IN RE: PETITION FOR ADMIN. VARIANCE S/S of Eva Court, 130 ft. E centerline of Cunning Circle 15th Election District 6th Councilmanic District **(4 Eva Court)** Tom P. Scott, Jr. *Petitioner*	* * * * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 05-639-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, Tom P. Scott, Jr. The administrative variance is requested for property located at 4 Eva Court in the eastern area of Baltimore County. The administrative variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a 20 ft., 8 ½ in. high detached accessory structure (garage) in lieu of the required 15 ft., height, and to amend the Final Development Plan for Lot 47, Block G of "Cunninghill Cove". The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on June 2, 2005, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: A ZAC comment was received from the Office of Planning dated June 29, 2005, a copy of which is attached hereto and made a part hereof.

Applicable Law

Section 307 of the B.C.Z.R. – ***Variances***.

ORDER RECEIVED FOR FILING
Date 7/14/05
By

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

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 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, I find that the requested variance should be GRANTED.

THEREFORE, IT IS ORDERED, this 14 day of July, 2005, by this Deputy Zoning Commissioner, that the Petitioner's request for variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a 20 ft., 8 ½ in. high detached accessory structure (garage) in lieu of the required 15 ft., height, and to amend the Final Development Plan

IMAGE RECEIVED FOR FILMING
Date 7/14/05
By

for Lot 47, Block G of "Cunninghill Cove", be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner or subsequent owners shall not allow or cause the accessory structure to be converted into a dwelling unit and/or apartment. There shall be no sleeping quarters, living area, kitchen or bathroom facilities in the structure.

2. The Petitioner shall not use the accessory structure for commercial purposes;

3. The Petitioner shall submit elevations (all sides) of the proposed accessory structure to the Office of Planning for their review and approval prior to the issuance of any building permit.

4. When applying for a building permit, the site plan field must reference this case and set forth and address the restrictions of this Order.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

John V. Murphy

JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

PLEASE RECEIVED FOR FILING
Date 7/14/05
By

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468

Baltimore County

James T. Smith, Jr., County Executive
William J. Wiseman III, Zoning Commissioner

July ~~13~~ 14, 2005

Mr. Thomas P. Scott, Jr.
4 Eva Court
Baltimore, Maryland 21220-1258

Re: Petition for Administrative Variance
Case No. 05-639-A
Property: 4 Eva Court

Dear Mr. Scott:

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 Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

John V. Murphy

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: Aaron Kensinger
Little & Associates, Inc.
1055 Taylor Avenue
Towson, MD 21286

Printed on Recycled Paper

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4 Eva Court

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)

400.3 - Accessory Buildings in Residence Zones

To permit a 20' 8 1/2" high detached accessory structure (garage)

in lieu of the required 15 foot height, and to amend the Final Development Plan for Lot 47, Block G of Cunninghill Core.

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):

Tom P. Scott, Jr.
Name - Type or Print

Tom P. Scott Jr
Signature

Name - Type or Print

Signature

4 Eva Court W/H- 410-335-8934
Address — Telephone No.

Baltimore, MD 21220-1258
City — State — Zip Code

Representative to be Contacted:

Aaron Kensinger- Little & Associates, Inc.
Name

1055 Taylor Avenue 410-296-1636
Address — Telephone No.

Towson MD 21286
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. 05-639-A **Reviewed By** JNP **Date** 6/7/05

Estimated Posting Date 6/19/05

REV 9/15/98

PLEASE RECEIVED FOR FILING
7/14/05

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 4 Eva Court
Address

Baltimore, MD 21220-1258
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):

We wish to construct a 2-story detached garage for the storage of collector cars and passenger vehicles. The second floor of the garage is for storage only. The zoning regulations height restriction of 15' for accessory buildings makes it impractical to construct a garage and roofing of the size needed to house collector cars and still provide storage. Secondly, we wish to store the collector cars from public view for aesthetic, as well as security reasons. By storing the vehicles in the garage, the general public would not know the valuable vehicles present on site. Without a variance the garage cannot be built to house the collector cars and provide storage. Also, the garage will serve to protect the valuable collector cars from the elements. The second floor storage will be used for collector car parts and memorabilia storage, items which we would not like to store in the existing home.

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.

Tom P. Scott
Signature

Signature

Tom P. Scott, Jr.
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27th day of May, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Tom P. Scott Jr.

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

5/27/05
Date

Jacquelyn Marie Dunn
Notary Public

My Commission Expires 5/1/07

REV 09/15/98

05-639-A

ZONING DESCRIPTION FOR 4 EVA COURT, BALTIMORE, MD 21220-1258

Beginning at a point on the south side of Eva Court which is 50' wide at the distance of 130' east of the centerline of the nearest improved intersecting street Cunning Circle which is 50' wide. Being Lot # 47, Block G, *in the subdivision of Cunninghill Cove as recorded in Baltimore County Plat Book # 45, Folio #* 145, containing 6,839 ft^2. Also known as 4 Eva Court, Baltimore, MD 21220-1258 and located in the 15th Election District, 6th Councilmanic District.

05-639-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 446309

DATE 6/7/05 ACCOUNT R-001-006-615D

AMOUNT $ 65.00

RECEIVED FROM: Thomas R. Scott

FOR: Administrative Variance - 4 Eva Court
05-639-A (Scott)

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
BUSINESS ACTUAL TIME DATE
6/08/2005 6/07/2005 11:09:42 2
REG WS12 MAIN REV 06
RECEIPT # 446309 6/07/2005 MELR
Dept 5 528 ZONING VERIFICATION
R NO. 446309
Recpt Tot $65.00
$65.00 CK $0.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 446334

DATE 6/7/05 ACCOUNT R-001-006-615D

AMOUNT $ 65.00

RECEIVED FROM: Little & Associates, Inc.

FOR: Administrative Variance - 4 Eva Court
05-639-A (Scott)

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
BUSINESS ACTUAL TIME DATE
6/08/2005 6/07/2005 11:09:18 2
REG WS12 MAIN REV 06
RECEIPT # 446334 6/07/2005 MELR
Dept 5 528 ZONING VERIFICATION
R NO. 446334
Recpt Tot $65.00
$65.00 CK $0.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

Date: 6/21/05

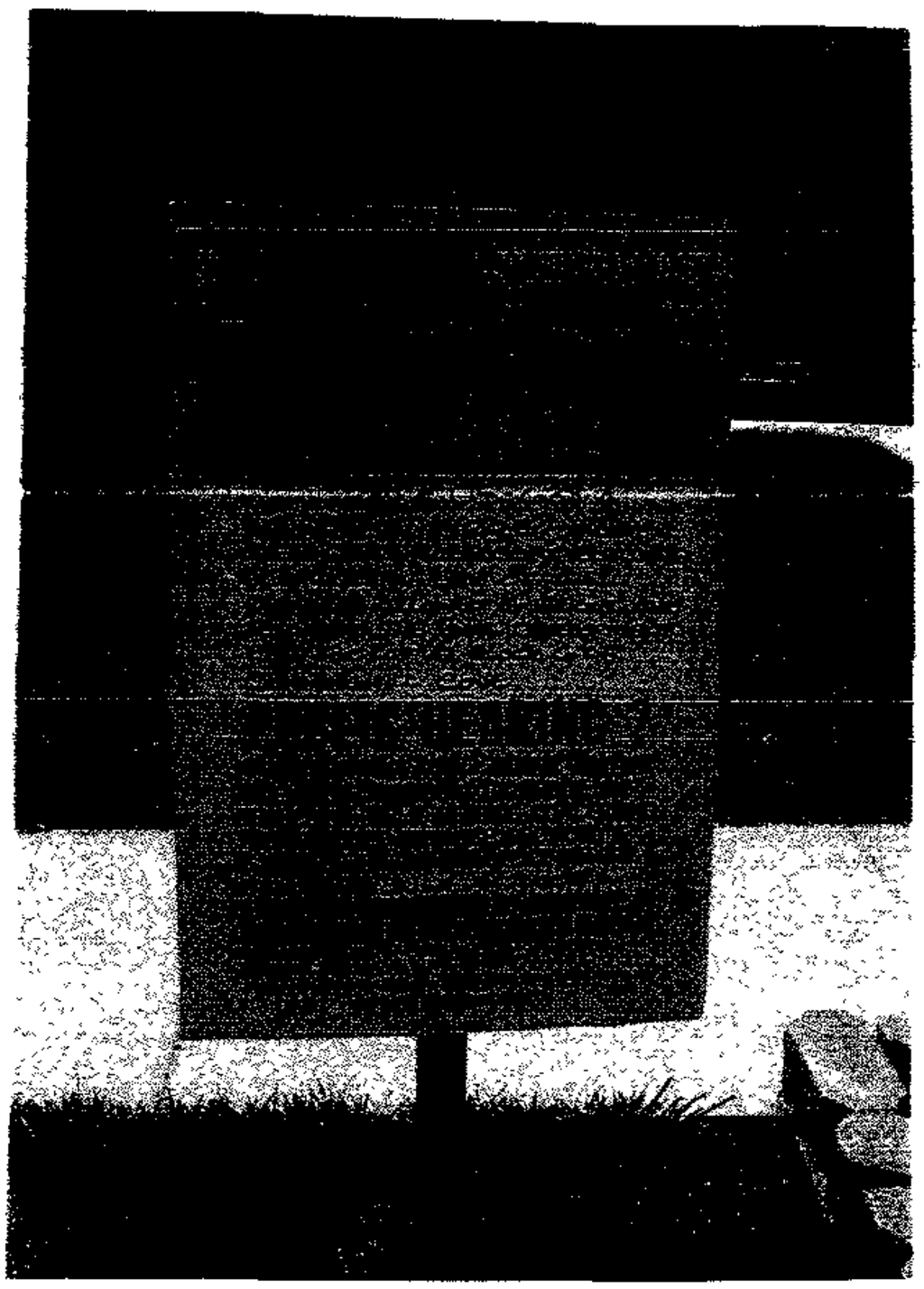
RE: Case Number: 05-639-A

Petitioner/ Developer: SCOTT

Date of Hearing/Closing: JULY 4, 2005

This is to certify under the penalties of perjury that the necessary sing(s) required by law were posted conspicuously on the property located at 4 EVA COURT

The sign(s) were posted on 6/18/05
(Month, Day, Year)



(Signature of Sign Poster)

Charles E. Merritt
9831 Maqledt Road
Baltimore, MD 21234
410-665-5562

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: 05-639-A

Petitioner: Scott

Address or Location: 4 Eva Court

PLEASE FORWARD ADVERTISING BILL TO:

Name: Tom P. Scott, Jr.

Address: 4 Eva Court

Baltimore, MD 21220-1258

Telephone Number: 410-335-8934

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05-639 -A Address 4 Eva Court

Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6/7/05 **Posting Date:** 6/19/05 **Closing Date:** 7/4/05

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

1. **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.

2. **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.

3. **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.

