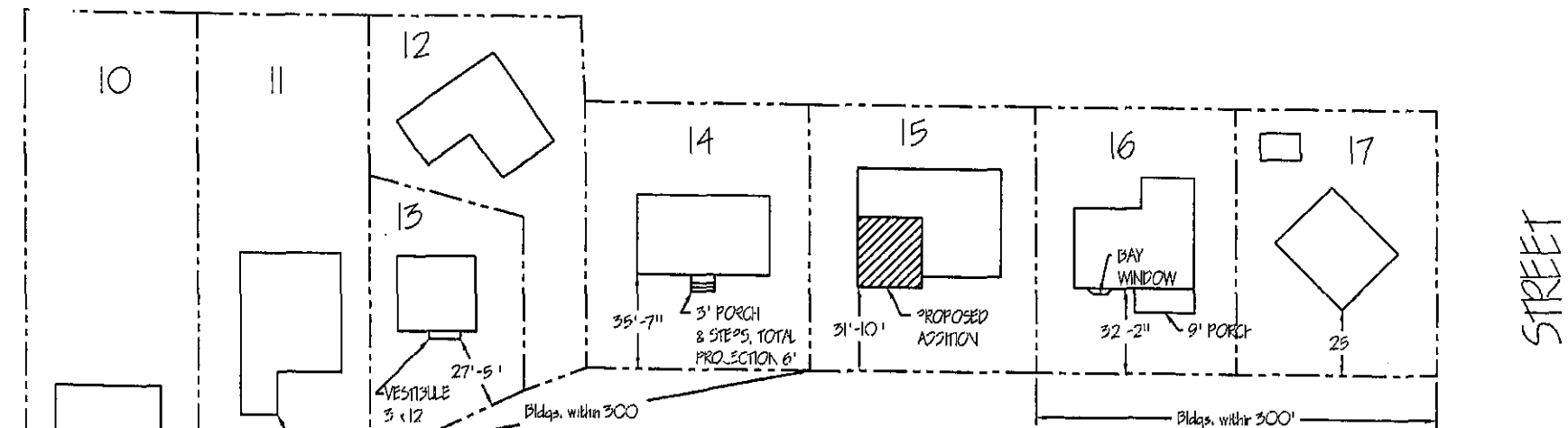




Established Bldg. Line Calculation
for addition to Lot 15:

Lot 10 25' 10" or 25.83'

Lot 11 31' 7" or 31.58'

Lot 12 not included, pipestem lot

Lot 13 27' 5" or 27.41'

Lot 14 35' 7" or 35.58'

Lot 15 not included, subject property

Lot 16 32' 2" or 32.16'

Lot 17 not included, corner lot

TOTAL = 152' 7" or 152.56' divided

by 5 lots = 30.51' is EBL

ESTABLISHED BUILDING LINE

WHEN ESTABLISHED BUILDING LINE IS REQUIRED:

In R-60, R-90, R-150, R-200 standard method zones:

All new construction of houses or main buildings.

All Proposed additions:

Exceptions: 2nd story additions & side additions not
extending beyond the existing front of the building.

Corner lots have EBL on both streets.

INCLUDE IN CALCULATION:

All bldgs. within 300' of side property lines of subject property.

Between intersecting streets and within the same block.

Bldgs. existing at time permit application is filed.

Any cantilevered second story.

Open steps, stoop, terraces or covered porches projecting more than 9 ft.

Bay window & vestibule more than 10' in width or projecting more than 3'.

EXCLUDE FROM CALCULATION:

Subject property.

Corner lots.

Pipestem, flag-shaped or lots not meeting min. width @ min. front setback.

Houses with front setback variances.

Bldgs. with nonconforming front yard setbacks.

