

IN RE: PETITION FOR ADMIN. VARIANCE \* BEFORE THE  
 N/S of Brook Valley Court, 531' E \* DEPUTY ZONING COMMISSIONER  
 Of centerline of Keeney Mill Road \* OF BALTIMORE COUNTY  
 6<sup>th</sup> Election District \* CASE NO. 00-075-A  
 3<sup>rd</sup> Councilmanic District \*  
 (6 Brook Valley Court) \*  
 Stephen G. & Alice M. Zentz \*  
 Petitioners \*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a petition for administrative variance filed by the legal owners of the subject property, Stephen & Alice Zentz. The variance request is for property located at 6 Brook Valley Court, located in the Freeland area of Baltimore County. The Petitioners herein seek a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (detached garage) with a height of 25 ft. in lieu of the required 15 ft. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

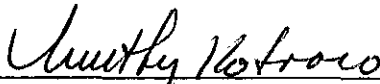
The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, 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.

ORDER RECORDED FOR FILING  
 Date 9/21/99  
 By R. J. [Signature]

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 21<sup>st</sup> day of September, 1999 that a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (detached garage) with a height of 25 ft. in lieu of the required 15 ft, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 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 Petitioners would be required to return, and be responsible for returning, said property to its original condition.

  
\_\_\_\_\_  
TIMOTHY M. KOTROCO  
DEPUTY ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING  
Date 9/21/99  
By R. Jenson



Baltimore County  
Zoning Commissioner

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386  
Fax: 410-887-3468

September 21, 1999

Mr. & Mrs. Stephen Zentz  
6 Brook Valley Court  
Freeland, Maryland 21053

Re: Petition for Administrative Variance  
Case No. 00-075-A  
Property: 6 Brook Valley Court

Dear Mr. & Mrs. Zentz:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

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

Timothy M. Kotroco  
Deputy Zoning Commissioner

TMK:raj  
Enclosure

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



Printed with Soybean Ink  
on Recycled Paper



# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 6 Brook Valley Court  
which is presently zoned R.C.2

This Petition shall be filed with the Department of Permits and 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) 400.3 (BCZR)

TO PERMIT AN ACCESSORY STRUCTURE (DETACHED GARAGE) WITH A HEIGHT OF 25 FEET IN LIEU OF THE REQUIRED 15 FEET.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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:

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Legal Owner(s):

Stephen G. Zentz  
Name - Type or Print \_\_\_\_\_  
Stephen G. Zentz  
Signature \_\_\_\_\_  
Alice M. Zentz  
Name - Type or Print \_\_\_\_\_  
Alice M. Zentz  
Signature \_\_\_\_\_ (w) 410 728-2400  
6 Brook Valley Court (H) 410 343-1606  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
Freeland Maryland 21053  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Attorney For Petitioner:

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Company \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Representative to be Contacted:

Name \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 00-75-A

Reviewed By LTM JRF Date 8/19/99

RE 9/15/98

Estimated Posting Date 8/29/99

ORDER RECEIVED FOR FILING  
Date 9/21/99

# 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 6 Brook Valley Court  
Address \_\_\_\_\_  
Freeland Maryland 21053  
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):

This request for Administrative Variance is based on practical difficulty.

Administrative Variance is requested to accommodate the designed twenty-five foot (25') height of the proposed garage. This height is desired for special architectural treatment and aesthetic reasons. It will allow for construction of a roof with sufficient pitch to accommodate a dormer facade, thereby giving the structure a traditional look and character. The height is consistent with the height of the adjacent house. The proposed garage is surrounded by woods and cannot be seen from adjacent homes. Therefore, the impact of the variance is more on the subject property than on the surrounding properties. Strict compliance with the BCZR would result in a practical difficulty and construction of a building that is less attractive. Denial of the Administrative Variance would unreasonably prevent use of the property for constructing the garage in the most desirable and attractive style.

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

Stephen M. Zentz  
Signature  
Stephen G. Zentz  
Name - Type or Print

Alice M. Zentz  
Signature  
Alice M. Zentz  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4<sup>th</sup> day of AUGUST, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

STEPHEN G ZENTZ AND ALICE M ZENTZ  
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/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

AUG 4 1999  
Date

Dana L. Morrison  
Notary Public  
My Commission Expires 11-19-01

# 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 6 Brook Valley Court  
Address Freeland Maryland 21053  
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):

This request for Administrative Variance is based on practical difficulty.

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

Stephen G. Zentz  
Signature  
Stephen G. Zentz  
Name - Type or Print

Alice M. Zentz  
Signature  
Alice M. Zentz  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4<sup>TH</sup> day of AUGUST, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

STEPHEN G ZENTZ AND ALICE M ZENTZ  
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/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

AUG 4 1999  
Date

Dana Morrison  
Notary Public

My Commission Expires 11-19-01



# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 6 Brook Valley Court  
which is presently zoned R.C.2

This Petition shall be filed with the Department of Permits and 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) 400.3 (BCZR)

TO PERMIT AN ACCESSORY STRUCTURE (DETACHED GARAGE) WITH A HEIGHT OF 25 FEET IN LIEU OF THE REQUIRED 15 FEET.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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:

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Attorney For Petitioner:

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Company \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Legal Owner(s):

Stephen G. Zentz  
Name - Type or Print \_\_\_\_\_  
Stephen G. Zentz  
Signature \_\_\_\_\_  
Alice M. Zentz  
Name - Type or Print \_\_\_\_\_  
Alice M. Zentz  
Signature \_\_\_\_\_ (w) 410 728-2900  
6 Brook Valley Court (H) 410 343-1606  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
Freeland Maryland 21053  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Representative to be Contacted:

Name \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 00-75-A

Reviewed By CTM/JRF Date 8/19/99

REV 9/15/98

Estimated Posting Date 8/29/99

Zoning Description for 6 Brook Valley Court

Beginning at a point on the North side of Brook Valley Court which is 50 feet wide at the distance of 531 feet East of the centerline of the nearest improved intersecting street Keeney Mill Road which is 50 feet wide. Being lot # 13B in the subdivision of Brook Valley Farms as recorded in Baltimore County Plat Book # EHK, JR.40, Folio # 149, containing 105,164 square feet. Also known as 6 Brook Valley Court and located in the 6<sup>th</sup> Election District, 3<sup>rd</sup> Councilmanic District.

75  
00-075-A



BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 069875

DATE 8-19-99 ACCOUNT R-001-6150

AMOUNT \$ 50.00

RECEIVED FROM: Stephen Zentz  
6 Brook Valley ct.  
FOR: 01 - Variance

ITEM # 75  
Taken by: LTM/JRF

DISTRIBUTION  
WHITE - CASHIER      PINK - AGENCY      YELLOW - CUSTOMER

PAID RECEIPT

PROCESS	ACTUAL	TIME
8/19/1999	8/19/1999	11:29:25
REG #004	CASHER JKOR JLK BRAMER	5
Dept	5	528 ZONING VERIFICATION
Receipt #	089274	DFLH
CR NO.	069875	

Receipt Tot 50.00  
52.00 DT

Baltimore County, Maryland

00-075-A

CASHIER'S VALIDATION

00-075-A

CERTIFICATE OF POSTING

ADMIN. VAR.

RE Case No 00-75-A

Petitioner/Developer S. ZENTZ, ETAL

Date of Hearing/Closing 9/13/99

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 #6 BROOKVALLEY CT.

The sign(s) were posted on 8/28/99  
(Month, Day, Year)

Sincerely,

*Patrick M. O'Keefe 8/29/99*  
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE  
(Printed Name)

523 PENNY LANE  
(Address)

HUNT VALLEY, MD. 21030  
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571  
(Telephone Number)

**ZONING NOTICE**  
**ADMINISTRATIVE VARIANCE**

CASE # 00-75-A  
TO PERMIT AN ACCESSORY STRUCTURE (DETACHED GARAGE) THE HEIGHT OF 25 FEET IN UBID OF THE REQUIRED 15 FEET 7 1/2' SIDEWALK SET

**PUBLIC HEARING ?**

PERMITTED TO ACTION IS THROUGH BALTIMORE COUNTY PERMITS AND DEVELOPMENT MANAGEMENT. ANY ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONVENED BY THE PROPOSED VARIANCE OFFICE BEFORE IS DONE IN THE OFFICE OF THE ZONING AND PERMITS DEPARTMENT. INFORMATION IS AVAILABLE FROM THE ZONING AND PERMITS DEPARTMENT. FOR MORE INFORMATION, CONTACT THE ZONING AND PERMITS DEPARTMENT AT TEL. 877-5931

Post-it® Fax Note 7671		Date	# of pages ▶
To	<u>L. SCHMIDT</u>	From	<u>O'KEEFE</u>
Co./Dept.	<u>ZONING</u>	Co.	
Phone #	<u>ROBIN</u>	Phone #	<u>512-4621</u>
Fax #	<u>887-3468</u>	Fax #	<u>324-4100</u>

Post-it® Fax Note 7671		Date	# of pages ▶
To	<u>STEPHEN ZENTZ</u>	From	<u>O'KEEFE</u>
Co./Dept.	<u>RK &amp; K</u>	Co.	
Phone #		Phone #	<u>410-666-5366</u>
Fax #		Fax #	<u>410-666-0929</u>

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) 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 the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

---

---

**For Newspaper Advertising:**

Item Number or Case Number: 00-75-A  
Petitioner: Stephen G. Zentz Alice M. Zentz  
Address or Location: 6 Brook Valley Court Freeland, MD 21053

PLEASE FORWARD ADVERTISING BILL TO:

Name: Stephen G. Zentz  
Address: 6 Brook Valley Court  
Freeland MD 21053  
Telephone Number: 410 343-1606 (H) 410 728-2900 (W)

Revised 2/20/98 - SCJ

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 00- 75 -A Address 6 Brook Valley Court

Contact Person: Jun Fernando / Lloyd Moxley Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 8-18-99 Posting Date: 8-29-99 Closing Date: 9-13-99

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He 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 of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing 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.

(Detach Along Dotted Line)

**Petitioner: This Part of the Form is for the Sign Poster Only**

**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**

Case Number 00- 75 -A Address 6 Brook Valley Court

Petitioner's Name Stephen Zentz Telephone 410-343-1606

Posting Date: 8-29-99 Closing Date: 9-13-99

Wording for Sign: To Permit an accessory structure (detached garage) with a height of 25' in lieu of the required 15'

AY  
9/13

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits  
and Development Management

**Date:** September 21, 1999

**FROM:** Arnold F. 'Pat' Keller, III, Director  
Office of Planning

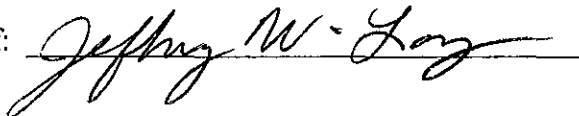
**SUBJECT:** Zoning Advisory Petitions

**ITEM NO.** 075

The Office of Planning supports the applicant's request subject to the following condition: The petitioners or subsequent owners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The structure shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL



**Maryland Department of Transportation  
State Highway Administration**

Parris N. Glendening  
Governor  
John D. Porcari  
Secretary  
Parker F. Williams  
Administrator

Date: 9.13.99

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

RE: Baltimore County  
Item No. 075

JRF/LTM

Dear Ms Stephens:

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.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Kenneth A. McDonald Jr.  
Acting Chief  
Engineering Access Permits Division

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

NW 37 E 1"=200'

R. C. 4

FD.