4. **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 05-639 -A Address 4 Eva Court

Petitioner's Name Scott Telephone 410-335-8934

Posting Date: 6/19/05 **Closing Date:** 7/4/05

Wording for Sign: To Permit a 20' 8½" high detached accessory building (garage) in lieu of the maximum allowed 15 feet height, and to amend the Final Development Plan for Lot 47, Block G of Cunninghill Cove.

WCR - Revised 6/25/04

Department of Permits and Development Management

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

Baltimore County

James T Smith, Jr, County Executive
Timothy M Kotroco, Director

July 5, 2005

Tom P. Scott, Jr.
4 Eva Court
Baltimore, Maryland 21220-1258

Dear Mr. Scott:

RE: Case Number: 05-639-A, 4 Eva Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 7, 2005.

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: clb

Enclosures

c: People's Counsel
Aaron Kensinger Little & Associates 1055 Taylor Avenue Towson 21286

Printed on Recycled Paper

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

June 20,2005

ATTENTION: Zoning Review Planners

Distribution Meeting of April 4, 2005

Item No.
633,639,643,644,645,646,647.648,649,650,651,652,653,654,655,656,657,
658,659,660 and 661

Pursuant to your request, the above referenced plan(s) have been reviewed by this Office and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

The Fire Department has no comments at this time.
If you have any questions contact my office.

Acting Lt. Warren T. Moffitt
Fire Marshal's Office
410-887-4880
MS-1102F

Cc:file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits & Development Management

DATE: June 28, 2005

FROM: Dennis A. Kennedy, Acting Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For June 27, 2005
Item No. 633, 639, 643, 645, 647, 648, 649, 652, 653, 654, 656, 658, 660, 661

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

DAK:CEN:clw
cc: File
ZAC-NO COMMENTS-06282005.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: July 8, 2005

RECEIVED

JUL 07 2005

ZONING COMMISSIONER

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

SUBJECT: **5-639 – Administrative Variance**

The Office of Planning does not oppose the petitioner's request to permit an accessory structure with a height of 20 feet 8.5 inches in lieu of the maximum permitted 15 feet and the amendment of the FDP for Cunninghill Core provided the following conditions are met:

1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.
3. Submit elevations (all sides) of the proposed accessory structure to this office for review and approval prior to the issuance of any building permit.

For further information concerning the matters stated herein, please contact David Pinning at 410-887-3480.

Prepared by: Curtis Murray

Section Chief: Lynn Lanham

AFK/LL: CM

W:\DEVREVIZAC\5-639.doc

Granted FILE 7/14/05

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: July 26, 2005

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

SUBJECT: 5-639 – Administrative Variance- *Amended Comments*

The Office of Planning has reviewed the information requested in comments dated 7/8/2005 and does not oppose the petitioner's request to permit an accessory structure with a height of 20 feet 8.5 inches in lieu of the maximum permitted 15 feet and the amendment of the FDP for Cunninghill Core

For further information concerning the matters stated herein, please contact David Pinning at 410-887-3480.

Prepared by: Curtis Murray

Section Chief: Lyn Lanham

RECEIVED
JUL 26 2005
ZONING COMMISSIONER

AFK/LL: CM

W:\DEVREV\ZAC\5-639amended.doc

C: Mr. T. Scott

Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*

SHA
Driven to Excel
State Highway Administration
Maryland Department of Transportation

Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Administrator*

Date: 6.20.05

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

RE: Baltimore County
Item No. 639 JHP

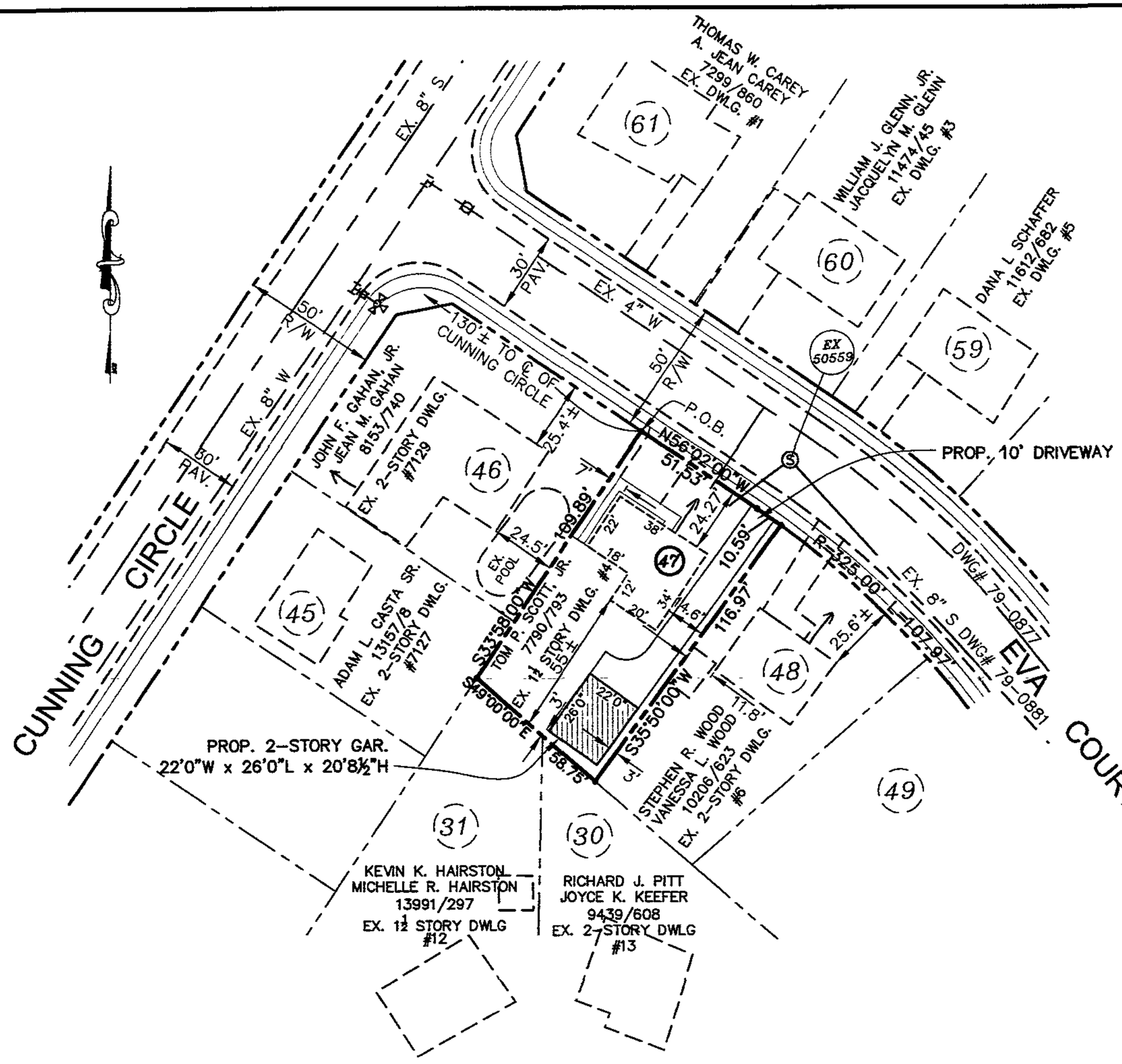
Dear. Ms. Matthews:

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.

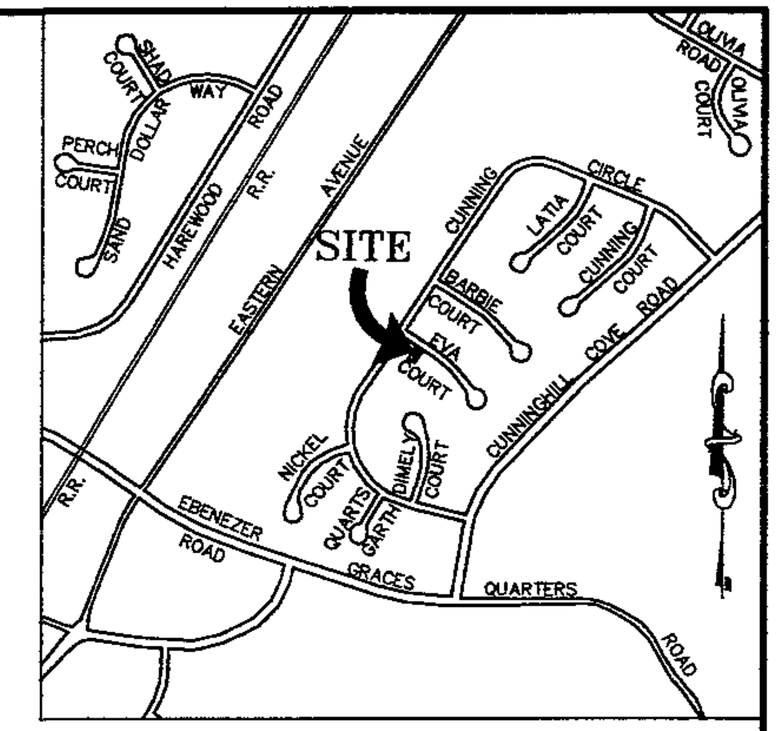
Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Steven D. Foster, Chief
Engineering Access Permits Division



PLAN VIEW
SCALE: 1"=50'



VICINITY MAP
SCALE 1"=1000'

LOCATION INFORMATION		
ZONING: DR 5.5		
1"=200' SCALE MAP # 084A2		
LOT SIZE: 0.16 ACREAGE	6,839 SQUARE FEET	
	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐
	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☒
PRIOR ZONING HEARING	N.A.	

Rec. Ex. #1

LITTLE & ASSOCIATES, INC.
ENGINEERS~~LAND PLANNERS~~SURVEYORS
1055 TAYLOR AVENUE, SUITE 307
TOWSON, MARYLAND 21286
PHONE: (410)296-1636 FAX: (410)296-1639

PROPERTY ADDRESS 4 EVA COURT
SUBDIVISION NAME CUNNINGHILL COVE
PLAT BOOK # 45 FOLIO # 145 LOT # 47 SECTION # — BLOCK G
OWNER TOM P. SCOTT, JR.

PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCE
SCOTT RESIDENCE

BALTIMORE COUNTY, MD
ELECTION DISTRICT NO. 15C6

MAY 20, 2005
SCALE: AS SHOWN

Z:\PROJECTS\SCOTT RESIDENCE 05939A\dwg\VARIANCE EXHIBIT.dwg, 5/24/2005 9:09:33 AM, hp deskjet 9300 senes.pc3, Tabloid, 1:50

05-639-A

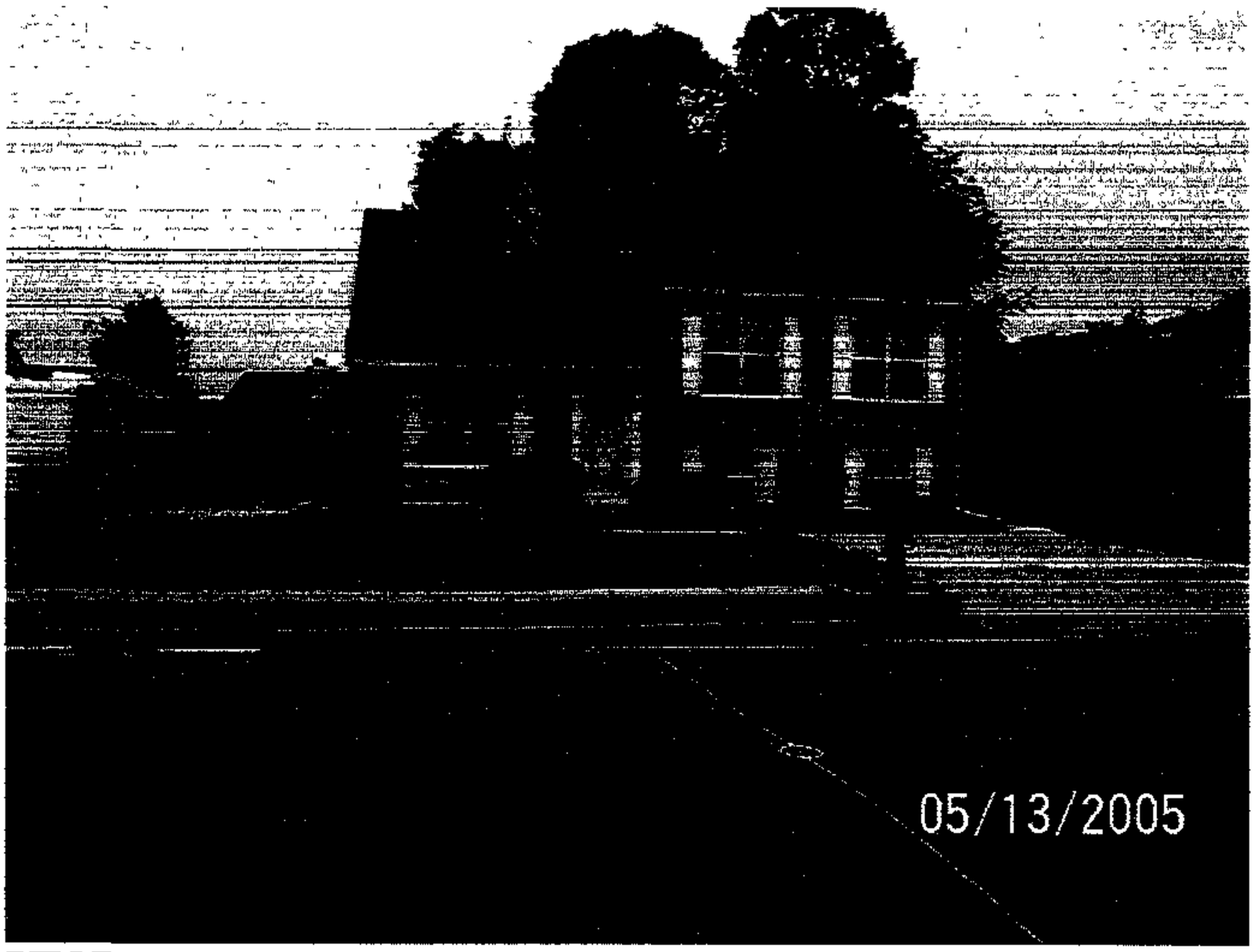


PHOTO OF EX. DWELLING ON #4 EVA COURT LOOKING FROM ACROSS EVA COURT.

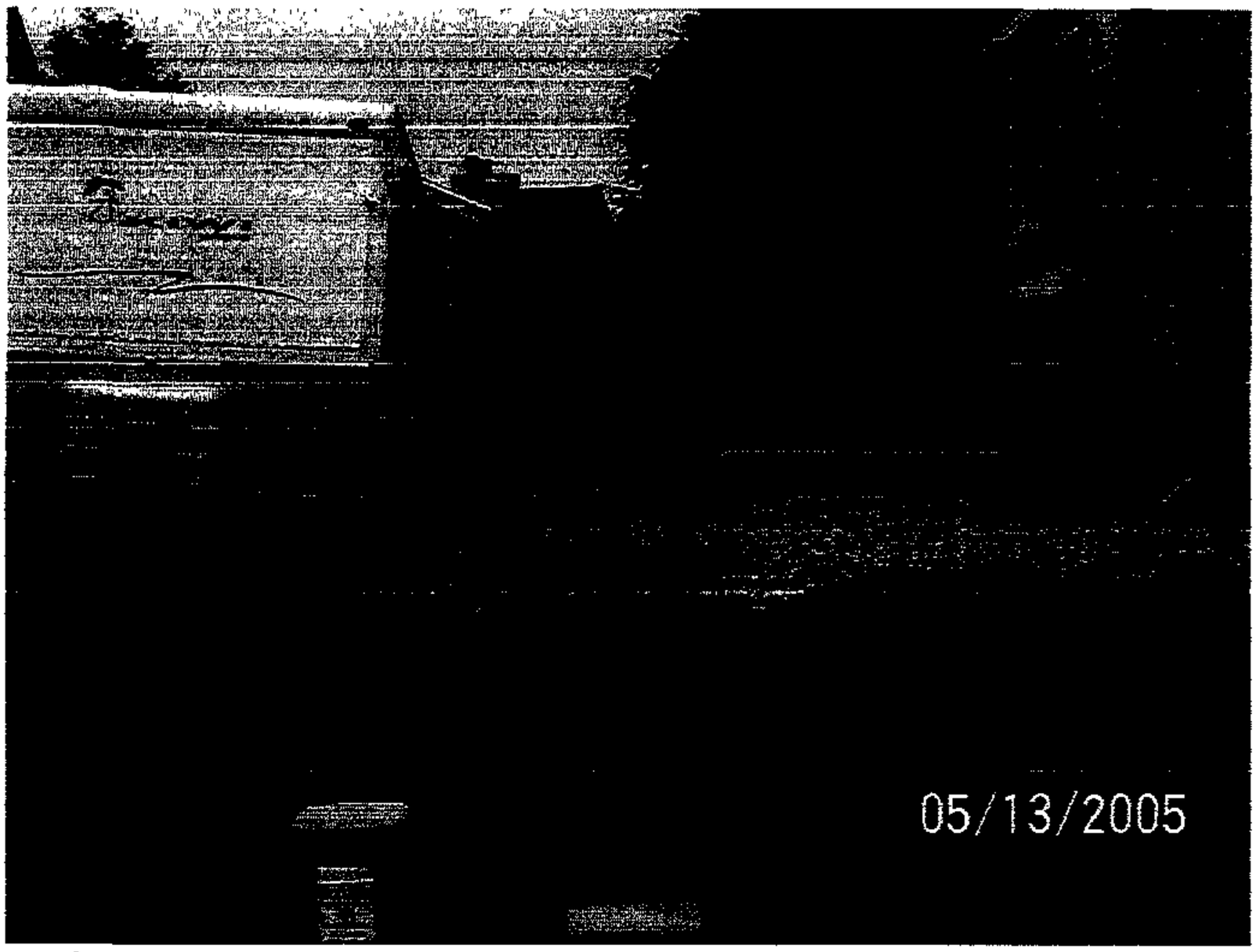


PHOTO ALONG EAST SIZE OF PROPERTY, PROPOSED STRUCTURE LOCATION IS IN THE REAR, ADJACENT TWO STORY DWELLING TO THE REAR.

05-639-A

Scott Residence #4 Eva Court Petition for Zoning Variance

PHOTO SHOWING EASTERN PROPERTY LINE AND ADJACENT TWO STORY DWELLING, GARAGE STRUCUTRE IS PROPOSED TO THE RIGHT OF THIS PHOTO.

PROPOSED LOCATION OF STRUCTURE AND ADJACENT DWELLINGS.

05-639-A

Scott Residence #4 Eva Court Petition for Zoning Variance

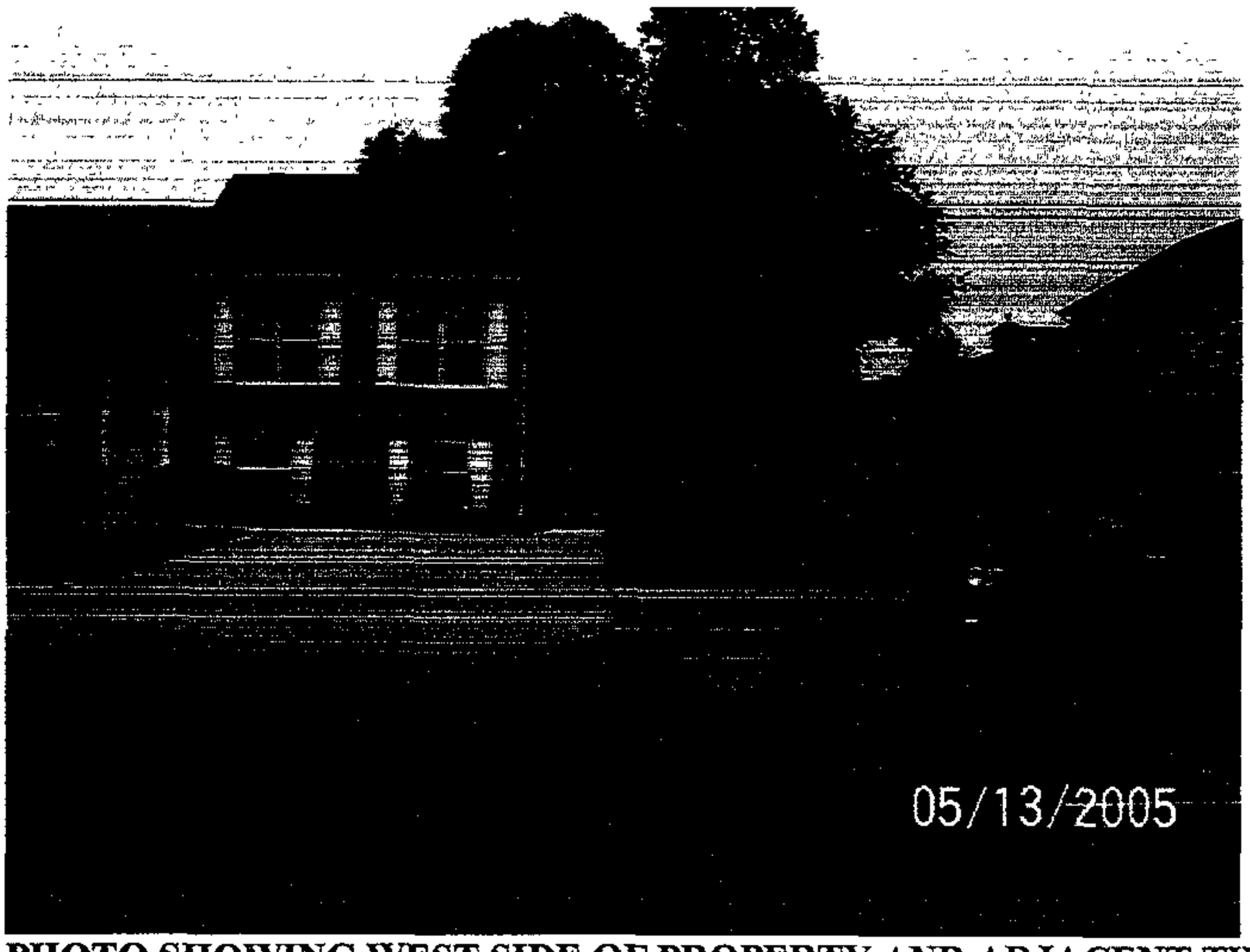


PHOTO SHOWING WEST SIDE OF PROPERTY AND ADJACENT TWO STORY DWELLING

05-639-A

Plan Sheet: *084A2*

Note:
Section 32-3-202 of the Baltimore County, 2003 Code establishes the zoning geodatabase. This map represents the actions of the Baltimore County Council on August 31, 2004 (Bills 82-04, 83-04, 84-04, 85-04, 86-04, 87-04, 88-04, and 89-04) effective September 3, 2004.

