

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
N/S Hollow Brook Road, 215' W of *
the c/l of Gentlebrook Road * DEPUTY ZONING COMMISSIONER
(11113 Hollow Brook Road) *
4th Election District * OF BALTIMORE COUNTY
3rd Councilmanic District *
John H. Puller * Case No. 37-571-A
Petitioner *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance filed by John H. Puller, owner of the subject property. The Petitioner seeks relief from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an attached open deck (10' x 12' in dimension) to have a rear property line setback of 20 feet in lieu of the minimum required 22.5 feet, and to amend the Final Development Plan for Pleasant Hills, Lot 7, thereof, accordingly. The subject property, known as 11113 Hollow Brook Road, is located in the vicinity of Gwynnbrook Avenue and Pleasant Hill Road in Owings Mills. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of the Deputy Zoning Commis-

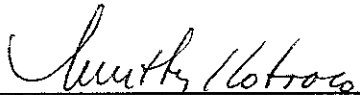
ORDER RECEIVED FOR FILING
Date 2/12/87
By [Signature]

sioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 17th day of July, 1997 that the Petition for Administrative Variance seeking relief from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an attached open deck (10' x 12' in dimension) to have a rear property line setback of 20 feet in lieu of the minimum required 22.5 feet, and to amend the Final Development Plan for Pleasant Hills, Lot 7, thereof, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date

BY



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

July 17, 1997

Mr. John H. Puller
11113 Hollow Brook Road
Owings Mills, Maryland 21117

RE: PETITION FOR ADMINISTRATIVE VARIANCE
N/S Hollow Brook Road, 215' W of the c/l of Gentlebrook Road
(11113 Hollow Brook Road)
4th Election District - 3rd Councilmanic District
John H. Puller - Petitioner
Case No. 97-571-A

Dear Mr. Puller:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

File





Petition for Administrative Variance & F.D.P. AMENDMENT to the Zoning Commissioner of Baltimore County

for the property located at

11113 Hollow Brook Rd

which is presently zoned RESIDENTIAL

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1801.2.C.1.6 (BCZR) VARIANCE TO ALLOW AN ATTACHED OPEN DECK OF 20 FT. SETBACK IN LIEU OF THE REQD. 22.5 FT. AND TO AMEND THE FINAL DEVELOPMENT PLAN OF PLEASANT HILLS.
AND TO AMEND THE FINAL DEV. PLAN FOR PLEASANT HILLS.
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

See Reverse Side.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: R.T.

DATE: 6-14-97

ESTIMATED POSTING DATE: _____

Printed with Soybean Ink
on Recycled Paper

ITEM #: 571

ORDER RECEIVED FOR FILING

Date

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 11113 Hollowbrook Road
address

OWINGS Mills Maryland 21117
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

The undersigned wishes to erect a 10' x 12' DECK ON THE REAR OF 11113 Hollowbrook Road. Failure to be able to erect said deck would create a hardship in that the full use, benefit and enjoyment of the property would not be attained. THE Property is already buffered by a Fence + 35 Foot HOA Common Area. The layout, configuration + relationship to Rersterstown Rd. restricts full use. The Adjacent property at 11132 Hollowbrook Road already has a deck. (Deck Plans Attached)

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

John Puller
(signature)
John Puller
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23rd day of April, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

John H Puller

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.

