IN RE: PETITION FOR VARIANCE N/S Tartan Hill Road, 195' E of the c/l Feather Hill Road (5008 Tartan Hill Road) 11th Election District 6th Council District John E. Kotrla, Jr., et ux Petitioners	* * * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 03-172-A

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, John E. Kotrla, Jr., and his wife, Karen L. Kotrla. The Petitioners seek relief from Section 1B02.3.B (Section 1B01.2.C.4, Bill #100, 1970) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 21 feet in lieu of the required 30 feet for a proposed addition, and an amendment to the previously approved Final Development Plan for Tartan Hill, Lot No. 8 thereof. The subject property and requested relief are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were John and Karen Kotrla, property owners, and Tim Ellis, their builder. Appearing as Protestants in the matter were Gary Pohlner, adjacent property owner, Bill Hemelt, and Richard Carothers, President of the Tartan Hill Community Association, which was represented by Haven Shoemaker, Esquire. John Lewis, an employee in the Zoning Review Division of the County's Department of Permits and Development Management, also appeared.

Testimony and evidence offered revealed that the subject property is a roughly rectangular shaped parcel located on the north side of Tartan Hill Road, just east of Feather Hill Road in White Marsh. The property is approximately 64 feet wide along the front property line, and 68 feet along the rear property line, and contains a gross area of 6500 sq.ft. zoned D.R.5.5

ORDER RECEIVED FOR FILING
Date 12/4/02
By

The property is presently improved with a one-story, single family dwelling in which the Petitioners reside. A series of photographs of the property and dwelling thereon were collectively submitted as Petitioner's Exhibit 3. Those photographs show that the property is well maintained and that the community is composed of attractive single family dwellings on modest lots. Testimony indicated that Mr. & Mrs. Kotrla recently commenced construction of a one-story addition to the rear of the existing dwelling. As shown on the site plan, the proposed addition will be 13 feet deep and 38 feet wide, the same width as the house. It was indicated that the addition is necessary to provide more living space for the Petitioners' family.

Testimony indicated that after developing plans for the addition, Mr. & Mrs. Kotrla applied for the requisite building permit. John Lewis of DPDM reviewed the application and a permit was issued. Construction ultimately began and photographs showing the grading and excavation that have been completed were submitted at the hearing. During the initial phase of construction, an inquiry was made to Baltimore County regarding the proposed improvements and upon further review of the application, Mr. Lewis determined that the building permit had been issued in error. That is, due to circumstances unique only to certain lots in this subdivision, additional variance relief is required. I explain.

As noted above, the subject property is located in the Tartan Hill subdivision, the development plan for which was approved under the development review regulations that existed in the 1980s. In order to provide adequate buffers from existing properties, Baltimore County adopted standards which required that any new development within 300 feet of an existing dwelling would be subject to the additional setback requirements imposed under Section 1B02.3.B. Thus, although the proposed addition meets the general setback requirements for houses in the Tartan Hill community, compliance with Section 1B02.3.B of the B.C.Z.R. is also necessary due to the subject property's location within 300 feet of a dwelling that existed prior to approval of the Tartan Hill development plan. Section 1B02.3.B of the B.C.Z.R. requires a 30-foot setback from the rear of the building to the rear property line. As shown on the plan, the distance between the rear of the proposed addition and the rear property line is 21 feet. Thus, the Petitioners have filed

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Date 12/4/12
By

for variance relief, pursuant to Section 307 of the B.C.Z.R. That Section empowers the Zoning Commissioner to grant variances from area, height and setback requirements. The Courts of this state have interpreted that Section on numerous occasions. A leading case is Cromwell v. Ward, 102 Md. App. 691 (1995). In Cromwell, the Court enunciated a two-part test that must be satisfied in order for variance relief to be granted. The first prong of the test requires a finding by the zoning authority that the subject property is unique.

Upon due consideration of all of the testimony and evidence offered, I do find that the subject property is unique. Its shape is somewhat irregular, although admittedly similar to other properties in the area. However, the property's location adjacent to a panhandle driveway as well as its proximity within 300 feet of houses on Silver Spring Road are also factors which are uncommon to other houses in the community. Thus, for all of these reasons I find that the property is unique.

The second prong of the test requires a finding that the Petitioners would suffer a practical difficulty or unreasonable hardship if strict adherence to the regulations were required. I also find that the Petitioners have met this requirement. The lot is configured in such a manner that the addition can be located only where proposed. Obviously, an addition to either side of the building is not appropriate nor to the front.

Having satisfied the requirements of Cromwell, infra, I also find that the grant of the relief would not cause detrimental impacts to adjacent properties. The most impacted property belongs to Gary Pohlner who appeared at the hearing. In order to mitigate the impacts of the proposed addition on his dwelling, it appears that some increased landscaping to the rear of the Petitioners' property might be appropriate to screen the addition from Mr. Pohlner's property. I do note from the photographs presented that the side of Mr. Pohlner's house that faces the subject property does not have any windows. Thus, the visual impact from the addition will be more limited than might otherwise be expected. Nonetheless, I will require that the Petitioners consult with the County's Landscape Architect to determine the type of screening which might be effective in buffering the addition from the neighboring house.

ORDER RECEIVED FOR FILING
Date 12/4/12
By

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 4th day of December, 2002 that the Petition for Variance seeking relief from Section 1B02.3.B (Section 1B01.2.C.4, Bill #100, 1970) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 21 feet in lieu of the required 30 feet for a proposed addition, and an amendment to the previously approved Final Development Plan for Tartan Hill, Lot No. 8 thereof, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

2) The Petitioners shall consult with the County's Landscape Architect to develop a landscape plan for the rear yard sufficient to buffer the proposed addition from the Pohlner property. A copy of this plan shall be furnished to Mr. Pohlner for his review and input.

3) When applying for a building permit, the site plan and/or landscape plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 12/4/02
By

IN THE MATTER OF THE APPLICATION OF JOHN AND KAREN KOTRLA OWNER /PETITIONER FOR VARIANCE ON PROPERTY LOCATED ON THE N/S OF TARTAN HILL ROAD, 195' E OF FEATHER HILL ROAD (5008 TARTAN HILL ROAD) 11TH ELECTION DISTRICT 6TH COUNCILMANIC DISTRICT	* BEFORE THE * COUNTY BOARD OF APPEALS * OF * BALTIMORE COUNTY * CASE NO. 03-172-A

* * * * * * * * *

ORDER OF DISMISSAL

This case comes before the Baltimore County Board of Appeals on a Petition for Variance which was granted with restrictions by the Deputy Zoning Commissioner on December 4, 2002. The subject property is located at 5008 Tartan Hill Road, 11th Election District; 6th Councilmanic District.

The Petitioners/ Legal Owners, John and Karen Kotrla, appeared *pro se*. J. Carroll Holzer, Esquire, represented the Appellants/Protestants, Richard Carothers, President, Tartan Hill Community Associations, Inc.; and Gary Pohlner, adjoining property owner.

Bringing a preliminary matter before the Board, Mr. Holzer, counsel for the Appellants, stated that a resolution had been reached by the parties involved in this appeal.

Mr. Holzer introduced a landscape plan (Joint Exhibit #1), approved by Baltimore County landscape architect Avery Harden, into the record. He also introduced photographs (Joint Exhibit #2A, B, C) taken by Mrs. Kotrla of the landscaping as it has been placed on the subject property in compliance with the approved plan.

Mr. Holzer proffered that his clients wished to withdraw their appeal based on this evidence and asked the Board to grant a Motion to Dismiss. Mr. Carothers and Mr. Pohlner agreed to withdraw on the record. Mr. and Mrs. Kotrla indicated for the record that they were satisfied with this resolution.

In response to a question from the Board, Mr. Kotrla stated for the record that the plants are under a one-year guarantee from the nursery company. Further he agrees that he will replace them beyond that one-year limit in order to comply with the landscape plan approved and implemented.

Upon consideration of same, the Board granted said Motion for Dismissal and will so order in accordance with the record.

WHEREFORE, IT IS THIS 17th day of October, 2003 by the County Board of Appeals of Baltimore County

ORDERED that the appeal filed in Case No. 03-172-A, **WITHDRAWN** by the Appellants /Protestants pursuant to the resolution of the parties as stated on the record created at public hearing on October 7, 2003, and in accordance with the Landscape Plan approved by Avery Harden, entered as Joint Exhibit #1; the photographs taken by Petitioner, entered as Joint Exhibit #2A, B and C), of the landscaping as it has been placed on the subject property in compliance with the approved plan; and Mr. Kotrla's statement for the record that the plants are under a one-year guarantee from the nursery company, and, further, that he agrees to replace them beyond that one-year limit in order to comply with the landscape plan approved and implemented in this matter, be and the same is hereby **DISMISSED,** thereby rendering the Deputy Zoning Commissioner's Order dated December 4, 2002, the final Order in this matter, pursuant to the agreement of the parties to this case.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Lawrence M. Stahl, Chairman

Margaret Worrall

Edward W. Crizer, Jr.

County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

October 17, 2003

J. Carroll Holzer, Esquire
508 Fairmount Avenue
Towson, MD 21286

RE: *In the Matter of John and Karen Kotrla – Owners /Petitioners*
Case No. 03-172-A /Order of Dismissal

Dear Mr. Holzer:

Enclosed please find a copy of the Order of Dismissal issued this date by the Board of Appeals of Baltimore County, pursuant to the agreement reached by the parties in the subject matter.

Very truly yours,

Kathleen C. Bianco/trs
Kathleen C. Bianco
Administrator

Enclosure

c: Richard Carothers, President
Tartan Hill Community Association, Inc.
Gary Pohlner
Mr. and Mrs. John Kotrla
Office of People's Counsel
Pat Keller, Planning Director
Lawrence E. Schmidt, Zoning Commissioner
James H. Thompson, Code Enforcement **[Enforcement Case #02-7527]**
Timothy M. Kotroco, Director /PDM

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on Recycled Paper

IN RE: PETITION FOR VARIANCE N/S Tartan Hill Rd. Feather Hill Rd.(5008 Tartan Hill Rd.) 11th Election District 6th Councilmanic District	* * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
	*	CASE NO. 03-172-A
John E. Kotrla, et ux. *Petitioners*	*	

* * * * * * * * * * * * *

NOTICE OF APPEAL

Tartan Hill Community Association, Inc., by Richard Carothers, President and Gary Pohner, adjacent property owner, Appellants, by and through their her attorney, J. Carroll Holzer and Holzer and Lee, feeling aggrieved by the decision of the Zoning Commissioner in the above captioned case hereby note an appeal to the County Board of Appeals from the Decision of the Zoning Commissioner of Baltimore County, dated December 4, 2002, attached hereto, and incorporated herein as **Exhibit #1.**

Filed concurrently with this Notice of Appeal is a check made payable to Baltimore County to cover the costs of the appeal.

Respectfully submitted,

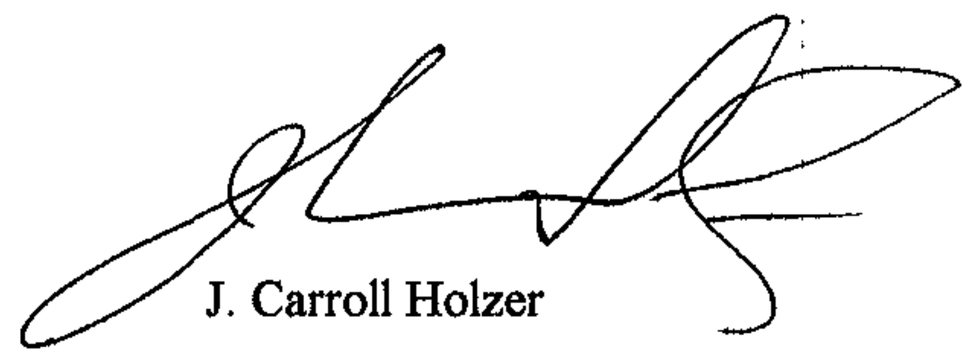
J. Carroll Holzer
Holzer & Lee
508 Fairmount Avenue
Towson, Maryland 21286
410-825-6961
Attorney for Appellants

RECEIVED
By bh

H:\Notices\Tartan Hill C.A. CBA.doc

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on the 31st day of December, 2002, a copy of the foregoing Notice of Appeal was mailed first class, postage pre-paid to John E. Kotrla, Jr., 5008 Tartan Hill Rd., Perry Hall, MD 21128; County Board of Appeals, Basement Old Court House, 400 Washington Avenue, Towson, MD 21204; and People's Counsel for Baltimore County, Basement Old Courthouse, 400 Washington Avenue, Towson, MD 21204.



J. Carroll Holzer

Baltimore County
Zoning Commissioner

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

December 3, 2002

Mr. & Mrs. John E. Kotrla, Jr.
5008 Tartan Hill Road
Perry Hall, Maryland 21128

RE: PETITION FOR VARIANCE
N/S Tartan Hill Road, 195' E of the c/l Feather Hill Road
(5008 Tartan Hill Road)
11th Election District – 6th Council District
John E. Kotrla, Jr., et ux - Petitioners
Case No. 03-172-A

Dear Mr. & Mrs. Kotrla:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for 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 Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Tim Ellis, 1011 Winfield Drive, Bel Air, Md. 21015
Haven Shoemaker, Esquire, 838 Main Street, Hampstead, Md. 21074
Mr. Gary Pohlner, 5006 Tartan Hill Road, Perry Hall, Md. 21128
Mr. Bill Hemelt, 9 Joni Court, Parkville, Md. 21234
Mr. Richard Carothers, 2 Bootham Court, Perry Hall, Md. 21128
People's Counsel; Case File

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on Recycled Paper

ORIGINAL KEEP IN ZONING FILE

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 5008 TARTAN HILL RD.

which is presently zoned DR 5.5

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) 1B02.3.B (1B01.2.C.4. BILL 100, 1970)

TO PERMIT A REAR YARD SETBACK OF 21 FT IN LIEU OF 30 FT. FOR A PROPOSED ADDITION AND TO AMEND THE APPROVED FINAL DEVELOPMENT PLAN FOR LOT #8, TARTAN HILL.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

DETERMINED AT HEARING

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):

John E Kotrla Jr.
Name - Type or Print

John E Kotrla Jr.
Signature

Karen L. Kotrla
Name - Type or Print

Karen L. Kotrla
Signature

5008 Tarton Hill Rd. (410) 931-2349
Address — Telephone No.

Perry Hall · Md. 21128
City — State — Zip Code

Representative to be Contacted:

Name

Address — Telephone No.

City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1HR

UNAVAILABLE FOR HEARING —

Reviewed By JC **Date** 10/04/02

ORDER RECEIVED FOR FILING
Date 12/4/02
By bg

Case No. 03-172-A

REV 9/15/98

ZONING DESCRIPTION
5008 TARTAN HILL RD.

BEGINNING ON THE NORTH SIDE OF TARTAN HILL RD. A 50 FT. RW. AT A DISTANCE OF 195'± EAST OF FEATHER HILL RD. A 60 FT. RW, BEING LOT 8 BLOCK B, PLAT 2 TARTAN HILL SECT. III PHASE 1A OF WHITEMARSH PB 45 FOLIO 53, BEING 6,500 SQ FT. ±

172

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:
Case: #03-172-A
6008 Tartan Hill Road
N/side of Tartan Hill Road 195 ft. east of Feather Hill Road
11th Election District
6th Councilmanic District
Legal Owner(s): John E. and Karen L. Kotrla
Variance: to permit a rear yard setback of 21 ft. in lieu of 30 ft. for a proposed addition and to amend the approved Final Development Plan for Lot #8, Tartan Hill.
Hearing: Tuesday, November 12, 2002 at 10:00 a.m. in Room 106, Baltimore County Office Building, 111 W. Chesapeake Avenue, Towson 21204

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT10/829 Oct. 29 C571528

CERTIFICATE OF PUBLICATION

10/31/, 2002

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/29/, 2002.

- [x] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

S. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 20130

DATE 12/31/02 ACCOUNT 001-006-6150

AMOUNT $ 210.00

RECEIVED FROM: J. Carroll Holzer

FOR:

Appeal 03-172-A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
BUSINESS ACTUAL TIME
12/31/2002 12/31/2002 12:07:07
REG W006 WALKIN KMCM KXM DRAWER 4
RECEIPT # 124932 12/31/2002 OFLN
DUP 5 528 ZONING VERIFICATION
CK NO. 6901
Recpt Tot $210.00
210.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

Date: 10/22/02

RE: Case Number 03-172-A
Petitioner: JOHN E., KAREN L. KOTRIA
Date of Hearing: 11/12/02

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 5008 TARTAN HILL RD.