SITE

KENEY

BROOK VALLEY COURT

R. C. 2

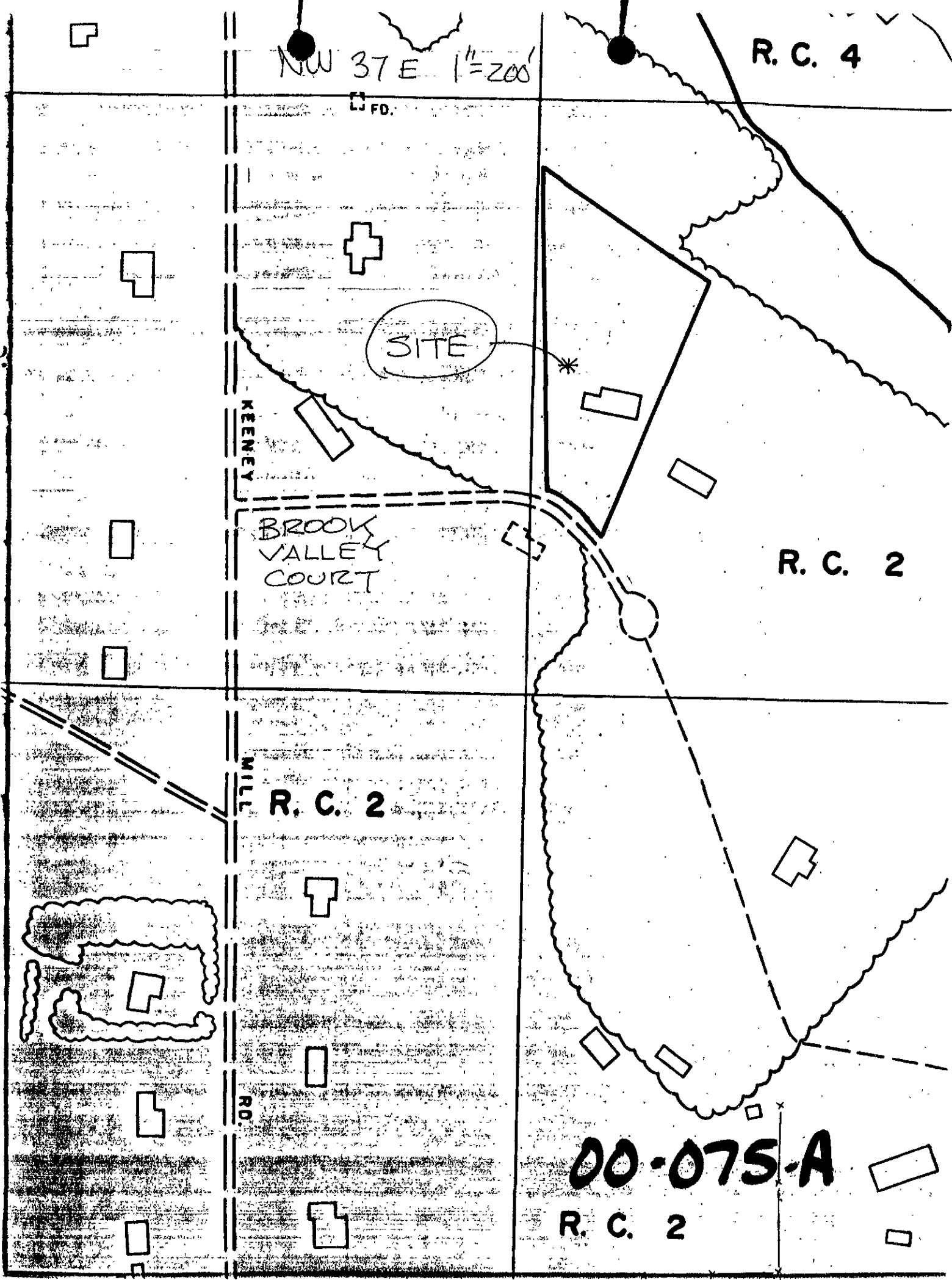
MILL

R. C. 2

RD

00-075-A

R. C. 2





View toward rear of property. Proposed improvement will replace existing shed.



View from driveway to front of house. Proposed improvement is on left side of current shed location.

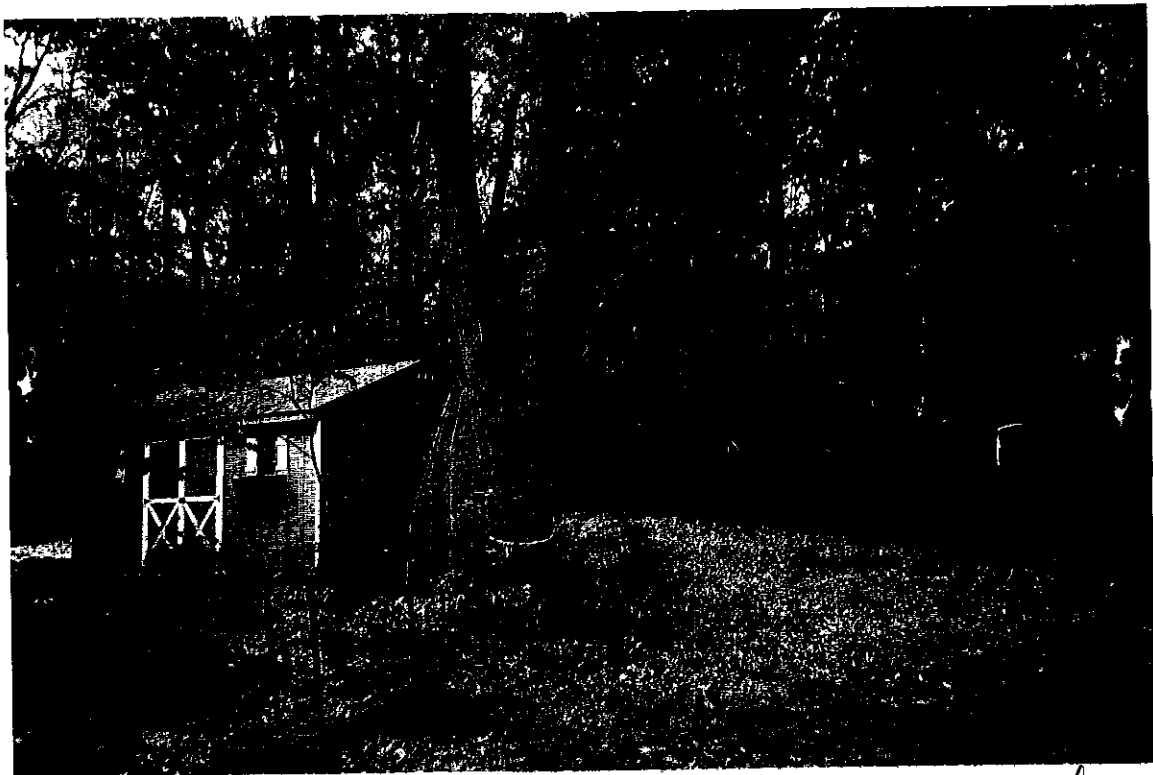
#75

00-075-A





view looking front to rear of location  
of proposed improvement



# 75

view looking from rear of proposed improvement

00-075-A

# Plat to Accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: 6 BROOK VALLEY COURT  
FREELAND, MD. 21053

Subdivision name: BROOK VALLEY FARMS

Plat Book No.: EHK, JR. 40 Folio No. 149 Section: N / A

OWNER: STEPHEN G. & ALICE M. ZENTZ

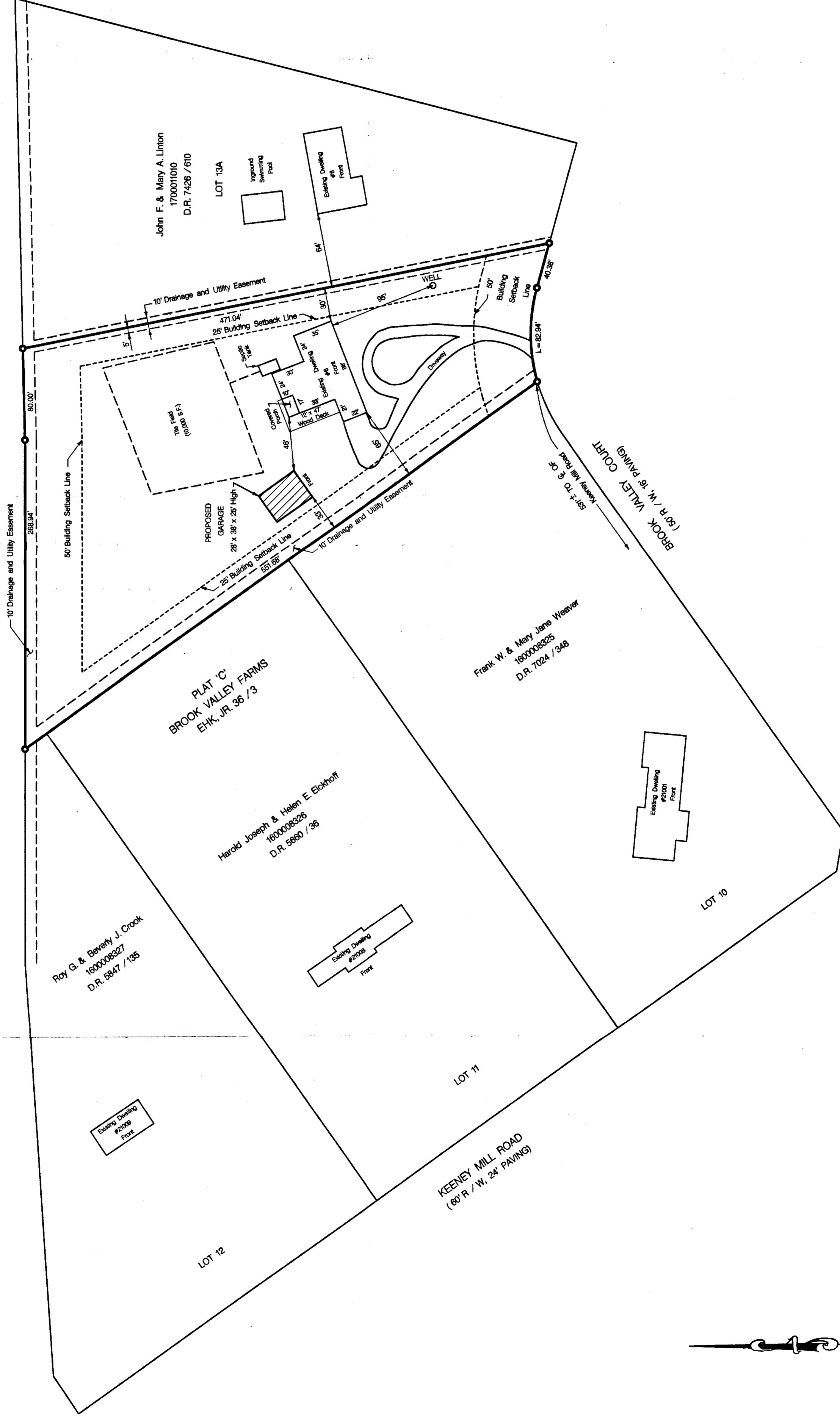
Deed Reference: Liber No.: 6589 Folio No.: 46