Legend

Zoning — Streams — Vegetation
Buildings — Roads

Baltimore County
Office of Planning and Zoning
Official Zoning Map

083B1	083C1	084A1	084B1	
083B2	083C2	084A2	084B2	
083B3	083C3	084A3	084B3	

Scale

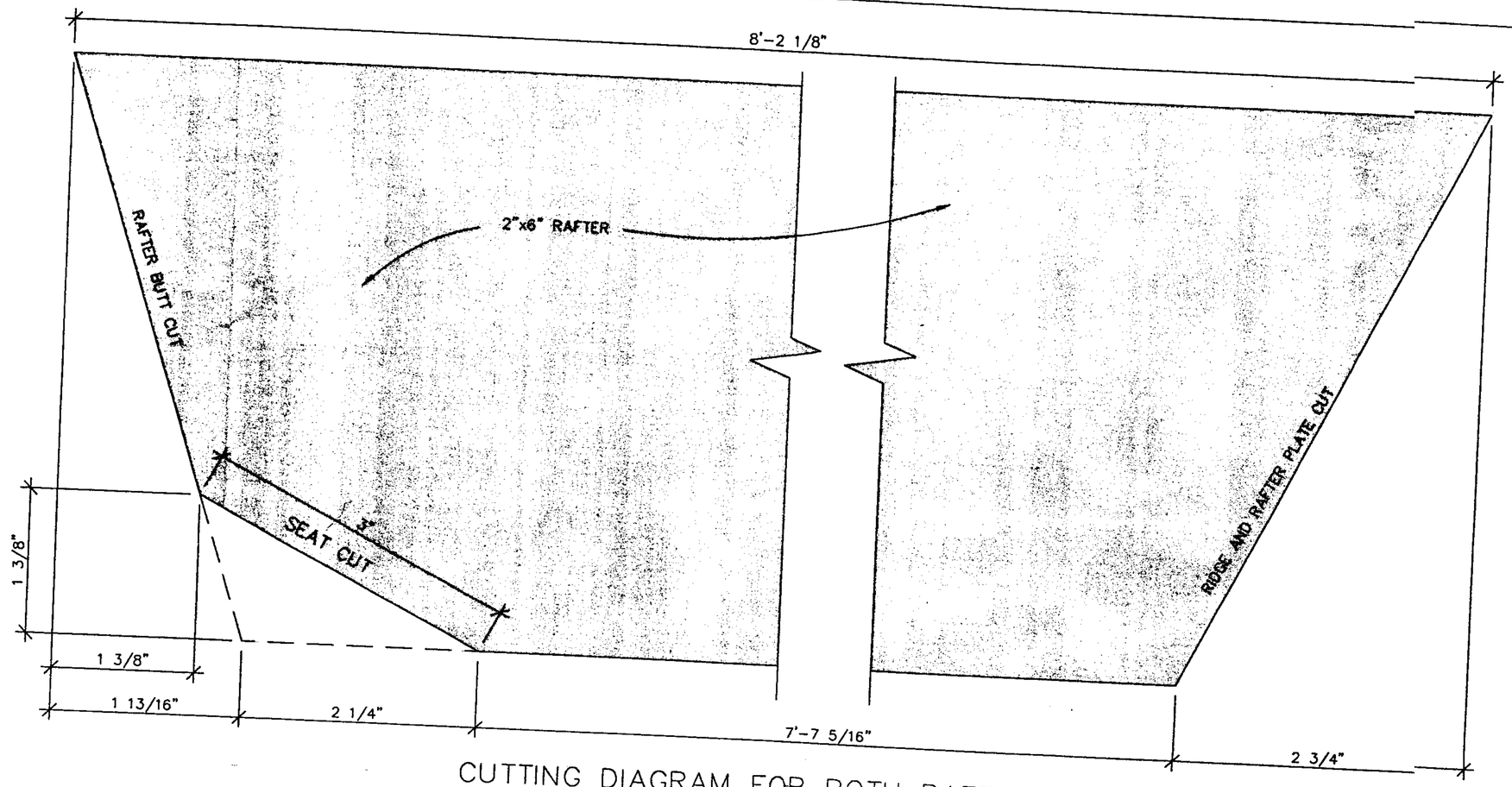
1" = 200'

0 100 200 400 Feet

1

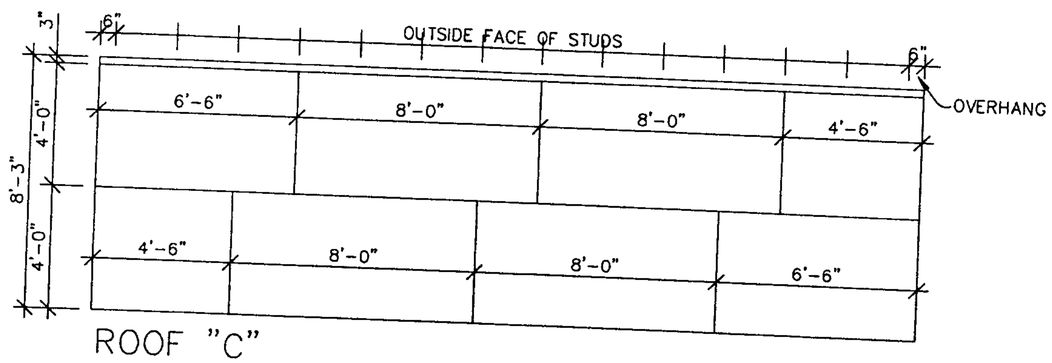
Data Sources:
Planametric Data - Baltimore County
OIT/GIS Services Unit
1:2400, from 1995/96 photography
Zoning - Baltimore County Office of Planning
1:2400, 2004

05-63

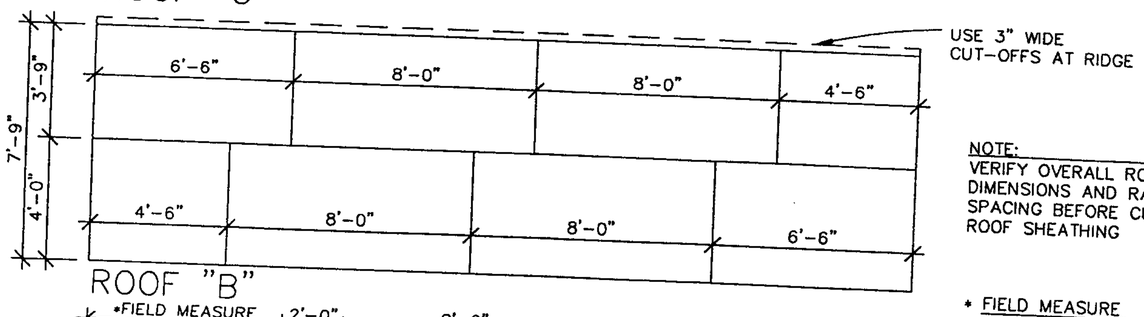


CUTTING DIAGRAM FOR BOTH RAFTERS

FULL SCALE

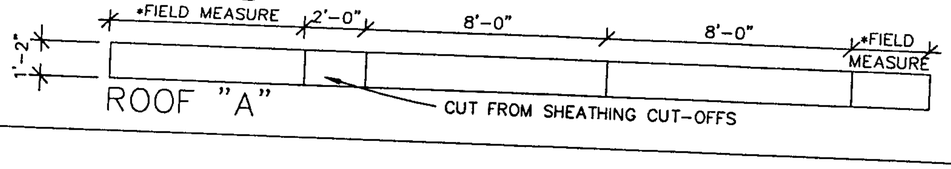


ROOF "C"



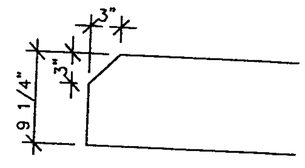
ROOF "B"

NOTE:
VERIFY OVERALL ROOF DIMENSIONS AND RAFTER SPACING BEFORE CUTTING ROOF SHEATHING



ROOF "A"

* FIELD MEASURE
SHEATHING PANEL DIMENSION WILL VARY DEPENDING ON WHICH SIDE OF RAFTER 2"x2" BLOCKING HAS BEEN PLACED



END CUT AT FLOOR JOIST

SCALE: 1"=1'-0"