The sign(s) were posted on 10/22/02
(Month, Day, Year)

Gary Freund
(Signature of Sign Poster)

Gary Freund
(Printed Name of Sign Poster)

Balto. Co. Code Enforcement
(Street Address of Sign Poster)

Towson, MD 21204
(City, State, Zip Code of Sign Poster)

Revised 3/1/01 - SCJ

APPEAL SIGN POSTING REQUEST

CASE NO.: 03-172-A

John and Karen Kotrla - LEGAL OWNERS

5008 Tartan Hill Road, Perry Hall

11th ELECTION DISTRICT APPEALED: 12/31/2002

ATTACHMENT – (Plan to accompany Petition – Petitioner's Exhibit No. 1)

********COMPLETE AND RETURN BELOW INFORMATION*****

CERTIFICATE OF POSTING

TO: Baltimore County Board of Appeals
400 Washington Avenue, Room 49
Towson, Maryland 21204

Attention: Kathleen Bianco
Administrator

RE: Case No.: 03-172-A

Petitioner/Developer:

This is to certify that the necessary appeal sign was posted conspicuously on the property located at: 5008 Tartan Hill Rd.

The sign was posted on 1/23, 2003

By: Gary C Freund
(Signature of Sign Poster)

GARY FREUND
(Printed Name)

APPEAL SIGN POSTING REQUEST

CASE NO.: 03-172-A

John and Karen Kotrla - LEGAL OWNERS

5008 Tartan Hill Road, Perry Hall

11th ELECTION DISTRICT APPEALED: 12/31/2002

ATTACHMENT – (Plan to accompany Petition – Petitioner's Exhibit No. 1)

Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

October 11, 2002

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 03-172-A
5008 Tartan Hill Road
N/side of Tartan Hill Road 195 ft. east of Feather Hill Road
11th Election District – 6th Councilmanic District
Legal Owner: John E. and Karen L. Kotrla

Variance to permit a rear yard setback of 21 ft. in lieu of 30 ft. for a proposed addition and to amend the approved Final Development Plan for Lot #8, Tartan Hill.

HEARING: Tuesday, November 12, 2002 at 10:00 a.m. in Room 106, Baltimore County Office Building, 111 W. Chesapeake Avenue

Arnold Jablon
Director

AJ:rlh

C: Mr. & Mrs. John Kotrla, Jr., 5008 Tartan Hill Road, Perry Hall 21128

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, OCTOBER 28, 2002.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

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on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
Tuesday, October 29, 2002 Issue – Jeffersonian

Please forward billing to:
John E. Kotrla, Jr. 410-931-2349
5008 Tartan Hill Road
Perry Hall, MD 21128

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 03-172-A
5008 Tartan Hill Road
N/side of Tartan Hill Road 195 ft. east of Feather Hill Road
11th Election District – 6th Councilmanic District
Legal Owner: John E. and Karen L. Kotrla

Variance to permit a rear yard setback of 21 ft. in lieu of 30 ft. for a proposed addition and to amend the approved Final Development Plan for Lot #8, Tartan Hill.

HEARING: Tuesday, November 12, 2002 at 10:00 a.m. in Room 106, Baltimore County Office Building, 111 W. Chesapeake Avenue

Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

LES:rlh

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

fo
11/12

IN RE: PETITION FOR VARIANCE
N/S of Tartan Hill Road, 195' E
of the c/l Feather Hill Road
(5008 Tartan Hill Road)
11th Election District
6th Council District

John E. & Karen L. Kotrla
Legal Owners/Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 03-172-A

* * * * * * * * * * *

SUBPOENA

TO: John Lewis
Department of Permits & Develoment Management
111 W. Chesapeake Avenue, Rm. 111
Towson, Md. 21204

You are hereby summoned and commanded to be and appear personally before the Zoning Commissioner/Deputy Zoning Commissioner of Baltimore County in Room 106 of the County Office Building, 10AM

and to bring (n/a)

on the 12th day of November 2002, regarding the above captioned case, for the purpose of testifying at the request of John E. & Karen L. Kotrla, property owners/Petitioners.

Mr. Sheriff/Private Process Server:

Please process in accordance with Zoning Commissioner's Rule 2 (C).

Zoning Commissioner/Deputy
Zoning Commissioner
for Baltimore County

Issued: 11/6/02

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: 172

Petitioner: KOTRLA

Address or Location: 5008 TARTAN HILL RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: John E. Kotrla Jr.

Address: 5008 Tartan Hill Rd.

Perry Hall, Md. 21128

Telephone Number: 410-931-2349

Revised 2/20/98 - SOJ

Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

November 8, 2002

John E. Kotrla, Jr.
Karen L. Kotrla
5008 Tartan Hill Road
Perry Hall, MD 21128

Dear Mr. and Mrs. Kotrla:

RE: Case Number: 03-172-A, 5008 Tartan Hill Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 4, 2002.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rlh

Enclosures

c: People's Counsel

Printed with Soybean Ink
on Recycled Paper

Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 10·11·02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 172 JL

Dear. Mr. Zahner:

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., 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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley RBS/TGT

DATE: November 6, 2002

Zoning Petitions

Zoning Advisory Committee Meeting of October 15, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

160, 162-165, 167-172

Lro
11/12

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 16, 2002

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 03-135, 03-158 & 03-172**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by: Mark A. Cunningham

Section Chief: Lynn Lanham

AFK/LL:MAC

Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

October 15, 2002

ATTENTION: George Zahner

Distribution meeting: 10/15/02

Location:

Item No.:

Dear Mr. Zahner:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Marshal's Office has no comments at this time, in reference to the following items: 159 & 160, 162-172

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

October 22, 2002

ATTENTION: George Zahner

Property Owner:

Location:

Item No.:

Dear Mr. Zahner:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Marshal's Office has no comments at this time, in reference to the following items: 171-179, 181

(78

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Printed with Soybean Ink
on Recycled Paper

Visit the County's Website at www.baltimorecountyonline.info

RE:	PETITION FOR VARIANCE 5008 Tartan Hill Rd. N/s of Tartan Hill Road, 195' east of Feather Hill Road 11th Election District 6th Councilmanic District Legal Owner: John E. and Karen L Kotrla Petitioner(s)	* * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 03-172-A

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17th day of October, 2002, a copy of the foregoing Entry of Appearance was mailed to John and Karen Kotrla, 5008 Tartan Hill Road, Perry Hall, MD 21128 Petitioner(s).

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

MDP
Maryland Department of Planning

Parris N. Glendening
Governor
Kathleen Kennedy Townsend
Lt. Governor

Roy W. Kienitz
Secretary
Mary Abrams
Deputy Secretary

October 16, 2002

Mr. George Zahner
Baltimore County Department of Permits and Development Management
111 West Chesapeake Avenue
Room 111, Mail Stop #1105
Towson MD 21204

Re: **Zoning Advisory Committee Agenda, 10/21/02 re: case numbers 03-159-SPHA, 03-160-SPH, 03-161-SPH, 03-162-A, 03-163-A, 03-164-A, 03-165-A, 03-166-A, 03-167-A, 03-168-A, 03-169-A, 03-170-A03-172-A**

Dear Mr. Zahner:

The Maryland Department of Planning has received the above-referenced information on 10/15/02. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this review process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,

James R. Gatto
Manager
Metropolitan Planning
Local Planning Assistance Unit

cc: Mike Nortrup

RECEIVED
OCT 21 2002
DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

301 West Preston Street • Suite 1101 • Baltimore, Maryland 21201-2365
Telephone: 410.767.4500 • Fax: 410.767.4480 • Toll Free: 1.877.767.6272 • TTY Users: Maryland Relay
Internet: www.MDP.state.md.us

MDP
Maryland Department of Planning

Parris N. Glendening
Governor
Kathleen Kennedy Townsend
Lt. Governor

Roy W. Kienitz
Secretary
Mary Abrams
Deputy Secretary

October 16, 2002

Mr. George Zahner
Baltimore County Department of Permits and Development Management
111 West Chesapeake Avenue
Room 111, Mail Stop #1105
Towson MD 21204

Re: **Zoning Advisory Committee Agenda, 10/21/02 re: case numbers 03-159-SPHA, 03-160-SPH, 03-161-SPH, 03-162-A, 03-163-A, 03-164-A, 03-165-A, 03-166-A, 03-167-A, 03-168-A, 03-169-A, 03-170-A03-172-A**

Dear Mr. Zahner:

The Maryland Department of Planning has received the above-referenced information on 10/15/02. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this review process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,

James R. Gatto
Manager
Metropolitan Planning
Local Planning Assistance Unit

cc: Mike Nortrup

RECEIVED
OCT 21 2002
DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

301 West Preston Street • Suite 1101 • Baltimore, Maryland 21201-2365
Telephone: 410.767.4500 • Fax: 410.767.4480 • Toll Free: 1.877.767.6272 • TTY Users: Maryland Relay
Internet: www.MDP.state.md.us

Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

January 2, 2003

Mr. and Mrs. John E. Kotrla, Jr.
5008 Tartan Hill Road
Perry Hall, MD 21128

Dear Mr. and Mrs. Kotrla:

RE: Case No. 03-172-A, 5008 Tartan Hill Road

Please be advised that an appeal of the above-referenced case was filed in this office on December 31, 2002 by J. Carroll Holzer on behalf of Tartan Hill Community Association and Gary Pohner. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals (Board).

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to call the Board at 410-887-3180.

Sincerely,

Arnold Jablon
Director

AJ:rlh

c: Lawrence E. Schmidt, Zoning Commissioner
Arnold Jablon, Director of PDM
People's Counsel
J. Carroll Holzer

Printed with Soybean Ink
on Recycled Paper

JOHN KOTRLA
KAREN KOTRLA
5008 TARTAN HILL ROAD
PERRY HALL MD 21128
Petitioner

APPEAL

J. CARROLL Holzer
HOLZER AND LEE
508 Fairmount Avenue
Towson, MD 21286
Attorney for Appealnts

Petition for Variance
5008 Tartan Hill Road
N/side of Tartan Hill Road 195 ft east of Feather Hill Road
11th Election District – 6th Councilmanic District
John and Karen Kotrla - Legal Owner
Case No.: 03-172-A

RECEIVED
JAN 0 3 2003
BALTIMORE COUNTY
BOARD OF APPEALS

RICHARD CAROTHERS PRESIDENT
TARTAN HILL COMMUNITY ASSCIATION, INC.
2 BOOTHAM COURT
PERRY HALL MD 21128
Appellant

GARY POHLNER
5006 TARTAN HILL ROAD
PERRY HALL MD 21128
Appellant

✓ Petition for Variance(October 4, 2002)

✓ Zoning Description of Property

✓ Notice of Zoning Hearing (October 11, 2002)

✓ Certification of Publication (The Jeffersonian issue October 29, 2002)

✓ Certificate of Posting (October 22, 2002 posted by Gary Freunc

✓ Entry of Appearance by People's Counsel (October 17, 2002)

✓ Petitioner(s) Sign-In Sheet
[redacted] one Received

✓ Protestant(s) Sign-In Sheet
None

✓ Citizen(s) Sign-In Sheet
One

✓ Zoning Advisory Committee Comments

Petitioners' Exhibits:
✓1. Two Plats for Zoning Variance
✓2a. Letter asking approval of variance
✓3. Letter of support for variance & Pictures
✓4. Copy of Admin. Variance from Sept. 5, 2000-
✓5. Construction Plan

✓ Protestants' Exhibits:
1. Letter of Protest concerning variance from Tartan Hill Community Assn.

✓ Miscellaneous (Not Marked as Exhibits):
Violation Case Documents

✓ Deputy Zoning Commissioner's/Zoning Commissioner's Order (GRANTED with restrictions – December 4, 2002)

✓ Notice of Appeal received on December 31, 2002 from J. Carroll Holzer on behalf of Tartan Hill Community Assn. and Gary Pohner.

c:
James H. Thompson, Code Enforcement (Enforcement Case No. 02-7527)
People's Counsel of Baltimore County, MS #2010
Lawrence Schmidt, Zoning Commissioner
Arnold Jablon, Director of PDM
Mr. and Mrs. John Kotrla, 5008 Tartan Hill Road, Perry Hall 21128
J. Carroll Holzer

date sent rlh January 2, 2003

VE

Case No. 03-172-A

VAR – To permit a rear yard setback of 21 feet ilo rquired 30 feet for a proposed addition; and amendment to previously approved FDP for Tartan Hill, Lot No. 8 thereof.

12/04/02 –D.Z.C.'s decision in which variance was GRANTED with restrictions.

4/21/03 –Notice of Assignment sent to following; assigned for hearing on Thursday, August 14, 2003 at 10 a.m.:

J. Carroll Holzer, Esquire
Richard Carothers, President
Tartan Hill Community Association, Inc.
Gary Pohlner
Mr. and Mrs. John Kotrla
Office of People's Counsel
Pat Keller, Planning Director
Lawrence E. Schmidt, Zoning Commissioner
James H. Thompson, Code Enforcement **[Enforcement Case #02-7527]**
Arnold Jablon, Director /PDM

7/31/03 – Hearing to be postponed administratively; unable to pull together a 3-member panel on this date; Murphy not sitting /will be resigning; Stahl and Worrall are out of town /out of the country; Marks has conflict (one of the parties); and Adams has court schedule conflict. Only two remaining are Wescott and Crizer (new appointment; not yet sworn in). Board is aware of scheduling problem; discussed the necessity to postpone this matter with Chairman Stahl, who concurs that this is the only option at this time.

-- Notice of PP and Reassignment sent to parties; to be administratively postponed and reassigned to the next available date; reassigned to Tuesday, October 7, 2003 at 10:00 a.m. (Mr. Holzer is on vacation through 10/03/03).

10/07/03 – Board convened for hearing (Stahl, Worrall, Crizer); parties had reached agreement which was put on the record; appeal to be withdrawn as the result of that agreement. Board will issue order of dismissal incorporating the terms of the agreement which led to the dismissal of this appeal.

BALTIMORE COUNTY, MARYLAND
Board of Appeals of Baltimore County
Interoffice Correspondence

DATE: January 2, 2004

TO: Timothy Kotroco, Director
Permits & Development Management
Attn.: David Duvall

FROM: Theresa R. Shelton
Board of Appeals

SUBJECT: **CLOSED APPEAL CASE FILES**

The following case(s) have been finalized and the Board of Appeals is closing the copy of the appeal case file(s) and returning the file(s) and exhibits (if applicable) attached herewith.

BOARD OF APPEALS CASE NUMBER	*PDM FILE NUMBER*	NAME	LOCATION
03-537-XA	*03-537-XA*	BETTY HENNINGER	4 MARLYN AVENUE
03-172-A	*03-172-A*	JOHN AND KAREN KOTRLA	5008 TARTAN HILL ROAD
03-311-A	*03-311-A*	TIMOTHY AND NIKKI DEMSKI	2820 MUNSTER ROAD
02-519-A	*02-519-A*	DOROTHY AND CHERYL MILLIGAN	7116 OXFORD ROAD

Attachment: SUBJECT FILE(S) / EXHIBIT(S) ATTACHED;

County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

Hearing Room – Room 48

Old Courthouse, 400 Washington Avenue

July 31, 2003

NOTICE OF POSTPONEMENT & REASSIGNMENT

CASE #: 03-172-A

IN THE MATTER OF: ***John and Karen Kotrla*** -Legal Owners Petitioners
5008 Tartan Hill Road
11th Election District; 6th Councilmanic District

12/04/02– Petition for Variance GRANTED with restrictions by Deputy Zoning Commissioner.

which was assigned to be heard on 8/14/03 has been **ADMINISTRATIVELY POSTPONED** to the next available date on the Board's schedule; and has been

REASSIGNED FOR: **TUESDAY, OCTOBER 7, 2003 at 10:00 a.m.**

NOTICE: **This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.**

Please refer to the Board's Rules of Practice & Procedure, Appendix C, Baltimore County Code.

IMPORTANT: No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

If you have a disability requiring special accommodations, please contact this office at least one week prior to hearing date.

Kathleen C. Bianco
Administrator

---

c: Counsel for Appellants /Protestants : J. Carroll Holzer, Esquire
Appellants /Protestants : Richard Carothers, President
Tartan Hill Community Association, Inc.
Gary Pohlner

Petitioners : Mr. and Mrs. John Kotrla

Office of People's Counsel
Pat Keller, Planning Director
Lawrence E. Schmidt, Zoning Commissioner
James H. Thompson, Code Enforcement **[Enforcement Case #02-7527]**
Timothy M. Kotroco, Director /PDM

Printed with Soybean Ink
on Recycled Paper

County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

pp'd administratively rw 7/31/03 - reserve to put 3-member panel - per file notes

Hearing Room – Room 48

Old Courthouse, 400 Washington Avenue

April 21, 2003

NOTICE OF ASSIGNMENT

CASE #: 03-172-A

IN THE MATTER OF: ***John and Karen Kotrla*** -Legal Owners Petitioners
5008 Tartan Hill Road
11th Election District; 6th Councilmanic District

12/04/02–Petition for Variance GRANTED with restrictions by Deputy Zoning Commissioner.