4/23/97
date

Lucille Kelch
NOTARY PUBLIC

My Commission Expires:

LUCILLE KELCH
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires February 1, 2001

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 11113 Hollowbrook Road
address

OWINGS MILLS Maryland 21117
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

THE undersigned wishes to erect a 10' x 12' Deck
on the Rear of 11113 Hollowbrook Road. Failure to be
able to erect said deck would create a hardship in
that the full use, benefit and enjoyment of the property
would not be attained. The property is already buffered by a fence &
35 foot HOA Common Area. The layout, configuration & relationship to
Feisterstown Rd. restricts full use. The Adjacent property at 11132
Hollowbrook Rd already has a deck. (Deck plans Attached)

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

John Puller
(signature)
John Puller
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12 day of June, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

John Puller

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

6-12-97
date

Roberta S. Freed
NOTARY PUBLIC

My Commission Expires:

ROBERTA S. FREED

NOTARY PUBLIC STATE OF MARYLAND

My Commission Expires September 10, 1997



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County
F.D.P. AMENDMENT
for the property located at 11113 Hollowbrook Road
which is presently zoned Residential

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) SECT. 1B01.2.C.116 (BCZR) VARIANCE TO A WOODEN ATTACHED OPEN DECK OF 20 FT. IN LIEU OF THE REQD. 22.5 FT AND TO AMEND THE FINAL DEVPMT. PLAN OF PLEASANT HILLS,

AND TO AMEND THE FINAL DEV. PLAN for Pleasant Hills
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)
see Reverse Side

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address Phone No.

City State Zipcode

(We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

City

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 17____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County



REVIEWED BY: RT

DATE: 6-19-97

ESTIMATED POSTING DATE



Printed with Soybean Ink
on Recycled Paper

ITEM #:

571

ZONING DESCRIPTION FOR 11113 Hollowbrook Road
(address)

Beginning at a point on the North side of
(north, south, east or west)

Hollowbrook Road which is 80 feet
(name of street on which property fronts) (number of feet of right-of-way width)

wide at the distance of 212 ½ feet West of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street Gentlebrook Road
(name of street)

which is 76 feet wide. Being Lot # 7,
(number of feet of right-of-way width)

Block -----, Section # N/A, in the subdivision of Pleasant Hills
(name of subdivision)

as recorded in Baltimore County Plat Book # 67, Folio # 24, containing

2,400 square feet. Also known as 11113 Hollowbrook Road
(square feet or acres) (property address)

and located in the 4th Election District, 3rd Councilmanic District.

#571

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

97-571-A
No.

038157

DATE 6-19-97 ACCOUNT R-001-6150

010 - Res. Var. \$ 50.00
AMENDMENT \$ 50.00 AMOUNT \$ 100.00

RECEIVED FROM: John H. Puller

FOR: Admin. Var. & F.D.R. Amendment

Reg. Fr.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
6/19/1997 6/19/1997 09:28:55
REG. 45505 CASHIER BTRY BXT DRAWER 5
MISCELLANEOUS CASH RECEIPT
Receipt # 011784
CR NO. 038157
\$100.00 CHECK
Baltimore County, Maryland
OFLN

CASHIER'S VALIDATION

6-28

CERTIFICATE OF POSTING

RE: Case No.: 97-571 A

Petitioner/Developer: JOHN H. PULLER

Date of Hearing/Closing: _____

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at 11113 Hollow Brook Rd.

Owings Mills, MD 21117

The sign(s) were posted on June 25, 1997
(Month, Day, Year)

Sincerely,

Doug Baum 6/25/97

(Signature of Sign Poster and Date)

Doug Baum

(Printed Name)

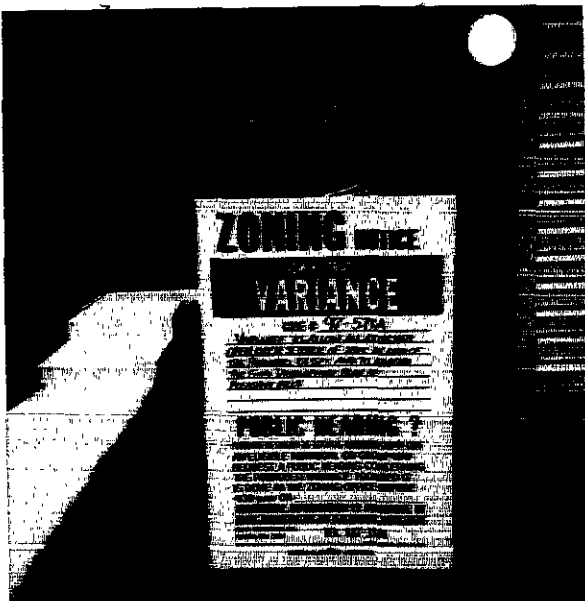
SHANNON-BAUM SIGNS

105 COMPETITIVE GOALS DR.
(Address)
ELDERSBURG, MD 21784

(City, State, Zip Code)