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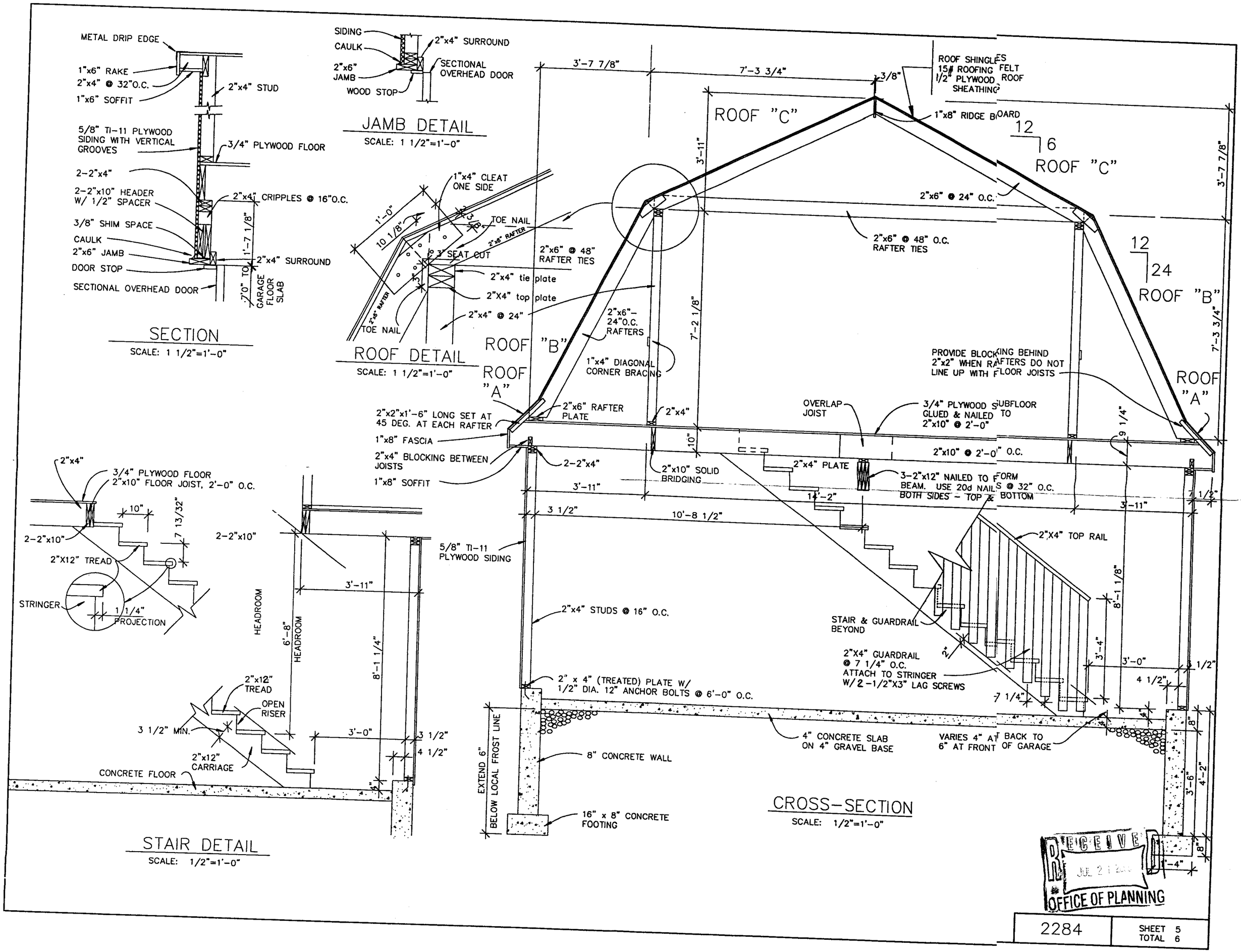
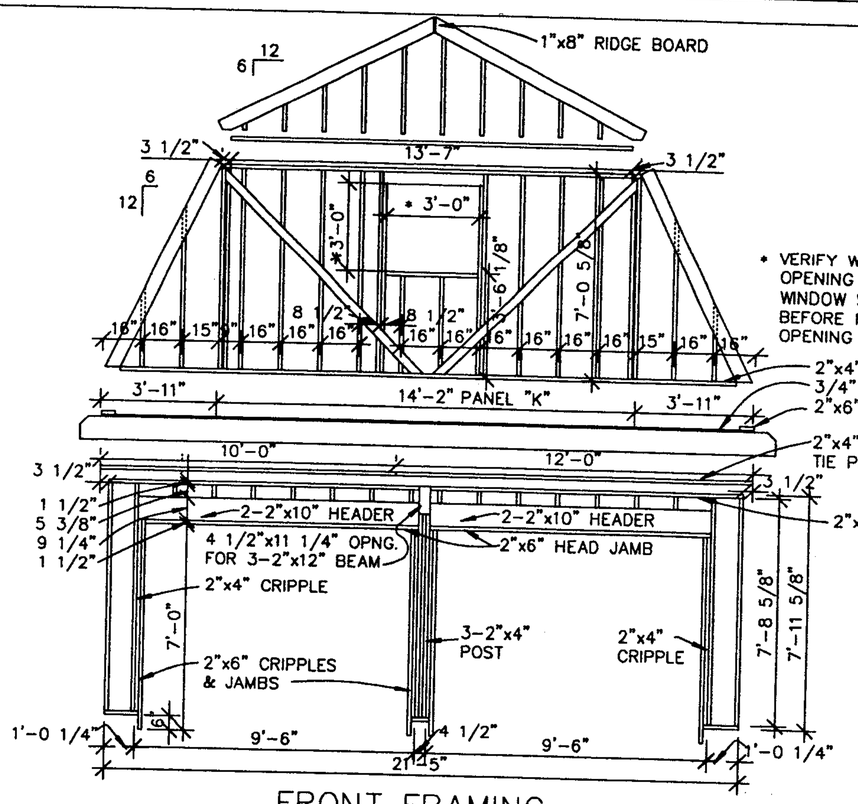
SHEET 6
TOTAL 6