Rescheduled to 10/07/03

ASSIGNED FOR: **THURSDAY, AUGUST 14, 2003 at 10:00 a.m.**

NOTICE: **This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.**

Please refer to the Board's Rules of Practice & Procedure, Appendix C, Baltimore County Code.

IMPORTANT: No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

If you have a disability requiring special accommodations, please contact this office at least one week prior to hearing date.

Kathleen C. Bianco
Administrator

c: Counsel for Appellants /Protestants : J. Carroll Holzer, Esquire
Appellants /Protestants : Richard Carothers, President
Tartan Hill Community Association, Inc.
Gary Pohlner

Petitioners : Mr. and Mrs. John Kotrla

Office of People's Counsel
Pat Keller, Planning Director
Lawrence E. Schmidt, Zoning Commissioner
James H. Thompson, Code Enforcement **[Enforcement Case #02-7527]**
Arnold Jablon, Director /PDM

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on Recycled Paper

DIVISION OF CODE INSPECTIONS AND ENFORCEMENT

ACTIVE VIOLATION CASE DOCUMENTS

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: October 25, 2002

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: Rick Wisnom, Chief
Division of Code Inspections & Enforcement

SUBJECT:	Item No.:	03-172-a
	Legal Owner/Petitioner	Kotrla, John E. & Karen L.
	Contract Purchaser:	N/A
	Property Address:	5008 Tartan Hill Rd.
	Location Description:	N of Tartan Hill Rd., 195' E of Feather Hill Rd

VIIOLATION INFORMATION:	Case No.	02-7527
	Defendants:	Kotrla, John E. & Karen L.

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:

NAME ADDRESS

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

- ☐ 1. Complaint letter/memo/email/fax (if applicable)
- X 2. Complaint Intake Form/Code Enforcement Officer's report and notes
- X 3. State Tax Assessment printout
- ☐ 4. State Tax Parcel Map (if applicable)
- ☐ 5. MVA Registration printout (if applicable)
- ☐ 6. Deed (if applicable)
- ☐ 7. Lease-Residential or Commercial (if applicable)
- ☐ 8. Photographs including dates taken
- X 9. Correction Notice/Code Violation Notice
- ☐ 10. Citation and Proof of Service (if applicable)
- ☐ 11. Certified Mail Receipt (if applicable)
- ☐ 12. Final Order of the Code Official/Hearing Officer (if applicable)
- ☐ 13. Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable)
- ☐ 14. Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable).

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/gb
C: Code Enforcement Officer

CODE ENFORCEMENT REPORT

DATE: 10 / 4 / 02 INTAKE BY: GB CASE #: 02-7527 INSPEC: 15

COMPLAINT LOCATION: 5008 TARTAN HILL Rd.

ZIP CODE: DIST: 11

COMPLAINANT NAME: PHONE #: (H) (W)

ADDRESS: ZIP CODE:

PROBLEM: PERMIT SUSPENDED.

IS THIS A RENTAL UNIT? YES ____ NO ____
IF YES, IS THIS SECTION 8? YES ____ NO ____
OWNER/TENANT INFORMATION:

TAX ACCOUNT #: 1800014440 ZONING:

INSPECTION: 10-3-02 - ISSUED STOP WORK AT SITE. TOLD THEM TO CALL JOHN LEWIS. RE-CK 10-11-02 G BERRY MAILED COPY OF WORK ORDER.

KH
GB

REINSPECTION:

REINSPECTION:

REINSPECTION:

Baltimore County
Department of Permits and
Development Management

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Code Enforcement:	410-887-3351	Plumbing Inspection:	410-887-3620
Building Inspection:	410-887-3953	Electrical Inspection:	410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Case No: 02-7527
Property No: 1800014440
Zoning:

Name(s): JOHN KOTRLA

Address: 5008 TARTAN HILL RD.

Violation Location: SAME

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

R105.7 - PERMIT BEING STOP BY ZONE. CONTACT JOHN LEWIS PERMIT B499410

R105.6 - SUSPENSION OF PERMIT PERMIT [redacted] SUSPENDED BY ZONE - CONTACT ZONE INC TO RESOLVE ISSUES.

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

On or Before:

Date Issued:

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF $200, $500, OR $1000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

Print Name

INSPECTOR:

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN:

Not Later Than: 10-10-02

Date Issued: 10-3-02

INSPECTOR: Glenn Berry
GLENN BERRY

AGENCY

RA1001B

DATE: 10/04/2002 STANDARD ASSESSMENT INQUIRY (1)
TIME: 15:05:18

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
18 00 014440	11	3-3	04-00	H	NO		12/12/01

KOTRLA JOHN E
KOTRLA KAREN L
5008 TARTAN HILL RD

DESC-1.. IMPS6677 SQ FT .1532 AC
DESC-2.. TARTAN HILL
PREMISE. 05008 TARTAN HILL RD
00000-0000

PERRY HALL MD 21128-9638 FORMER OWNER: PUGH KENNETH R

FCV	PRIOR	PROPOSED
LAND:	36,670	36,670
IMPV:	99,270	92,930
TOTL:	135,940	129,600
PREF:	0	0
CURT:	135,940	129,600
DATE:	05/96	01/99

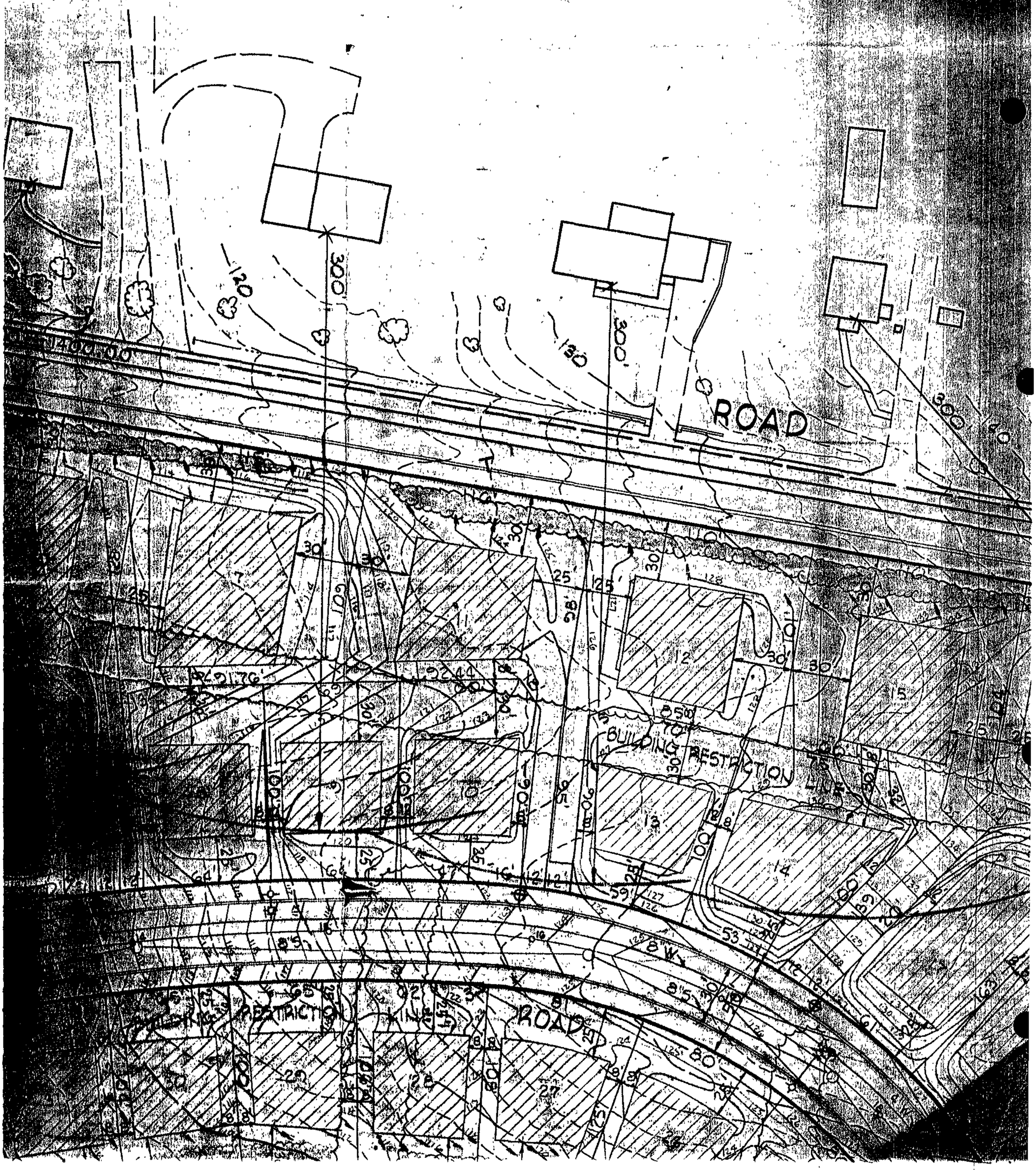
PHASED IN	CURR FCV	CURR ASSESS	PRIOR ASSESS
TOTAL..	129,600	129,600	129,600
PREF...	0	0	0
CURT...	129,600	129,600	129,600
EXEMPT.		0	0

TAXABLE BASIS		FM DATE
02/03 ASSESS:	129,600	09/30/00
01/02 ASSESS:	129,600	06/01/01
00/01 ASSESS:	51,840	06/01/00

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

[illegible] this partial development plan [illegible]
[illegible] the Provisory Section must be approved in accor[illegible]

[illegible] is not based on final engineered plans however it [illegible]
[illegible] height, use, and density of buildings, or the envelope to within [illegible]
[illegible] location, the location and type of existing major vegetation [illegible]
[illegible] areas and drives to the extent possible so as to coincide with [illegible]
[illegible] improvements, and other pertinent amenities.
[illegible] permit applications, the Provisory Section of this development plan [illegible]
[illegible] respects to the form and content required by Section [illegible] of
[illegible]



Plat to accompany Petition for Zoning ☑ Variance ☐ Special Hearing

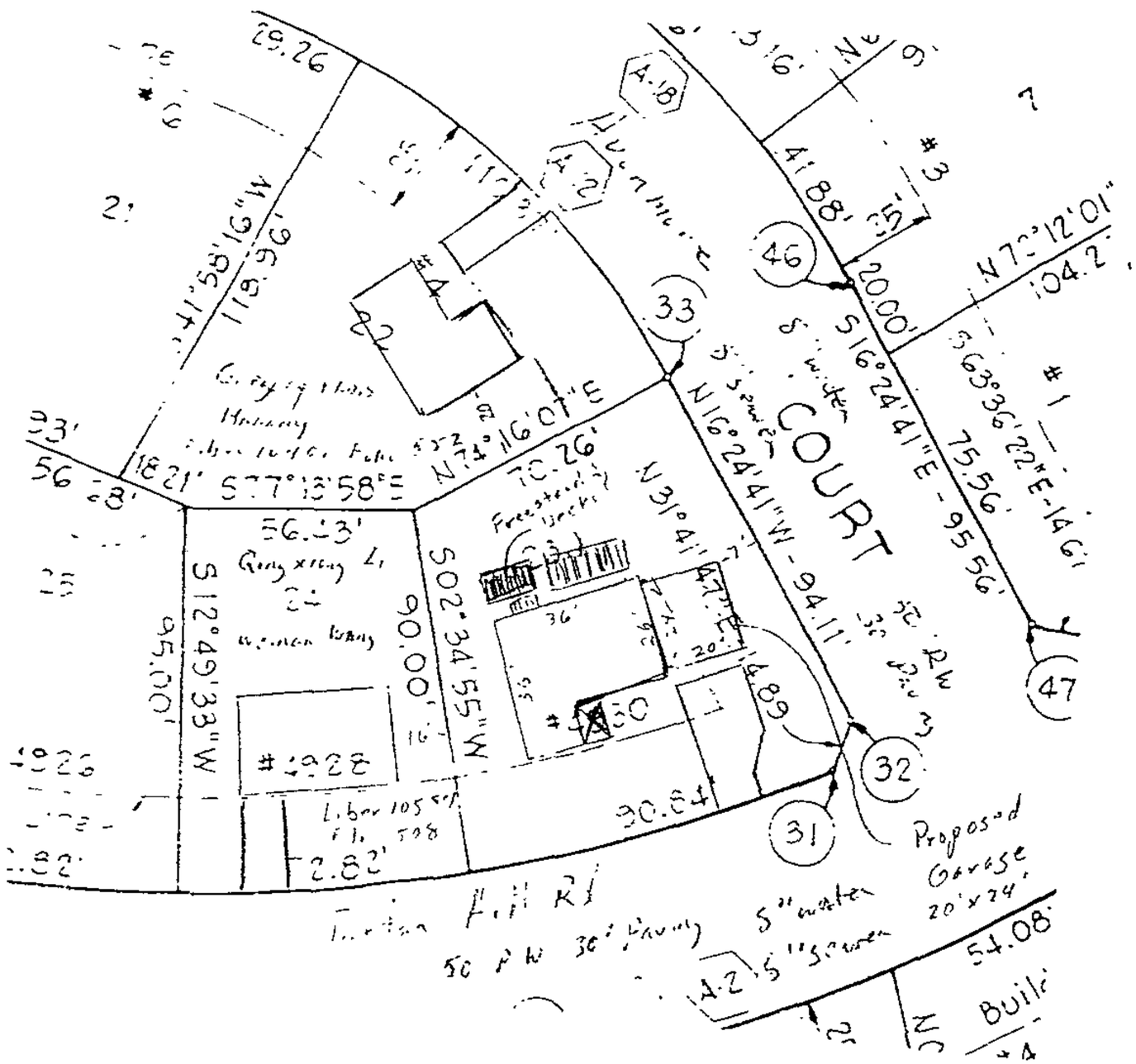
PROPERTY ADDRESS: 4930 Tartan Hill Rd

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

Subdivision name: Tartan Hill Rd

plat book# 45 ,folio# 52 ,lot# 23 ,section# 3

OWNER: Anne Delaro

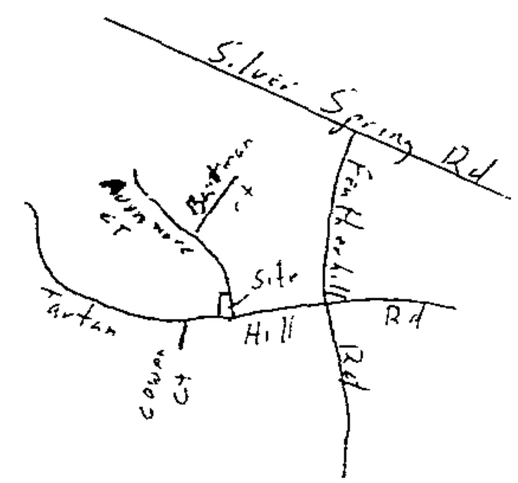


North

date: 7/27/2000

prepared by: owner

Scale of Drawing: 1" = 50'



Vicinity Map
scale: 1" = 1000'

