneficial to all the residents of the Town of Thurmont and our neighboring community in Frederick County is amazing, so thank you for being Lions." The Mayor read and presented Proclamations from the Commissioners of Thurmont and State of Maryland to the Lions Club members.

2019 "Gateway to the Cure" Kickoff

Vicki Grinder stated that we are here to celebrate the last five years of Gateway to the Cure and to begin our journey for the 6th Annual Gateway to the Cure.

Patti Hurwitz said "this is the sixth year I have been coming up here and I think the theme for tonight is how great this community is and we know that because your support has just been incredible over these years. I know that you have raised over \$60,000 for the Fund. I am looking at last year's check on the wall and you are just going at it strong and you are getting better every year. It is really incredible and we are so grateful to you for what you are doing because you really are saving lives. Today I had correspondence with a young woman who is 35 years old, mother of 4 children and she was just diagnosed with breast cancer here in Frederick County. She said that she was so grateful for this Fund because I am 15 minutes away from all my treatments and I can go home and do what I have to do and be with my kids. She said it has just made all the difference for her family and that is the kind of thing you are doing that is really making a difference. For the Fund this year it is our 20th year. Twenty year ago in August I was diagnosed with breast cancer, I was 44 years old, I had kids at home and I had to go to Baltimore because there really wasn't anything here in Frederick. We said we want it to be better for women in Frederick County and we want them to have very best options and treatment/diagnosis right here and so that is what this Fund has done. We are on track and our goal is to reach \$2 million in funds raise by the end of this year and we couldn't do it without your \$60,000 so that is all part of the effort for us and we are so appreciative. I want to plug two events, we have our 5K on Saturday at Hood College this year and then on October 26th will be our Pink Ribbon Gala which will be our 20th year for that and we are doing a big celebration at New Spire Stages downtown with food and beverages, musicians and all kinds of fund things, so we hope that people will come out and join us for both of those events. I just want to thank you for everything you do and for your energy and passion that you put into this, it just means so much to all of us."

Mayor Kinnaird said "we are honor as a community to help support your amazing organization. \$60,000 is a mere drop in the bucket. We are doing our best to make sure men and women in Frederick County have access to the finest medical care." " Ms. Hurwitz replied "your \$60,000 is big and because of your efforts they do have. We have been able to accomplish purchasing state of the art equipment and we have gotten it before Hopkins has gotten it or before some of the other places have gotten it because we don't have all the red tape. We want to get it, they say okay here is this money so let's do it and so it has been really gratifying to be able to do that. "

Commissioner Buehrer asked Ms. Hurwitz to explain the impact M.D. Anderson has with her organization. Ms. Hurwitz said "James M. Stockton Cancer Institute is two years old and our Fund actually funded the entire Medical Oncology Suite at the Cancer Center, so we are not only benefitting breast cancer patients in that way but all cancer patients. It is really exciting to me that the hospital has this connection with M.D. Anderson. They are considered the #1 Cancer Institute in the whole country and everything they are doing down there is top notch. As part of their multi-disciplinary clinic there they are able to skype via computer with other doctors about a patient's care. We are so fortunate to have that here in Frederick. "

Commissioner Hooper sent a letter to the Maryland Municipal League to challenge other municipalities to do what they can to raise money for the fight of breast cancer. Mayor Kinnaird stated that he appreciated all the dedication that Vicki Grinder has given to this and without her it wouldn't be the success it is and she is the backbone of everything that has been raised for Gateway to the Cure.

Vicki Grinder said it wouldn't be the success it is without everyone's help. She presented what items could be purchased this year along with activities that have taken place. The businesses every year that

step up to the plate and make donations, writing a check or run promotions all month long and this year's businesses are: Amber Hill Physical Therapy, American Legion Ladies Auxiliary, Baker Tree Services, Bollinger's Restaurant, Catoctin Breeze Vineyard, Cousins Ace Hardware, Catoctin Veterinary Clinic, Discount Fabrics, Emmitsburg News-Journal, Gateway Candyland, Gateway Orthodontics, Gateway Liquors, Harriett Chapel, Hobbs Hardware, Here's Clydes, J&B Real Estate, Kelco Plumbing, Legacy Financial, Magnolia & Wine-Marcie Dorcus, Med-I Pharmacy, , Med I Pharmacy, Mountain Gate Family Restaurant, Pondscapes, RS Kinnaird Memorials, Rebecca Pearl Gallery, Renovation Salon and Day Spa, Red Canary Tattoo, Rocky's Pizza, Roy Rogers, 7 Dragonfly Studio, Shamrock Restaurant, Springfield Manor Wine Distillery Brewery, Stauffer Funeral Home, Barnstone Studios, Thurmont Bar and Grill, Thurmont Kountry Kitchen, Timeless Trends Boutique, Town and Country Liquors, Wait, What Sauce Co, and the Woodsboro Bank. She thanked the businesses, the residents who support this and it is October 1st so turn your pink on.