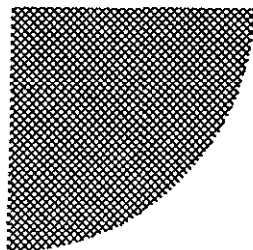
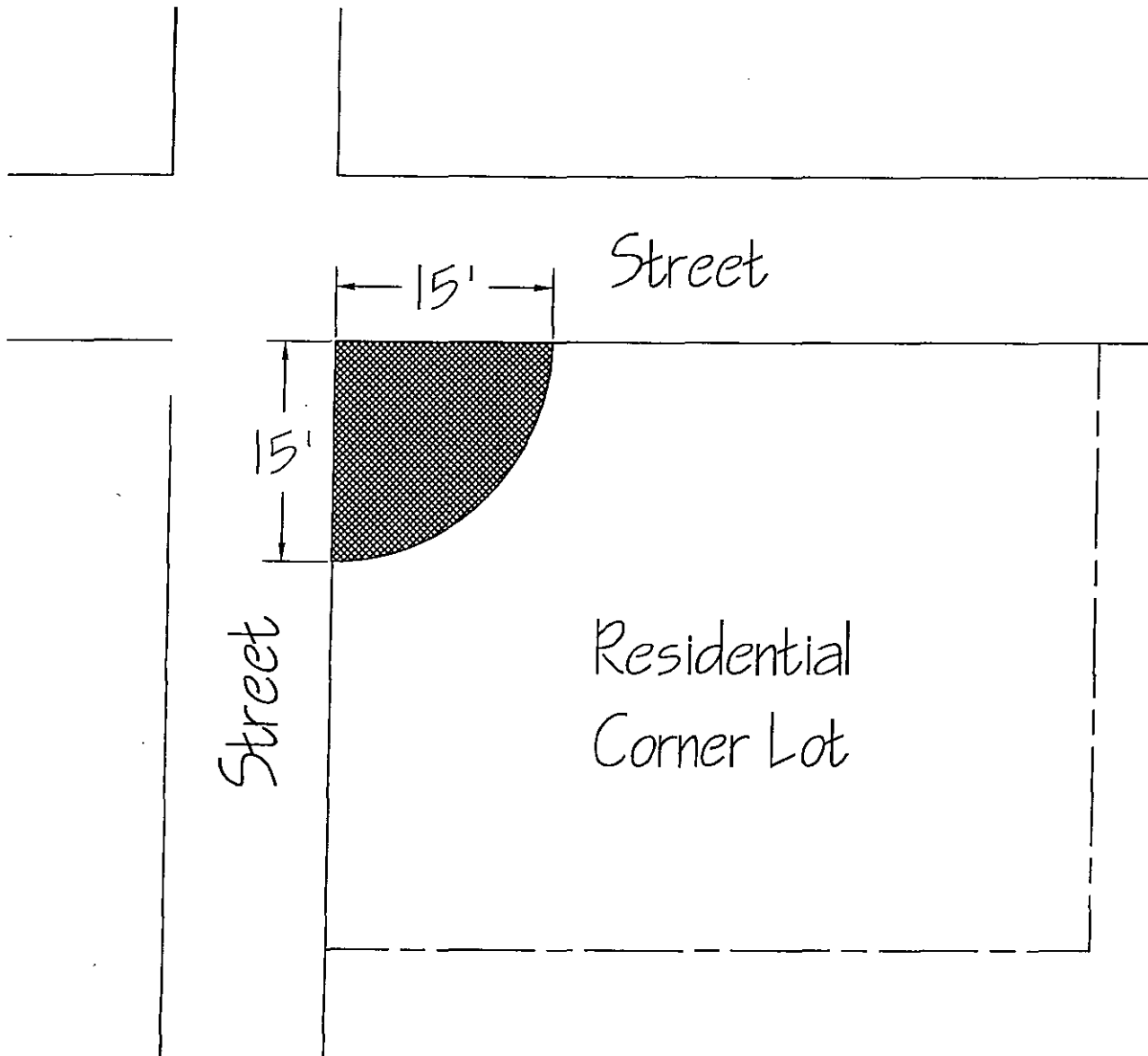
Open steps, stoops, terraces or covered porches projecting 9' or less.

Bay window & vestibule 10' or less in width and projecting not more than 3'

Scale: 1" = 60'