Tax Account No.: 1700011011

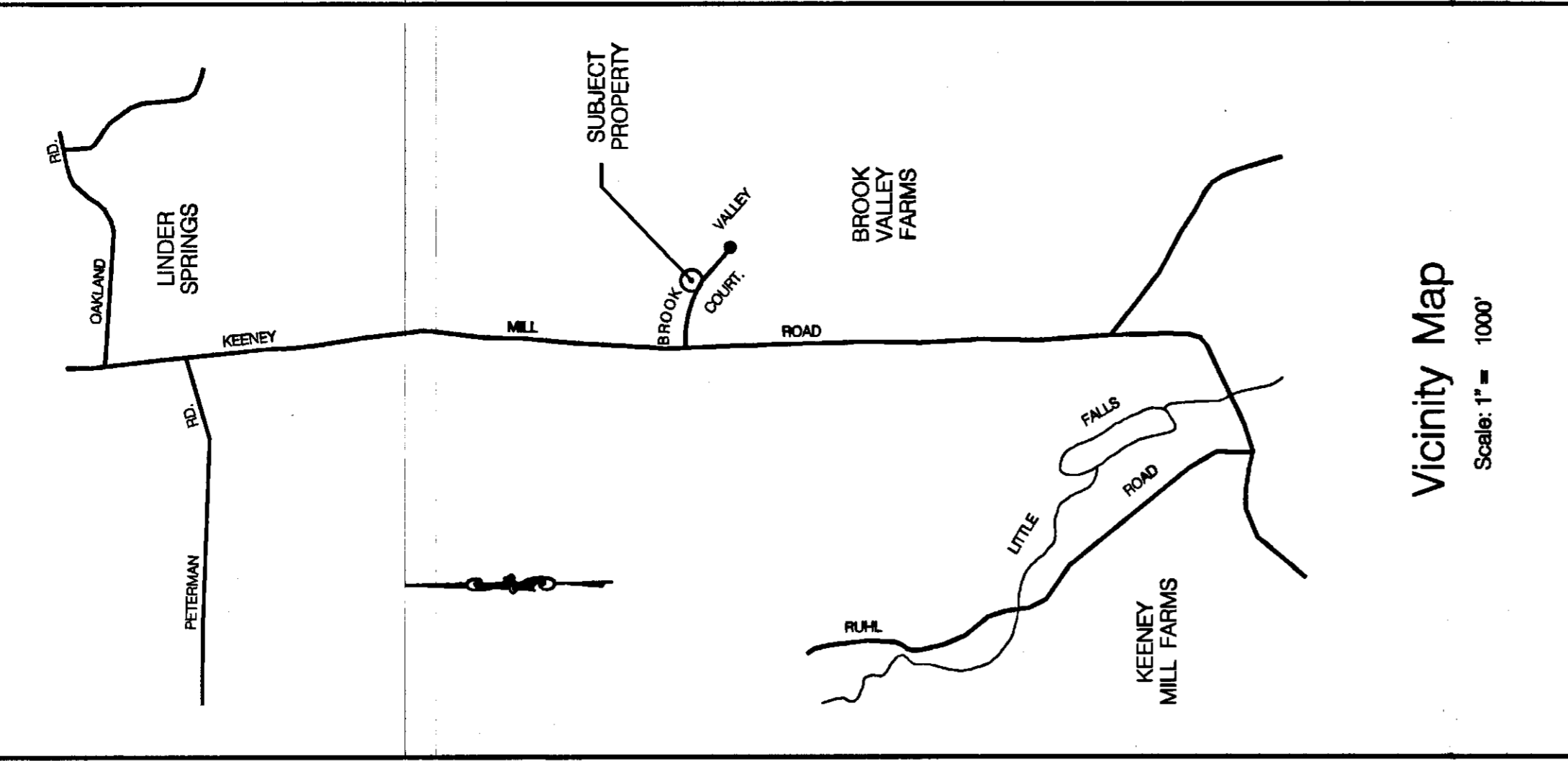
Mary Therese Trechwell

062006390

D.R. 5946 / 133



Date: 07/29/99 Scale of Drawing: 1"=50'  
Prepared By: MUR



### LOCATION INFORMATION

Councilmanic District: 03  
Election District: 06  
1" = 200' Scale Map: N.W.-37E  
Zoning: R.C.-2  
Lot size: 2.41 Acreage 105,164 Square Feet

SEWER:     
WATER:

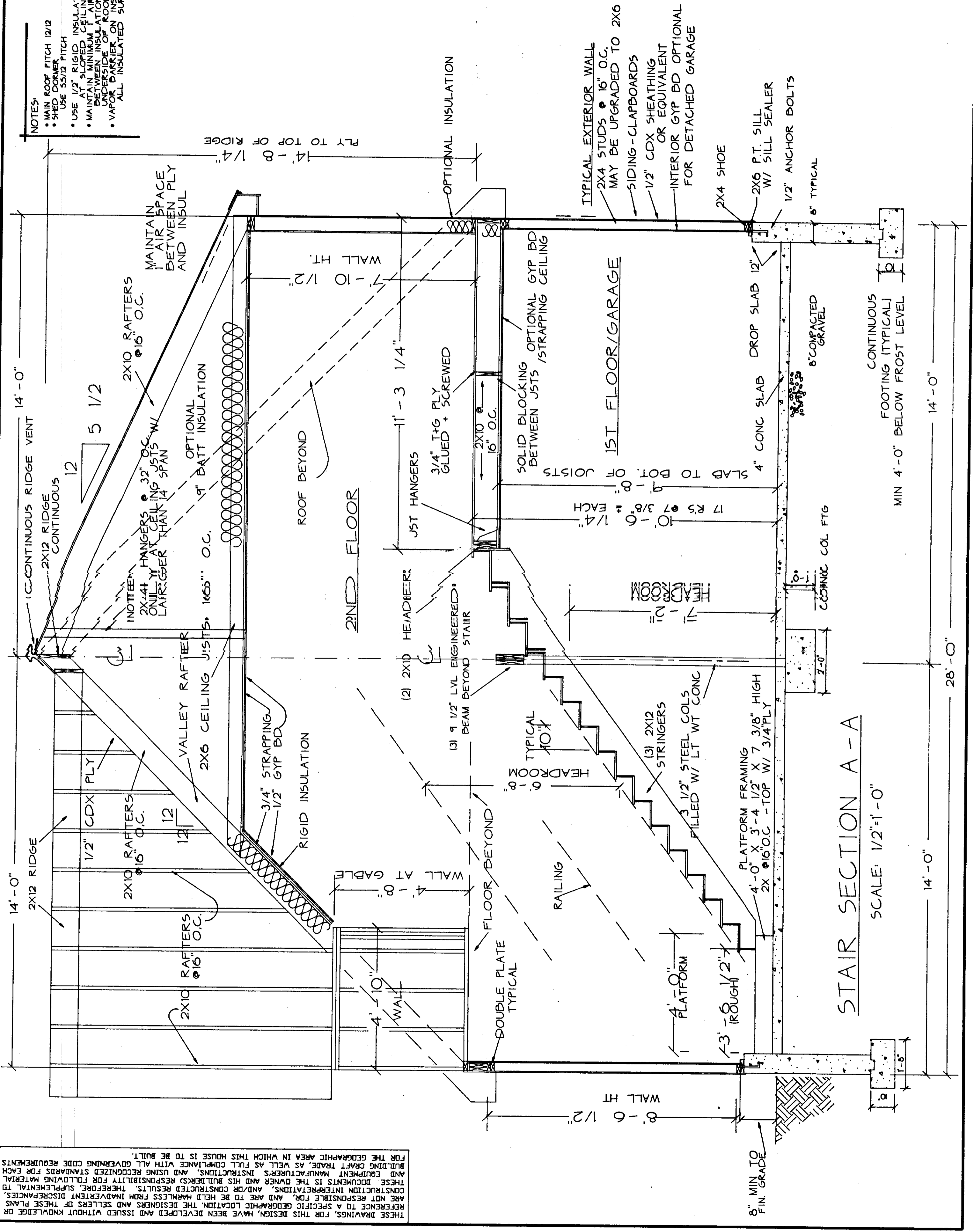
Chesapeake Bay Critical Area:  
Prior Zoning Hearings: NONE

