



AVERAGE SETBACK COMPUTATIONS: 123A SPA VIEW AVENUE

House No.	Dwelling Ridge Elevation	Dwelling Peak Setback	Established Front Yard*	Waterway Yard*
143	30.3	55.2	32.9	--
141	31.6	63.6	30.4	--
139	32.2	59.6	28.5	--
137	30.1	56.0	43.2	--
135	29.0	50.6	38.4	--
133	27.8	95.0	HIGH	87.4
131	30.8	44.5	26.8	131.6
129	30.1	45.0	24.7	72.3
127	31.5	57.6	38.3	72.2
125	31.8	61.0	49.7	51.2
123	28.8	73.5	41.5	43.3
121	31.2	121.0	86.9	75.4
117	28.5	95.0	44.7	33.2
115	28.5	65.0	34.9	23.5
113	27.0	20.9	LOW	46.9
111	34.1	49.0	31.9	--
109	--	--	--	--
107	--	--	--	--
105	--	--	--	--
103	--	--	--	--
101	--	--	--	--
99	--	--	--	--

AVERAGE HEIGHT COMPUTATIONS:	30.2
AVERAGE PEAK SETBACK:	63.3
ESTABLISHED FRONT YARD SETBACK:	39.5
AVERAGE WATERWAY YARD SETBACK:	60.2

*The smallest and largest yards have been excluded from the computations
 **All dimensions used were taken from the best available information
 ***Established front yard setback with Administrative Adjustment: 31.6'



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OWNER:
MR. & MRS. JOHN KONTOR
 123A SPA VIEW AVENUE
 ANNAPOLIS, MARYLAND 21401

SETBACK EXHIBIT
#123A SPA VIEW AVENUE
 123A SPA VIEW AVENUE, ANNAPOLIS, MARYLAND 21401
 TAX ACCT. NO. 06-000-03200155 ~ SDP2017-005
 TAX MAP 051F GRID 010 PARCEL 0349 DISTRICT 6TH
 ANNE ARUNDEL COUNTY, CITY OF ANNAPOLIS, MARYLAND
 DATE: AUG. 30, 2017 SCALE: 1"=60'