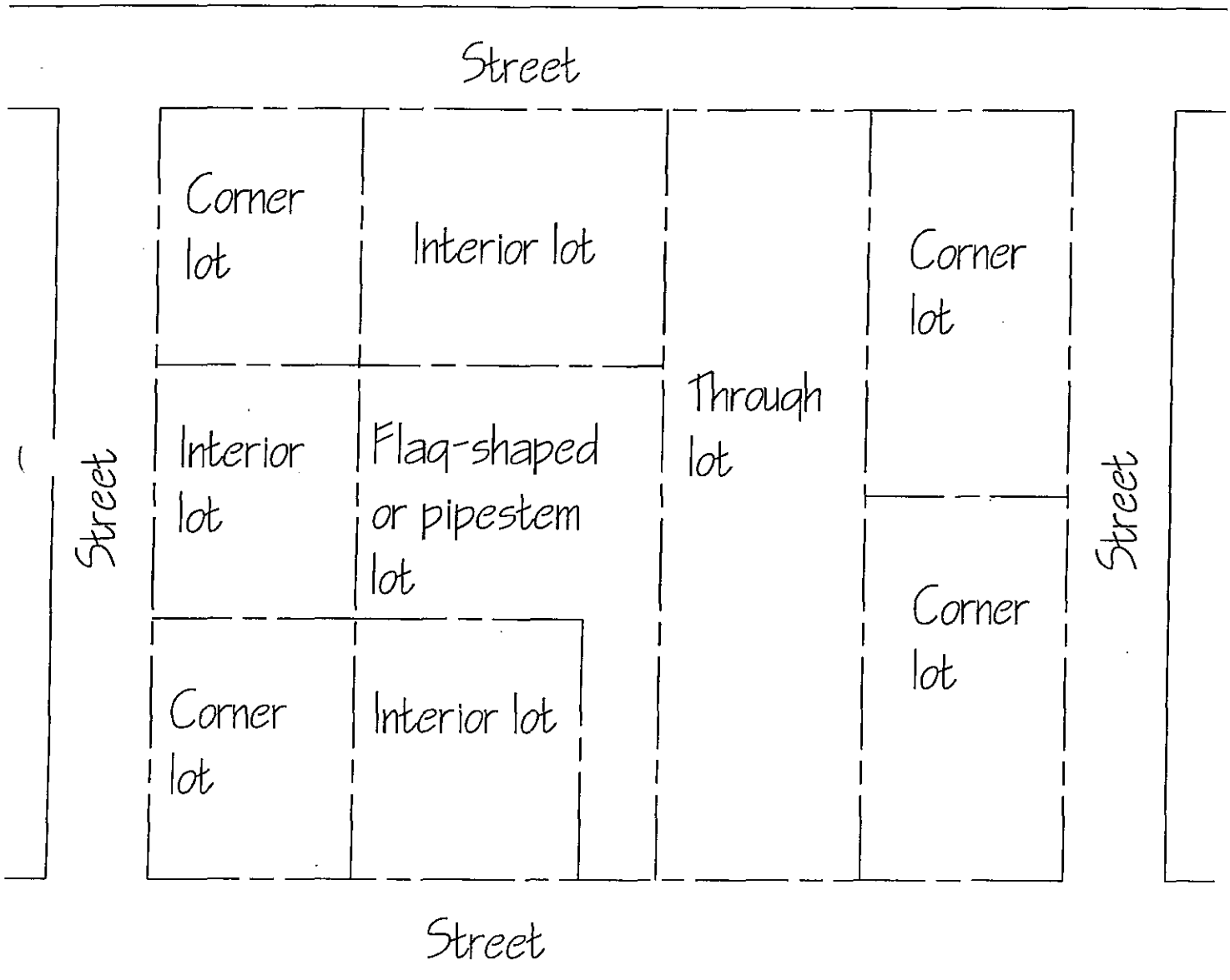
Revised 01/04

FENCE AND WALL RESTRICTIONS

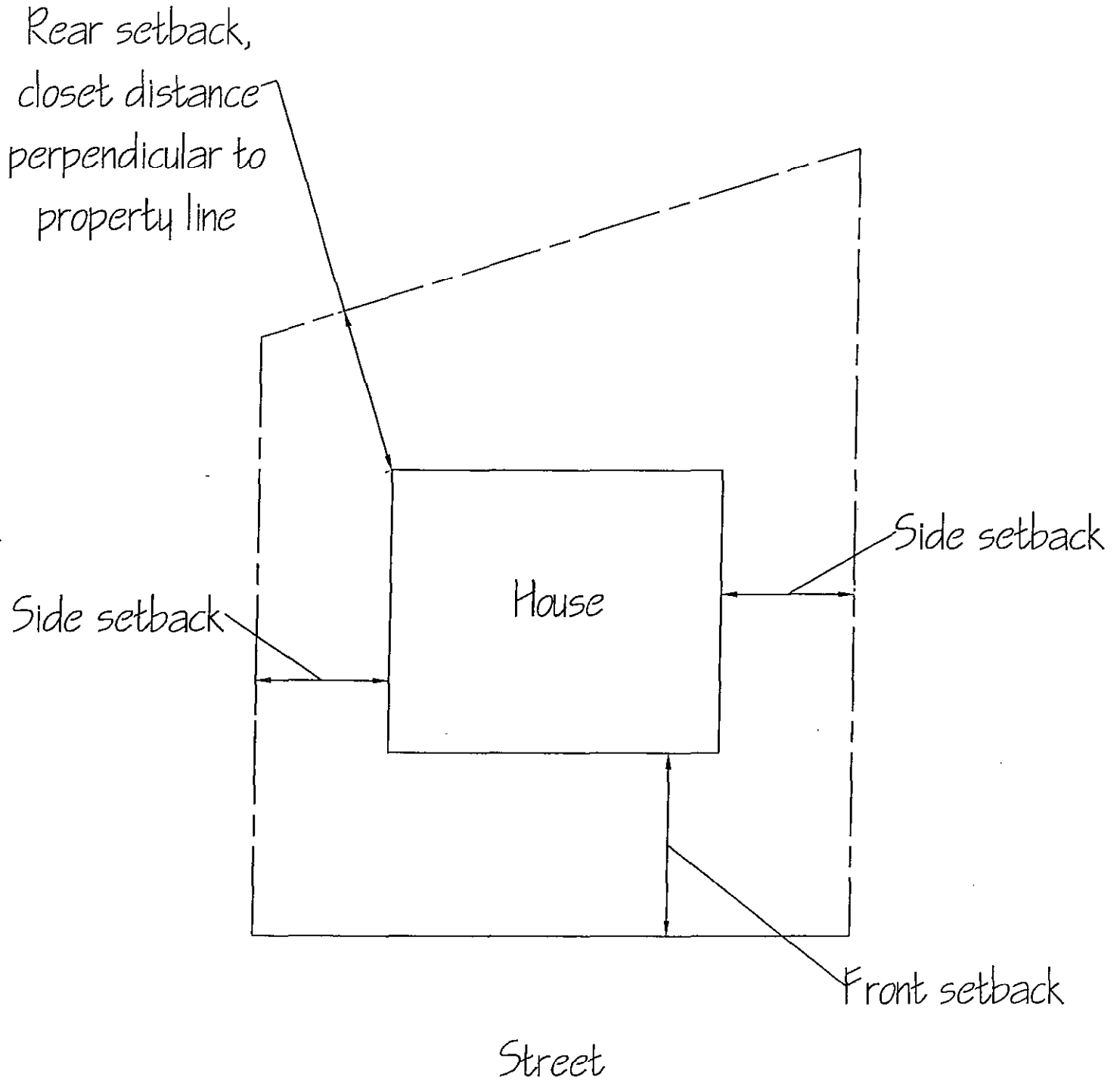


No fence, wall, shrubbery or obstruction more than 3 feet high may be located in this area.