### Zoning Office USE ONLY!

Reviewed by: LTM JRF ITEM NO.: 75 CASE No.: 00-75-A

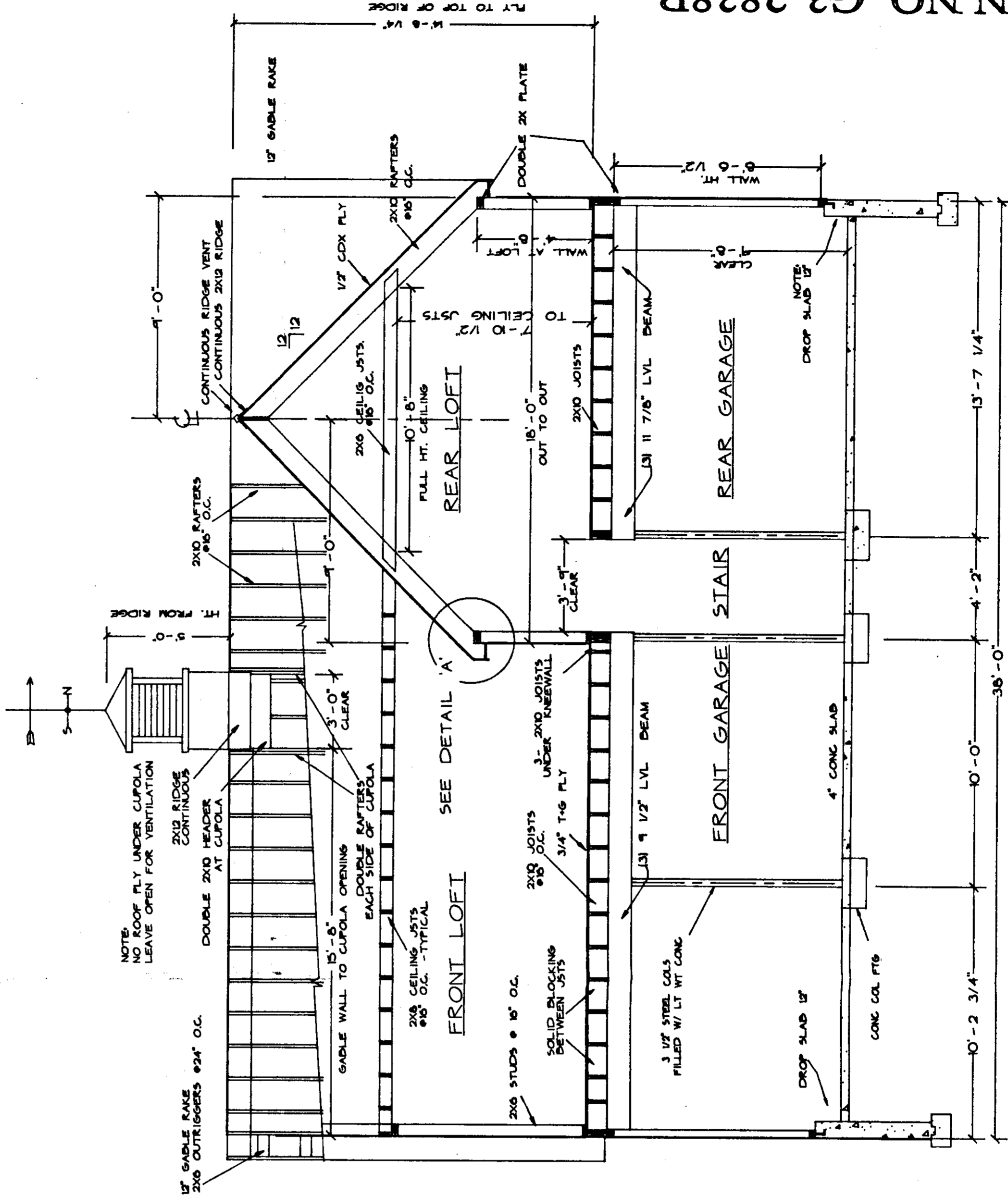
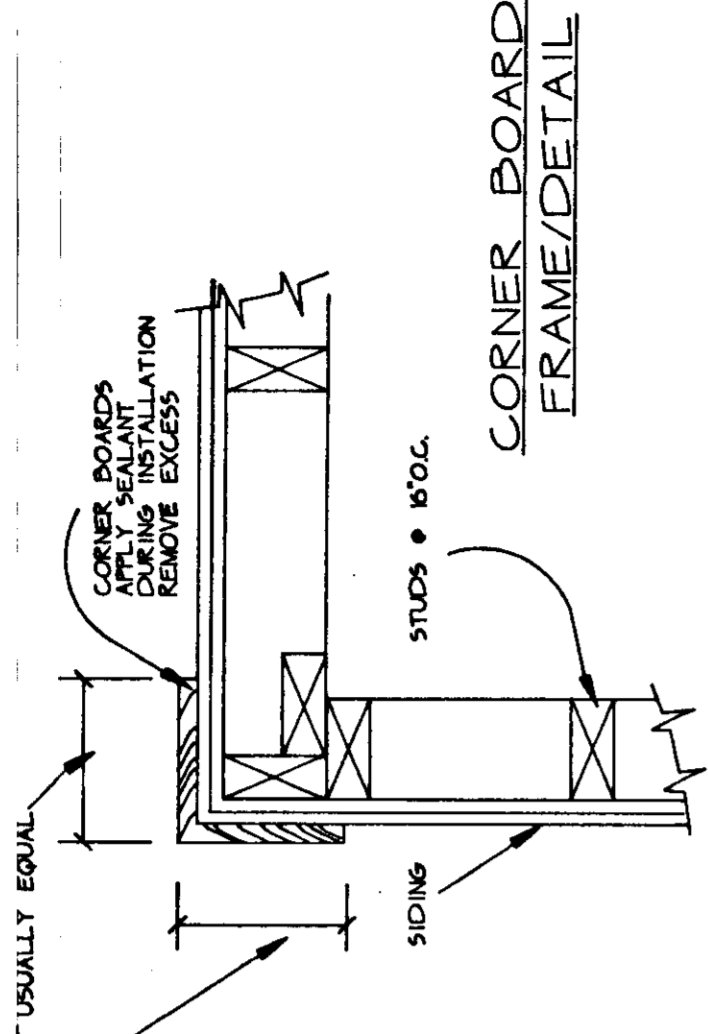
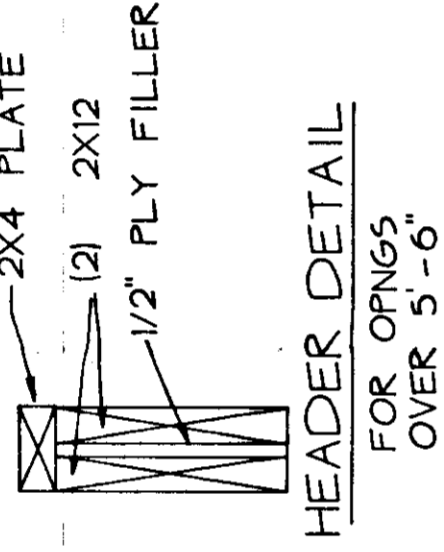
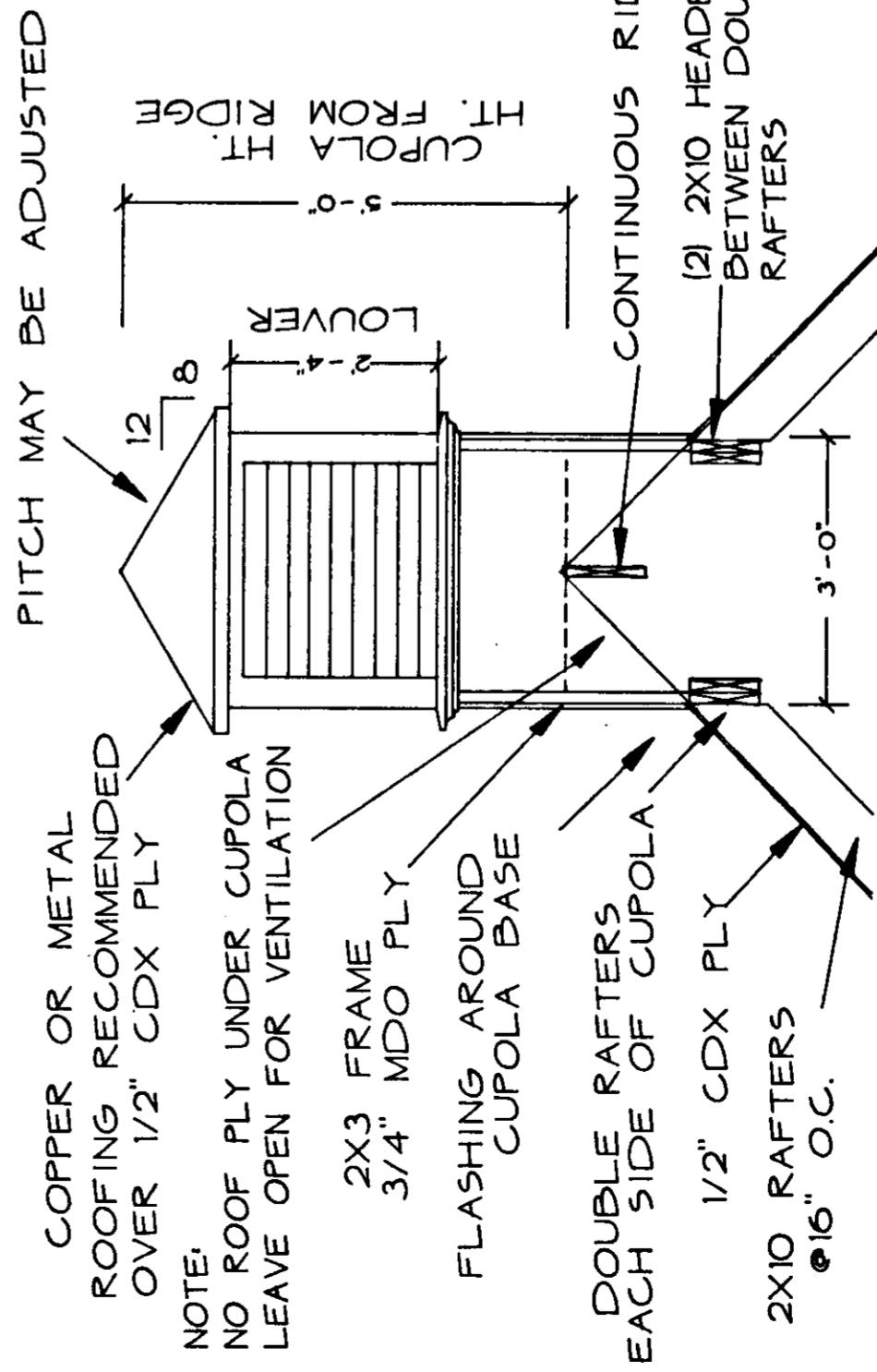
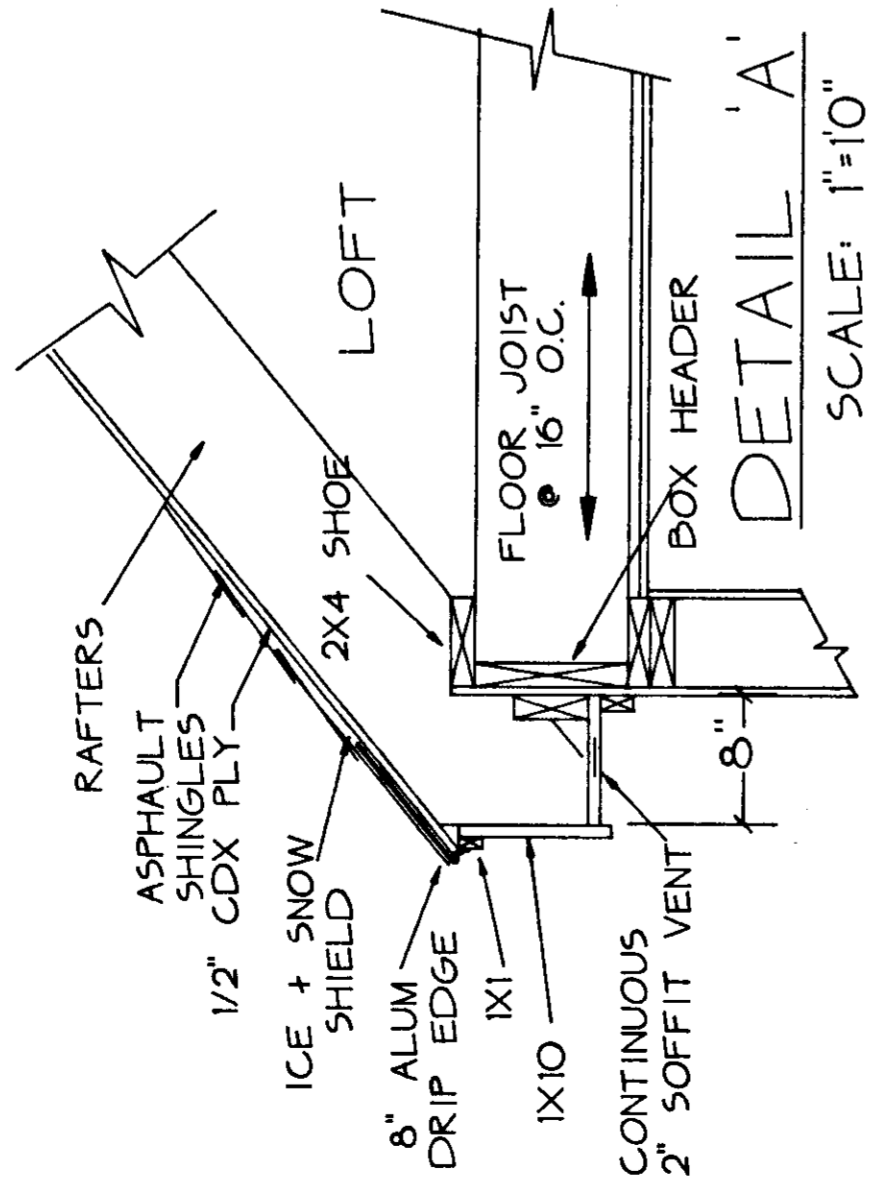
PLAN NO. G3-2838B

- NOTES:
- MAIN ROOF PITCH 12/12
  - SHED DORMER USE 5 1/2 PITCH
  - USE 1/2" RIGID INSULATION AT SLOPED CEILING SPACE
  - MAINTAIN MINIMUM AIR SPACE BETWEEN INSULATION AND UNDERSIDE OF ROOF PLY
  - VAPOUR BARRIER ON INSIDE ALL INSULATED SURFACES



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PLTSCALE: 0.25"=1'  
DATE: 12/30/98  
DWG: JMS-2838B  
REVISED: 1/11/99