2284	SHEET 5 TOTAL 6

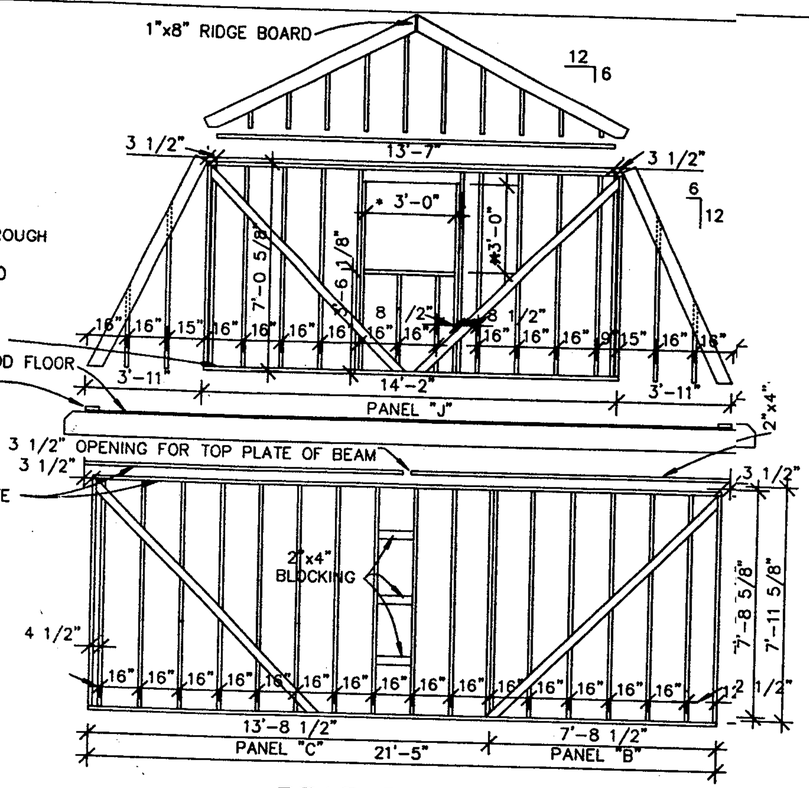


FRONT FRAMING

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

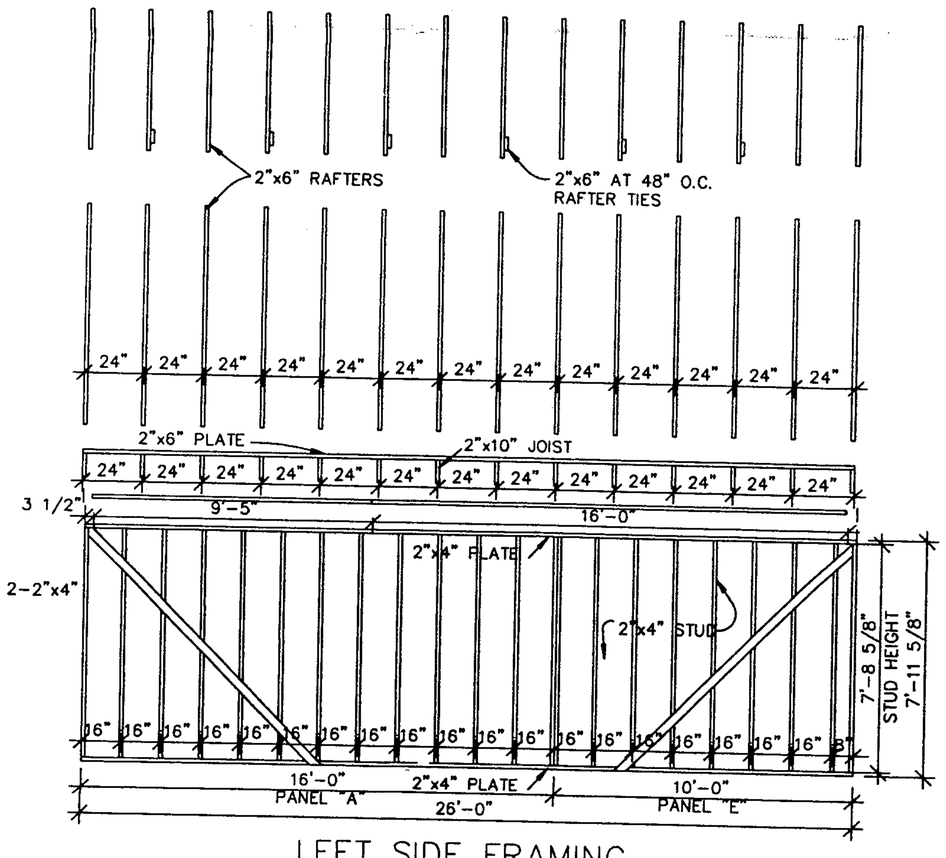
* VERIFY WINDOW ROUGH OPENING WITH WINDOW SELECTED BEFORE FRAMING OPENING

2"x4" PLATE
3/4" PLYWOOD FLOOR
2"x6"PLATE
2"x4" TIE PLATE
2"x4" PLATE



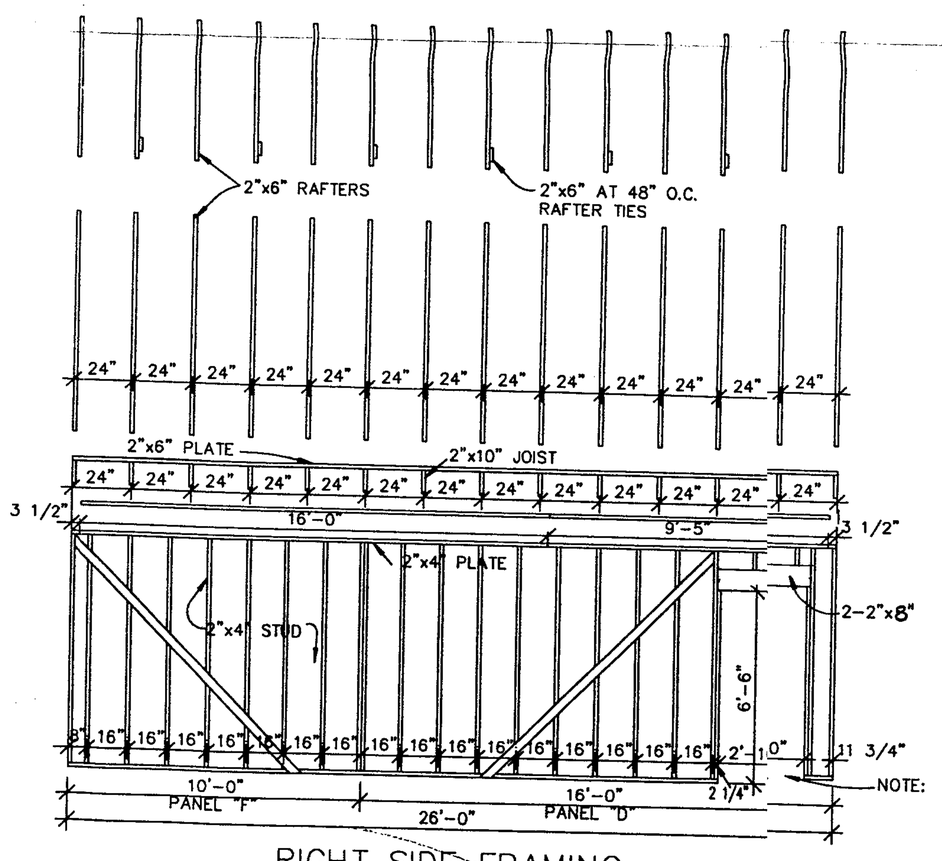
REAR FRAMING

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



LEFT SIDE FRAMING

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



RIGHT SIDE FRAMING

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

NOTE: CUT OUT 2"x4" SILL AFTER PANEL IS IN PLACE

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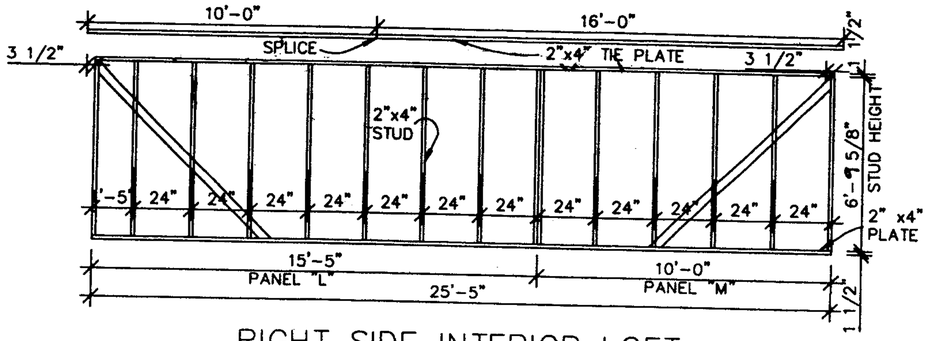
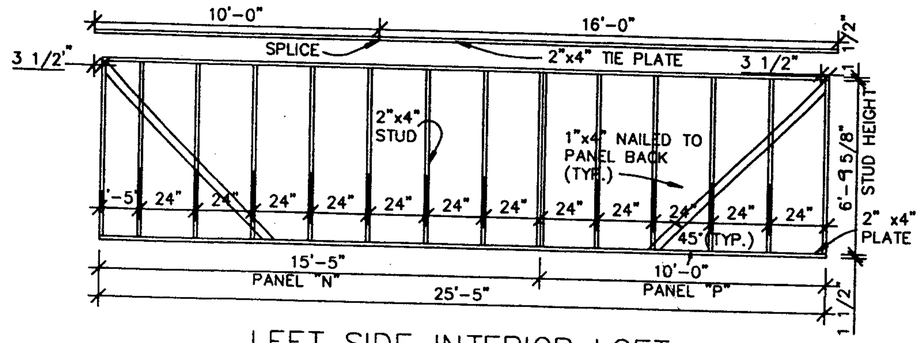
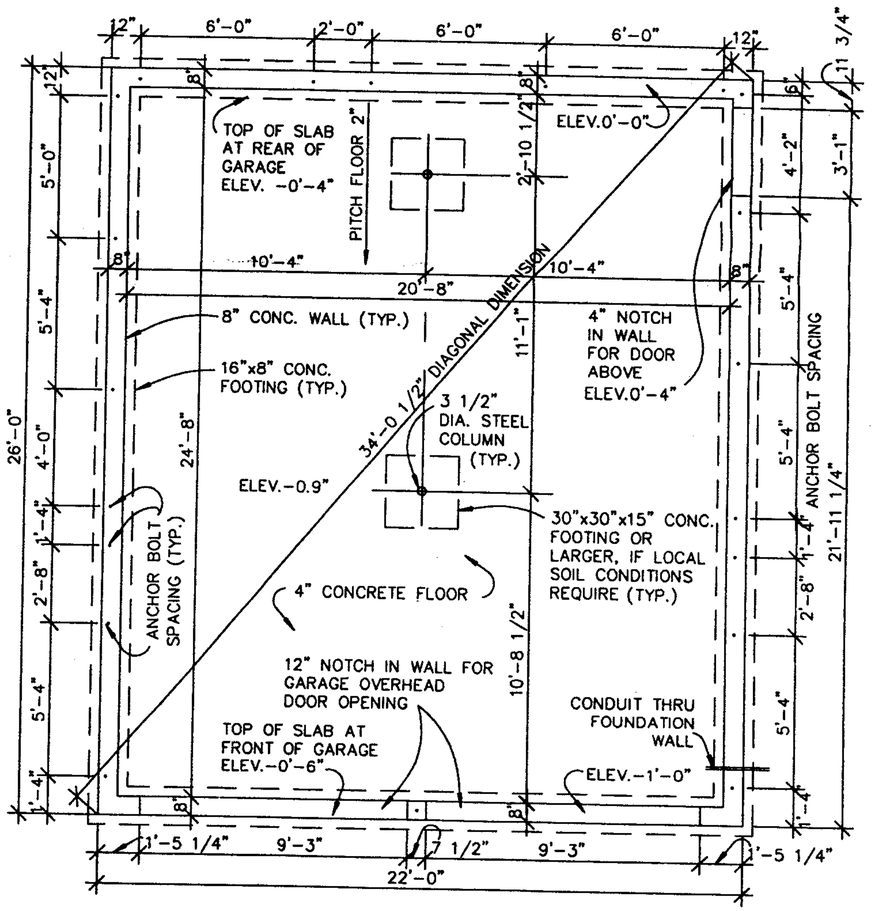


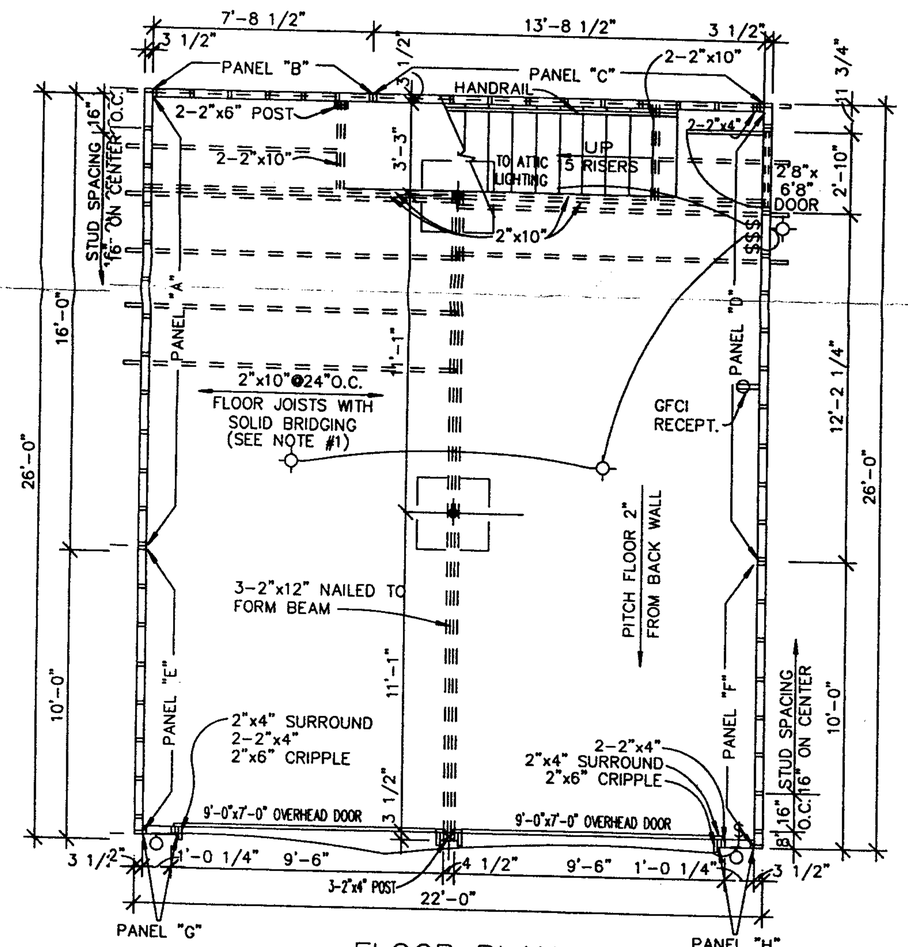
RIGHT SIDE INTERIOR LOFT PARTITION FRAMING



LEFT SIDE INTERIOR LOFT PARTITION FRAMING



FOUNDATION PLAN
SCALE: 1/4"=1'-0"



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

NOTES:
1. 2"x10" JOISTS @ 24" O.C. SPACING FOR AREAS WHERE FLOOR LIVE LOAD IS 30#/SQ. FT. (L.L.) + 10 #/SQ. FT. (D.L.) FOR AREAS WHERE FLOOR LIVE LOAD IS 40 #/SQ. FT. SPACE JOISTS @ 16" O.C.