Patti Hurwitz added that if anyone wants more information about the Fund, about what they are doing, how to get involved in events or donate go to PinkRibbonFrederick.org.

Commissioner Hooper stated that a new event to raise money for Gateway to the Cure is a pumpkin decorating contest to involve the citizens. You can decorate any way you want but we ask that you use pink somewhere in your design. Painted pumpkins need to be brought to the Town Office now until October 4th between 8-4. Pumpkins will then be placed in the front window of the Main Street Center. Each pumpkin will have a number so you can stop by the Town Office or put your vote and money in an envelope and drop it in the slot to the left of the front door of the Main Street Center and each vote cost \$1. You can also use plastic pumpkins if you wish.

Commissioner Comments

Commissioner Buehrer:

- Commissioner Burns asked last week for a report from Planning and Zoning from Kelly. Residential permits last year same date was 41 and today we have 35 to date. Commercial last year we had 10 and this year we have 24 to date. Performance Car Wash a subsidiary of Criswell Automotive gave a presentation. This car wash will be an asset to our community. A gentleman by the name of Dan Cross presented a concept plan for Doc Simmer's property will have a total of 146 units, 6 duplexes, 52 townhouses, 88 apartments, daycare center, a senior center and also a clubhouse and a walking trail, total of 146 lots. The first look by the Board they liked it, they were enthusiastic about what they witnessed and were impressed with the presentation by Mr. Cross. He is the developer and we have learned that he has the financing, so I think this will probably move a little bit quicker than most developments of its stature because of all the preliminary work he has got completed.
- Colorfest will be held October 12-13, 2019.

Commissioner Hooper:

- This year we want to do our Halloween lighting competition and it is going to be in the month of October and judging will be October 24-25 and just doing residents. There will be three prizes,

\$75, \$50 and \$25. The winners will be announced on the Facebook page.

- Halloween in the Park will be October 26, 2019 at Community Park at 6 p.m. Cost is \$3 per person plus a canned food item. Proceeds will go to the Thurmont Food Bank. Rain date is November 2, 2019. If anyone would like to volunteer please let us know. We need help with cleanup on Sunday.

Commissioner Hamrick:

- We will be holding a ribbon cutting tomorrow, October 2, at 6 p.m. to welcome the Thurmont Family Barber Shop at 7 Water Street. The barber shop is now open Monday-Friday 9-6 p.m. and Saturdays 9-3 p.m.
- The Third Annual Plein Air is going to be held Saturday, October 5, 2019 from 10am – 3pm. The subject this year will be wineries and ours will pick Catoctin Breeze Vineyard, Detour Winery, Links Bridge Vineyard or Springfield Manor Winery. There will be judging at 2 p.m. at the Main Street Center. Spectators travel to different wineries to watch artists and at 2 p.m. gather at the Main Street Center to watch the judging and meet the artists. You may download an artist application on ThurmontMainStreet.com. Judge this year will be Jennifer Finley owner of the Artist Angle Gallery in downtown Frederick.
- Name That Tune 70's Night at the Main Street Center is this Saturday, October 5, 2019 from 6-9 p.m. There will be prizes and a lot of fun.
- Gingerbread decoration workshop by Heather Lawyer at the Main Street Center Saturday, October 19, 2019 from 1-4 p.m. The cost is \$30, which includes all the supplies. You can go to ThurmontMainStreet.com or our Facebook page to register. Theme will be Halloween-related and she will be holding a workshop for Christmas, also.
- Christmas in Thurmont will be held Saturday, December 7, 2019. This year's entire event will be held at the Guardian Hose Company on Church Street. There will be Christmas crafts for kids and adults, map stamping which will be for all the businesses in Town, prize drawings and pictures with Santa.
- We received a scam alert from the police department today. If you are contacted by any means and sounds like a scam contact the Thurmont Police Department at 301-271-0905. Do not send money and do not provide any bank or personal information.

Commissioner Burns: None

Jim Humerick:

- Public Works Department is busy this time of year, but right now our main focus is Colorfest. I will be able to provide a report next meeting where we are with permits to that date. We have been very busy issuing permits

Mayor Kinnaird:

- Route 77 from Foxville to Thurmont has reopened and the detour has been removed. There will be continued single lane closures, so if you travel Route 77 be sure to anticipate that you may get stopped.
- Last Saturday, September 28, the Thurmont Police Department and Thurmont Police Commission in conjunction with the Woodsboro Bank held our 2nd Shred Event of the year. We shredded over 10,000 pounds of paper which is 5 tons of paper that the volunteers picked up and put in the truck for the shredding. I want to thank all the members of the Woodsboro Bank that showed up and managed to sort out food donations of which we had a truckload. We also had several hundred dollars in cash donations.
- I want to thank the Thurmont Lions Club and the Thurmont Community Ambulance Service for hosting the Community Health Fair at the Event Complex this past weekend. I also want to thank the Town employees, Jim Humerick and Becky Lone for spending the day there and giving out information about our emergency service warning system and also selling some Gateway to the Cure products.
- The State Highway Project on Route 77 through Town is mostly complete except for line painting. People have been asking me about crosswalks and Jim Humerick has been doing his best to contact the State of Maryland and to encourage them to get the crosswalks re-painted and the stop bars at the intersections.
- I want to thank the Town Staff; there was a very small outage this past weekend; which impacted two households and 3 street lights. The residents thanked me for them being there quickly and it was taken care of immediately. I want to thank the electric crew for their dedication and doing a great job.
- The last day to make an application for an absentee ballot is October 22, 2019.
- Town elections will be held on October 29, 2019 from 7 a.m.-8 p.m. at the Guardian Hose Co Activities Building at 123 E. Main Street.
- Trick or Treat will be held on October 31, 2019 from 6-7:30 p.m.
- The Lions Club is going to be sponsoring a Commissioner Candidate Forum on Thursday, October 17, 2019 starting at 7 p.m. at Town Office. It will be moderated by Lions Club member, Mark Long. All candidates will be present. Feel free to bring along your questions. Thurmont is a nonpartisan election; we do not describe or participate in the elections or the forums without our political affiliations.

Public Comments

Sabrina Massett, 5 Walnut St. - I just have a question about sidewalks. It was brought to my attention by talking to some of my neighbors on Walnut Street most of us are in need of sidewalks. We know that it is our personal responsibility in front of our home, but the person I had spoken to said at some point he had gotten the impression that there might be the ability to work out a contract with the same people who did the sidewalks on Main Street; maybe we all can get together as a group or something. Is that a possibility? I need to replace mine and the curbs are starting to deteriorate as well and Mr. Humerick I am not sure that the curbs are part of the Town maintenance and it all would need to be done at once. Mayor Kinnaird replied that curb and gutter are the responsibility of the Town of Thurmont municipality. The sidewalks are the responsibility of the homeowner. I have been questioned about this, there have been a couple of areas that the municipality put sidewalks in for and basically as an improvement on Main Street and the second was for the safety of our residents who utilize our Trolley Trail path and the Thurmont Regional Library. There are areas in Town that residents have indicated to me that they would like to see sidewalks installed; and again, sidewalks are generally the responsibility of the property owner. You will see subdivisions with no sidewalks because at that time they weren't required, but regulations now require sidewalks with all subdivisions. Commissioner Burns responded by saying there is the possibility of having a special taxing district to tax only those residents that are specifically impacted by the improvements that are being made and you could potentially pay that off over time so you don't have to foot out 100's of dollars and pay for it yourself; certainly wouldn't be the Town paying for that and not recouping that as it is the homeowner's responsibility. The problem with that is if you do one street and maybe we need to look at that potentially looking at the Town as a whole, we certainly couldn't bite off everything at once, but I think it is a possibility. We do get in a quandary because it is your private property and the Town is actually spending the money to do those improvements and that is a legal issue that can become pretty dicey. Mayor Kinnaird added that her question about can neighbors band together and do a larger portion of it, you certainly can because the more you do the better cost. Our staff would work with you to give a list of contractors that we have dealt with in the past. If the Town does sidewalks we may be able to bundle that together and get more done at a reasonable price.

I attended the Health Fair at the Event Complex this past weekend and took part in the Narcan training. I would highly encourage people to take this training as it is much simpler and basic for people to understand.

Elliott Jones, Catoclin Highlands - I want to echo the sentiments in this room about all the great work that the Lions Club does and the Gateway to the Cure. All the efforts that the residents put into all of our community events and programs are what make Thurmont special. I want to echo about all the work that Vicki Grinder does and Vicki was the one who got me involved in doing work at the Historical Society and other avenues that I can pitch in.

I was down by North Center Street today and a gentleman pointed out to me that there was some foliage that was coming out from behind 16 and 18 N. Church Street apartments that is leaning against power lines and apparently that has been a recurring problem. I didn't know if that was scheduled to be taken care of. Mayor Kinnaird stated that the electric staff is aware of that.

Wes, thank you for bringing up the notification that the police department put out. One way to protect yourself is to let all calls with numbers you don't recognize go to voicemail. If you get an email from your

bank and there is a link in it, don't click the link as this will take you to a fake site that will ask for your password so they have access to your personal information.

A gentleman pointed me to a website called Represent.US which is a nonpartisan, nonprofit volunteer organization that is focused on basically all the boring stuff that would actually fix a lot of the government's process. So, for anyone who just doesn't want to get involved with "barking dogs", there are still ways to get involved that may put the system in a better direction.

Motion – Mayor Kinnaird asked "any last call up here gentlemen? None, I'll entertain a motion to adjourn." Commissioner Buehrer said "so moved." Commissioner Hooper second. Vote – 5-0-0, motion carried.

Without further discussion the regular meeting adjourned at 8:33p.m.

Recording Secretary,

A handwritten signature in black ink, reading "Debora Warrenfeltz". The signature is written in a cursive, flowing style with a large, stylized 'D' and 'W'.

Debora Warrenfeltz

**TOWN MEETING
TUESDAY, OCTOBER 1, 2019**

PLEASE SIGN IN

	NAME	ADDRESS
1	Joann Miller	TLC-
2	Albire Little	38 Summit Ave
3	Elliot Jones	Cotoctin Highland ^s
4	N. Wilkie	#1 Court-
5	Dianne McLean	TLC
6	Gaye DiSalvo	TLC
7	Salvatore Masselli	5 Walnut St
8	DICK LEE	13 JERMAE ST
9	PAUL CANADA	17 SYLVIA
10	Susan Javorka	6 Clarke Ave
11	Vicki Grindler	
12	Patti Hurwitz	
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**Town of Thurmont
Planning and Zoning Commission**

RESOLUTION

WHEREAS, Section 2.2.3 of the Thurmont Zoning Ordinance provides that amendments to the Ordinance may originate with the Planning and Zoning Commission (the Commission) and Section 2.1.2 establishes that the Commission shall have the authority to prepare and recommended amendments to the Mayor and Board of Town Commissioners; and

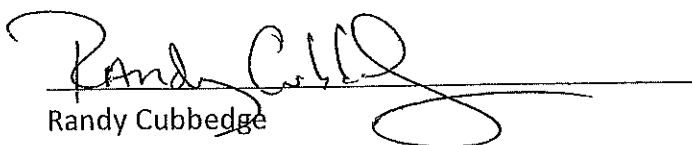
WHEREAS, during multiple meetings on and prior to August 22, 2019 and on September 19, 2019, the Commission investigated, considered and deliberated on text amendments to the Zoning Ordinance, and heard from members of the public and members of the Thurmont Planning and Zoning Commission

WHEREAS, Section 2.2.3C (5) of the Thurmont Zoning Ordinance provides that all amendments to the Ordinance shall be the subject of a public hearing conducted by the Commission; and

WHEREAS, the Commission conducted a public hearing on September 19, 2019; and

WHEREAS, the Commission, finding that each text amendment attached this Resolution to be in the best interests of the Town of Thurmont did vote in the affirmative on September 19, 2019 to recommend the adoption by the Mayor and Board of Commissioners;

NOW THEREFORE LET IT BE RESOLVED that the Planning and Zoning Commission hereby transmits the attached zoning text amendment to the Mayor and Board of Commissioners with a favorable recommendation and advises adoption.


Randy Cubbedge
Chairman, Planning and Zoning Commission

9/23/19
Date



THE COMMISSIONERS OF THURMONT

615 East Main Street
P.O. Box 17
Thurmont, Maryland 21788
301-271-7313
Fax: 301-271-2155

ORDINANCE 2019-07

AN ORDINANCE TO AMEND

THE CODE OF THE TOWN OF THURMONT, MARYLAND, CHAPTER 133, ENTITLED "ZONING"

WHEREAS, the Charter of the Town of Thurmont requires any Amendment to the Code of the Town of Thurmont be adopted in the form of an ordinance;

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF COMMISSIONERS OF THE TOWN OF THURMONT, MARYLAND, THAT

CHAPTER 133 of The Code of The Town of Thurmont be amended as follows:

See attached Exhibit "A – Corner Lots"

BE IT FURTHER ENACTED AND ORDAINED that this Ordinance shall take effect on October 8, 2019.

The undersigned hereby certifies that this Ordinance was approved and adopted on the 1st day of October, 2019.

Introduced: 10/1/19

Adopted: 10/8/19

Effective: 10/15/19

ATTEST:

THE COMMISSIONERS OF THURMONT

James Humerick
Chief Administrative Officer

John A. Kinnaird, Mayor



THE COMMISSIONERS OF THURMONT

615 East Main Street
P.O. Box 17
Thurmont, Maryland 21788
P: 301-271-7313
F: 301-271-2155

Memo

To: Planning & Zoning Commission
From: Kelly Duty, Zoning & Utility Inspector
cc: Jim Humerick, CAO
Date: June 10, 2019
Re: Zoning Ordinance on Corner Lots (2 fronts, 2 sides)

Comments:

At the May 24, 2019 Planning and Zoning Commission meeting, the Commissioners requested staff to collect examples of existing corner lots presenting with two front and two side yards as defined by the Thurmont Zoning Ordinance for their review in amending the Zoning Ordinance.

The current Zoning Ordinance, by definition states there are 2 front and 2 rear yards:

LOT LINES: The lines bounding a lot as herein defined.

Front: The lot line separating the lot from a road. In cases where a lot abuts upon more than one road either line may be considered the front.

Rear: The lot line or lines generally opposite or parallel to the front lot line.

Side: Any lot line other than a front or rear lot line.

Below are 4 different lots within 4 different subdivisions in Town:

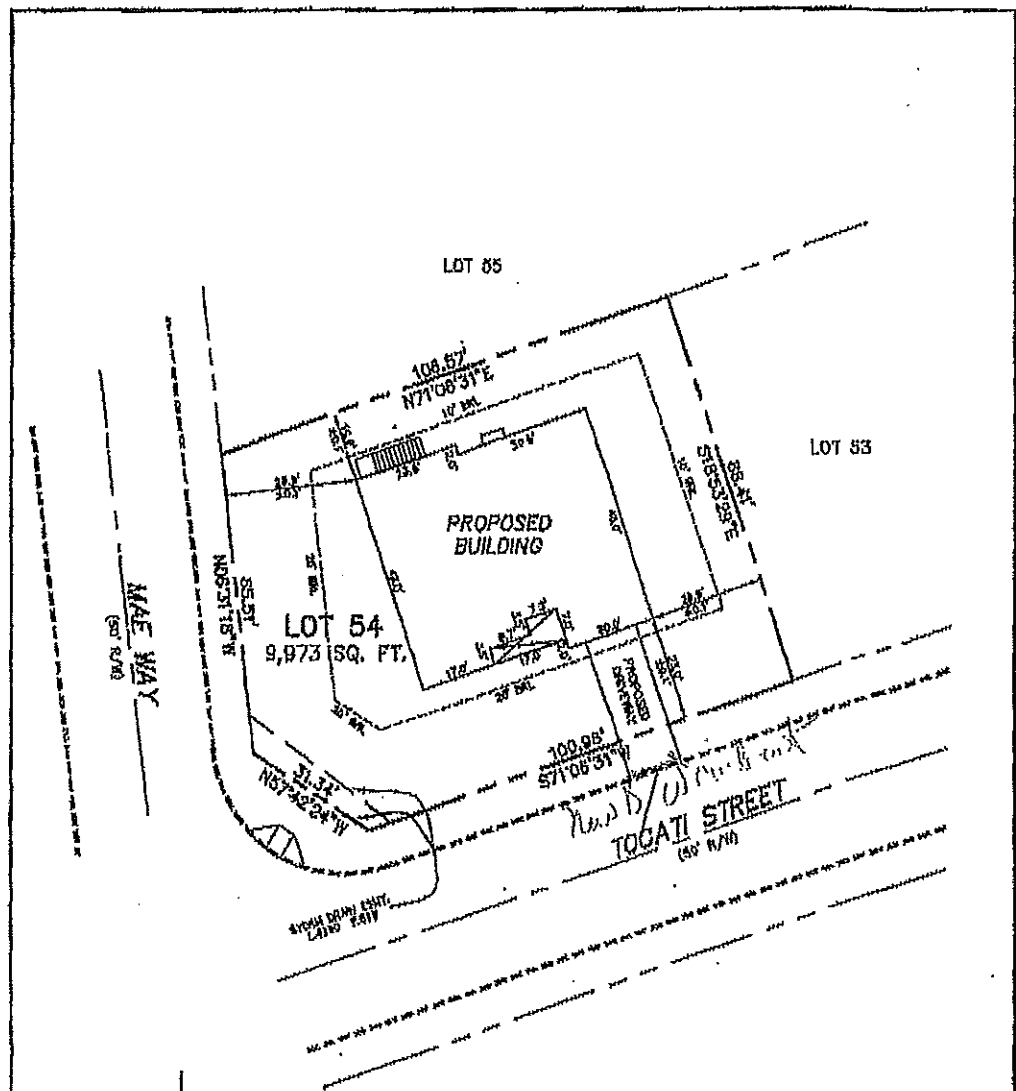
1. Bennett Estates; 117 Bennett Drive; June 1999
2. Pleasant Acres; 74 Pleasant Acres Drive; January 2002
3. Thurmont West; 121 Rouzer Lane; November 1990
4. Jermae Estates; 2 Mae Way; June 2005

The plot plans (attached) speak to the set precedent that corner lots, prior to the 2017 Zoning Ordinance update, had 2 fronts and 2 sides. Should the Planning and Zoning Commission choose not to amend the Zoning Ordinance definition, these lots as well as others, have non-conforming structures, which may create future BOA requests. However, staff recommends amending the zoning ordinance as follows to avoid creating BOA requests:

Amend Section 7.3 Terms and Definitions as follows:

LOT AREA, NET: The total horizontal area included within the rear, side, and front lot or proposed street, including off street automobile parking areas and other accessory uses.

- A. **LOT, CORNER:** A lot abutting upon two (2) or more roads at their intersection or upon two parts of the same road, and in either case forming an interior angle less than one hundred thirty-five (135) degrees. **A LOT CONSISTING OF TWO (2) FRONT AND TWO (2) SIDE LOT LINES.**
- B. **LOT, DEPTH OF:** The average distance between the front lot line and the rear lot line.
- C. **LOT, DOUBLE FRONTAGE:** A lot having frontage on two (2) non-intersecting roads.
- D. **LOT, FRONT OF:** The side or sides of interior lot which abut a street, a corner lot shall be deemed normally to front upon the street on which it has the least dimension.
- E. **LOT FRONTAGE, Minimum at Building Line:** The least permissible width of a lot measured horizontally along the building line.
- F. **LOT FRONTAGE, Minimum at Front Lot Line:** The least permissible width of a lot measured horizontally along the front lot line.
- G. **LOT WIDTH:** The width of the lot measured at right angles to its centerline.
- H. **LOT LINES:** The lines bounding a lot as herein defined.
 - Front: The lot line separating the lot from a road. In cases where a lot abuts upon more than one road either line may be considered the front.
 - Rear: The lot line or lines generally opposite or parallel to the front lot line., **EXCEPT CORNER LOTS WHERE THERE ARE TWO (2) FRONT AND TWO (2) SIDE LOT LINES.**
 - Side: Any lot line other than a front or rear lot line.



7/5/05 Karl Gordon Pagon

PLOT PLAN
PROPOSED STRUCTURE LOCATION
LOT 54, SECTION II

JERMAE ESTATES

PLAT BOOK 76 PAGE 78

FOR

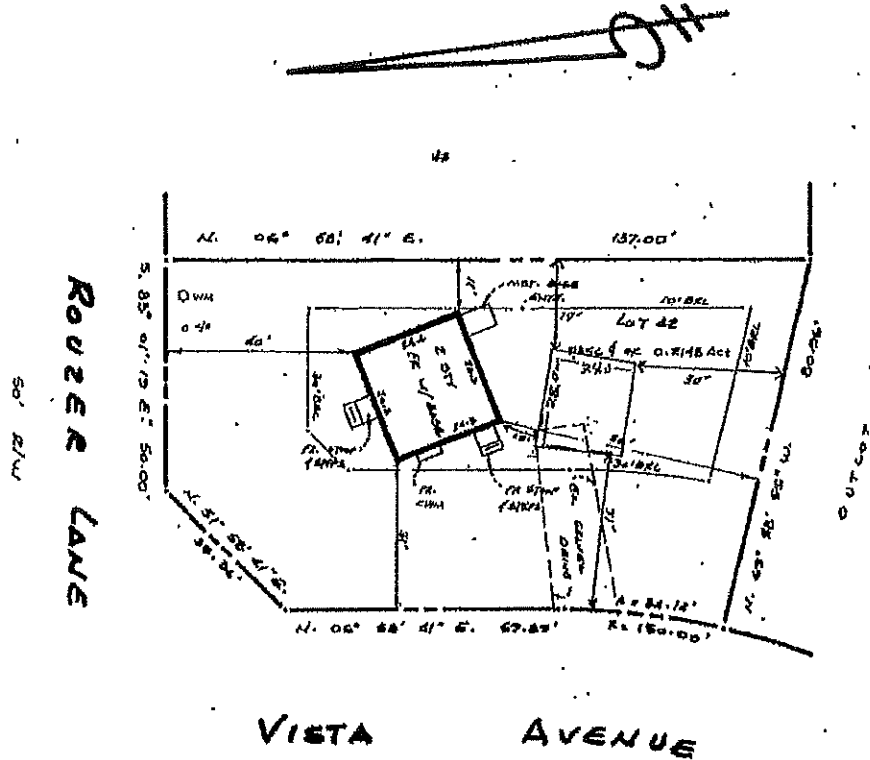
DAN RYAN BUILDERS

THURMONT ELECTION DISTRICT No. 15
TOWN OF THURMONT

FREDERICK COUNTY, MARYLAND
SCALE 1"=30' JUNE, 2005

CATOCTIN MOUNTAIN SURVEYS, INC.
8423 HORNETS NEST ROAD
EMMITTSBURG, MD 21727
(301) 447-3344 FAX: (301) 447-2444

PLAT NOTES: A 5' EASEMENT FOR UTILITIES, DRAINAGE & CABLE TV IS RESERVED
 ALONG SIDE LOT LINES (5' ON EITHER SIDE FOR INTERIOR LOT LINES)
 AND 10' AT THE FRONT AND REAR LOT LINES.



VISTA AVENUE

50' R/W

PLANS APPROVED
 BY: *John J. Thomas*
 DATE: 7-8-94

LOCATION OF HOUSE

LOT 42, PLAT 2

THURMONT WEST

121 ROUSER LANE

THURMONT ELECTION DISTRICT NO. 15

FREDERICK COUNTY, MARYLAND



SCALE: 1" = 30'
 REFERENCE: PB. 12 P. 122
 DRAWN BY: C. Thomas
 CHECKED BY: N. MOORE

Thomas, Moore & Associates, Inc.

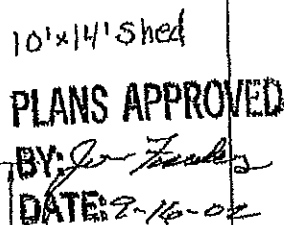
LAND SURVEYORS - CONSULTANTS
 128-5 WEST PATRICK STREET
 FREDERICK, MARYLAND 21701
 (301) 888-9788

JOB NO. 0444
 HSE. LOC. 7-25-91
 WALL CHECK 4-24-91
 PLOT PLAN 11-8-90

I hereby declare that the property is in accordance with the Plat of Subdivision and/or Record Deed
 in the Frederick County Land Records. All visible improvements and encroachments,
 if any, have been located by accepted field standards.

N.I.F.P. Flood Zone C Community Panel No. 240031-0001-A Panel Date Sept. 28, 1979

APPLES CHURCH ROAD
(60' ROW)



Moved 10'x14' shed
from "A" to "B"

PLOT PLAN
LOCATION DRAWING
Lot 3, Section One, Plat One
PLEASANT ACRES
#74 Pleasant Acres Drive
Town of Thurmont
Thurmont Election District #15
Frederick County, Maryland

JANUARY 2002

300 W. Patrick Street Frederick, Maryland 21701
Phone: (301)668-0525 ~ Fax: (301)668-0507

JOB: 1643-003