PROJECT: 3 BAY GARAGE ~ G3-2838B  
SHEET NAME: DETAILS ~ SECTION B-B

DRAWING NUMBER: 17

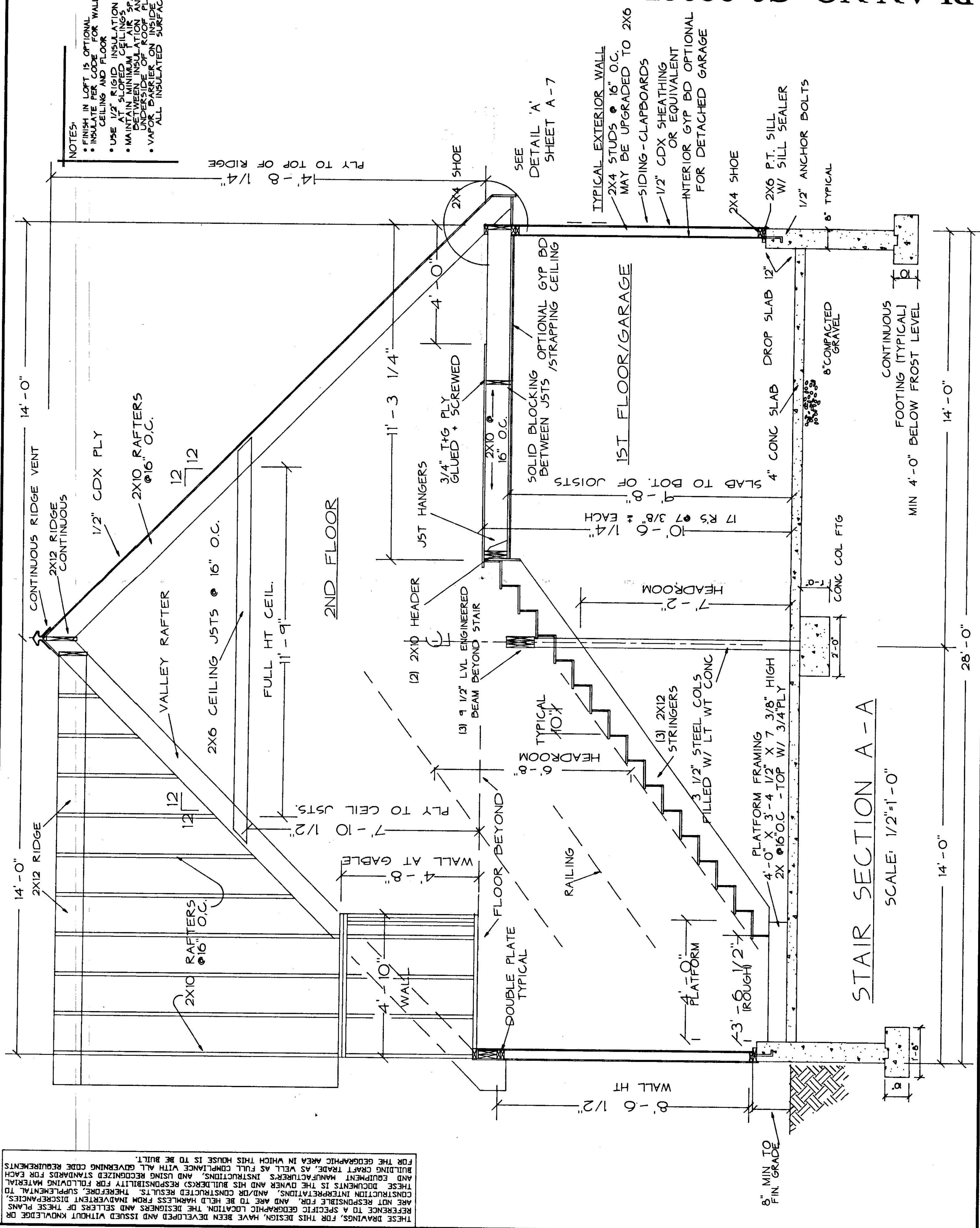
PLAN NO. G3-2838B

PLTSCALE: 0.25"=1'  
 DATE: 12/30/98  
 PCH-2838B JWC  
 REVISED: 12/30/98

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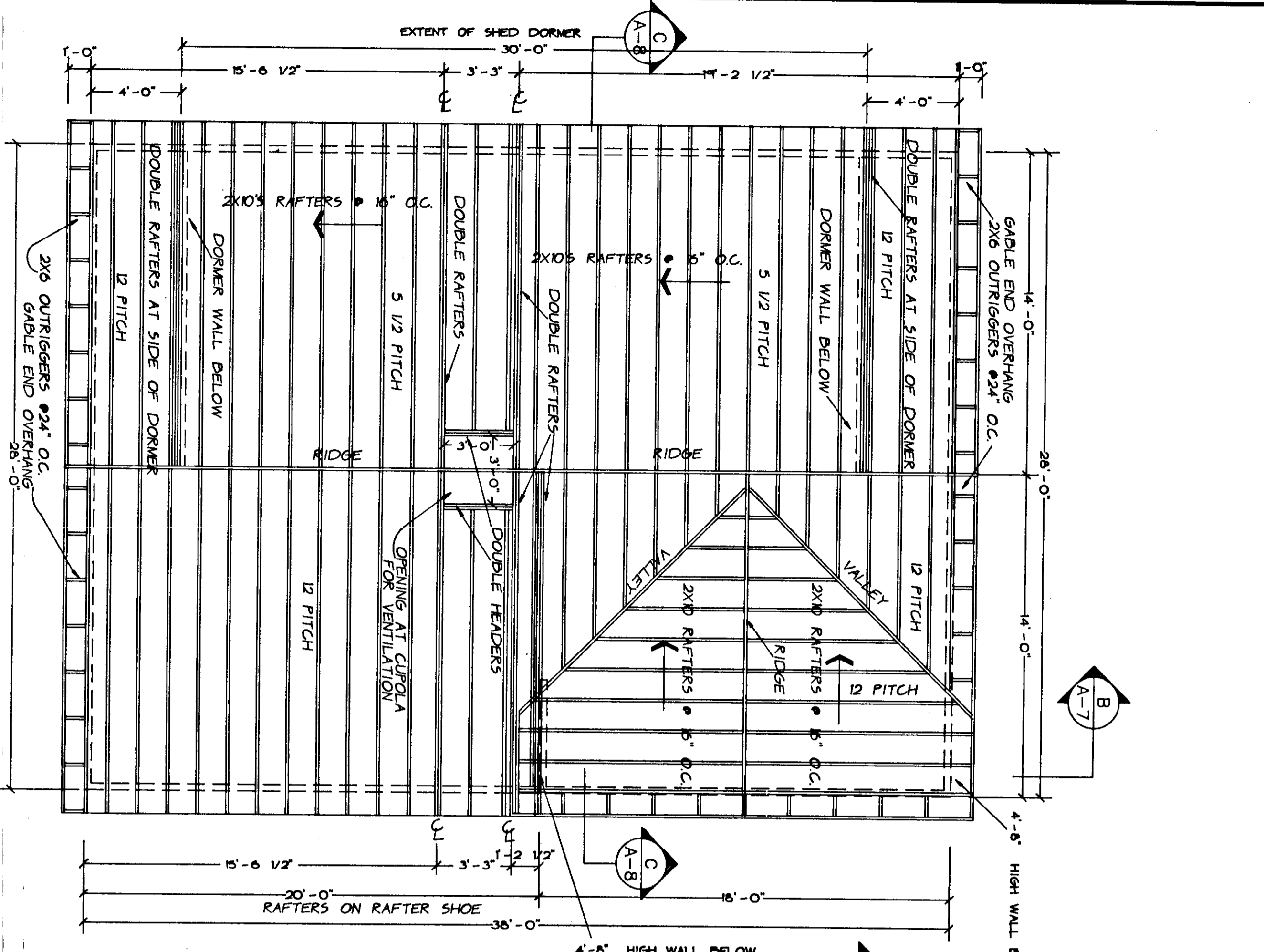
- NOTES:
- FINISH IN LOFT IS OPTIONAL
  - INSULATE PER CODE FOR WALLS CEILING AND FLOOR
  - USE 1/2" RIGID INSULATION AT SLOPED CEILINGS
  - MAINTAIN MINIMUM AIR SPACE BETWEEN INSULATION AND DEPENDENT ROOF PLY
  - VAPOR BARRIER ON INSIDE ALL INSULATED SURFACES



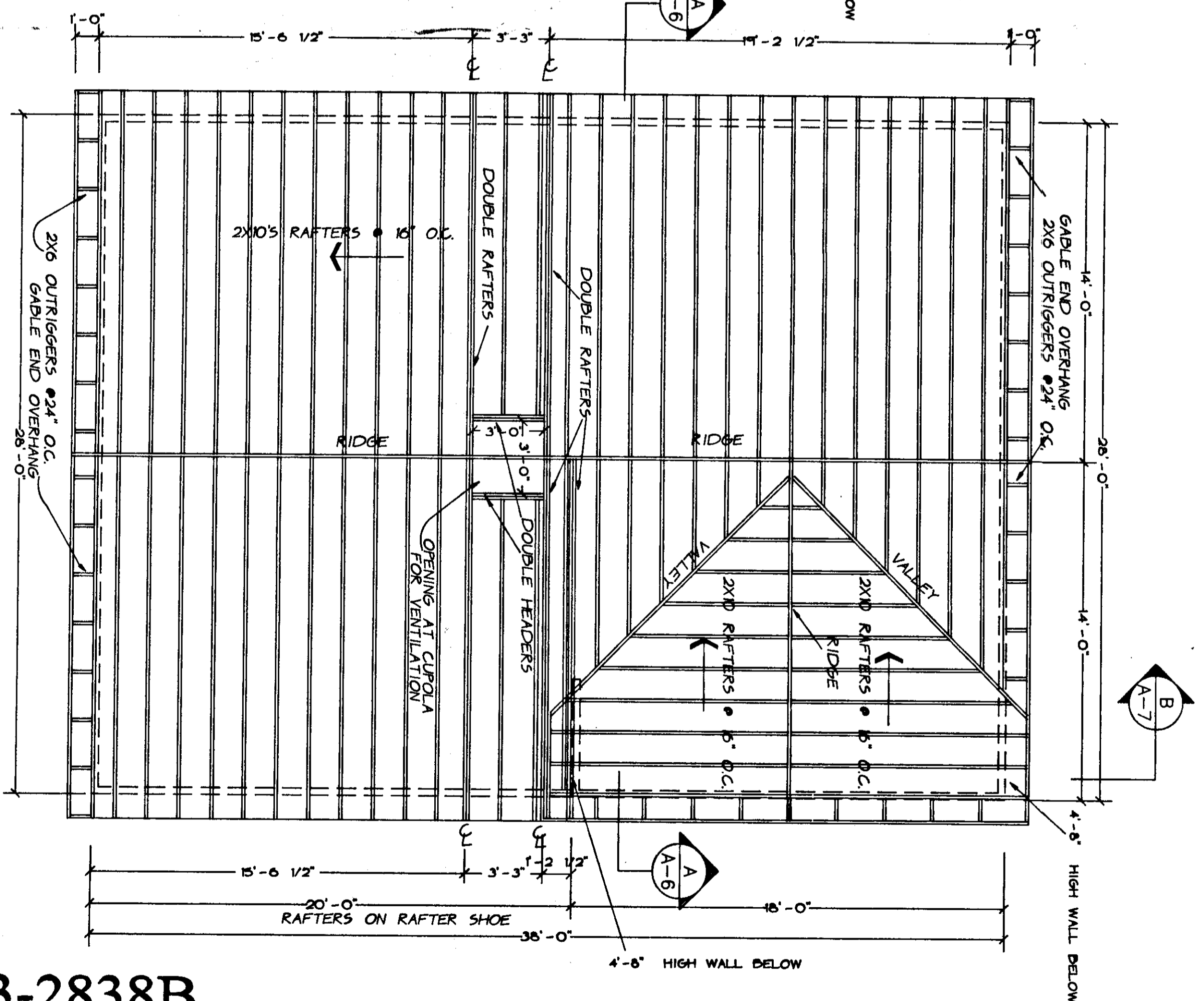
STAIR SECTION A-A  
 SCALE: 1/2"=1'-0"

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ROOF FRAMING PLAN  
WITH SHED DORMER OPTION  
SCALE: 1/4"=1'-0"



ROOF FRAMING PLAN  
SCALE: 1/4"=1'-0"

**PLAN NO. G3-2838B**

DRAWING NUMBER:  
**A5**

PROJECT:  
**THREE BAY GARAGE ~G32838B**

SHEET NAME:  
**ROOF FRAMING PLANS**

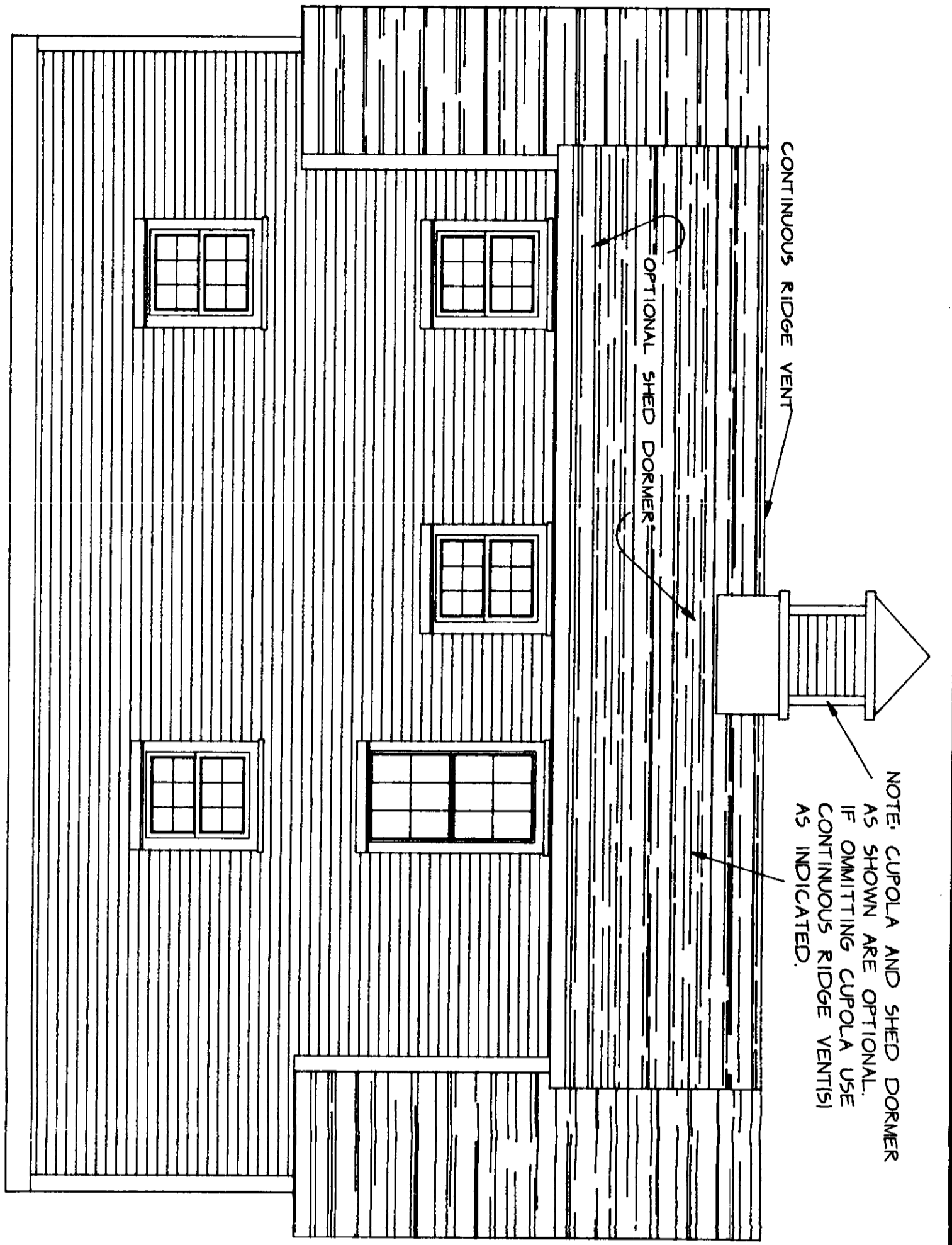
PLOTSCALE: 0.25' = 1'  
DATE: 3/30/98  
FIGS-2838B .DWG  
REVISED: 12/18/98