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SHEET 3
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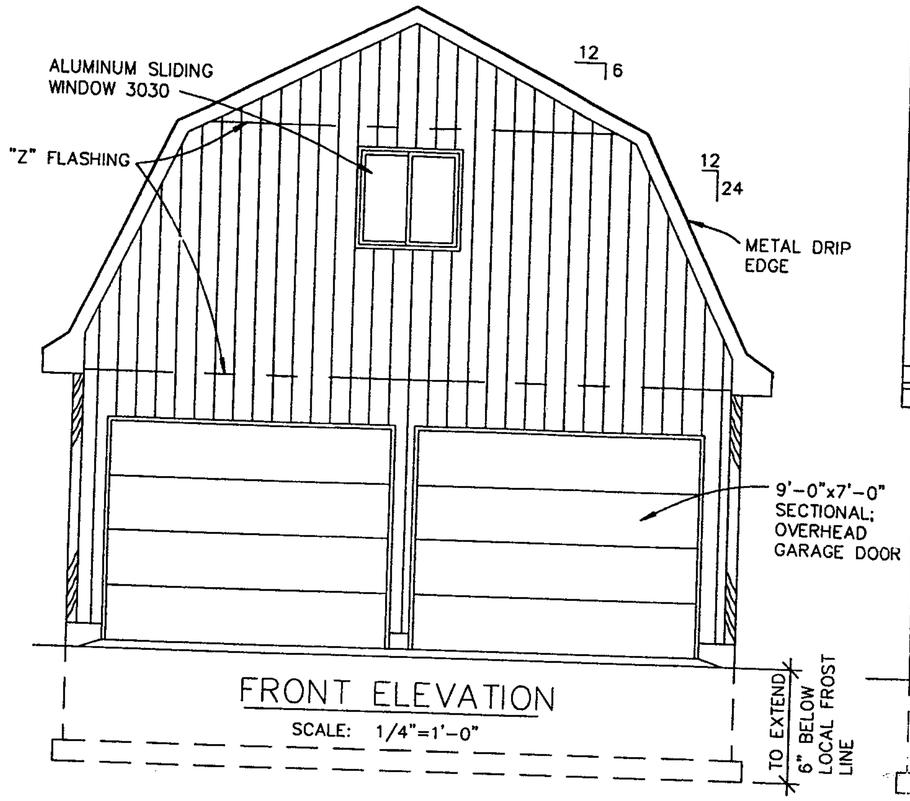
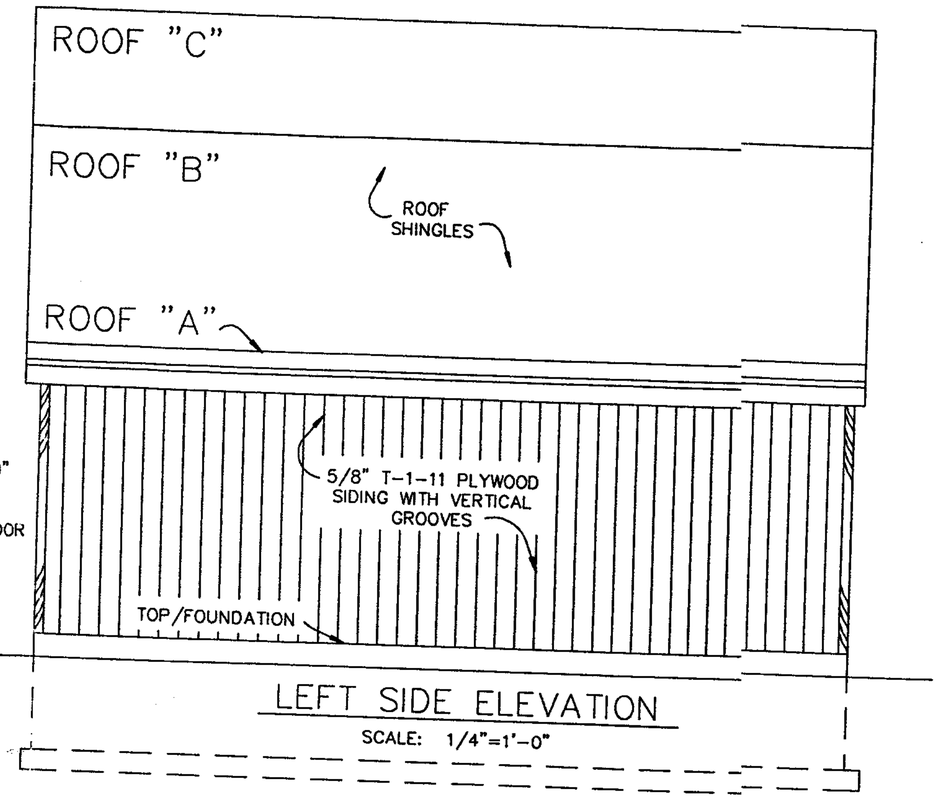


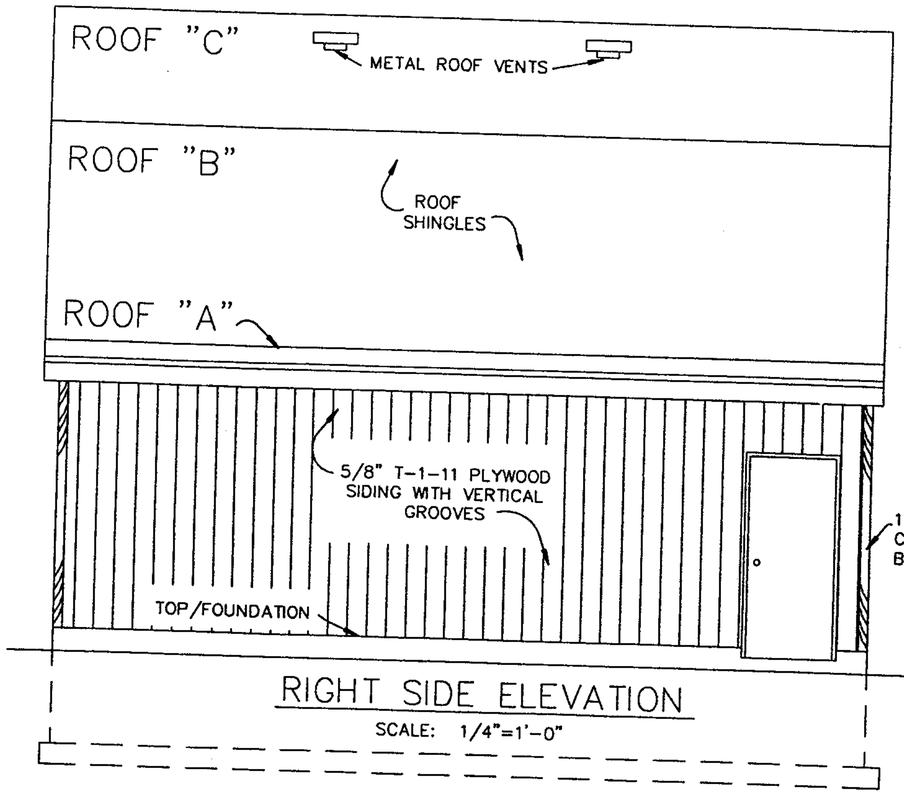
FRONT ELEVATION

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



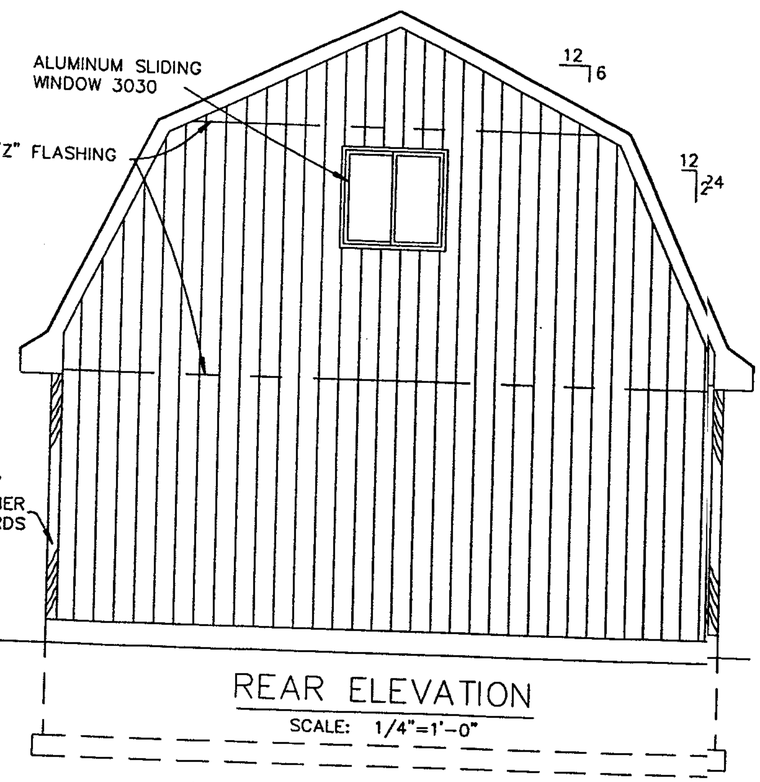
LEFT SIDE ELEVATION

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



RIGHT SIDE ELEVATION

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



REAR ELEVATION

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

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2 CAR GARAGE - 2ND FLOOR STORAGE

Instructions:

1. Study the plan thoroughly. Be sure to check your local code requirements and if required obtain a building permit. Omit steps 2 through 9 if slab is poured by contractor.
2. Locate the garage on your lot to conform to local code requirements. Such as side and rear lot set backs. Allow enough room for easy entrance, exit or turn around, if possible.
3. Stake out the foundation carefully. Be sure all corners are square, diagonal measurements should be equal. Remember that dimensions on plan are to outside of concrete and face of studs.
4. Dig trench for foundation wall and footing. Bottom of trench to extend 6" below local frost line. Call Building Inspector to check location and trenches before pouring concrete.
5. Pour concrete footing at bottom of trench 8" high. Provide key in footing by inserting 2" x 4" in center of footing for length of trench. Remove 2" x 4" after concrete is set.
6. Form both sides of concrete foundation wall from top of footing to a height 8" above established grade. Call Building Inspector to check wall forms before pouring concrete. Have local electrical contractor install conduit under slab for electrical service. After forms are in place and securely braced, pour readymix concrete to the top of forms. Spading to insure total compaction and all voids are filled.
7. Set anchor bolts with washers in concrete where shown on plans 1 3/4" in from edge of concrete and extending at least 2 1/2" above surface. Space two bolts per plate minimum.
8. Forms are removed after concrete has set. Backfill earth around wall to 8" from top of wall.
9. Use gravel fill over entire floor area and tamp to within 8" of top of rear foundation wall and 10" of top at front to provide 2" pitch for floor slab. Pour concrete floor slab to thickness as shown on drawing. If desired use 6" x 6" #10 welded wire fabric reinforcing in the floor slab.
10. Place 2x4 treated bottom plate on top of bolts with edge of 2x4 flush with outside face of concrete and tap with a hammer over each bolt to locate position of bolt holes. Drill a 3/4" dia. hole in bottom plate. Check by placing 2x4 over bolts and be sure that edge of 2x4 is flush with face of concrete.

NOTE: Note that the walls are layed out in at least two panels each. This has been done for ease of handling the pre-assembled walls.

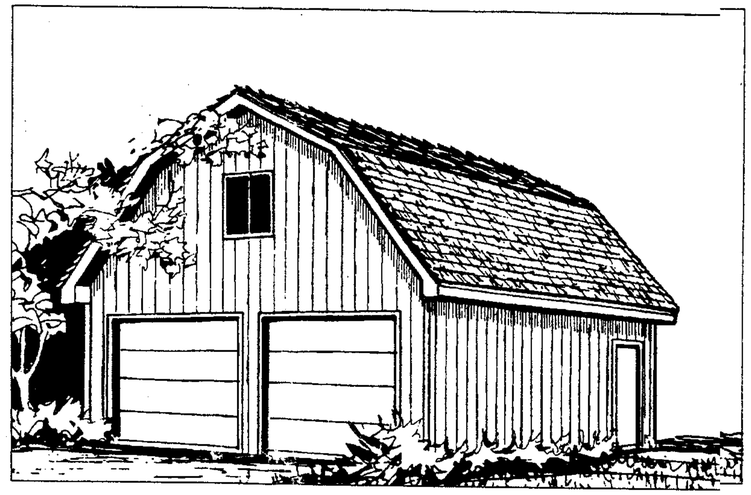
Begin construction by assembling wall panel A, B, C and D, on the concrete garage slab. Assemble all four panels before tilting them up into position.