LOCATION INFORMATION

Election District: 11th

Councilmanic District: 6th

1"=200 scale map#: NE 8 H

Zoning: DR 5.5

Lot size: 0.19 acreage 8388 square feet

	public	private
SEWER:	☑	☐
WATER:	☑	☐

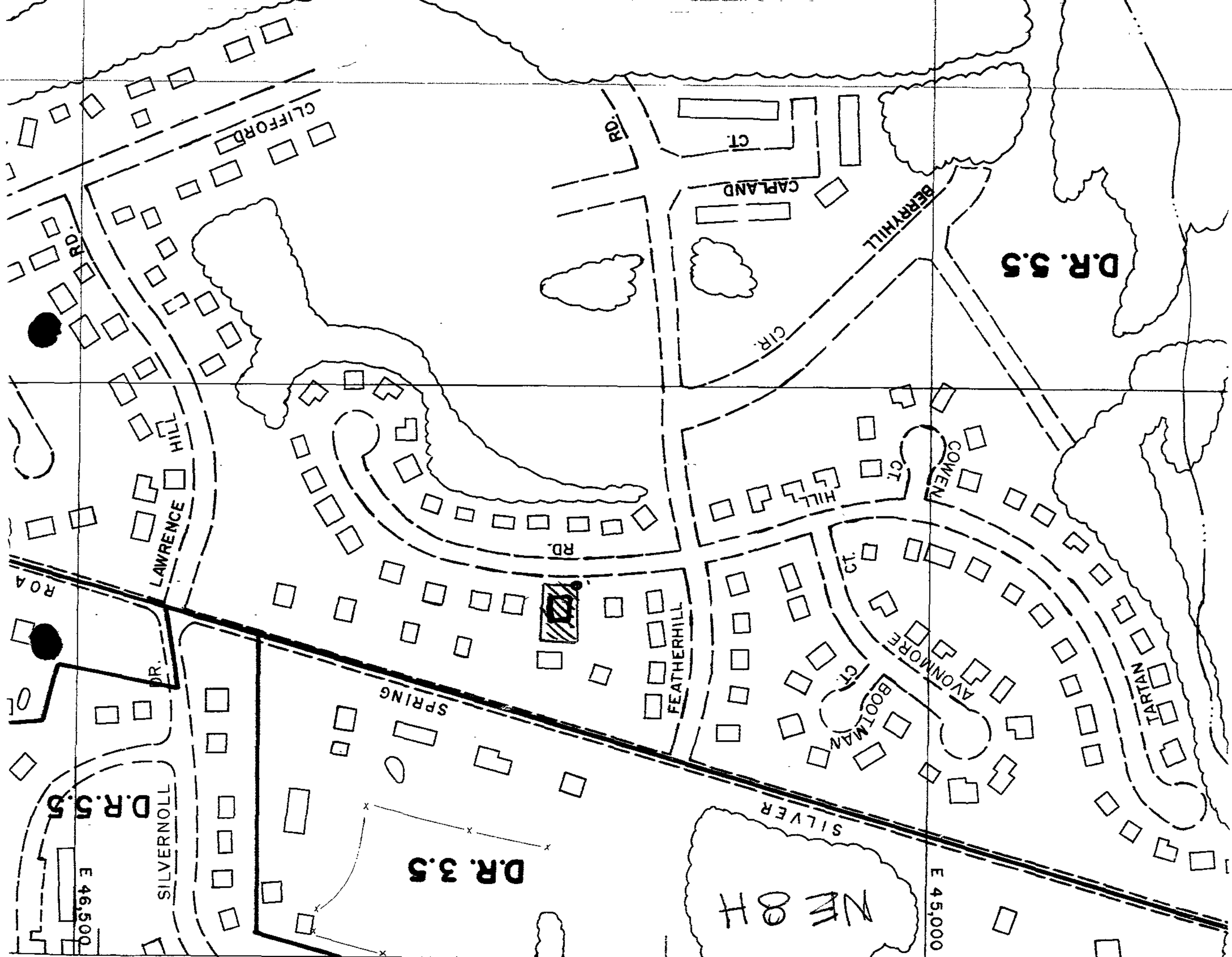
	yes	no
Chesapeake Bay Critical Area:	☐	☑

Prior Zoning Hearings: None

County employee - Resolution expr.

Zoning Office USE ONLY!

reviewed by:	ITEM #:	CASE#:
BR	061	01-061-A


CLIFFORD
RD.
CT.
CAPLAND
BERRYHILL
CIR.
D.R. 5.5
HILL
LAWRENCE
RD.
HILL
CT.
COWEN
RD.
ROA
DR.
FEATHERHILL
CT.
AVONMORE
BOOTMAN
CT.
TARTAN
SPRING
SILVER
D.R. 3.5
NE 8H
E 45,000
D.R.5.5
SILVERNOLL
E 46,500

PLEASE PRINT CLEARLY

CASE NAME
CASE NUMBER
DATE 11-12-02

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Tim Ellis	1011 Winfield Dr	Belle MD 21015	Ellis Timothy@msn.com
KAREN Kotrla	5008 Tartan Hill Rd	Perry Hall, MD 21128	Karen Kotrla
John Kotrla	5008 Tartan Hill Rd	Perry Hall, Md. 21128	John Kotrla

PLEASE PRINT CLEARLY

CASE NAME_____
CASE NUMBER_____
DATE_____

CITIZEN'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
RICHARD CAROTHERS	2 BOOTHAM CT	PERRY HALL, MD 21128	
GARY POHLMEN	5006 TANTAR HILL RD	PERRY HALL, MD 21128	
HAVEN SHOEMAKER Esq.	838 MAIN ST., HAMPSTEAD, MD	(ATTORNEY FOR TANTAR HILL COMM. ASS'N)	
BILL HEMMERT	9 JOHN COURT	Baldwin 21234	

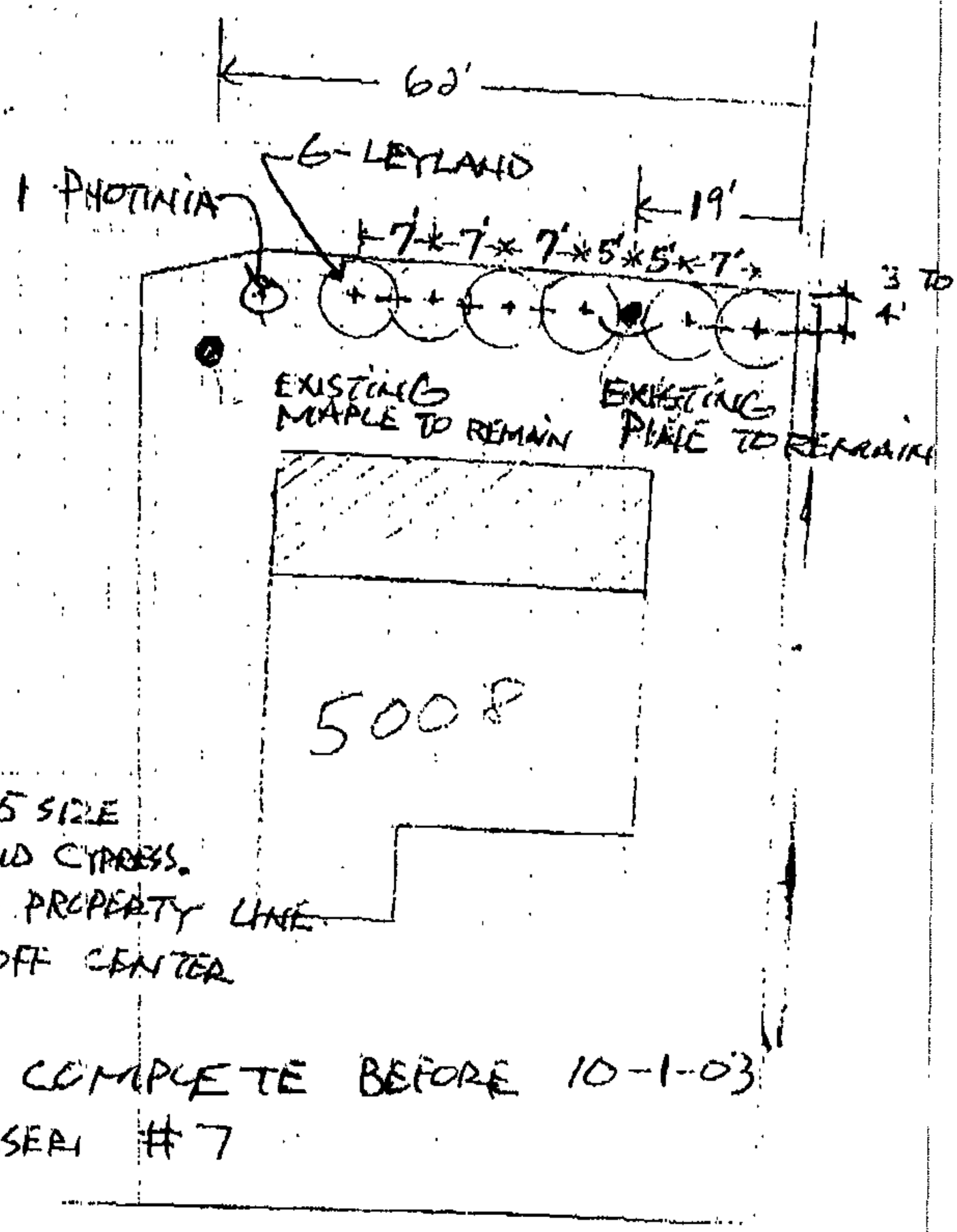
BALTIMORE COUNTY
DEPT. OF PERMITS & DEV. MGMT.
LANDSCAPE PLAN APPROVED

May 13 03 11:36a Gary Pohlner 410

PLOT. #1

E. Avery Harden

Avery Harden Date: 4-14-03
County Landscape Architect



HOMEOWNER TO PLANT 6-#15 SIZE
CUPRESSOCYPARIS LEYLANDI- LEYLAND CYPRESS.
BE 7' OFF CENTER, 34' OFF PROPERTY LINE.
STARTING POINT TO BE 5' OFF CENTER
OF EXISTING PINE TREE.
INSTALLATION SHOULD BE COMPLETE BEFORE 10-1-03
INSTALL 1 PHOTINIA FRASERI #7

08
TARTAN HILL ROAD
LANDSCAPE PLAN

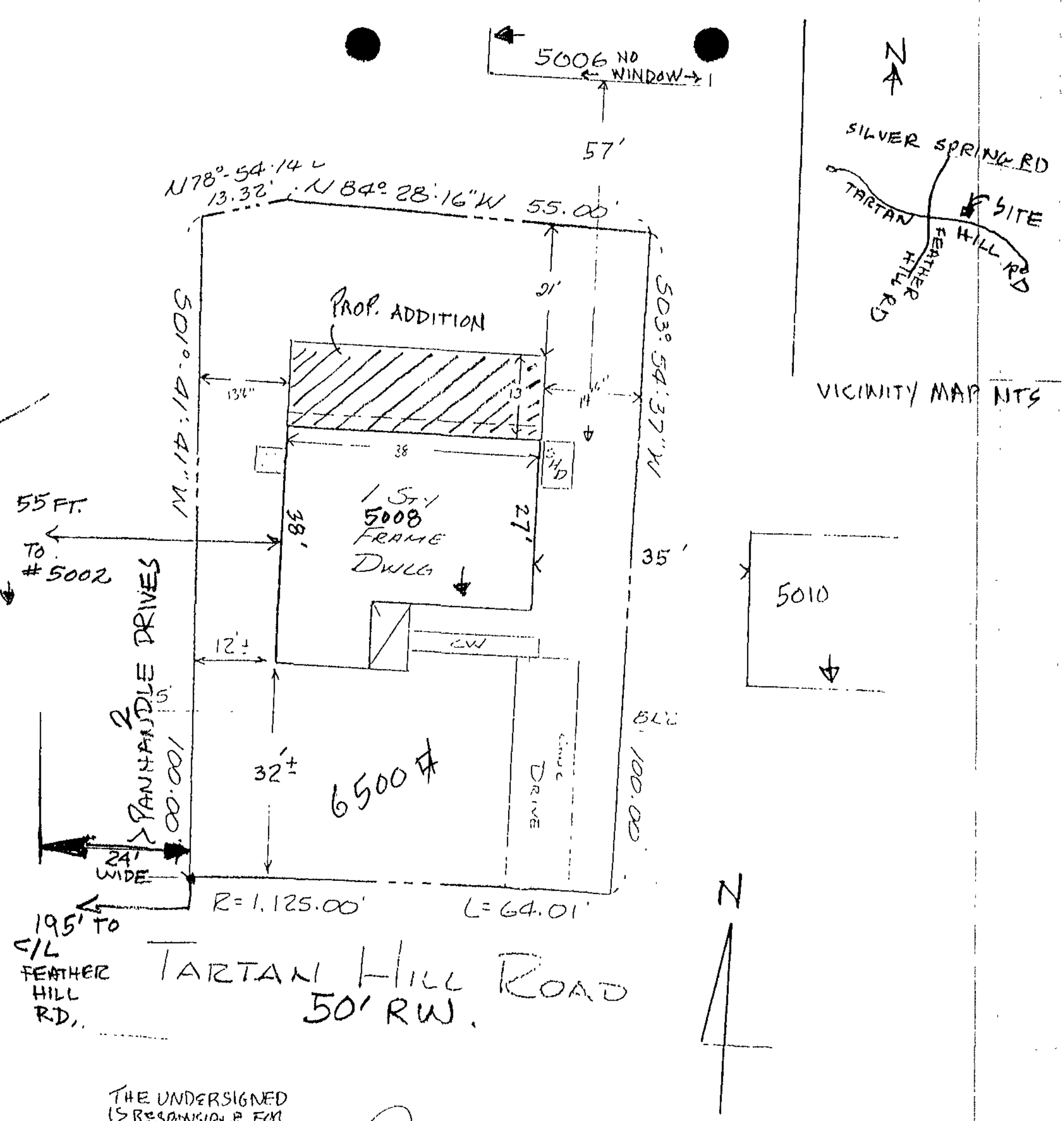
Post-It™ brand fax transmittal memo 7671 | # of pages ▸ 1

To GARY POHLNER	From AVERY HARDEN
Co.	Co.
Dept.	Phone #
Fax # 410-931-6396	Fax #

Karen Kotrla 5-14-03 Karen Kotrla
Applicant Signature Date Print Name

5008 Tartan Hill Rd
Address (Print) Street

Perry Hall Md 21128
City State Zip



THE UNDERSIGNED IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION AS DRAWN AND WRITTEN BY BALTO. CO.

10/4/02

PLAT FOR ZONING VARIANCE
5008 TARTAN HILL RD.
LOT 8, BLK B, PLAT 2
TARTAN HILL SECT III
PHASE 1A OF WHITE MARSH
P.B. 45 FOLIO 53
NOT IN 100YR FLOOD PLAIN, NOT CBCA
11TH E.D., CD.6
1" = 20' SCALE
DR 5.5, NE 8H
PUBLIC UTILITIES IN ROAD

#172 Del No 1

Petition No 1

October 26, 2002

Mr. Richard Carothers
President, Tartan Hill Community Association
2 Bootham Court
Perry Hall, MD 21128

RE: 5008 Tartan Hill Road

Dear Mr. Carothers:

The undersigned respectfully request that the Tartan Hill architectural guidelines be enforced regarding the application for a zoning variance at 5008 Tartan Hill Rd. The Tartan Hill Architectural Guidelines state that "no construction or alteration or other improvements will be approved or permitted which require an application for special exception under the Baltimore County zoning regulations".

The proposed rear addition to the subject property was approved by the Tartan Hill Architectural Committee prior to application for a building permit. A permit was issued erroneously by the Baltimore County Zoning Office, and a stop work order was issued. A variance is needed to proceed. We request that the Tartan Hill Architectural Committee revoke their approval and give written notice of the violation to the subject property owners.

A public hearing is schedule for November 12, 2002, at 10:00 a.m. at the Baltimore County Office Buidling, 111 W. Chesapeake Avenue, Room 106, Towson, MD. We request that a Tartan Hill Association representative attend this hearing to oppose the variance.

Our purpose is to uphold the Tartan Hill Architectural Guidelines, enhance the value and marketability of our homes, and preserve the character of our community. The Tartan Hill Architectural Guidelines set a higher standard than the Baltimore County Zoning Regulations to accomplish these goals.