TYPES OF LOTS

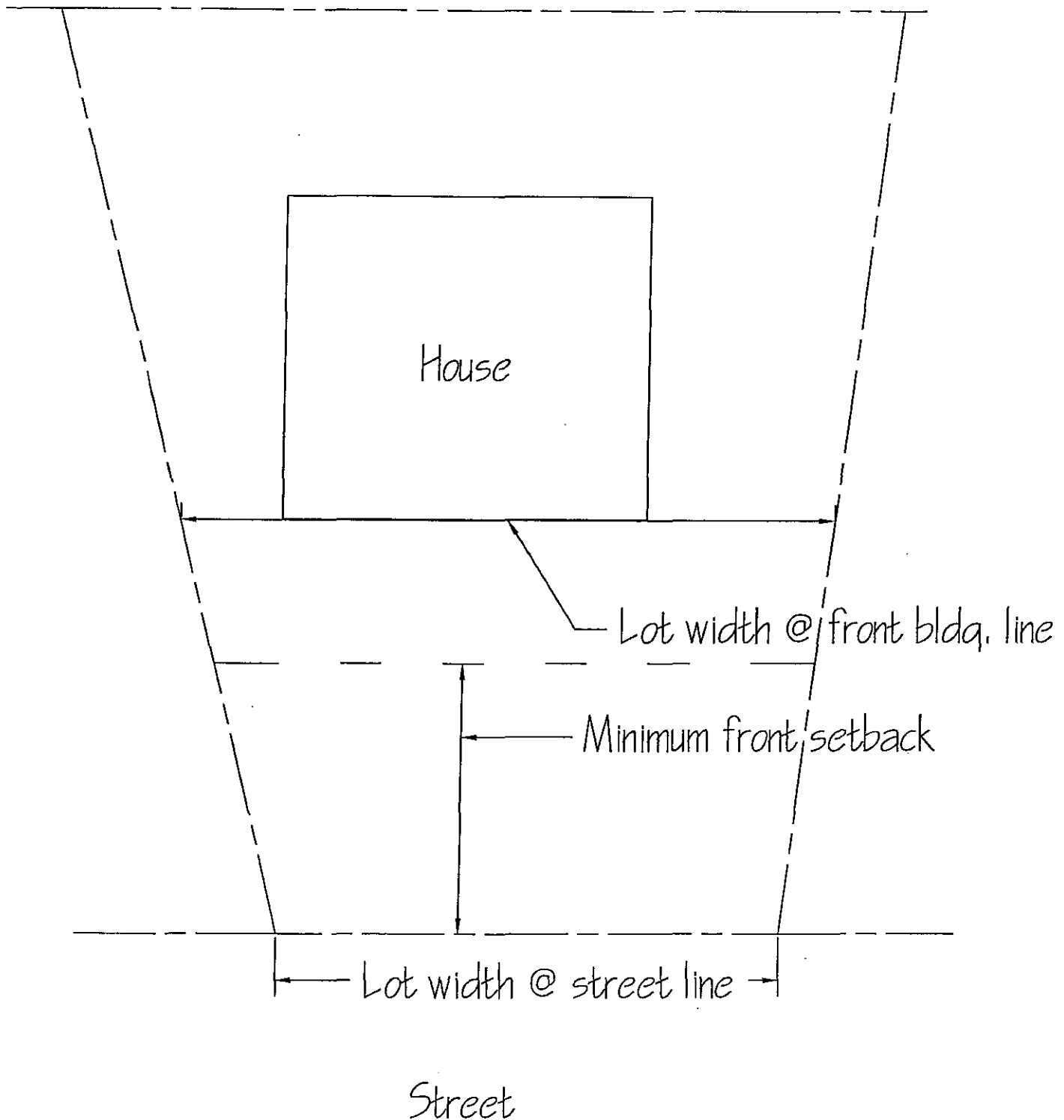


MINIMUM SETBACK REQUIREMENTS

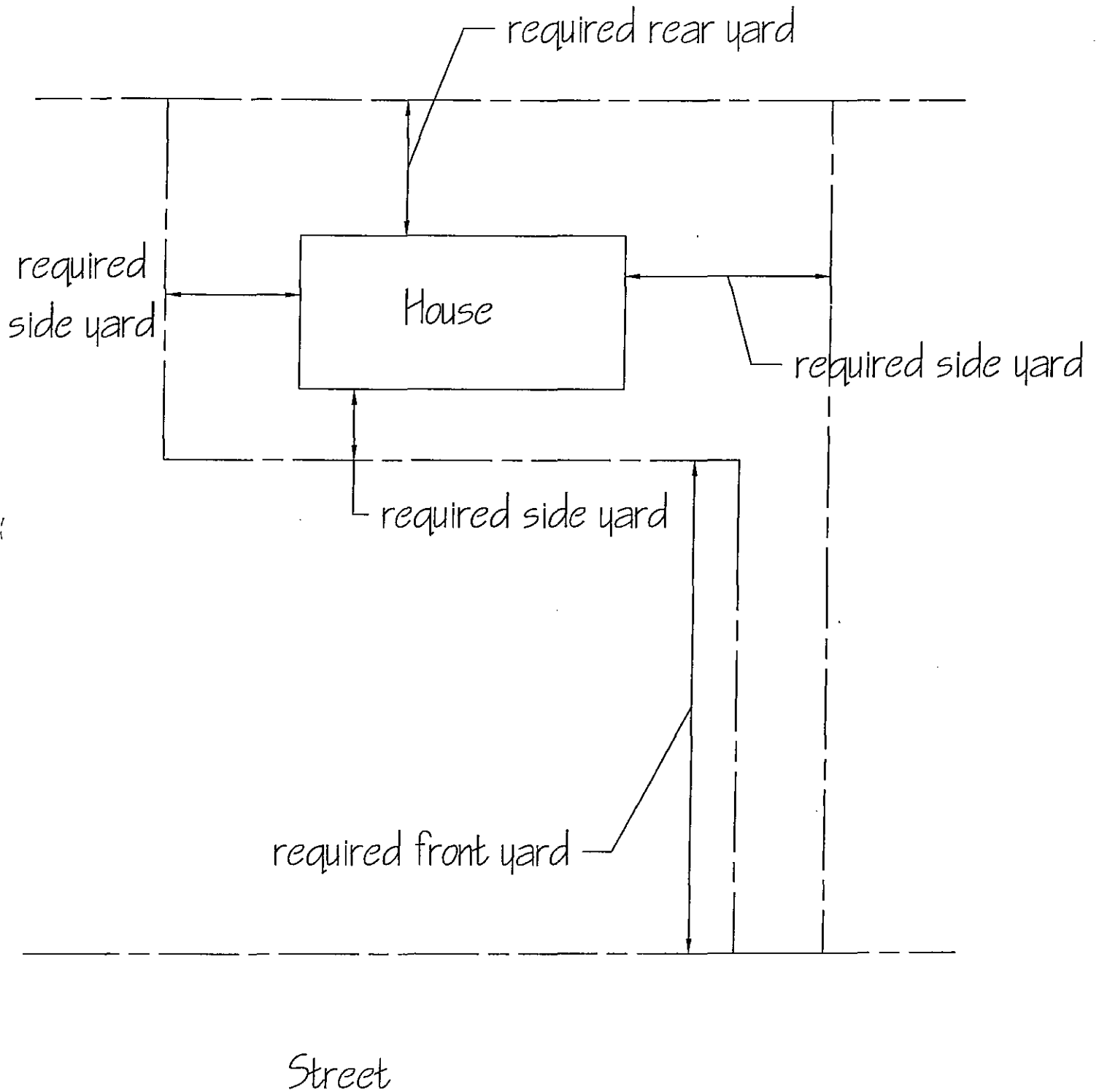


LOT WIDTH REQUIREMENTS

Montgomery County Zoning Ordinance Section 59-C-1.322(b)