11. Lay the predrilled 2"x4" bottom plate and one 2"x4" top plate for panel A side by side and mark position of 2"x4" studs 16" o.c. as shown on panel elevation drawing (note that the first stud space on each end of panels is measured from the outside face of stud to the center line of the next stud). Assemble wall section A using pre-cut 2"x4" studs 7'-8 5/8" long. Nail through top and bottom plates into studs using two 16 penny nails at each connection.
12. Let-in bracing. Check panels for squareness. Lay the 1"x4" corner brace on panel outer corner at top of panel down to bottom plate at a 45 degree angle. Mark 1"x4" position on each stud. With your circular power saw cut into stud 3/4" at each mark. Using a chisel and hammer knock out the pieces of wood leaving a 3/4" recess into which you place the 1"x4" corner brace and nail with two 8 penny nails at each stud and top and bottom plate.

Repeat steps 11 and 12 for panels "B", "C" and "D".

13. Now that you have the first four wall panels assembled you can start the erection of the walls. Tilt up panel "A" and place it in position over the anchor bolts. Brace panel securely with 2"x4" brace to ground stake. Place washer and nut on anchor bolts and tighten down panel. Follow same procedure for panels "B", "C" and "D".
14. Repeat instructions number 10, 11, and 12 for assembly and erection of panels E, F, G, and H.
15. As panels are erected you can add the 2"x4" tie plate lap at corners as shown on wall framing elevations. Nail with 10 penny nails 24" on center.
16. Assemble girder using three 2"x12"s nailed together with two 20 penny nails at each end. Stagger nail 20 penny nails 32" o.c. along top and bottom of header on both sides.
17. Nail two 2"x6" cripples on inside panel of rear wall where shown on plan. Assemble two garage door headers using two 2"x10"s cut to length of 9'-6" using 20 penny nails. Assemble girder post using three 2"x4" position and brace.

Add 2"x4" cripples at each side of door opening. Lift assembled header into position and rest on cripples and nail to panel studs using 16 penny nails. Lift assembled girder into position and nail.



18. Add 2"x4" cripples above door header. Add 2"x4" tie plate to top of remaining wall panels.
19. Lay loft floor joists 24" on center across top plate and girder, lapping at center. Double joists at stair opening.
20. Nail and glue 3/4" plywood floor to 2"x10" joists. Stagger joints of plywood so that joints on adjoining sheets do not occur on the same joists. Nail 8 penny nails 6" on center on panel edges and 10" on center at intermediate joists. Add 2"x4" rafter plate as shown.

NOTE: Now that your deck is in place you have a good working surface on which to work. It is suggested that you build the gable panels, your four loft panels and the twelve roof trusses and two gable end units on the deck, moving each unit to the side as it is completed. Build stair according to plan.

21. Assemble the gable and wall panels using pre-cut 6'-9 5/8" long 2"x4" studs and 2"x4" top and bottom plate. Follow the wall framing elevations for stud spacing. Nail through the top and bottom plate into the 2"x4" stud using two 16 penny nails per stud top and bottom. (Note do not attach 2"x4" tie plate to panels). Nail 1"x4" diagonal brace on back of loft panels.
22. When all wall panels are assembled you can start erection of the walls braces. Nail bottom plate to floor. Follow same procedure for panels, J,K,L,M,N,P.
23. Add 2"x4" tie plate to top of panels, as shown.
24. Cutting rafters is simplified by using the pattern provided on the plan. Layout and cut two rafters to size and check for accuracy. (Be sure to use the same rafter as a pattern to make all additional rafters.)
25. Erect and "tack-nail" the end rafters in place and brace temporarily. 10 or 12 feet from the gable end erect a second set of rafters. Slip the ridge board into position and support at each end with a 2"x4" stud. Be sure ridge board is level, rafters are plumb. The remaining rafters can now be put in place. Nail rafter ties to rafters.
26. Cut studs to fill in gable ends under gambrel rafters. Add eave blocking and any other framing necessary as shown on plan.
27. Apply 1/2" plywood sheathing over roof rafters starting at the bottom of the rafter. Stagger joints of roof sheathing so that joints on adjoining sheets do not occur on the same rafter. Check plan carefully to find out how far roof sheathing should extend out at gable ends.
28. Apply roof shingles (over felt if desired). Follow manufacturer's instructions in bundle. Extend shingles 3/4" beyond face of trim board, and excess of shingles should be cut from inside only in order to maintain a trim appearing edge.
29. Trim out door opening with jambs and casing.
30. Install windows with bottom sill resting on 2"x4" sill plate.
31. Start siding about 1/2" below top of foundation. Top edge can be nailed into 2"x4" at top. Nail siding with 8 penny non-corrosive siding or casing nails spaced 6" on center at panel edges and 12" o.c. at intermediate studs. Add gable and eave blocking and any other framing.
32. Trim eaves and corners. Install door.
33. Install garage overhead door following the manufacturer's instructions included with the door package.
34. Paint or stain siding and trim as desired.

Material Supplied By 84 Lumber

QUANTITY	SIZE	DESCRIPTION
2 Pcs.	2x4-16'	Wall Plate Treated
1 Pc.	2x4-14'	Wall Plate Treated
2 Pcs.	2x4-10'	Wall Plate Treated
2 Pcs.	2x4-8'	Wall Plate Treated
70 Pcs.	2x4-92 5/8"	Precut Studs & Blocking
1 Pcs.	2x8-8'	Door Header, Cut
2 Pcs.	2x4-16'	Top Wall Plate
1 Pc.	2x4-14'	Top Wall Plate
2 Pcs.	2x4-12'	Top Wall Plate
2 Pcs.	2x4-10'	Top Wall Plate
1 Pc.	2x4-8'	Top Wall Plate
2 Pcs.	2x4-16'	Wall Tie Plates
3 Pcs.	2x4-12'	Wall Tie Plates
3 Pcs.	2x4-10'	Wall Tie Plates
6 Pcs.	1x4-12'	Diagonal Wind Brace
3 Pcs.	2x4-14'	Door Cripples, Cut
4 Pcs.	2x6-8'	Cripple & Jamb
2 Pcs.	2x6-10'	Head Jamb
4 Pcs.	2x10-10'	Header Over Garage Doors
6 Pcs.	2x4-10'	Garage Door Surrounds
6 Pcs.	2x12-12'	Girder
2 Pcs.	2x6-8'	Girder Post Rear
3 Pcs.	2x4-8'	Girder Post Front
2 Pcs.	2x4-14'	Girder Plate, One Cut
32 Pcs.	2x10-12'	Loft Floor Joists & Header
1 Pcs.	2x10-8'	Loft Joist
3 Pcs	2X10	Double Joist Hanger
2 Pcs	2X10	Single Joist Hanger
4 Pcs.	2x4-14'	Blocking for Joists Ends
2 Pcs.	2x10-14'	Solid Bridging, Cut
2 Pcs	2x10-12'	Solid Bridging, Cut
19 Pcs.	4'x8'-3/4"	Plywood Loft Flooring
4 Pcs.	2x6-14'	Rafter Plate
6 Pcs.	2x4-16'	Interior Loft Partition Plates
6 Pcs.	2x4-10'	Interior Loft Partition Plates
15 Pcs.	2x4-14'	Interior Loft Partition Studs, Cut
8 Pcs.	1x4-12'	Loft Diagonal Wind Brace
6 Pcs.	2x6-16'	Rafter Ties
28 Pcs.	2x6-18'	Rafters, Cut for Two Rafters
2 Pcs.	1x8-14'	Ridge Board
8 Pcs.	2x2-8'	Eave Blocking, Cut
15 Pcs.	2x4-14'	Loft Exterior Wall Studs & Cripples, Cut
2 Pcs.	2x8-8'	Window Headers
18 Pcs.	2x4-8'	Gable Studs, Cut
3 Pcs.	2x4-16'	Gable Bottom Plates
2 Pcs.	2x4-16'	Gable Top Plates
2 Pcs.	2x4-14'	Gable Tie Plates
2 Pcs.	1x4-14'	Rafter Cleats, Cut
2 Pcs.	2x4-16'	Rake Blocking, Cut
8 Pcs.	1x6-10'	Rake, Cut
4 Pcs.	1x6-16'	Rake Soffit, Cut
4 Pcs.	1x8-16'	Eave Soffit & Fascia
4 Pcs.	1x8-14'	Eave Soffit & Fascia
34 Pcs.	4'x8'-1/2"	CD 24/0 Plywood Roof Sheathing
2 Pcs.	2x12-16'	Stair Carriage
3 Pcs.	2x12-14'	Stair Treads, Cut
4 Pcs.	2x[illegible]-12'	Stair Ro[illegible]
1 Pcs.	2x4-14'	Stair Rail
10 Pcs.	2x4-8'	Stair Guard Rail
24 Pcs	1/2X3"	Lag Screws
2	9/0x7/0	Sectional Up & Over Garage Door Complete with Track and All Necessary Hardware
70 L.F.		Door stop
36 Pcs.	4'x8'-5/8"	T-1-11 Plywood Panel Siding
8 Pcs.	1x4-8'	Corner Boards
80 L.F.		"Z" Flashing Gable Ends
1	2'-8"x6'-8"x1 3/4"	Garage Service Pre-Hung Door Unit
2	3030	Aluminum Sliding Windows
130 L.F.		Metal Drip Edge
3 Rolls	15#	Roofing Felt
11 1/3 Sq.s		Roof Shingles
2		Metal Roof Vents
1		Key Cylinder Lock Set
2 Lbs.	20d	Common Nails, Coated
14 Lbs.	16d	Common Nails, Coated
25 Lbs.	8d	Common Nails, Coated
13 Lbs.	8d	Galvanized Siding Nails
18 Lbs.	1 1/4"	Galvanized Roofing Nails
3 Lbs.	8d	Finishing Nails

OPTIONAL AND EXTRA

34 Pcs.	4'x8'-1/2"	Insulating Sheathing
12 Lbs.	1 1/2"	Galvanized Sheathing Nails

Note: The following materials not supplied by 84 Lumber. Materials listed for Convenience Only.

22	1/2"Dia.x12"	Anchor Bolts with Nuts & Washers
2	1 1/2"	Steel Columns

CONCRETE FOR POURED FOUNDATION
(Wall Height Figured at 4'-2" High) Concrete Figures Based Upon Level Site Conditions With Gravel Base.

3 1/2 Cu. Yds.	Concrete for Footing
10 Cu. Yds.	Concrete for Walls
6 1/2 Cu. Yds.	Concrete for Floor

OPTIONS FOR ALTERNATE HORIZONTAL SIDING

1160 S.F.	7/16"x12"	Horizontal Hardboard Siding with 10 3/4" Exposure
40		Metal Siding Corners

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