Sincerely,
Tartan Hill Homeowners

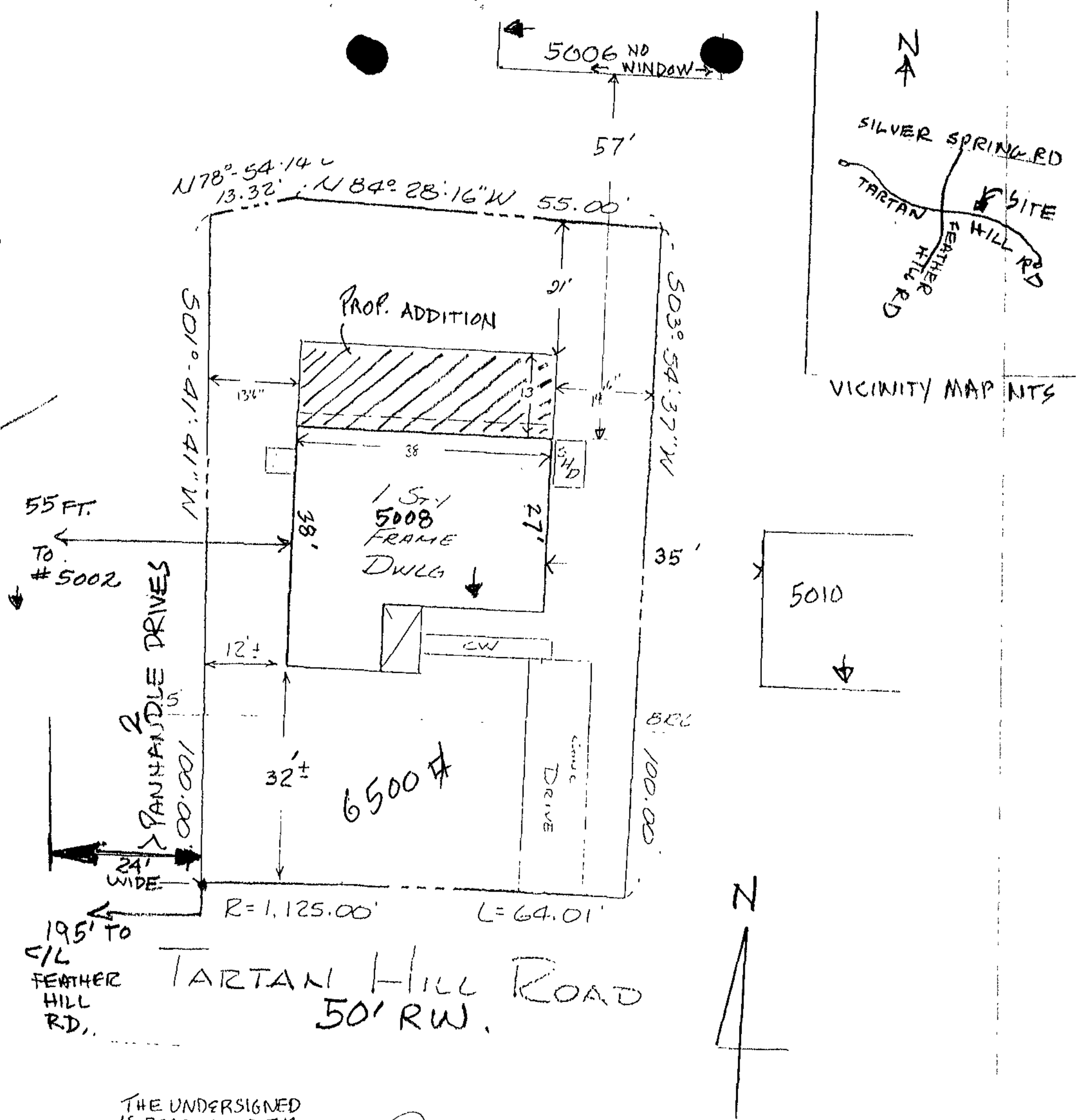
Wm Saunders
5024 Tartan Hill Rd

Gary [illegible]
5006 Tartan Hill Rd

Russ Carr
5019 Tartan Hill Rd.

Patti Cunningham
5010 Tartan Hill Rd

Rachel [illegible]
4911 Tartan Hill Rd



THE UNDERSIGNED IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION AS DRAWN AND WRITTEN BY BALTO. CO.

10/4/02

PLAT FOR ZONING VARIANCE

5008 TARTAN HILL RD.

LOT 8, BLK B, PLAT 2
TARTAN HILL SECT III
PHASE 1A OF WHITE MARSH
P.B. 45 FOLIO 53
NOT IN 100YR FLOOD PLAIN, NOT CBCA
11TH E.D., CD.6
1" = 20' SCALE
DR 5.5, NE 8H
PUBLIC UTILITIES IN ROAD

#172 Pet No 1

Plat to accompany Petition for Zoning ☑ Variance ☐ Special Hearing

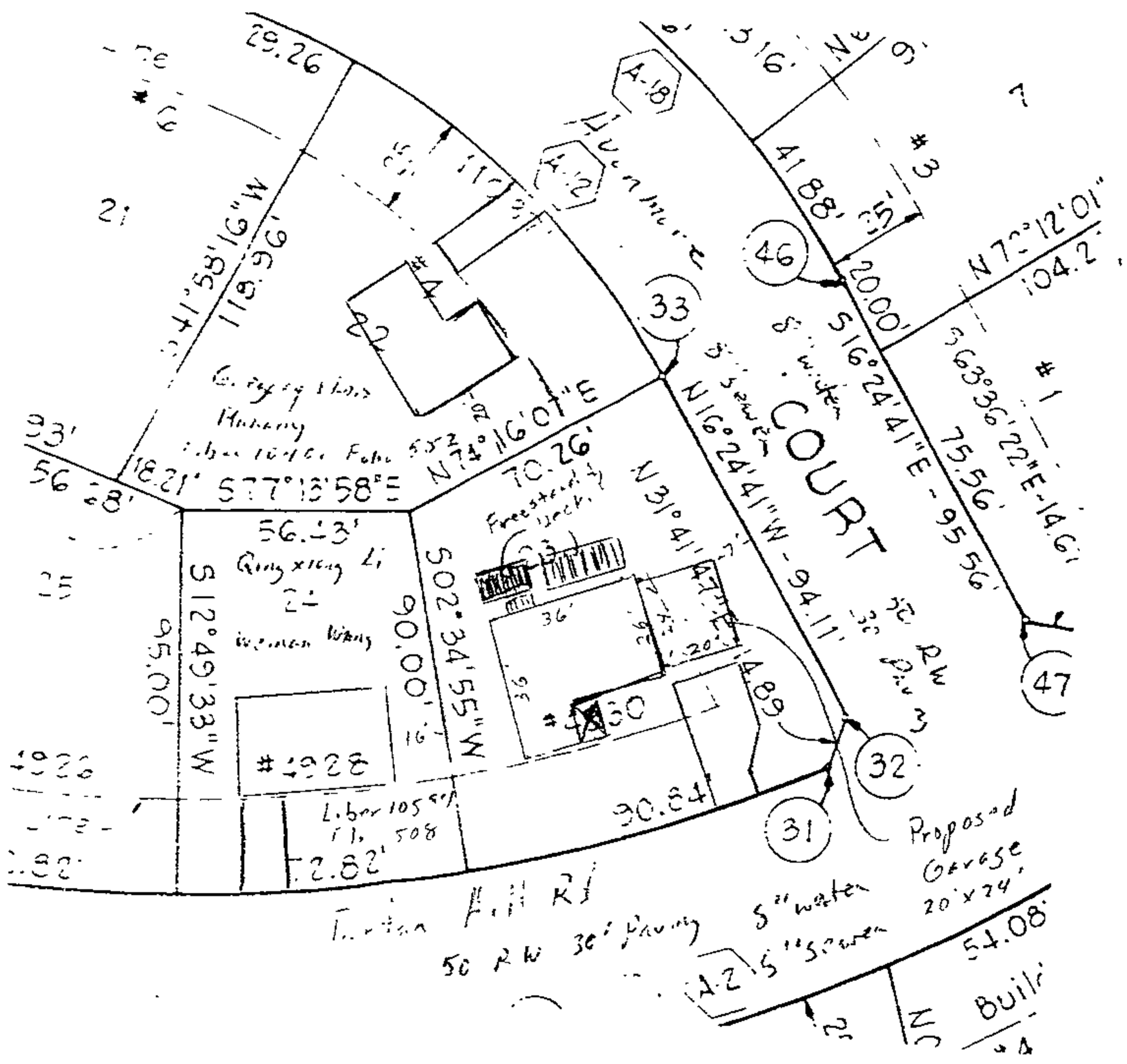
PROPERTY ADDRESS: 4930 Tartan Hill Rd

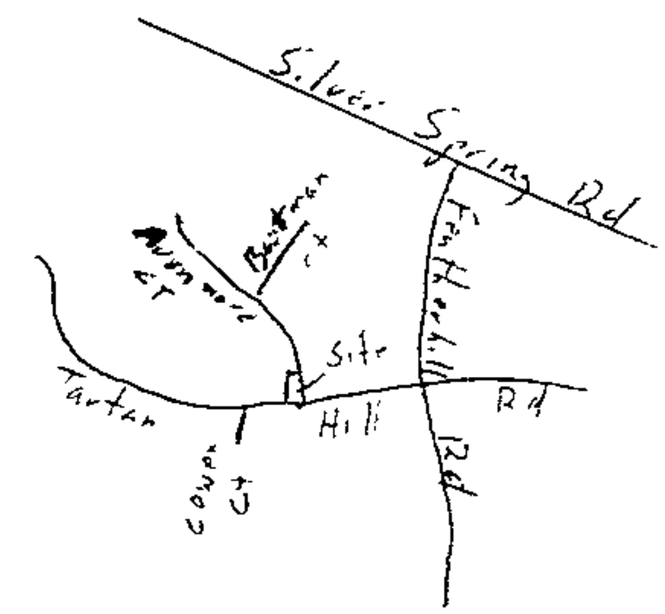
see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Tartan Hill Rd

plat book # 55, folio # 52, lot # 23, section # 3

OWNER: Anne Delaro





Vicinity Map
scale: 1"=1000

LOCATION INFORMATION

Election District. 11th

Councilmanic District 6th

1"=200 scale map#. NE 8 H

Zoning. DR 5.5

Lot size: 0.19 acreage 8388 square feet

	public	private
SEWER:	☑	☐
WATER:	☑	☐

	yes	no
Chesapeake Bay Critical Area:	☐	☑

Prior Zoning Hearings: None

County employee - Resolution expr.

Zoning Office USE ONLY!

reviewed by:	ITEM #:	CASE#:
BR	061	01-061-A

North

date: 7/27/2001

prepared by: owner

Scale of Drawing: 1" = 50'

October 20, 2002

To Whom It May Concern,

My daughter Karen and son-in-law John Kotrla, whose home is located at 5008 Tarten Hill Road, Baltimore, Maryland 21128, would like to have an addition built on to the back of their home. It would add value to their home.

My husband and I visit them 2 or 3 times a year. We spend June, July, and the first part of August with their family, they are very gracious to have us for that amount time and we are very grateful to have such wonderful children. We also visit in December till January, and for various reasons thru the year at different times. I've got problems with my legs and climbing steps is difficult. I may even become a permenant quest in my later years. Karen's addition would help keep me on one level, and give them the extra room they need to spread as a family. Karen's sister follows us across country at different times toi visither, she has three small children. All of us there at one time can't be helped as we help her with the children traveling. The extra room would be really useful. We spend 24 hours traveling from Omaha, Nebraska to Baltimore, so our visit's are longer than normal visits.

Sincerely,

Patricia Wooden

Pat 2A.

Hey Hey the Gang's All
The Wooden Family
is together
Welcome Back Lombardo
Enjoy Your Stay
We're Going To Have

Fed No 3

Tom and Sherrie Lombardo
6111 South 137th Street
Omaha, NE 68137
(402) 896-6333

November 4, 2002

To Whom It May Concern,

I am writing to you with great concern for the proposed addition on the house at 5008 Tartan Hill Road in Perry Hall, Maryland. I know that Karen and John Kotrla reside at the above residence. Knowing them for decades, I know that they are very conscientious and dedicated people, especially to the Tartan Hill Community. They have had the best interest in mind, not only for themselves but also for their neighborhood.

My family, husband and three children, visit Baltimore from Omaha at least twice a year. When visiting for two weeks or longer, we reside at my sister's house. It is a tight fit in the three-bedroom home! We have slept on the floor and at times are uncomfortable. Many times, my parents are staying with The Kotrla's also. There are seven adults and three children total when this family gathering occurs. The addition to 5008 Tartan Hill is a necessity! Not only for my sister and her family's daily live style, but also when she has relatives, that drive 1,200 miles across the country, to visit. We look forward to relaxing and enjoying our stay. The addition would bring space and privacy for all.

My husband and I look forward to the day that we move back home to Baltimore. I will be looking for a full-time teaching position in Perry Hall and my husband would be looking for a full-time position in the computer field. During our job hunting and house hunting days, I see myself staying at my sister's home, with my three children, until all basic moving details are made. We are a tight family and we depend on each other many times throughout life.

I am also extremely concerned about the well being of my parents, George and Pat Wooden. Since my dad has retired, they have been visiting and residing at 5008 Tartan Hill for a month or more at a time. It seems to be the entire summer and winter holidays. Their trips back home, to Baltimore,

are well planned and highly anticipated. When visiting, they have all of their mail forwarded to the Baltimore residence. As the years pass, it would not be out of the ordinary to foresee them living with my sister in the future, when they are unable to take care of themselves. My mother's health and physical status is not getting stronger through the years. As with anyone, age does play a major role in your daily life. My parents now live in a home with many steps! My mother's knees are on the verge of an operation, especially after her fall this past summer. Getting around is not as easy as it was a year ago. By having the addition, my parents would have the option to be a permanent guest in a home with few steps and all of the daily conveniences that a home would offer.... space and privacy! The addition would mean more room to live and the unnecessary feeling like they are intruding on my sister's family's life style. Words cannot emphasize what a smooth transition this would be for all involved!

By building an addition to their home now, would only enhance the beauty of the Tartan Hill neighborhood. The Kotrla's home would add to the up-standing, high quality of homes in the neighborhood. In the spirit of family and community, I am confident that this positive addition is beneficial for all involved.

Sincerely,

Tom & Sherrie Lombardo

Tom and Sherrie Lombardo

4930 Tartan Hill Rd.

Id No 4

IN RE: PETITION FOR ADMIN. VARIANCE NWC of Tartan Hill Road and Avonmore Court 11th Election District 6th Councilmanic District (4930 Tartan Hill Road) Anne Delaro Petitioner	* * * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 01-061-A

* * * * * * * * * * * * * * * *

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 owner of the subject property, Anne Delaro. The variance request is for property located at 4930 Tartan Hill Road in the White Marsh area of Baltimore County. The Petitioner herein seeks a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 7 ft. in lieu of the required 25 ft. for a corner lot in order to construct a garage. 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 Petitioner 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 Petitioner has 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

ORDER RECEIVED FOR FILING
Date 9/6/00
By

compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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 5th day of September, 2000, that a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 7 ft. in lieu of the required 25 ft. for a corner lot in order to construct a garage, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1) The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2) Compliance with the Zoning Plans Advisory Committee (ZAC) comment submitted by the Office of Planning dated August 28, 2000, a copy of which is attached hereto and made a part hereof.

3) When applying for any permits, the site plan/landscape plan filed must reference this case and set forth and address the restrictions of this Order.

Timothy Kotroco

TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

9/5/00

Tartan Hill R 1.