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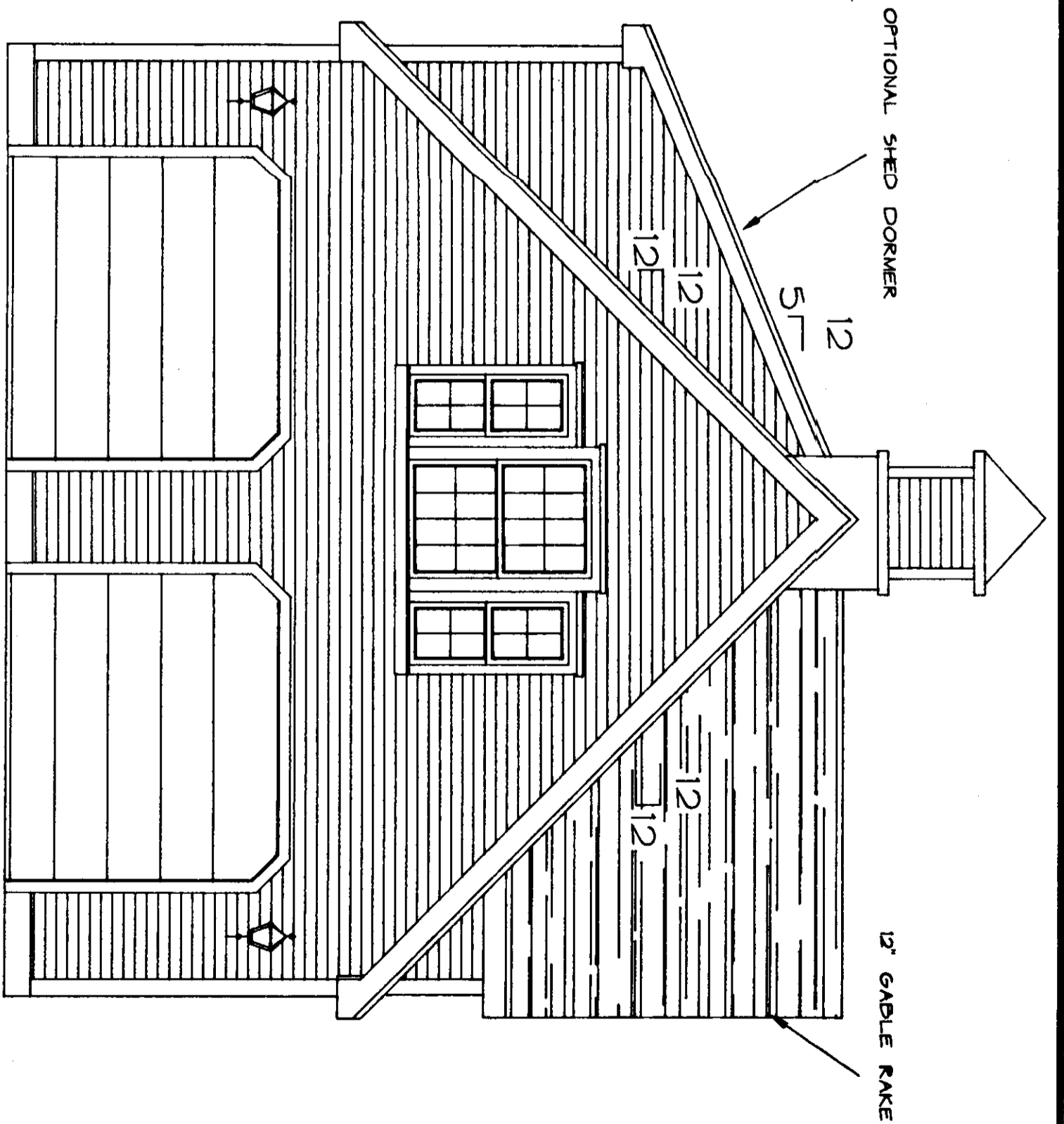


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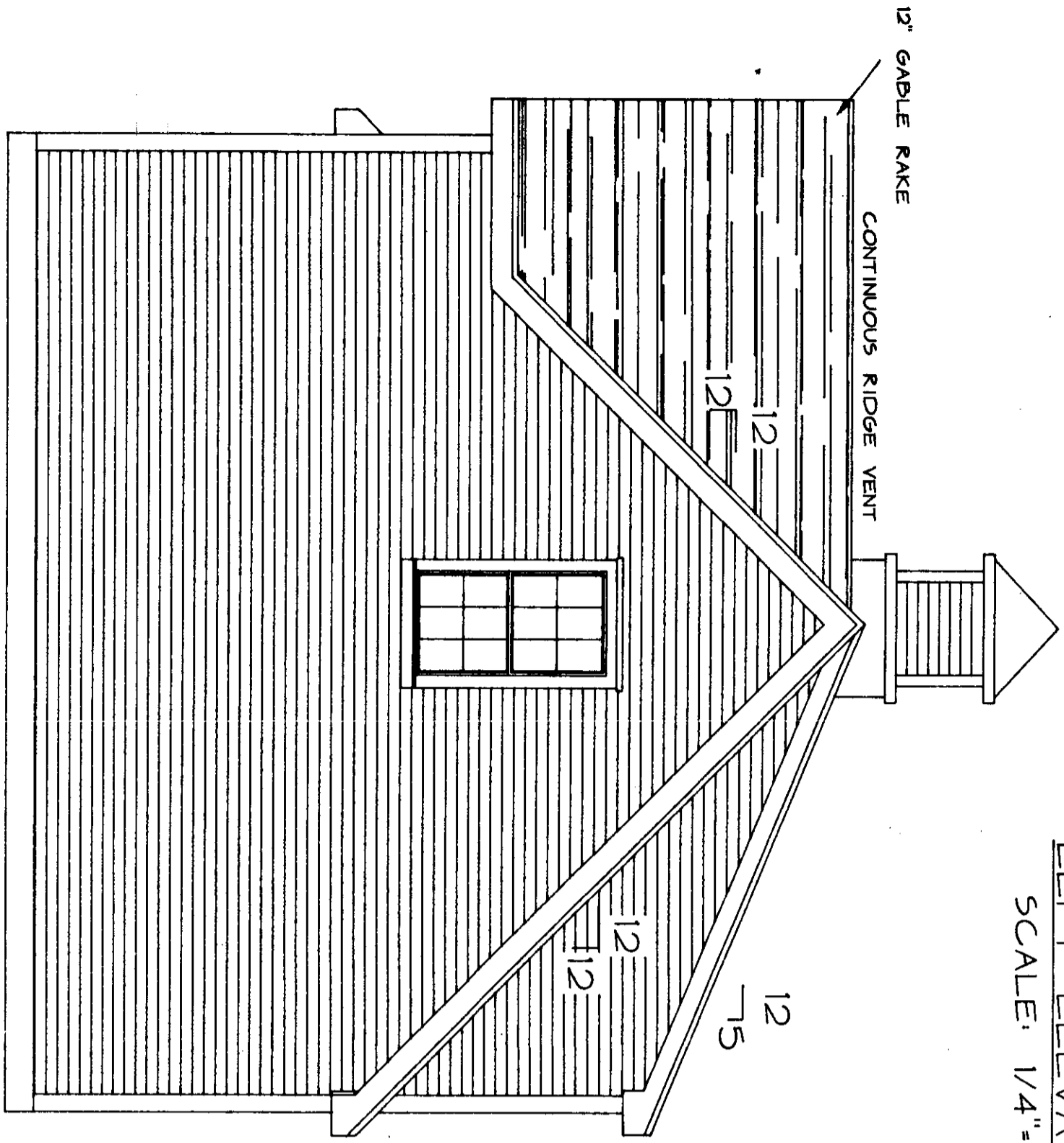


LEFT ELEVATION  
SCALE: 1/4"=1'-0"

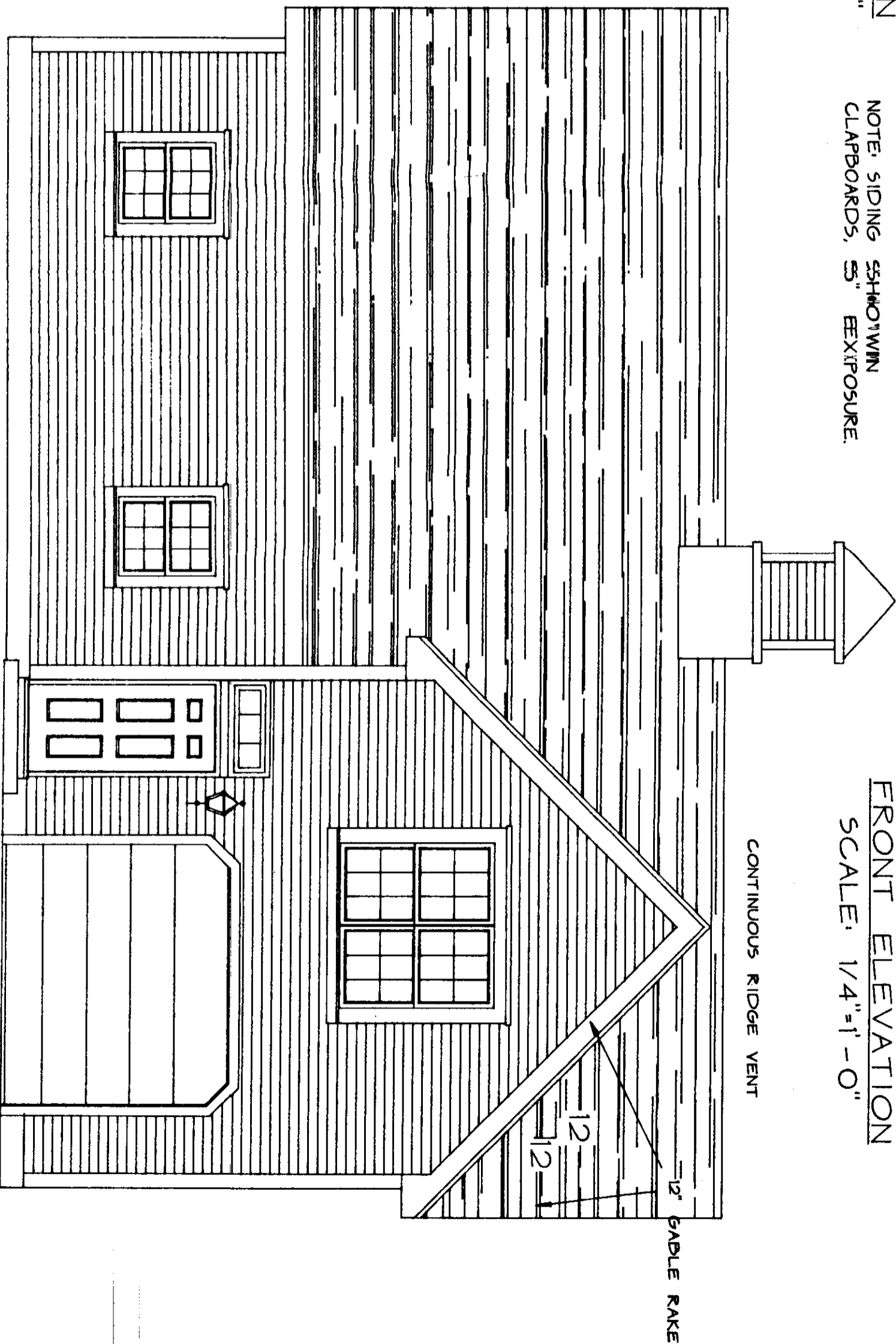
NOTE: SIDING SHOWN IN CLAPBOARDS, 5" EXPOSURE