410-781-4000

(Telephone Number)



Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than * 6-29-97

Format for Sign Printing, Black Letters on a White Background:

ZONING NOTICE

ADMINISTRATIVE VARIANCE

Case No.: 97-571-A

*Variance to allow an attached open deck
Setback of 20 ft. in lieu of the required
22.5 ft. and to Amend the Final
Development Plan of PLEASANT HILLS.*

PUBLIC HEARING ?

**PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING
CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON**

*

**ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391**

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 571

Petitioner: John H. Puller

Location: 11113 Hollow Brook Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: JOHN H. PULLER

ADDRESS: 11113 Hollow Brook Road

Owings Mills Maryland 21117

PHONE NUMBER: 410-654-6109 ^H 410-526-0070 ^W

AJ:ggs

(Revised 09/24/96)



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

July 2, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-571-A
11113 Hollow Brook Road
N/S Hollow Brook Road, 212.5'+- W of c/l Gentle Brook
4th Election District - 3rd Councilmanic
Legal Owner(s): John H. Puller
Post by Date: 06/29/97
Closing Date: 07/14/97

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/She may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: John H. Puller





Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary

Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 7-1-97
Item No. 571 RT

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

July 1, 1997

Arnold Caslon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
NOTE CTOF-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF June 11, 1997

Item No.: SEE BELOW Zoning App. No:

Sanitation:

Pursuant to your request, the site plan for property has been reviewed by this Bureau and the comments listed are applicable and required to be corrected or incorporated into the final plans for the property.

5. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

564, 565, 566, 567, 568, 569, 570, 571, 572, 574, 575, 576.

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 367-4461, MS-1100F

cc: File



Christopher T. Uhl
Roxanne D. Kimberline
11111 Hollowbrook Road
Owings Mills, MD 21117

May 26, 1997

Zoning Review,
Dept. of Permits & Development Mgmt.
111 West Chesapeake Avenue
Room 111
Towson, MD 21204

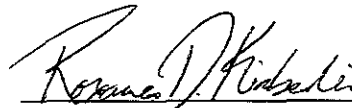
To Whom It May Concern:

Regarding John H. Puller's attempt to obtain an Administrative Variance to erect a 10' X 12' Deck on the rear of his property at 11113 Hollowbrook Road, the undersigned hereby state that they have seen the plans for the deck and have no objection whatsoever.

Sincerely,



Christopher T. Uhl



Roxanne D. Kimberline

571

5/26/1997

To Whom it may Concern:

Concerning Mr. John Puller's attempt to obtain an administrative Variance to erect a 10'x12' Deck on the rear of his home at 11113 Hollowbrook Road, I have seen the plans for the deck and have no objections whatsoever.

Sincerely,
Dawn M. Eberhardt
Dawn M. Eberhardt
11130 Hollow Brook Rd.