Pd No 3

5006 5008

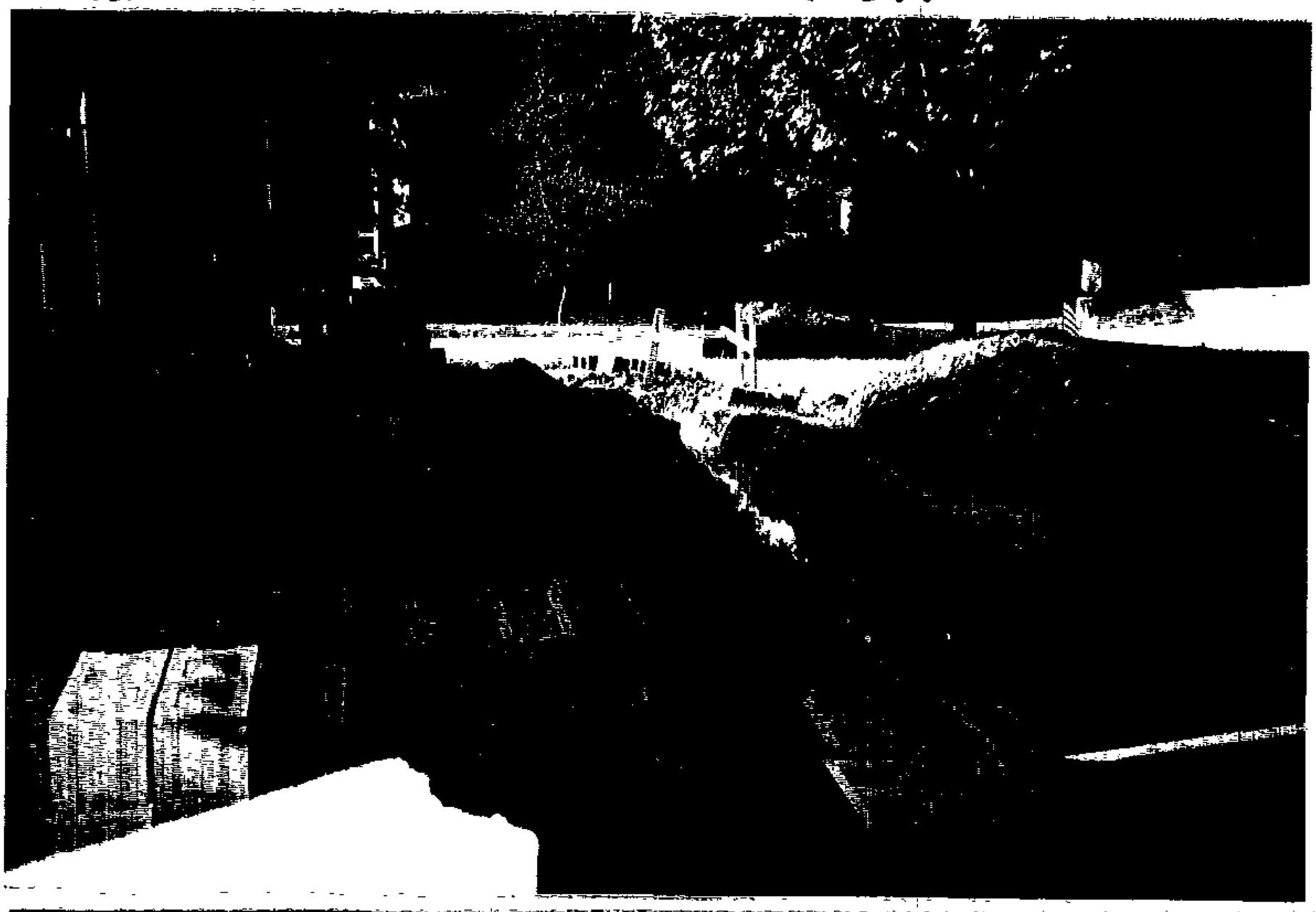
5002 5004 5008

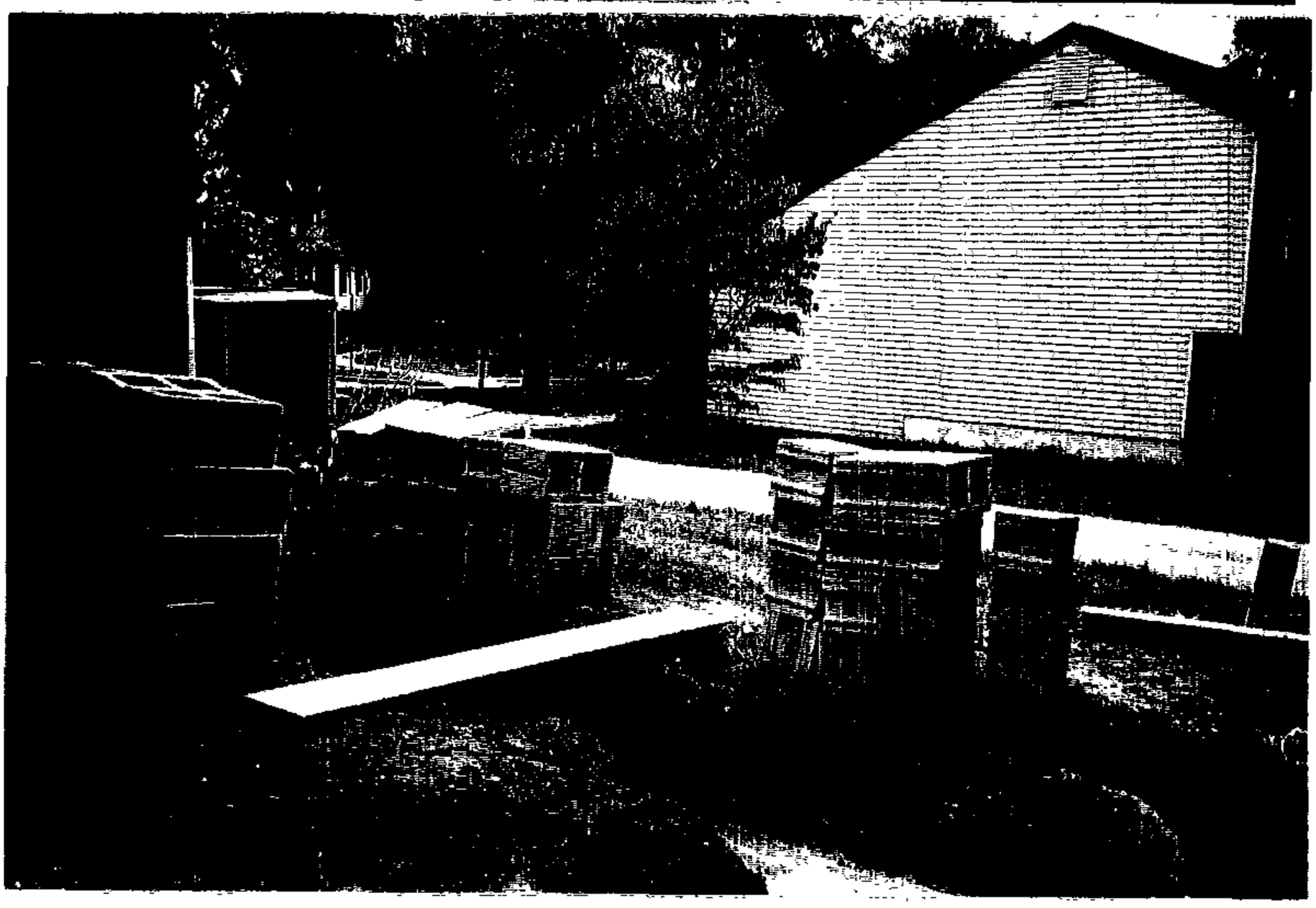
5008 5010

New Vinyl Siding

5008 Tartan Hill Rd
"Our Home"

Marked area for addition





Area damaged by construction equipment

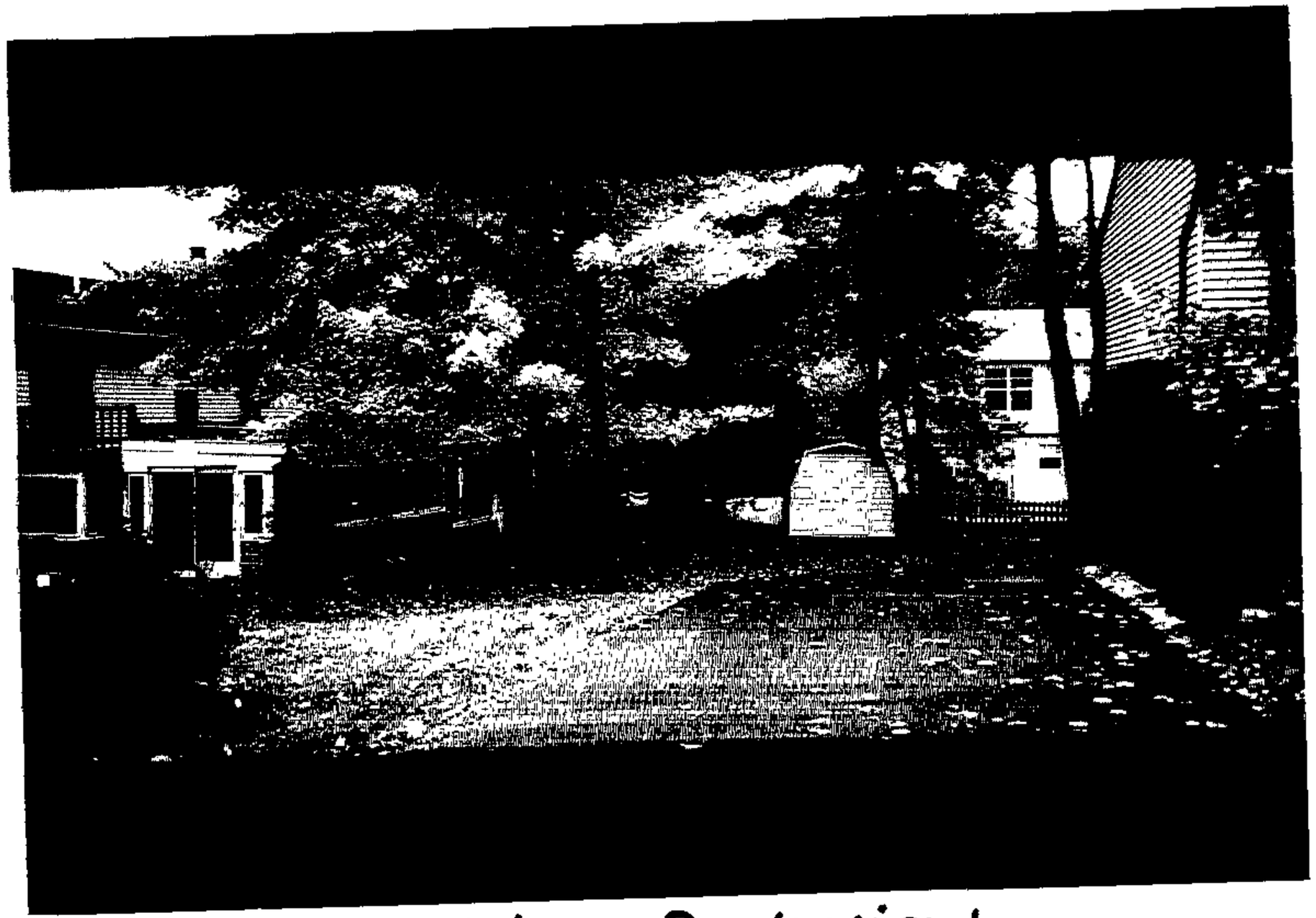
5018

5020

Addition side view

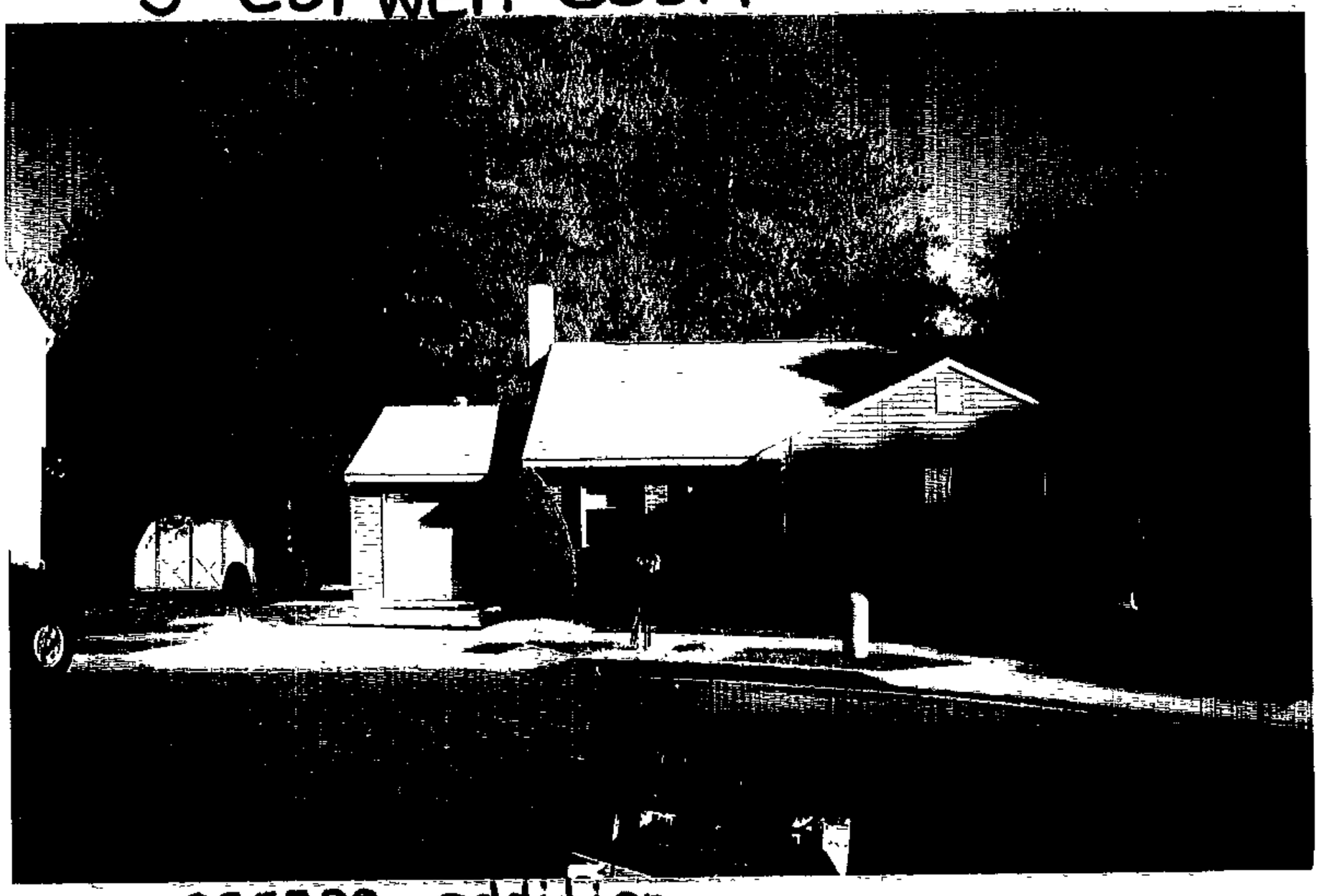
3008 Tartan Hill Rd.