FRONT ELEVATION  
SCALE: 1/4"=1'-0"



REAR ELEVATION  
SCALE: 1/4"=1'-0"



RIGHT ELEVATION  
SCALE: 1/4"=1'-0"

**PLAN NO. G3-2838B**

DRAWING NUMBER:

**A-2**

PROJECT

3 BAY GARAGE ~ G3-2838B

SHEET NAME

ELEVATIONS

PLOTSCALE: 0.25"=1'

DATE: 1/12/99

FILE: G3-2838B.DWG

REVISED:

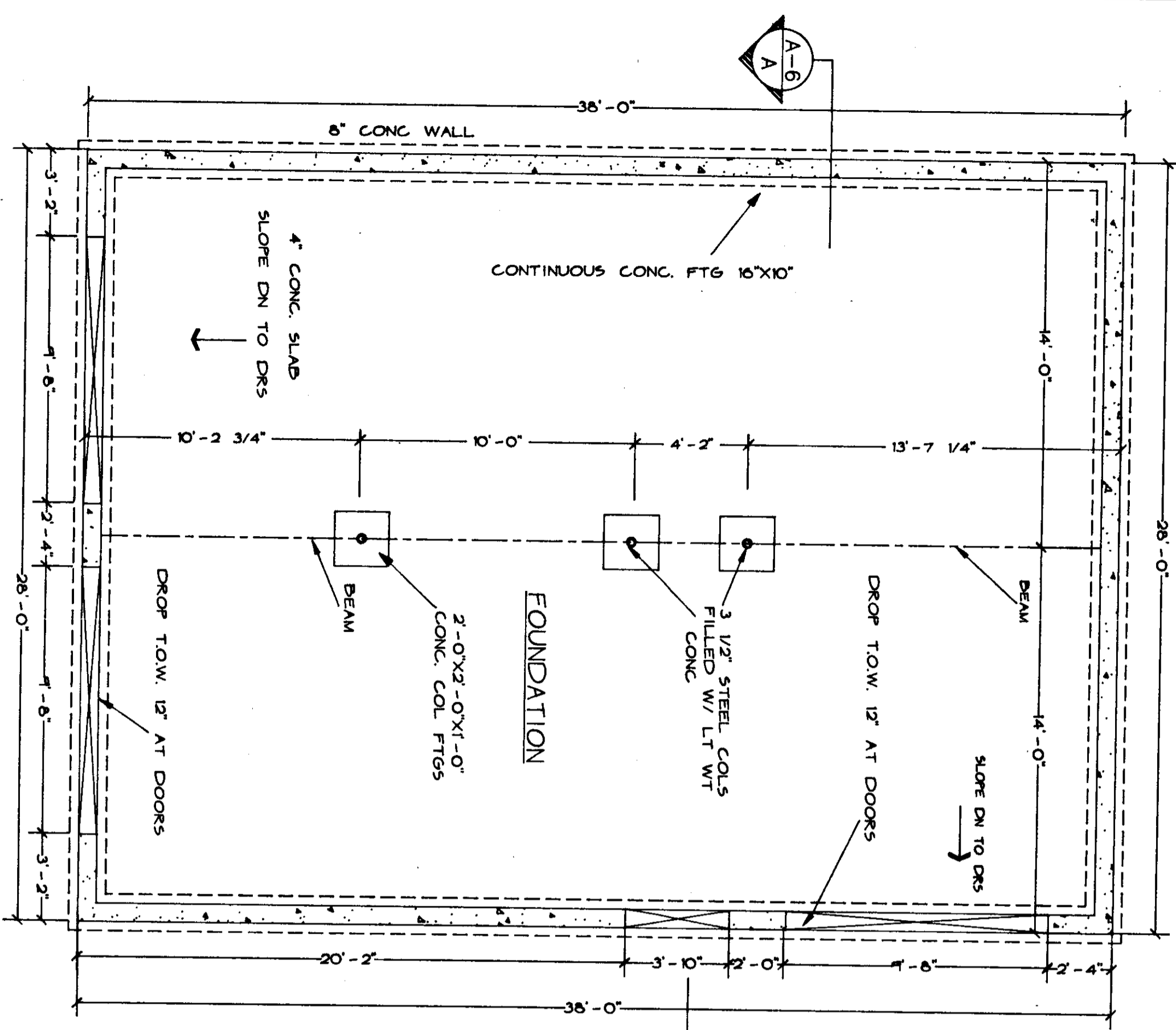
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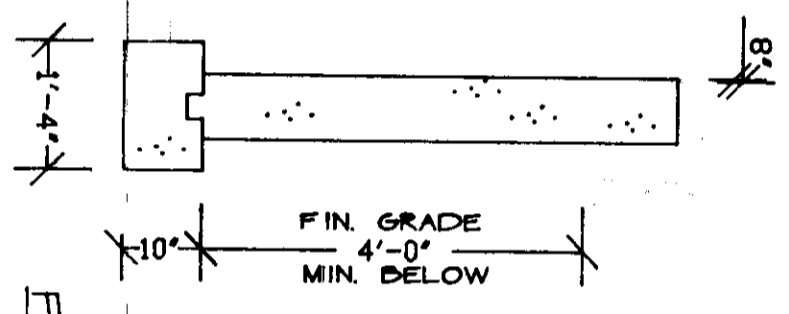
Box 526 Brookline, NH 03033-0526  
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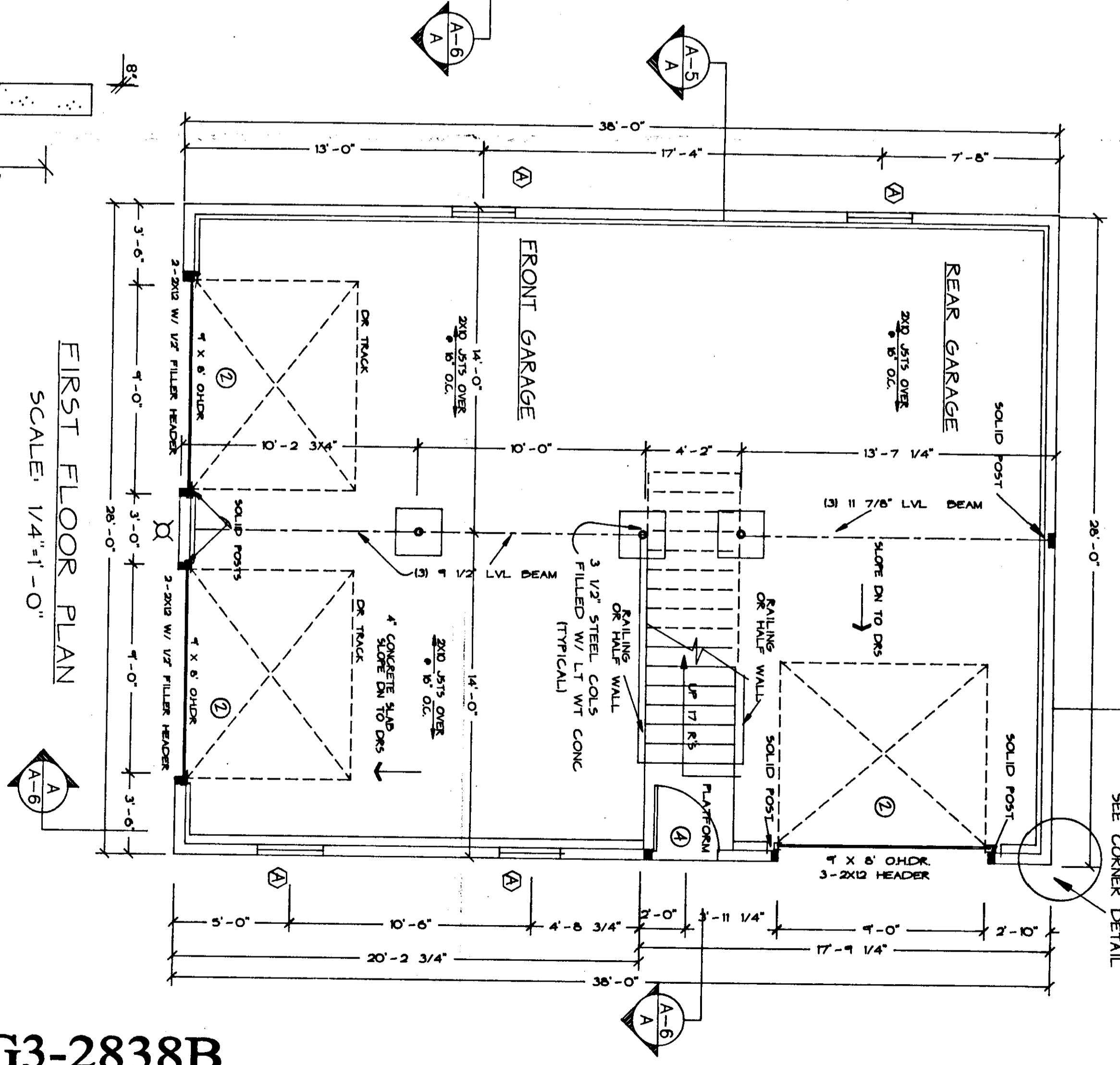
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FOUNDATION PLAN  
SCALE: 1/4"=1'-0"



FOUNDATION WALL  
SCALE: 1/2"=1'-0"



FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0"

# PLAN NO. G3-2838B

DRAWING NUMBER:  
**A-3**

PROJECT  
3 BAY GARAGE ~ G3-2838B  
SHEET NAME  
FOUNDATION/ 1ST FLOOR PLAN

PLOTS/SCALE: 0.25"=1'  
DATE: 1/12/99  
FILE: G3-2838B.DWG  
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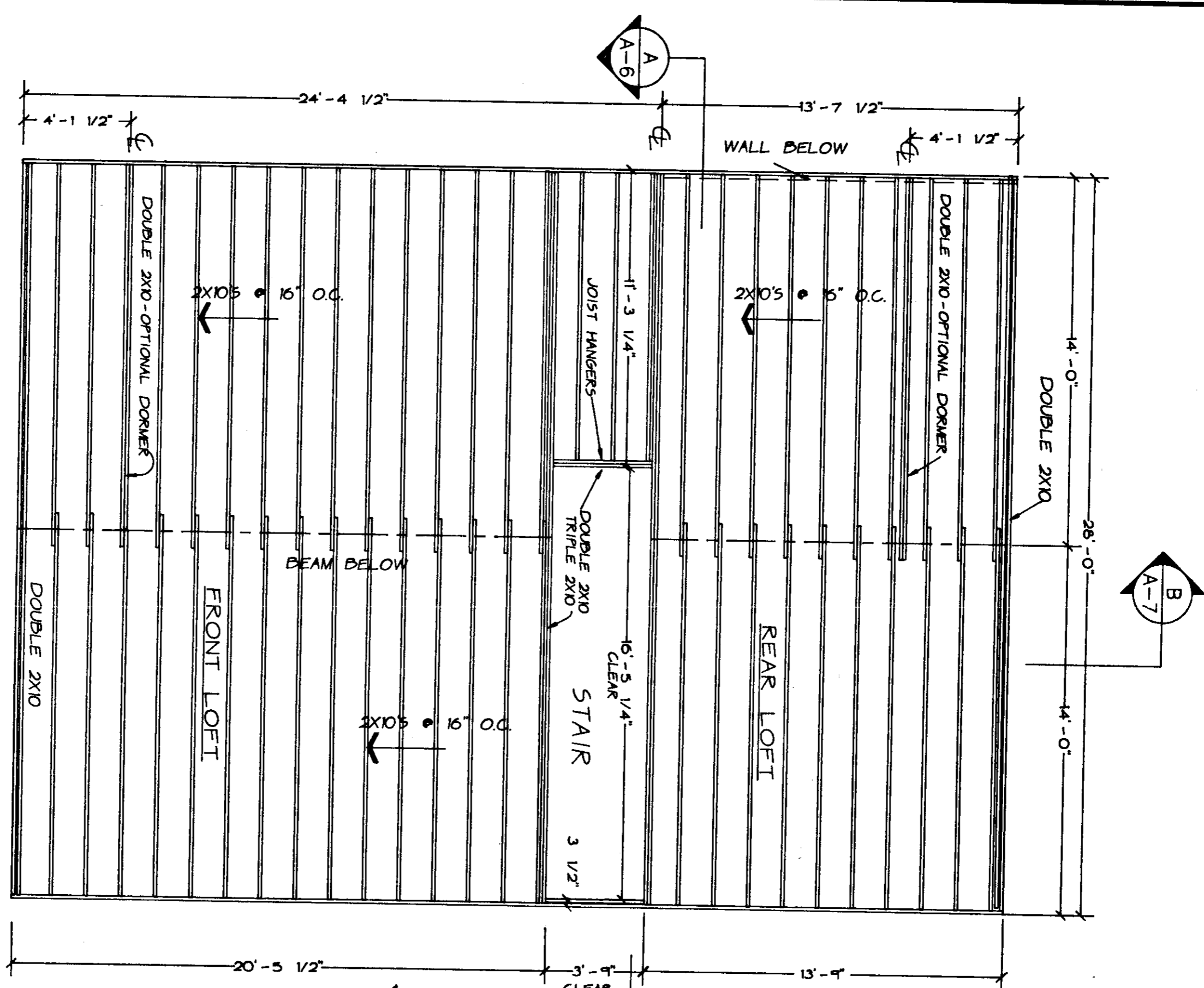
DOOR SCHEDULE				
NUMBER	DOOR SIZE	ROUGH OPENING	DOOR TYPE	QTY
1	3'-0" X 6'-8"	3'-2 1/2" X 6'-10 1/2"	EXTERIOR DOOR***	1
2	4'-0" X 6'-0"	4'-0 1/2" X 6'-1 1/2"	OH GARAGE	1
3	3'-0" X 6'-8"	3'-2 1/2" X 6'-10 1/2"	METAL CLAD	1
TOTAL				3

\*\*\*NOTE: TRANSOM OVER DOOR IS OPTIONAL

WINDOW SCHEDULE				
SYM	GLASS	ROUGH OPENING	TYPE	QTY
A	26X16	3'-10 X 3'-5 1/2"	DOUBLE HUNG	6
B	2-26X28	5'-9 1/2 X 5'-5 1"	OH MULLION	1
C	6X24	1'-10 X 4'-9 1/2"	DOUBLE HUNG	2
D	36X28	3'-6 X 5'-5 1/2"	DOUBLE HUNG	1
E	28X28	2'-10 X 5'-5 1/2"	DOUBLE HUNG	2
TOTAL				12

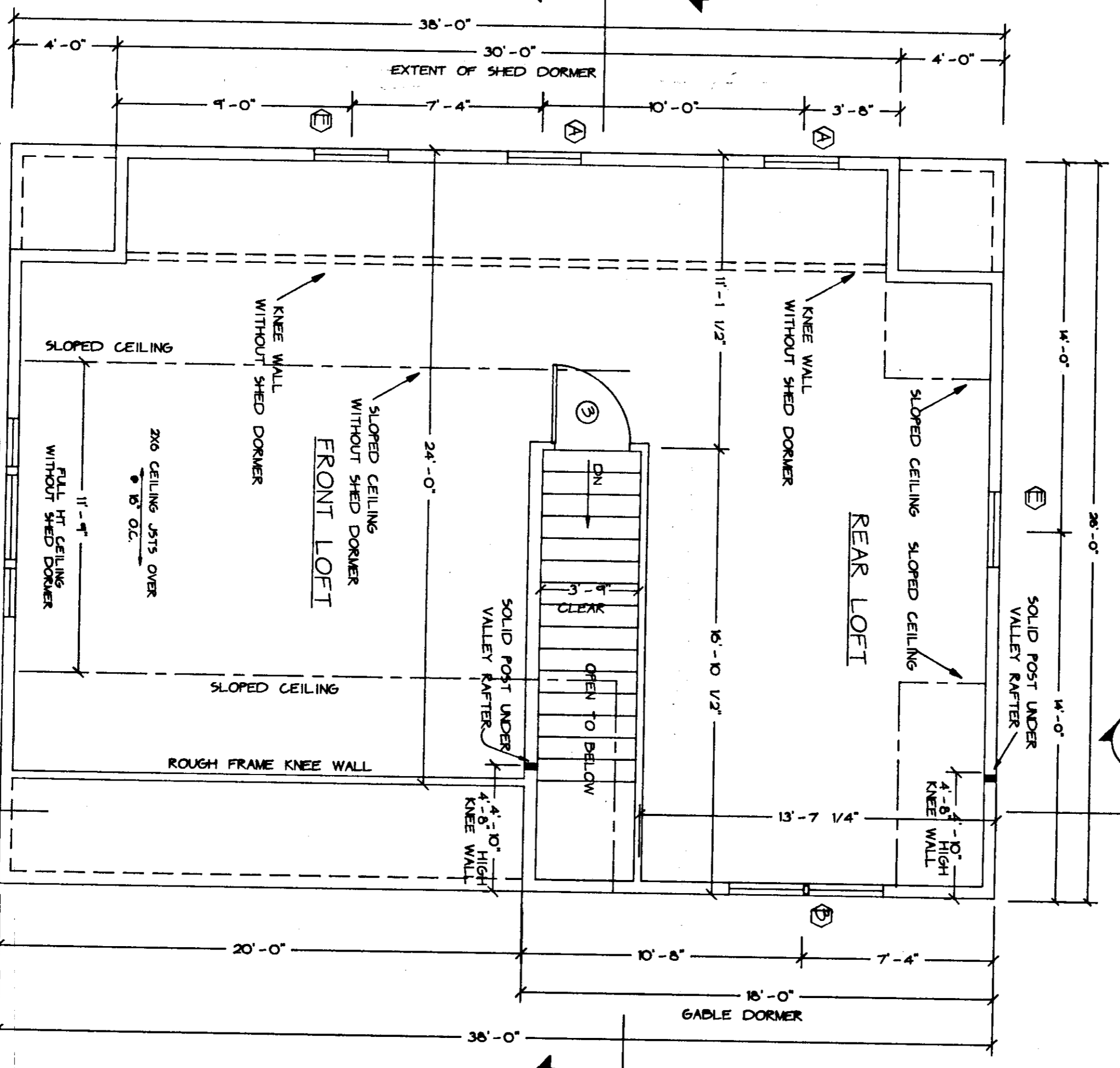
NOTES:  
 • DIMENSIONS BASED ON HURD PRIMED WINDOWS W/ ACTUAL UNITS  
 • VERIFY ALL DIMENSIONS  
 • RECTANGULAR GRILLS FOR WINDOWS OPTIONAL

NOTES:  
 • PREHUNG DOOR UNITS  
 • VERIFY ALL DIMENSIONS W/ ACTUAL UNITS



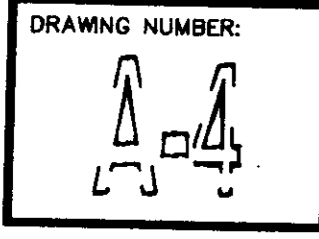
SECOND FLOOR FRAMING PLAN  
 SCALE: 1/4"=1'-0"

NOTE:  
 EXTERIOR WALLS ARE SHOWN AS (OPTIONAL) 2X6 FOR EXTRA INSULATION CAPACITY WHEN FINISHING OFF LOFT. 2X4 STUD WALLS ARE ACCEPTABLE FOR STRUCTURE NOT REQUIRING ADDED INSULATION.



SECOND FLOOR PLAN  
 SCALE: 1/4"=1'-0"

PLAN NO. G3-2838B

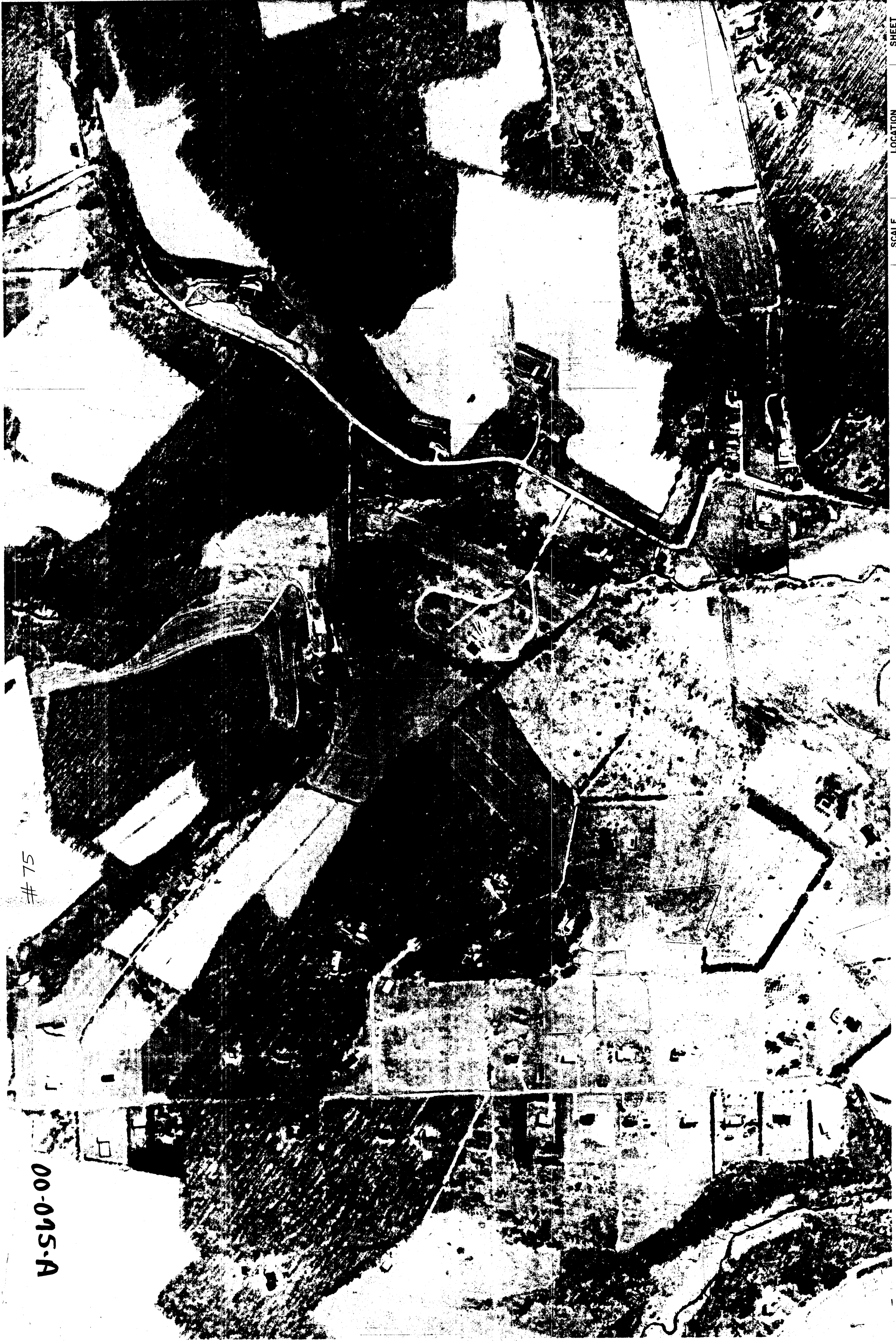


PROJECT: 3 BAY GARAGE ~ G3-2838B  
 SHEET NAME: 2ND FLOOR PLAN /FRAMING

PLOTSCALE: 0.25' = 1'  
 DATE: 1/10/99  
 FIG: G3-2838B .DWG  
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# 75

00-015-A

SCALE  
1" = 200' ±

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

LOCATION  
GRIMESVILLE

SHEET  
N.W.  
37-E

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

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