#571

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 1113 Hollow Brook Road

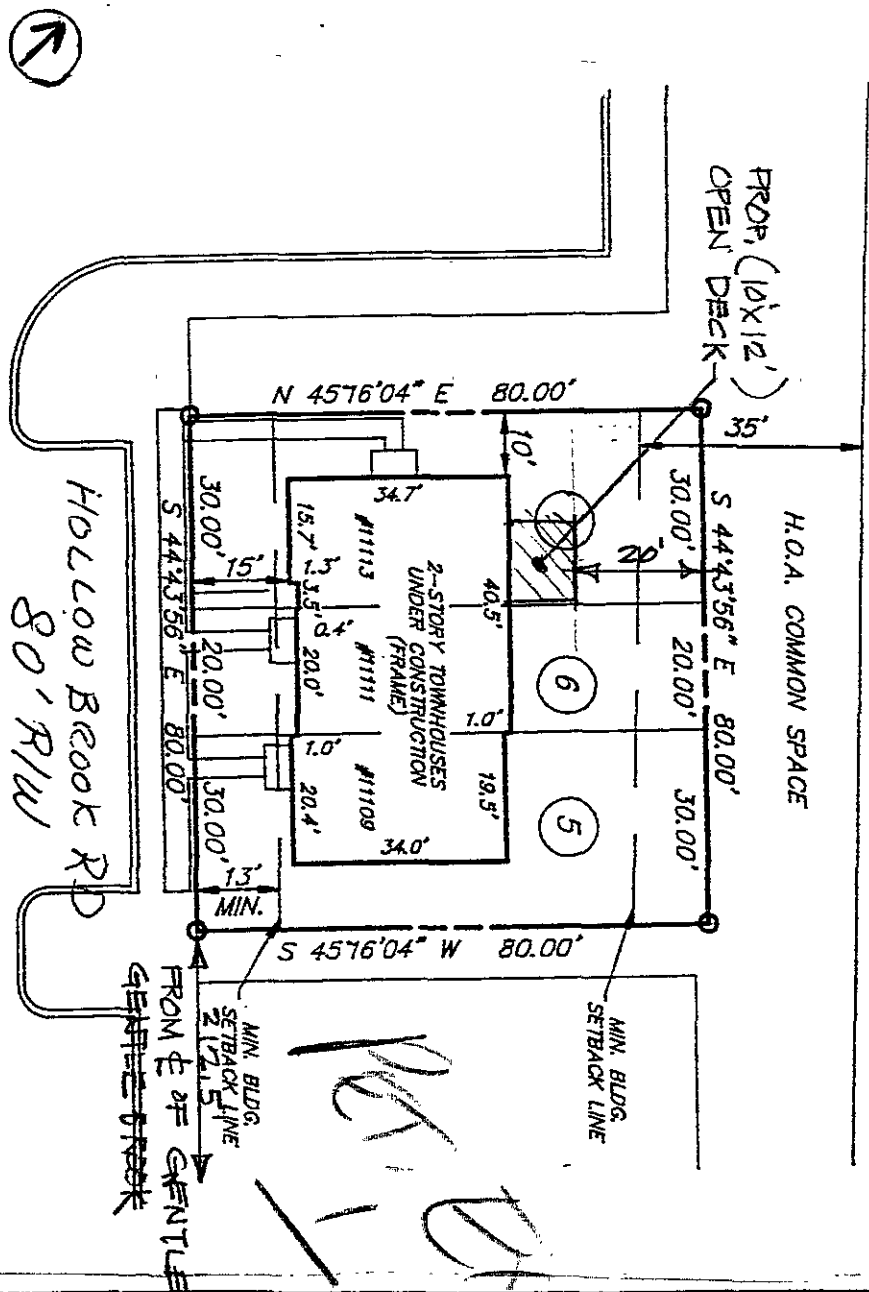
see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Pleasant Hills

plat book # 62, folio # 24, lot # 7, section #

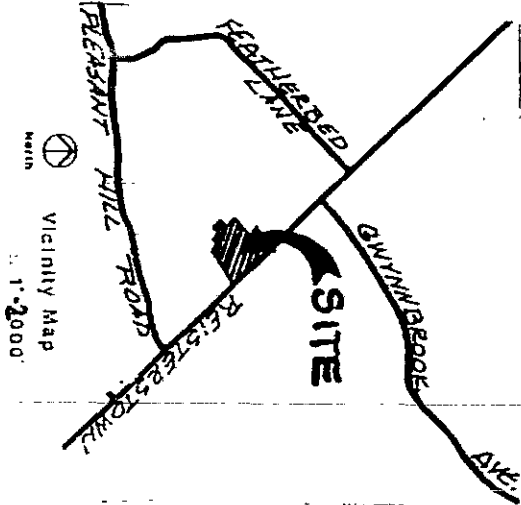
OWNER: John H. Puller

REISTERSTOWN ROAD



North
date: 5/13/97
prepared by: RSR

Scale of Drawing: 1" = 30'



LOCATION INFORMATION

Election District - 4

Councilman District 3

1" scale map NW131

Zoning: OR 1

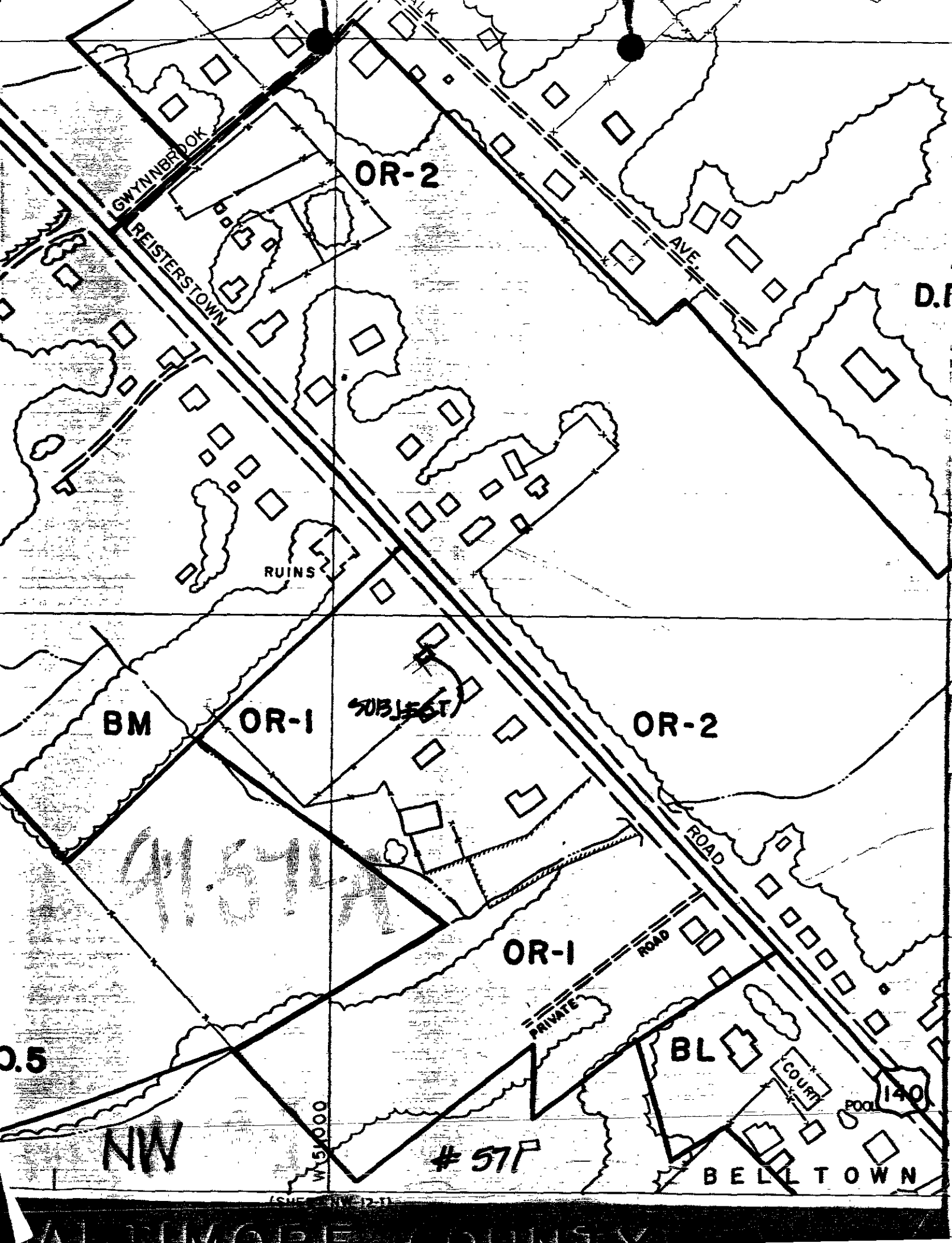
Lot size: .055 2400 square feet

SEWER: ☒ ☐
WATER: ☒ ☐
Chesapeake Bay Critical Area: ☐ ☒
Prior Zoning Hearings: ☐ ☒

Zoning Office USE ONLY

reviewed by: ITEM #: CASE #:

RT 571





11113 Hollow Brook Road.
A Side Entry, End of
Group Town Home. Proposed
Deck would be Attached
To Left "Rear" of Home.



VIEW of Rear of 11113
Hollow Brook AND 11111
Hollow Brook. Depicts
where 10'x12' Deck
will be Attached.



VIEW From Rear of 11113
Hollow Brook Road.
NOTE: Fence Placed in
Common Area by
Developer. Reisterstown
Road is Beyond Fence.

#571



VIEW FROM REISTERSTOWN
ROAD



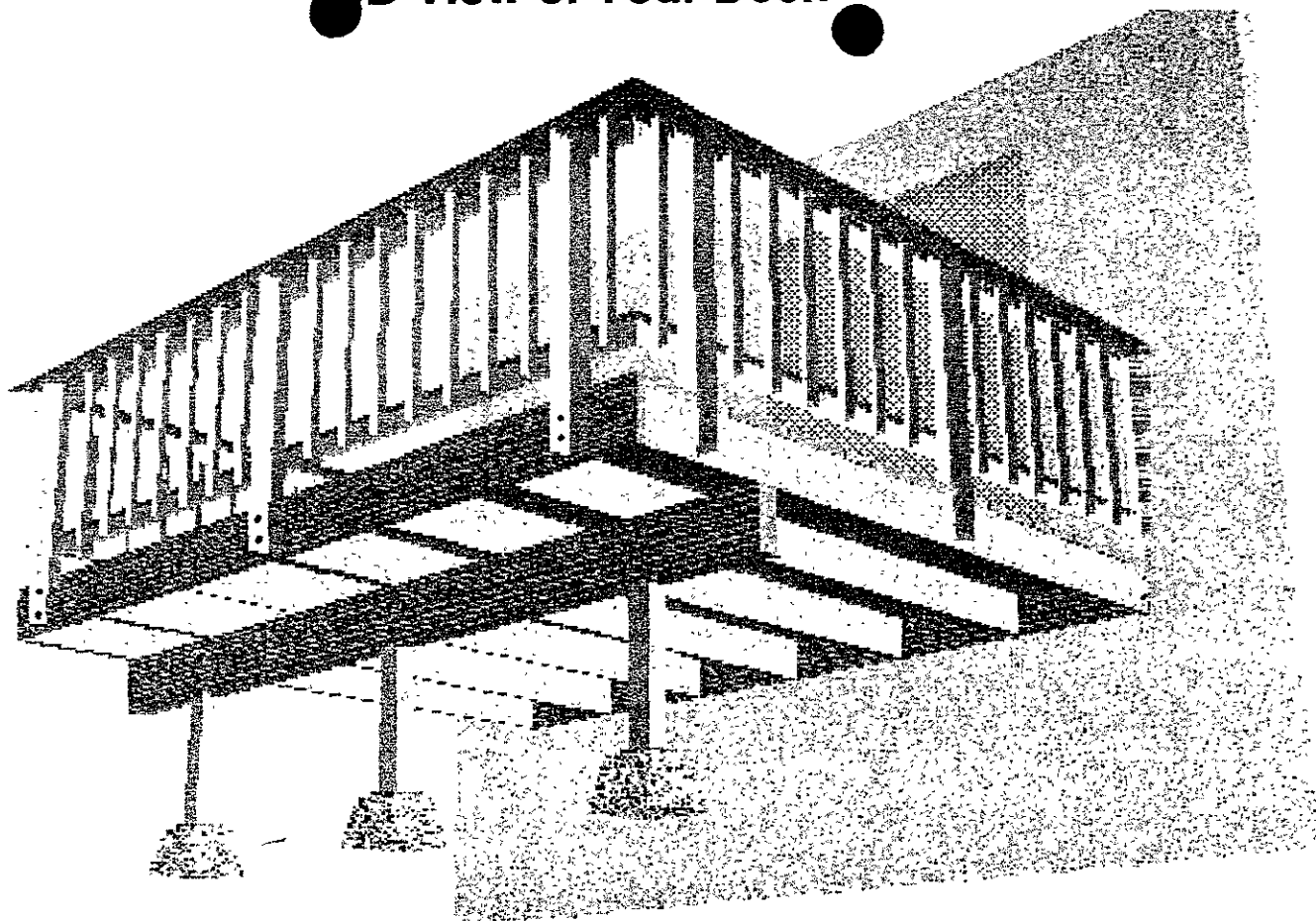
VIEW FROM REISTERSTOWN
ROAD



11132 HOLLOWBROOK ROAD -
ADJACENT HOME - SHOWN
WITH REAR DECK.

#571

3D View of Your Deck

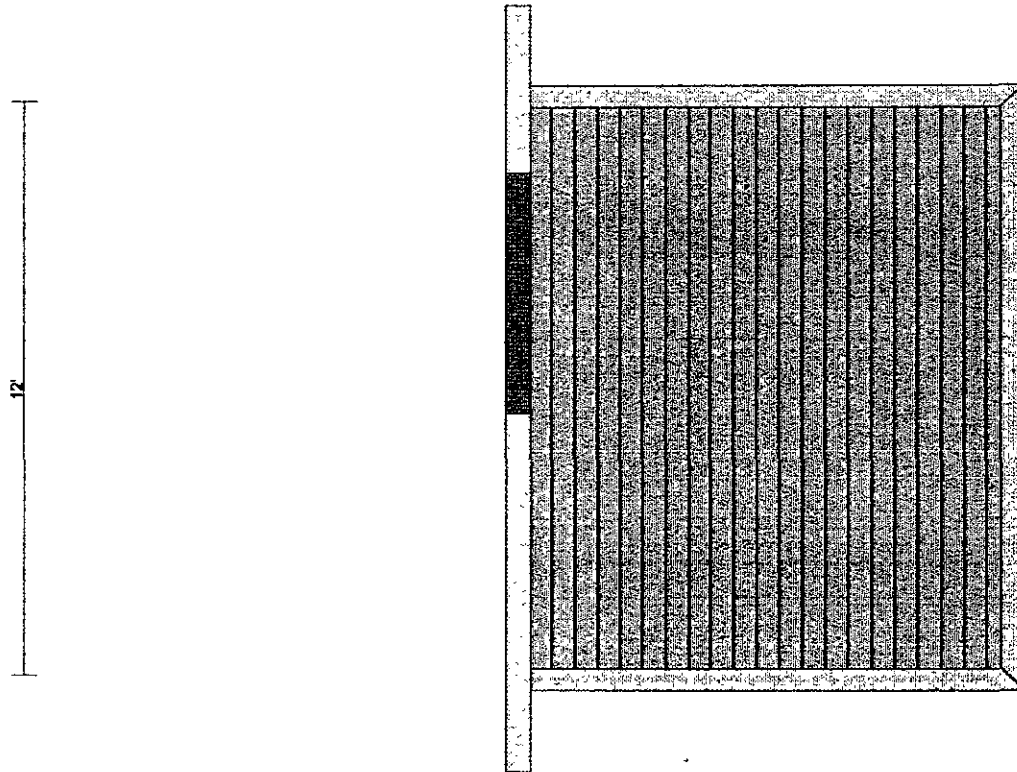


571

Top View of Your Deck

The Scale is 1/4" : 1'

10'



#571

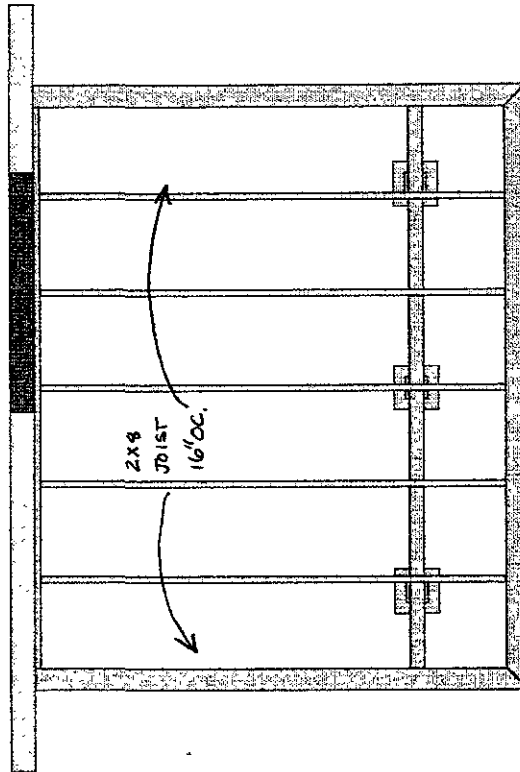
Your deck is 4' high.
The deck is designed for a 60 PSF live load.

Top View of Your Deck

The Scale is 1/4" : 1'

10'

12'



#571

Your deck is 4' high.
The deck is designed for a 60 PSF live load.

MATERIAL LIST FOR 10'X 12' DECK

Qty.	Len.	Description
26	12'	2x6 No.2 P.T. S.Y.P.
10	10'	2x8 No.2 P.T. S.Y.P.
2	12'	2x8 No.2 P.T. S.Y.P.
2	12'	2x10 No.2 P.T. S.Y.P.
2	8'	4x4 No.2 P.T. S.Y.P.
1	12'	4x4 No.2 P.T. S.Y.P.
4	10'	2x4 No.2 P.T. S.Y.P.
2	12'	2x4 No.2 P.T. S.Y.P.
15	8'	2x2 No.1 P.T. S.Y.P.
1	14'	2x6 No.2 P.T. S.Y.P.
1	16'	6x6 No.2 P.t. S.Y.P.
6	-	1/2"x 7" Carriage Bolt
6	-	1/2" Nut
6	-	1/2" Washer
7	-	2x8 Joist Hanger
14	-	3/8"x 5" Carriage Bolt
14	-	3/8" Nut
24	-	3/8" Washer
10	-	3/8"x 5-1/2"Lag Screw
5	-	Lbs. #16 Galv. Spiral Nails
15	-	Lbs. #12 Galv. Spiral Nails
5	-	Lbs. #8 Galv. Spiral Nails
1	-	Lbs. Joist Hanger Nails
1	-	Lbs. #8 Galv. Finish Nails
3	-	80 Lb. Bag Concrete Mix

#571



511
MAINSTREAM
RESIDENTIAL REALTY, INC.



ROBERT RAYMAN
Vice-President
Sales and Marketing

OFF (410) 329-6500
RES: (410) 679-6626
BEEPER (410) 607-1044
FAX (410) 329-6841

P.O. Box 425 • Monkton, MD 21111