5020



Addition Back view

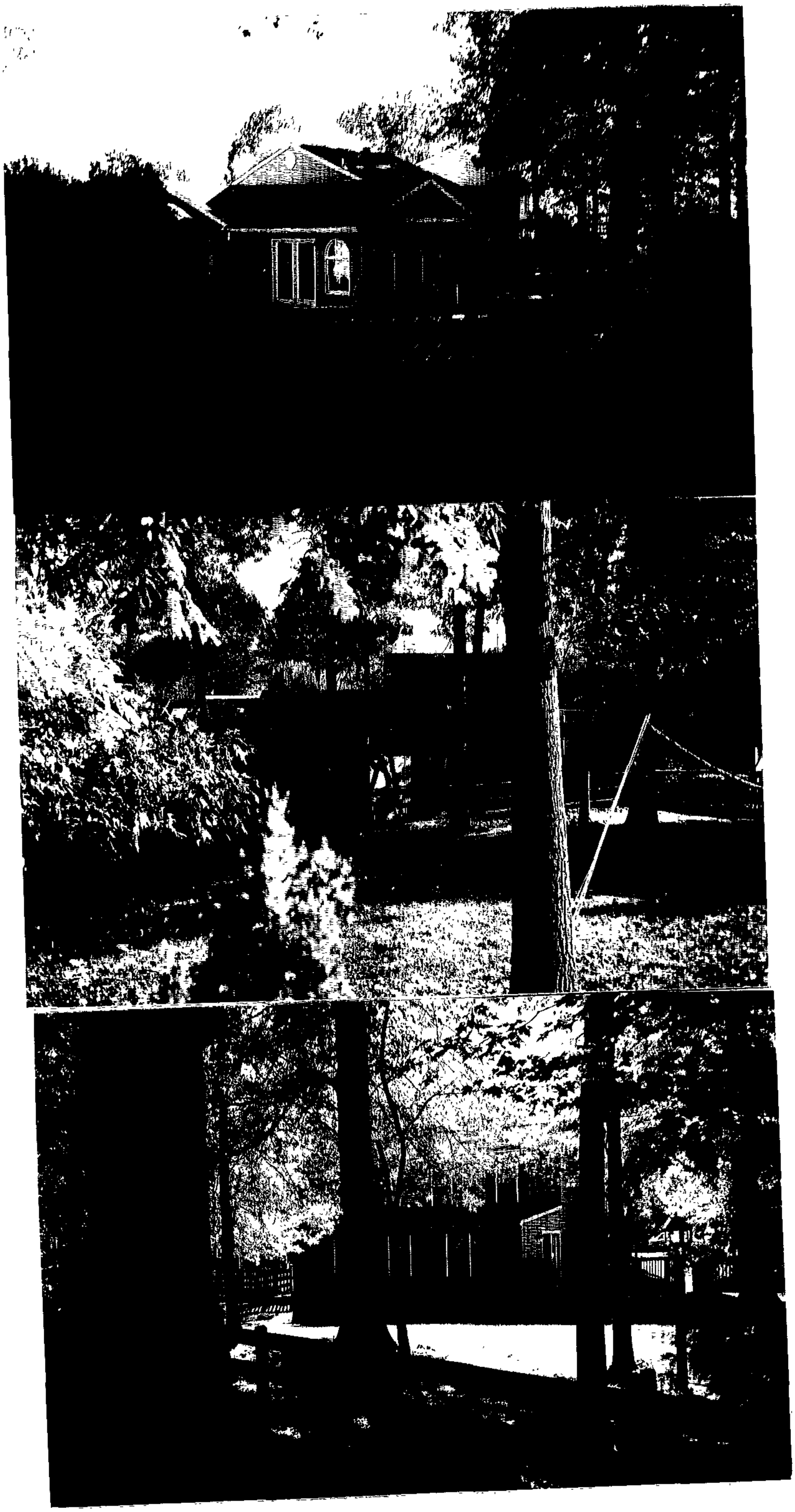
3 Corwen Court



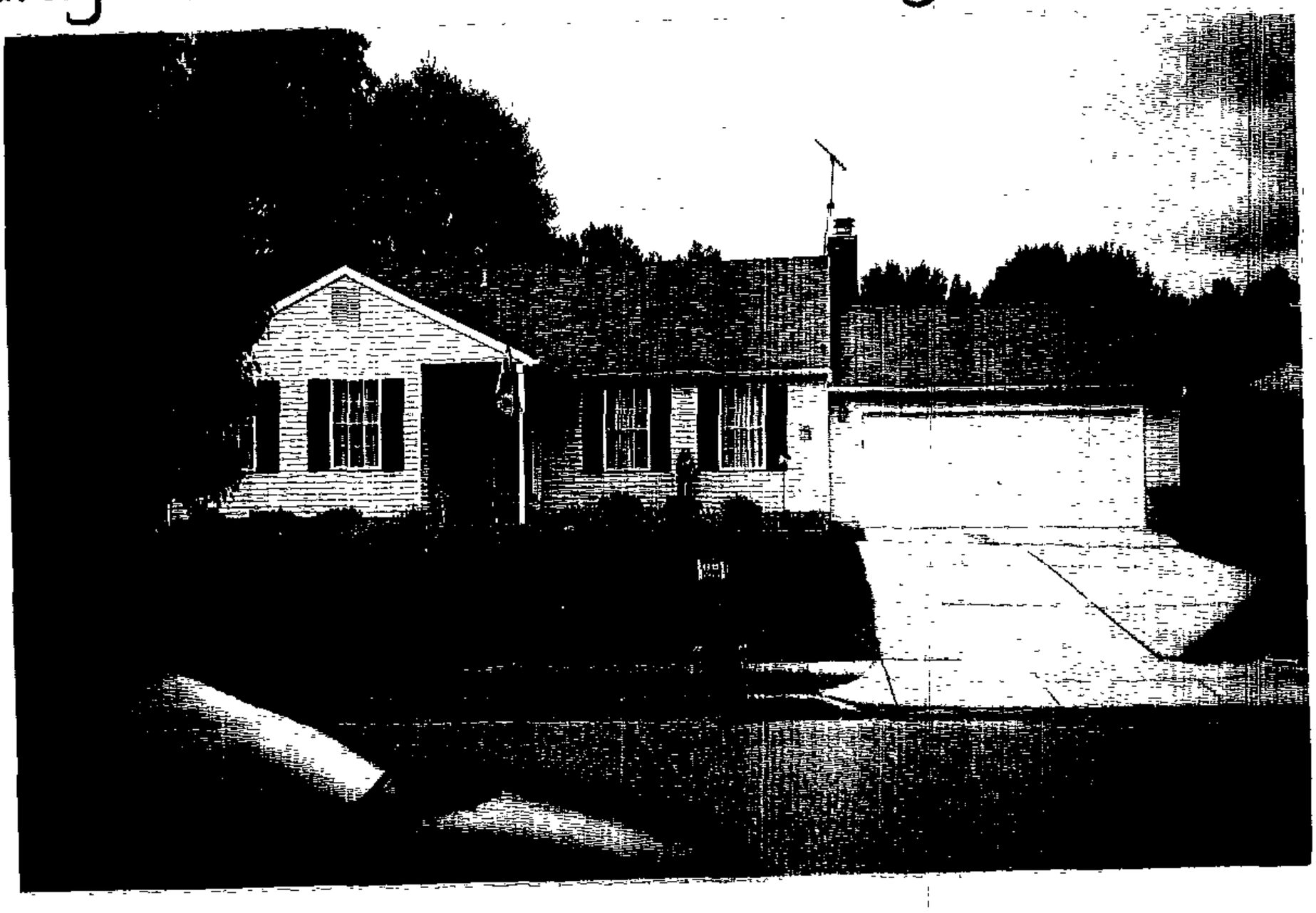
garage addition

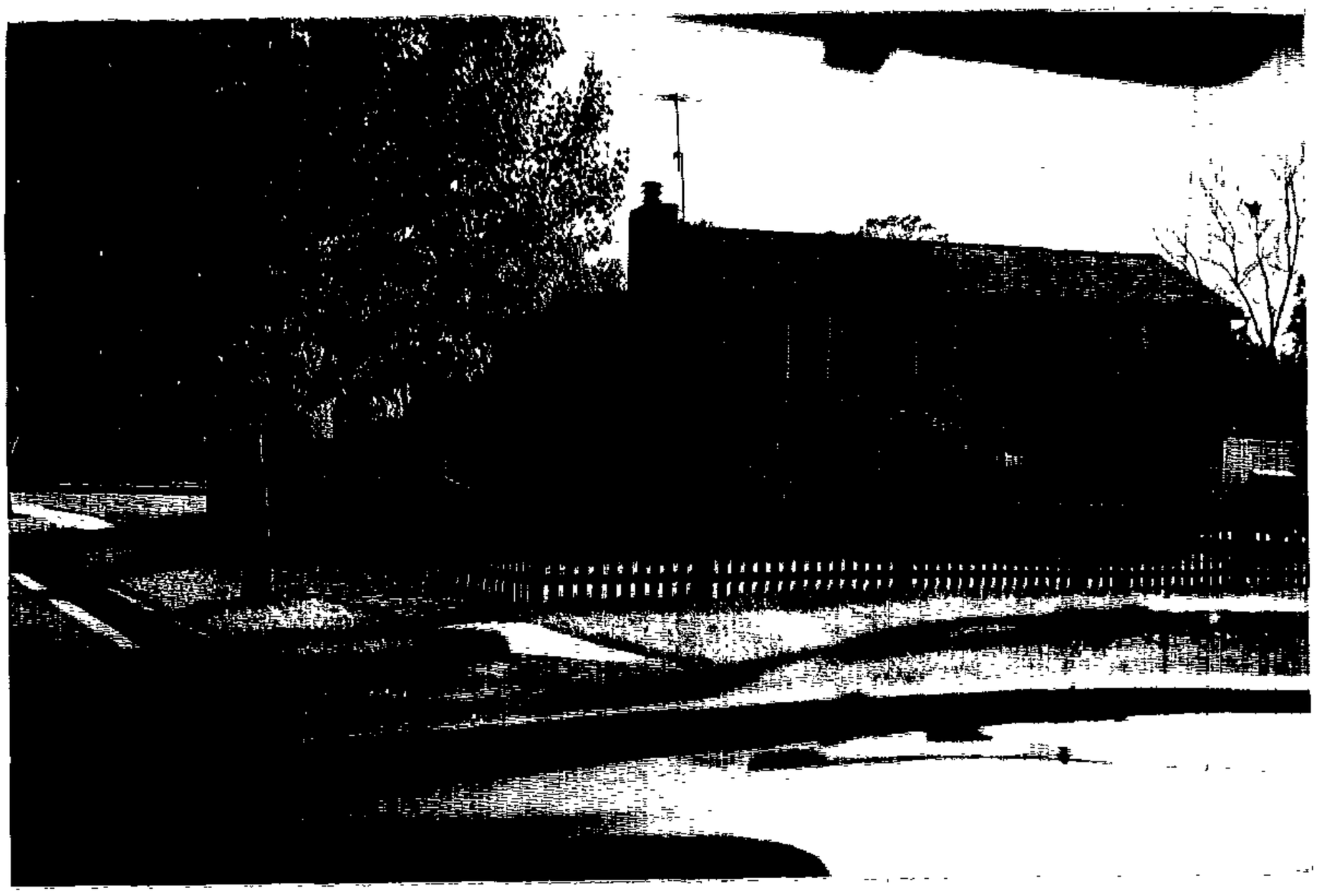
Familyroom addition

Bootham Court



4930 Tartan Hill Rd.
garage built with a Variance granted



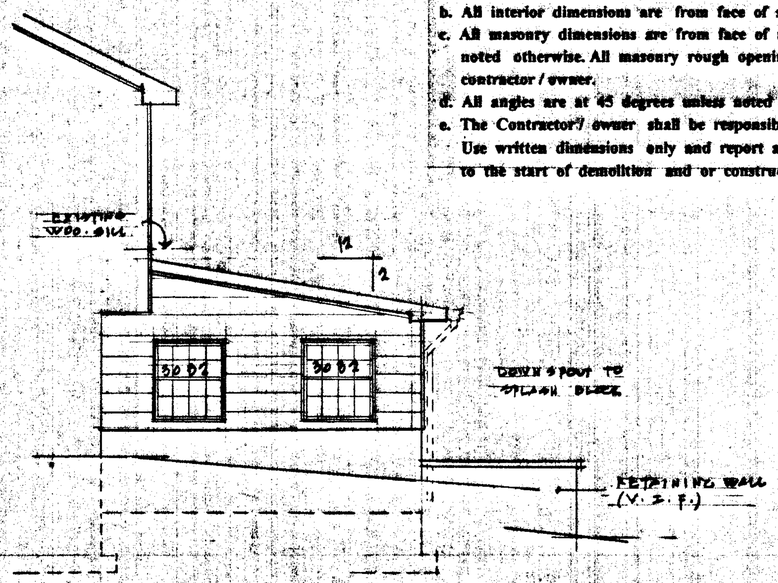


GENERAL NOTES

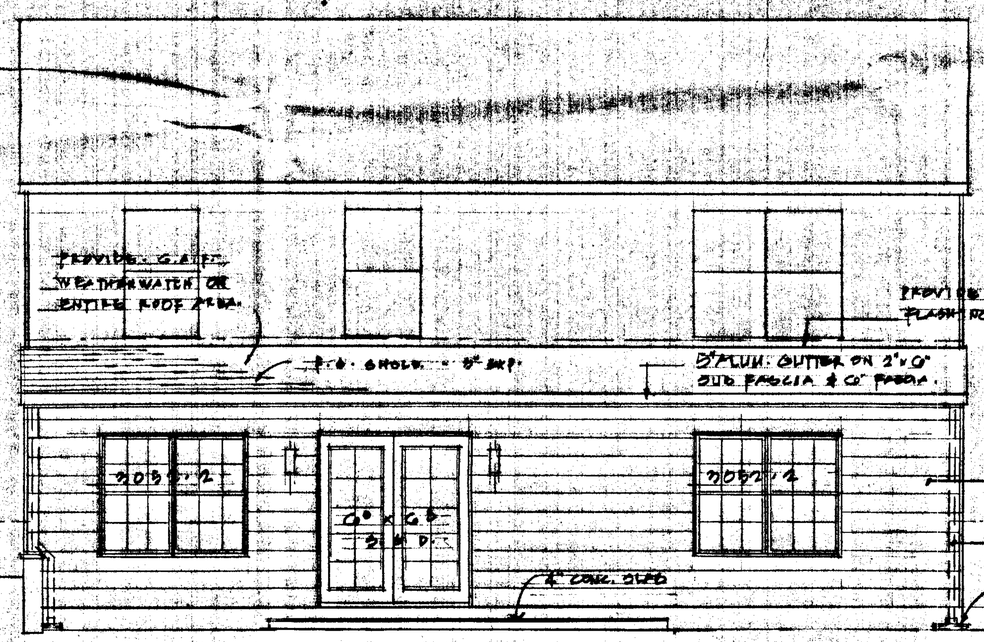
a. All exterior dimensions are from face of sheathing to face of stud unless noted.
b. All interior dimensions are from face of stud to face of stud unless noted.
c. All masonry dimensions are from face of masonry to face of masonry unless noted otherwise. All masonry rough openings shall be provided by the contractor / owner.
d. All angles are at 45 degrees unless noted otherwise.
e. The Contractor / owner shall be responsible for the verification of all dimensions. Use written dimensions only and report any discrepency to the designer prior to the start of demolition and or construction.
f. The Contractor / Owner shall be responsible for the verification of all existing jobsite conditions and shall notify the designer of any discrepency prior to the start of demolition and or construction.
g. Bottom of footings shall be 36" below finished grade (unless noted otherwise).
h. All Electrical, Plumbing, and Mechanical layouts, diagrams, and permits shall be provided by the respective contractor.
i. The Designer shall not be responsible for any deviations from the construction documents.
j. The Designer shall be notified of any materials substitutions for approval prior to the shipment of the material.
k. DO NOT SCALE DRAWINGS !!! USE WRITTEN DIMENSIONS ONLY !!!

STRUCTURAL LUMBER:

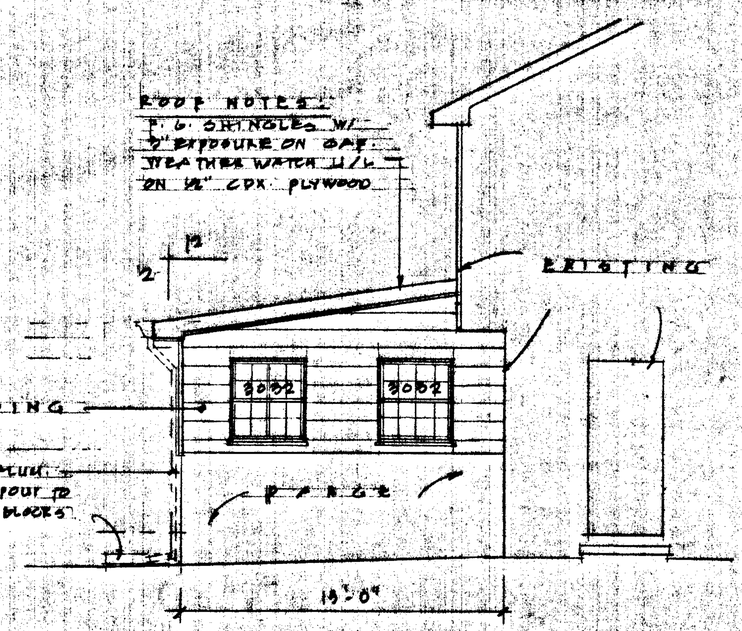
A. FRAMING LUMBER AS SPECIFIED ON THE STRUCTURAL DRAWINGS SHALL BE K.D. - 19% OR LESS - UNLESS NOTED OTHERWISE ON THE DRAWINGS.
B. ALL JOISTS TO BE DOUBLED UNDER ALL PARALLEL PARTITIONS ABOVE.
C. A MINIMUM LAP OF 3" SHALL BE USED AT ALL BEARING WALL AND BEAM CONDITIONS.
D. PROVIDE BRIDGING AT 8'0" O/C MAXIMUM SPACING AND PROVIDE SOLID BRIDGING AND /OR BLOCKING AT ALL BEARING POINTS.
E. ALL STUDS AND / OR JOISTS WHICH ARE CUT TO INSTALL PLUMBING, ELECTRICAL, AND MECHANICAL SHALL REQUIRE METAL MENDING PLATES BY THE RESPECTIVE CONTRACTOR.
F. MULTIPLE MEMBER BEAMS AND HEADERS SHALL BE NAILED AS PER THE NAILING SCHEDULE PROVIDED.
G. FLITCH PLATE BEAMS SHALL BE INSTALLED AS PER THE DETAILS SHOWN IN THE DRAWINGS.