FLAG-SHAPED OR PIPESTEM LOT

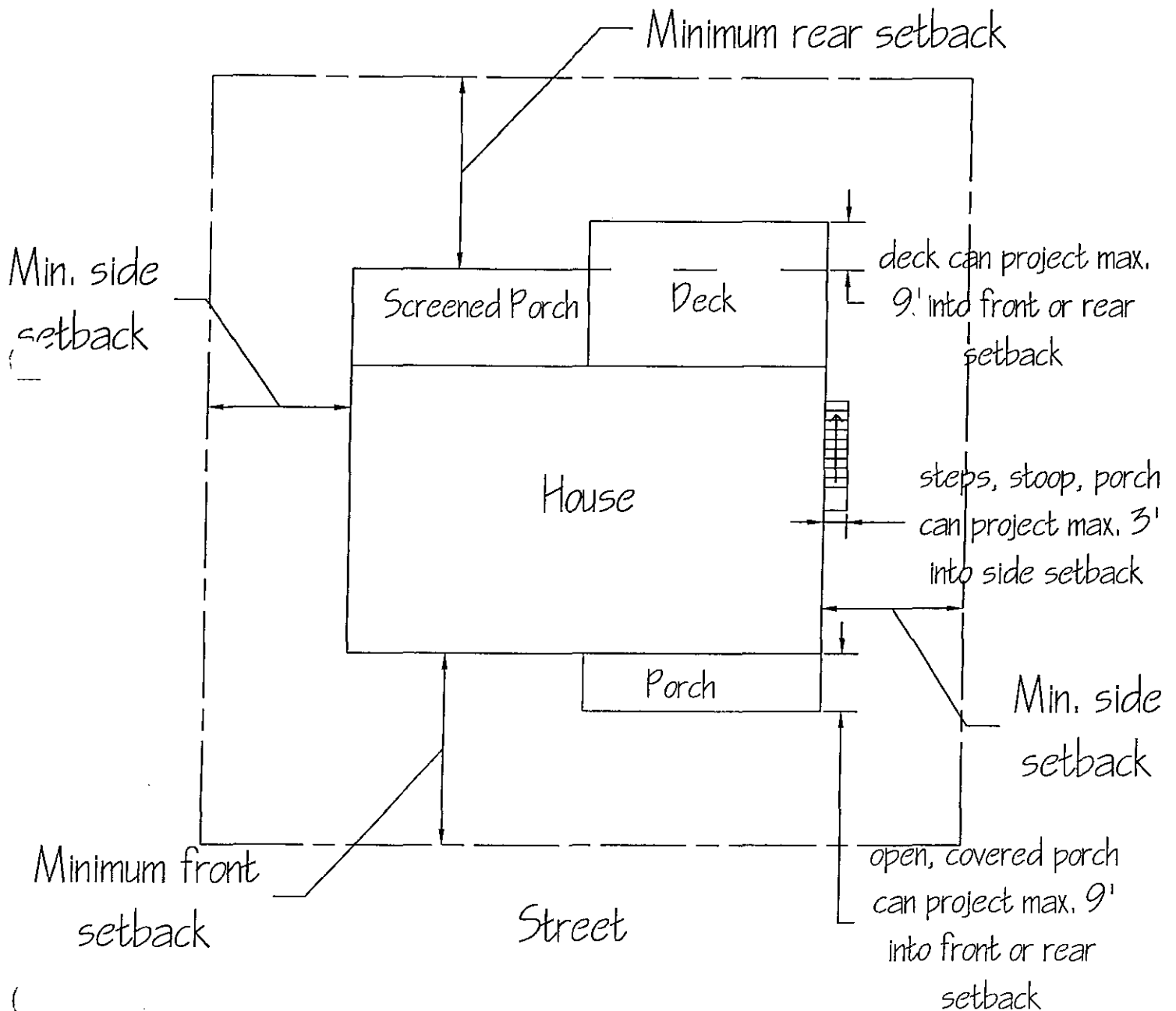


MINIMUM SETBACK REQUIREMENTS

Exemptions for Projections

Montgomery County Zoning Ordinance Section 59-B-3.1

Steps, Stoops, Porches, Decks

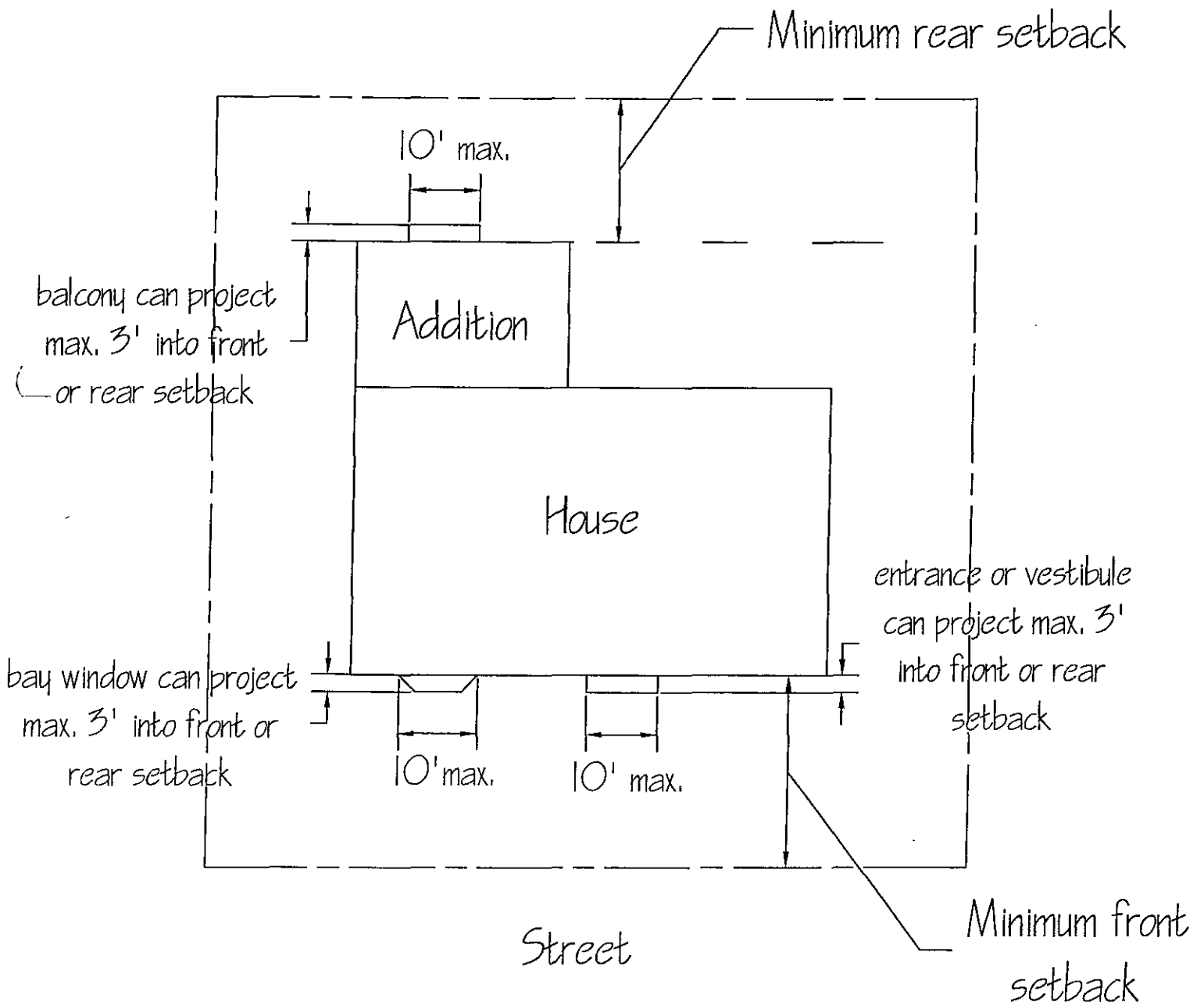


MINIMUM SETBACK REQUIREMENTS