RIGHT SIDE ELEVATION – ¼" = 1'-0"



REAR ELEVATION – 1/4"=1'-0"



LEFT SIDE ELEVATION – ¼" =1'-0"

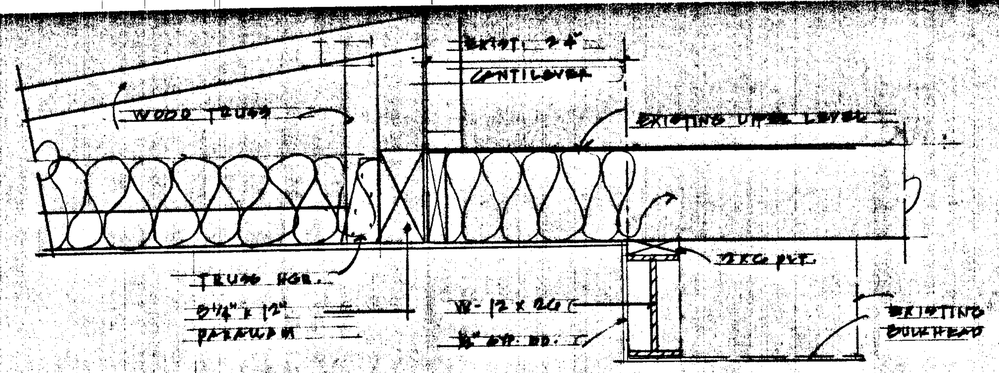
DAVID M. CROSS, A.I.B.D.
DECKS/SUNROOMS BUILDING DESIGNER
1597-B GLEN COVE ROAD / DARLINGTON, MARYLAND 21034
DEL(410) 836-3902

T.W. ELLIS
HOME IMPROVEMENT / MHIC # 49977
1011 WINFIELD DRIVE / BEL AIR, MARYLAND 21015
410-420-0740

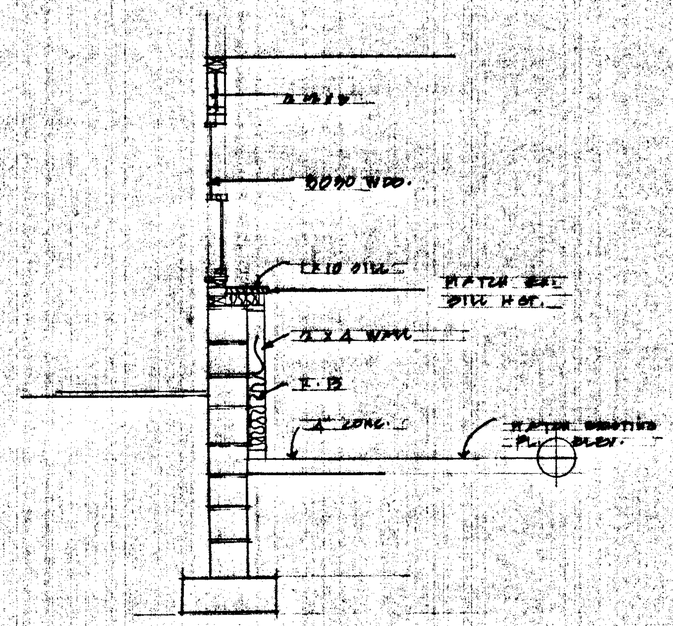
ADDITION TO:
5008 TARTAN HILL ROAD
WHITE MARSH, MARYLAND 21128

CONSTRUCTION PLAN
AUGUST 20, 2002
8.20.02

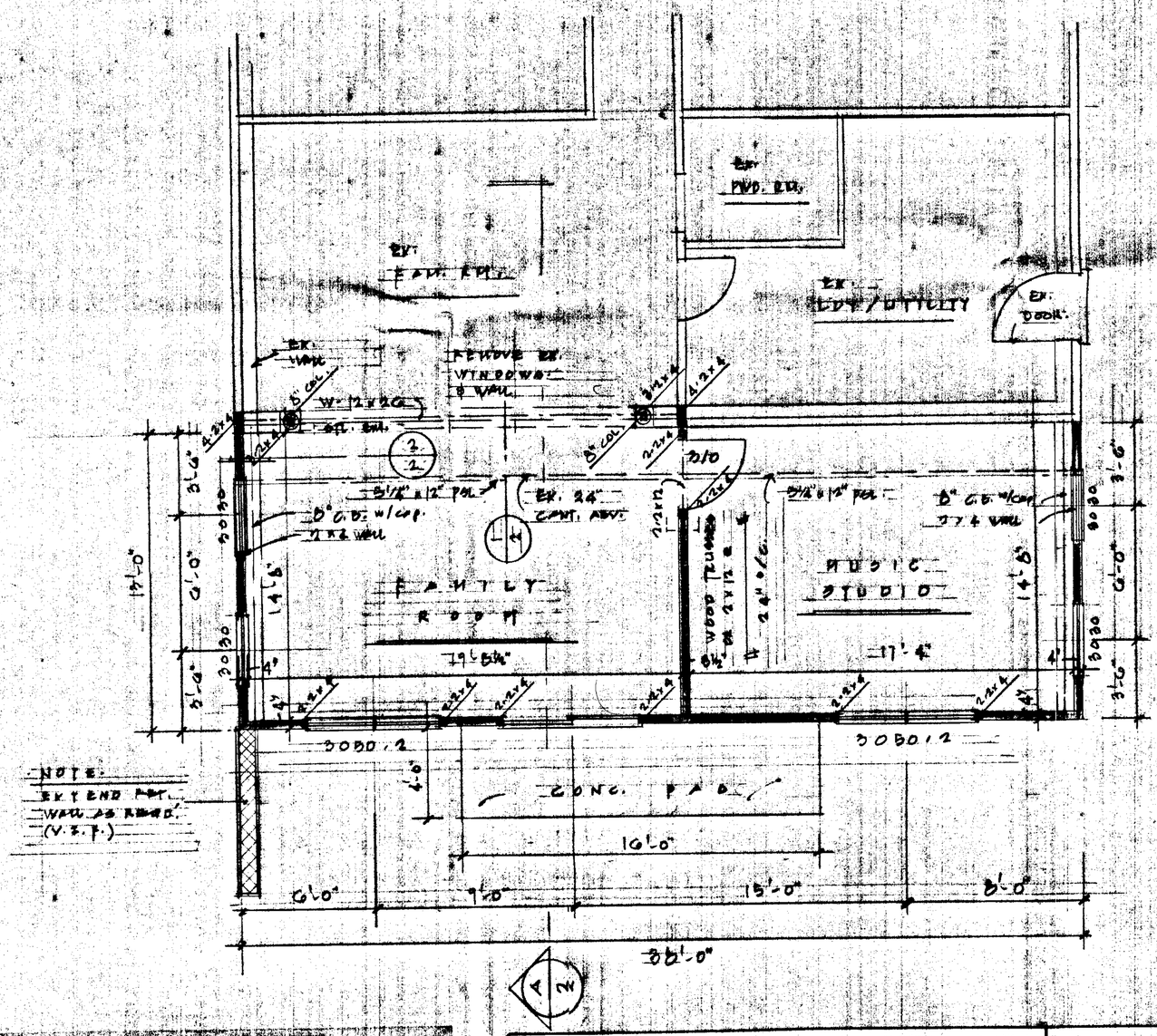
SHEET 1 OF 3
02-04



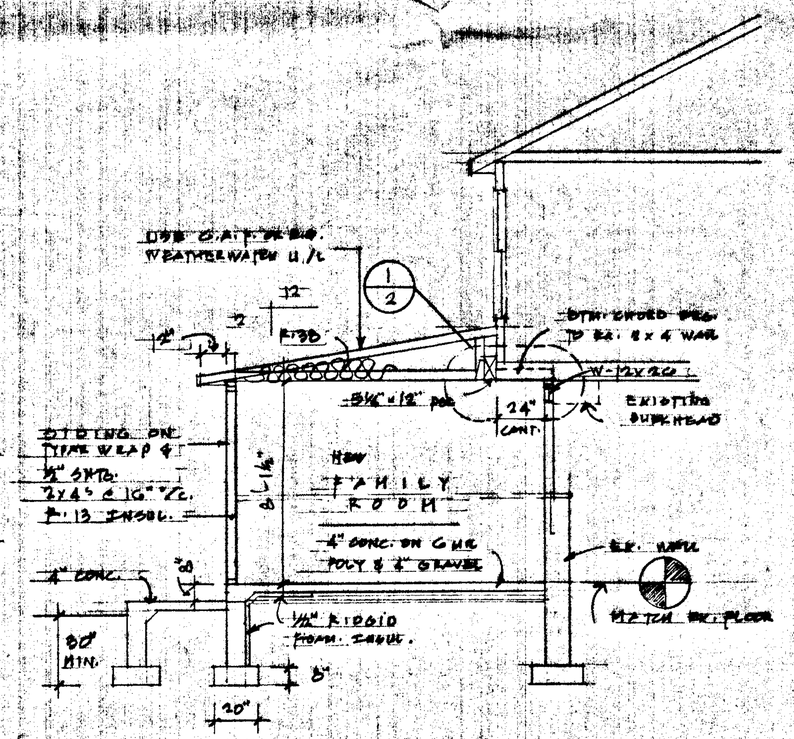
BEAM DETAIL - 1"=1'-0"



WALL DETAIL - ½"=1'-0"



LOWER LEVEL ADDITION PLAN – 1/4" = 1'-0"



SECTION "A" - 1/4"=1'-0"

T.W. ELLIS
HOME IMPROVEMENT / MHIC # 49977
10011 WINFIELD DRIVE / BEL AIR, MARYLAND 21015
410-420-0740

ADDITION TO:
5008 TARTAN HILL ROAD
WHITE MARSH, MARYLAND 21128

8-20-02

DAVID M. CROSS, A.I.B.D.
PROFESSIONAL BUILDING DESIGNER
1527-D GUM COVE ROAD / DUNDALK, MARYLAND 21222
PH. (410) 855-3672

SHEET 2 OF 3

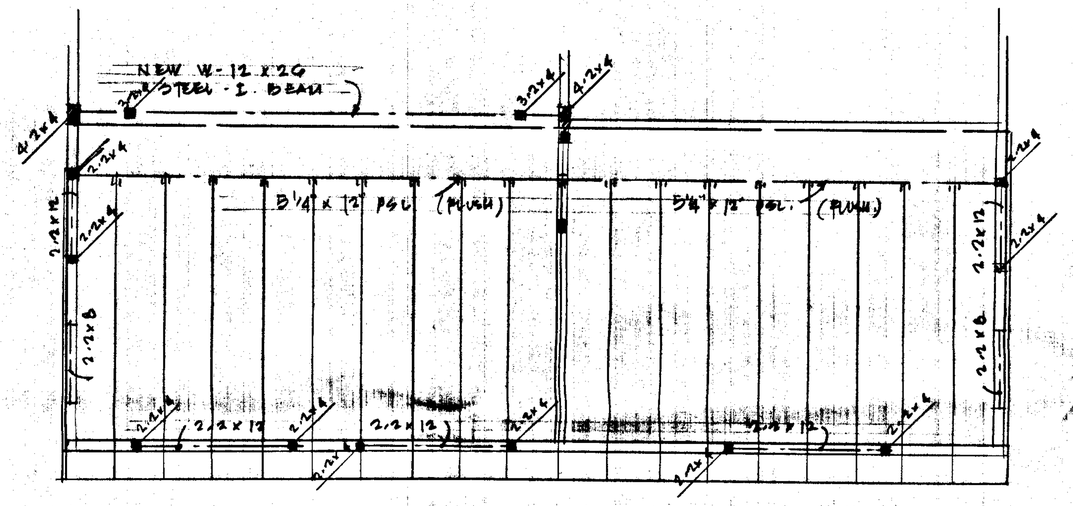
02-63

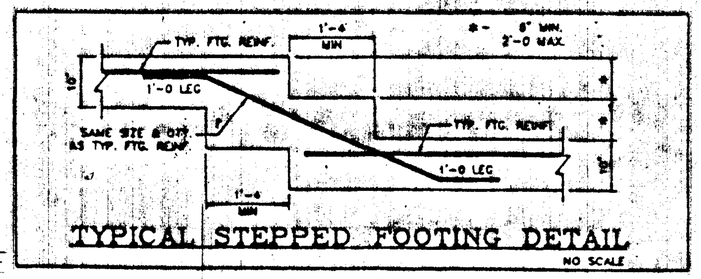
FOUNDATION

A. IF AFTER EXCAVATION THE CONDITION OF THE SOIL INDICATES A SAFE BEARING CAPACITY OF LESS THAN 2500 PSF THE DESIGNER SHALL BE NOTIFIED AND THE FOOTINGS REVISED IF NECESSARY. COLUMN FOOTINGS AND WALL FOOTINGS SHALL BE POURED MONOLITHICALLY WITH ADJACENT FOOTINGS AT THE SAME ELEVATION.
B. ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL.
C. ALL FILL WITHIN 10'0" OF THE STRUCTURE SHALL BE COMPACTED TO 95% STANDARD PROCTOR. MAXIMUM UNCOMPACTED LIFT IS 6".
D. ALL REINFORCING STEEL SHALL BE OF AMERICAN MANUFACTURER AND CONFORMING TO LOCAL BUILDING CODES AND ASTM STANDARDS.
E. WHERE SPLICED REBARS SHALL LAP A MINIMUM OF 40 BAR DIAMETERS WITH A MINIMUM OF 2'0". LAP
F. ALL REINFORCING STEEL IN FOOTINGS SHALL BE LOCATED 3" CLEAR FROM THE BOTTOM AND SIDES OF FOOTINGS AND 2" CLEAR FROM TOP.

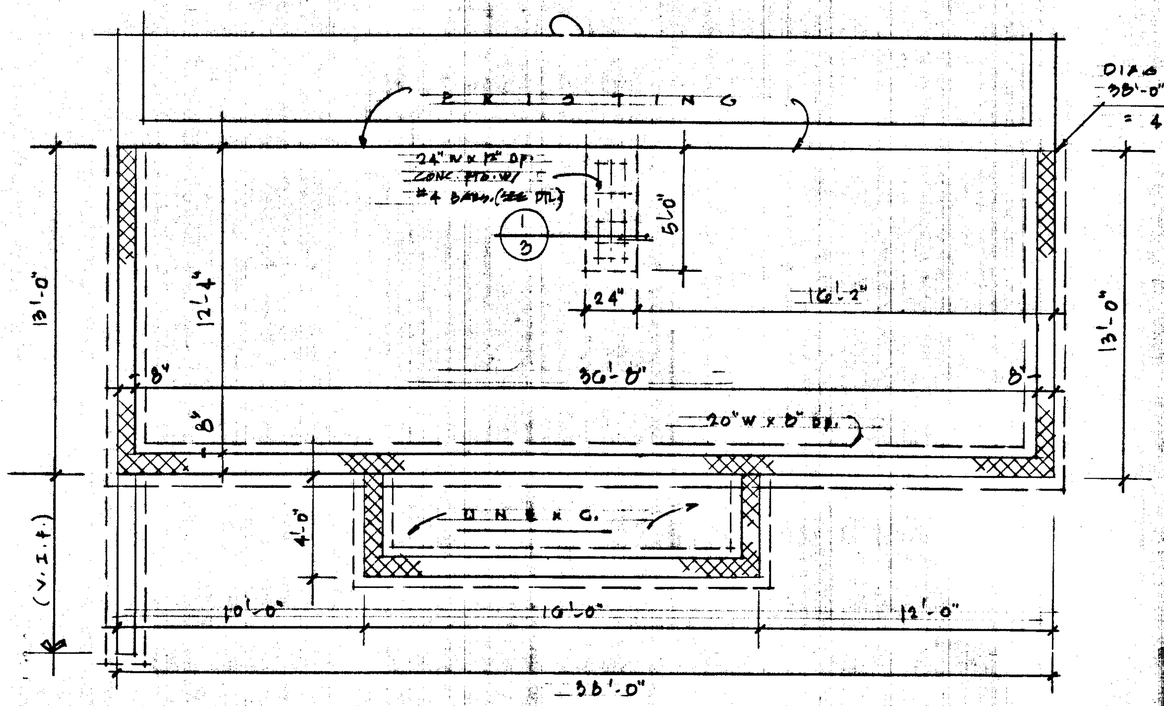
ENGINEERED PRODUCTS:

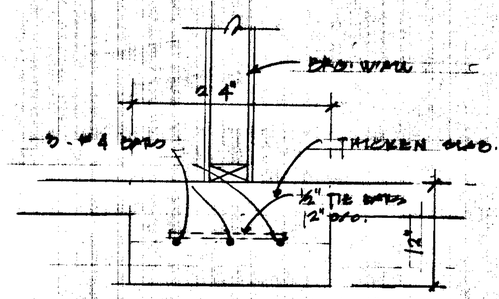
A. ALL LVL, GLU-LAM, AND PSL PRODUCTS AS SPECIFIED IN THESE DRAWINGS SHALL BE INSTALLED AS PER THE MANUFACTURES SPECIFICATIONS.
B. CONTRACTOR SHALL OBTAIN A COPY OF THE MANUFACTURERS FIELD INSTALLATION MANUAL OR SPECIFICATIONS.
C. ALL "I" BEAM JOISTS (i.e., TJI, GNI, GPI, ASI, etc.) SHALL BE INSTALLED AS PER THE MANUFACTURERS SPECIFICATIONS. SUPPLIER OF THESE PRODUCTS SHALL PROVIDE A JOIST LAYOUT AND DETAIL DRAWING TO THE CONTRACTOR.
D. ALL WOOD TRUSSES CONNECTED WITH LIGHT GAGE METAL PLATES SHALL BE DESIGNED AND FABRICATED IN ACCORDANCE W/ THE TRUSS PLATE INSTITUTE (T.P.I.).
E. THE MAXIMUM STRESS INCREASE FOR SHORT TERM LOADING IS 15%.
F. SHOP DRAWINGS FOR EACH TYPE OF TRUSS SHALL BE SUBMITTED TO THE DESIGNER FOR APPROVAL PRIOR TO MANUFACTURING.
G. SHOP DRAWINGS SUBMITTED SHALL INDICATE ALL LOADING AND SPACING AND SHALL BEAR THE SEAL OF A REGISTERED PROFESSIONAL ENGINEER FOR THE STATE IN WHICH THE STRUCTURE IS TO BE BUILT.
H. FLOOR AND ROOF TRUSSES SHALL BE BRACED AS PER MANUFACTURER AND T.P.I. SPECIFICATIONS. THE TRUSS MANUFACTURER SHALL PROVIDE ALL HANDLING AND BRACING INFORMATION REQUIRED FOR THE STRUCTURE.





TYPICAL STEPPED FOOTING DETAIL
NO SCALE





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FOOTING DETAIL - 1"=1'-0"

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8-20-02

SHEET 3 OF 3

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