Exemptions for Projections

Montgomery County Zoning Ordinance Section 59-B-3.2

Bay Windows, Balconies, Vestibules

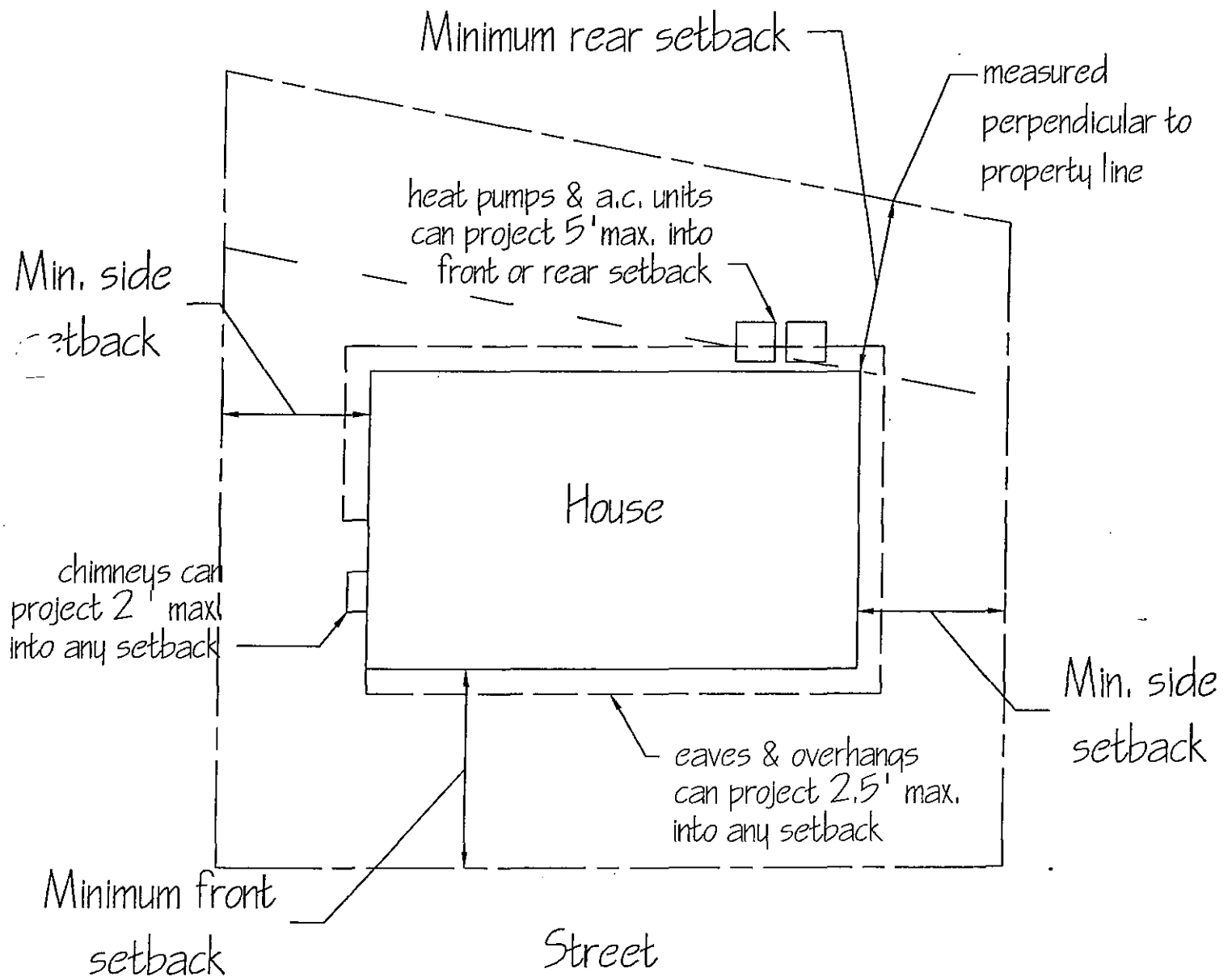


MINIMUM SETBACK REQUIREMENTS

Exemptions for Projections

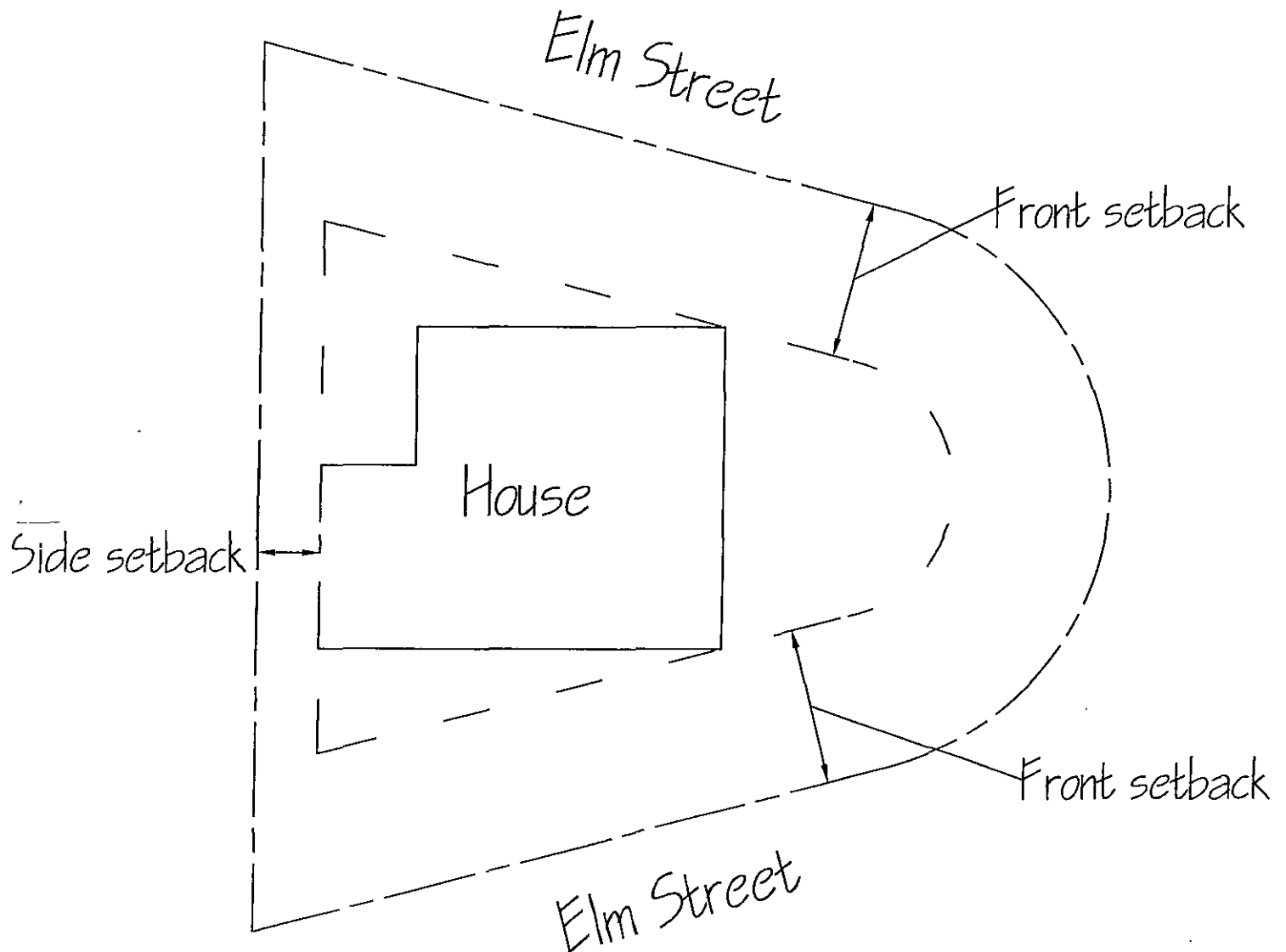
Montgomery County Zoning Ordinance Section 59-B-3.3

Heat Pumps, A/C Units, Chimneys, Eaves, Overhangs



MINIMUM SETBACK REQUIREMENTS

Lot With No Rear Yard



This lot is surrounded by one street. This is not a corner lot.
Lot has no rear yard setback area.

MINIMUM SETBACK REQUIREMENTS

Side lot lines come to a point at the rear:

