IN RE: PETITION FOR ADMIN. VARIANCE N/S of Margo Road, 300 ft. E centerline of Manchester Road 12th Election District 7th Councilmanic District **(711 Margo Road)** Katherine C. & Robert E. Marston Petitioners	* * * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 05-680-A

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

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Katherine C. and Robert E. Marston. The variance request is for property located at 711 Margo Road in the eastern area of Baltimore County. The variance request is from Sections 1B02.3.B and 301.1A of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an open projection (carport) with a 2 ft. side setback in lieu of the required 11.25 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 3, 2005, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 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 Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

ORDER RECEIVED FOR FILING
Date 7/21/05
By

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 Zoning Commissioner for Baltimore County, this 21st day of July, 2005, that a variance from Sections 1B02.3.B and 301.1A of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an open projection (carport) with a 2 ft. side setback in lieu of the required 11.25 ft., be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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

WILLIAM J. WISEMAN, III
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

WJW,III:raj

JUDGE RECEIVED FOR FILING
7/21/05

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 711 Margo Road
which is presently zoned D.R.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) 1B02.3B., 301.1A. (BCZR)

TO PERMIT AN OPEN PROJECTION (CARPORT) WITH A 2-FOOT SIDE SETBACK IN LIEU OF REQUIRED 11.25-FEET.

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

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Robert Edward Marston
Name - Type or Print

Signature

Katherine Charlene Marston
Name - Type or Print

Katherine Charlene Marston
Signature

711 Margo Road (410) 288-2729
Address Telephone No.

Baltimore MD 21222
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

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

Zoning Commissioner of Baltimore County

CASE NO. 05-680-A **Reviewed By** D.T. **Date** 6/21/05

Estimated Posting Date 7/3/05

REV 9/15/98

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 711 Margo Road
Address
Baltimore MD 21222
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):

Carport is necessary to provide protection during inclement weather for vehicles and the owners.

Without the carport the house gets extremely hot inside.

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.

Signature

Signature Katherine Charlene Marston

Robert Edward Marston
Name - Type or Print

Katherine Charlene Marston
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20 day of June, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Robert Edward Marston and Katherine Charlene Marston 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

06/20/05
Date

Cindy K. Corro
Notary Public

My Commission Expires Aug. 01, 2008

REV 09/15/98

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.

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City State Zip Code

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Carport is necessary to provide protection during inclement weather for vehicles and the owners. Without the carport the house gets extremely hot inside.

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.

Signature: [signature]
Name - Type or Print: Robert Edward Marston

Signature: Katherine Charlene Marston
Name - Type or Print: Katherine Charlene Marston

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20 day of June, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Robert Edward Marston and Katherine Charlene Marston 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

06/20/05
Date

Cindy L. Corra
Notary Public

My Commission Expires Aug. 01, 2008

REV 09/15/98

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 711 Margo Road

which is presently zoned _____

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)

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):

Robert Edward Marston
Name - Type or Print

Robert Edward Marston
Signature

Katherine Charlene Marston
Name - Type or Print

Katherine Charlene Marston
Signature

711 Margo Road (410) 288-2729
Address Telephone No.

Baltimore, MD 21222
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

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

Zoning Commissioner of Baltimore County

CASE NO. 05-680-A **Reviewed By** D.T. **Date** 6/21/05

REV 9/15/98 **Estimated Posting Date** 7/3/05

Application For Zoning Variance

Zoning Description

Zoning description for 711 Margo Road, Baltimore, Maryland 21222.

Beginning at a point on the North side of 711 Margo Road which is 30 feet wide at the distance of 300 feet East of the centerline of the nearest improved intersecting street Manchester Road which is 30 feet wide.

Being known and designated as Lot No. Six (6) , Block "B" as shown on the Plat of Re-subdivision of Lots 3, 5, 6, and Local Open Spaces, Block "B", Manchester Gardens, which plat is duly recorded among the Land Records of Baltimore County in Plat Book O.T.G. No. 32, folio 56.

Being the same lot of ground and premises which by Deed dated April 19, 1968 and recorded among the Land Records of Baltimore County in Liber 4867, Folio 387, was granted and conveyed by Galeano Construction Company, Inc. unto the with Grantor.

Containing 5,460 Sq. Feet = .13 Acres. Also known as 711 Margo Road and located in the 12th Election District and 7th Councilman District.

05-680-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 446359

DATE: JAN 5 ACCOUNT: 001-606-150

AMOUNT $ 65.00

RECEIVED FROM: THE TIMES, TOWSON

FOR: APPEAL CZ-680-A

111 MARCO RD D THOMPSON

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

DATE	ACCOUNT	TIME	REF
1/05/2005	001-606-150	11:00AM	

CASHIER'S VALIDATION
RECEIPT # 117563 1/05/2005 DRW
BY: 5 SECURITY VERIFICATION
CR NO. 446359
Recpt Tot $65.00
$65.00 CK $0.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 05-680-A

Petitioner/Developer: ROBERT MARSTON

Date of Hearing/Closing: 7-18-05

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

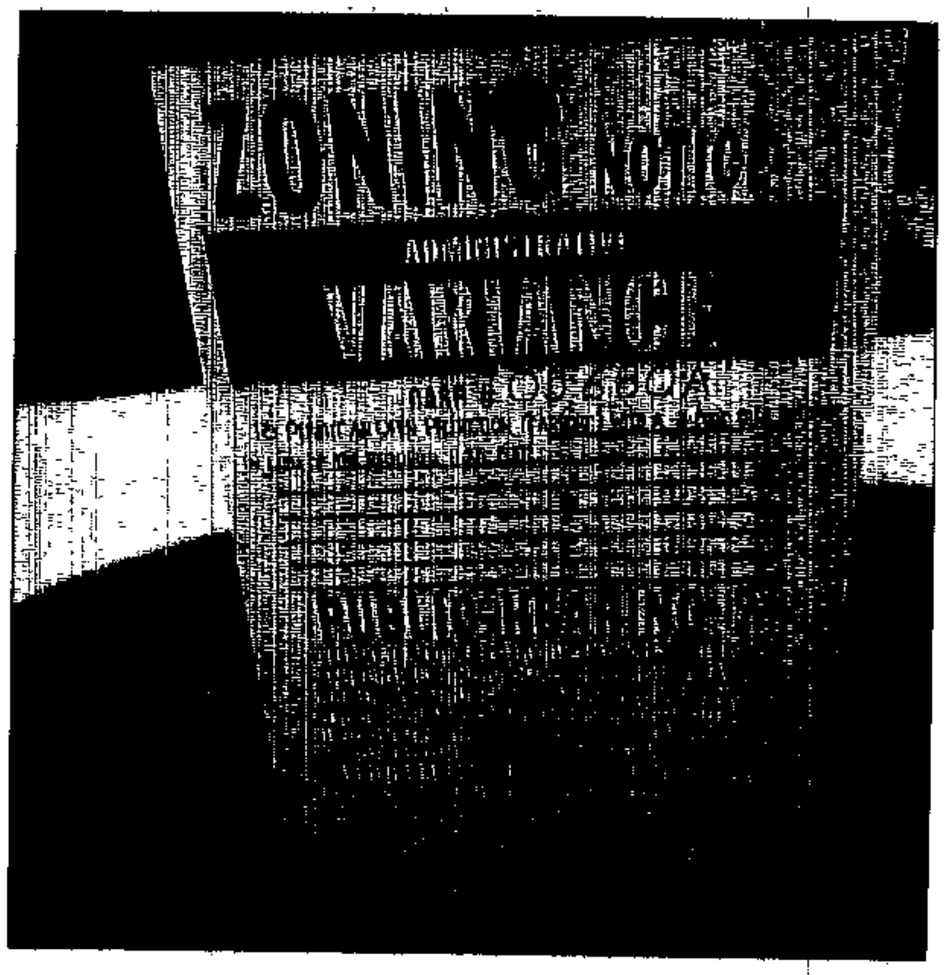
ATTN: Kristen Matthews {(410) 887-3394}

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: 711 MARGO RD

The sign(s) were posted on 7-3-05
(Month, Day, Year)

Sincerely,



711 MARGO RD

Robert Black 7-6-05
(Signature of Sign Poster) (Date)

SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 680 -A Address 711 MARGO RD.

Contact Person: DONNA THOMPSON Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6/21/05 **Posting Date:** 7/3/05 **Closing Date:** 7/18/05

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- 680 -A Address 711 MARGO RD.

Petitioner's Name MARSTON Telephone 410-288-2729

Posting Date: 7/3/05 **Closing Date:** 7/18/05

Wording for Sign: To Permit AN OPEN PROTECTION (CARPORT) WITH A 2-FOOT SIDE SETBACK IN LIEU OF REQUIRED 11.25 -FEET.

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 18, 2005

Robert Edward Marston
711 Margo Road
Baltimore, Maryland 21222

Dear Mr. Marston:

RE: Case Number: 05-680-A, 711 Margo Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 21, 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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: July 15, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
for *July 18, 2005*
Item No. 680

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have comments.

No Drawing to review

DAK:CEN:cab

cc: File

ZAC-COMMENTS-ITEM NO 680-07152005.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: Timothy M. Kotroco

FROM: R. Bruce Seeley RBS

DATE: September 7, 2005

SUBJECT: Zoning Item # See List Below

Zoning Advisory Committee Meeting of July 11, 2005

__X__ The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

05-680
05-681
05-682
05-684
05-687
05-688
05-689
05-692

Reviewer: Sue Farinetti, Dave Lykens Date: July 6, 2005

S:\Devcoord\ZACNOCOMMENT9-05.doc

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 21, 2005

Mr. & Mrs. Robert E. Marston
711 Margo Road
Baltimore, Maryland 21222

Re: Petition for Administrative Variance
Case No. 05-680-A
Property: 711 Margo Road

Dear Mr. & Mrs. Marston:

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,

William J. Wiseman, III
Zoning Commissioner

WJW,III:raj
Enclosure

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

State Highway Administration
Driven to Excel

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

Maryland Department of Transportation

Date: 7.11.05

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

RE: Baltimore County
Item No. 680 JDT

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,

S. D. Foster

Steven D. Foster, Chief
Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 8, 2005

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

SUBJECT: *Zoning Advisory Petition(s):* **Case(s) 5-680- Administrative Variance**

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 Amy Mantay in the Office of Planning at 410-887-3480.

Prepared By: Curtis Murray

Division Chief: Lyn Lanham

CM/LL

W:\DEVREV\ZAC\5-680.doc

Baltimore County Government
Fire Department

700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

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

July 5, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: July 11, 2005

Item No. 680-693

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

Comments:

1. The fire marshal's office has no comments at this time

Insp. Mezick
Fire Marshal's Office
410-887-4880
MS-1102F

cc: File

Printed with Soybean Ink
on Recycled Paper

June 19, 2005

To Whom It May Concern:

We the petitioners, Robert E. Marston and Katherine C. Marston, filing for this zoning variance live on the property at:

711 Margo Road, Baltimore, Maryland 21222

We have been continuous residents since March, 1991 and intend to continue living on the property.

Signed:

Date: 6-20-05

Robert E. Marston
Home Phone: (410) 288-2729
Work Phone: (443) 744-1260

Katherine C. Marston

Date: 6-20-05

Katherine C. Marston
Home Phone: (410) 288-2729
Work Phone: (410) 550-2996

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20 day of June, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

---

The Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath 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

06/20/2005
Date

Cindy R. Corro
Notary Public

My Commission Expires Aug. 01, 2008

05-680-A

June 19, 2005

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Signed:

Date: 6-20-05

Robert E. Marston
Home Phone: (410) 288-2729
Work Phone: (443) 744-1260

Katherine C. Marston

Date: 6-20-05

Katherine C. Marston
Home Phone: (410) 288-2729
Work Phone: (410) 550-2996

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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The Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath 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

06/20/2005
Date

Linda L. Corran
Notary Public

My Commission Expires Aug. 01, 2008

June 19, 2005

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Home Phone: (410) 288-2729
Work Phone: (443) 744-1260

Katherine C. Marston

Date: 6-20-05

Katherine C. Marston
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Work Phone: (410) 550-2996

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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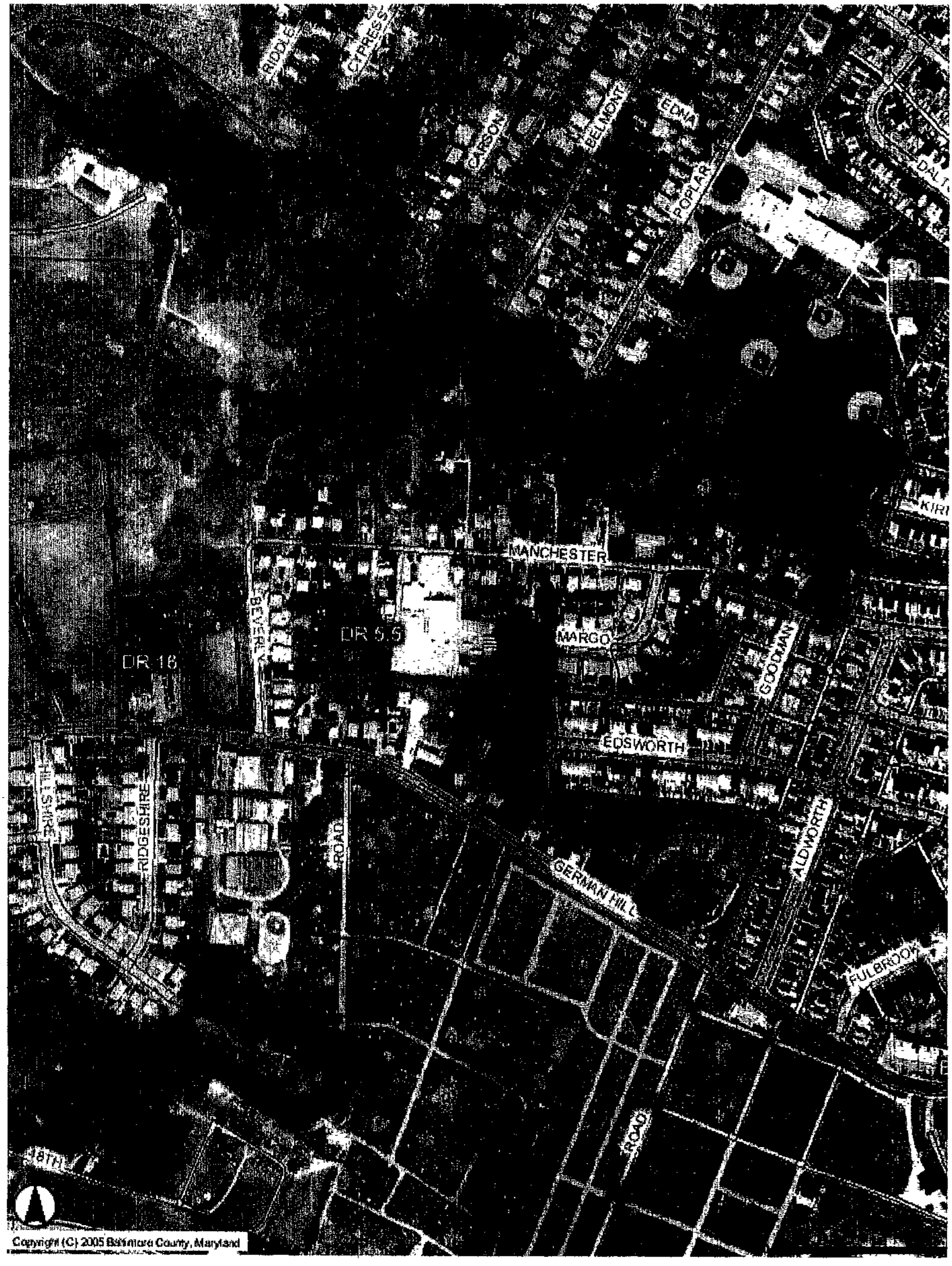
AS WITNESS my hand and Notarial Seal

06/20/2005
Date

Notary Public

My Commission Expires Aug. 01, 2008


RIDGE
CYPRESS
CASON
BELMONT
EDNA
POPLAR
MANCHESTER
MARGO
GOODMAN
EDSWORTH
ALDWORTH
FULBROOK
GERMAN HILL
ROAD
BEAVER
DR 5.5
DR 16
RIDGESHIRE
Copyright (C) 2005 Baltimore County, Maryland

097A2	097B2
097A3	097B3
104A1	104B1

Scale

1" = 200'

0 100 200 400 Feet

N

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

096B3

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

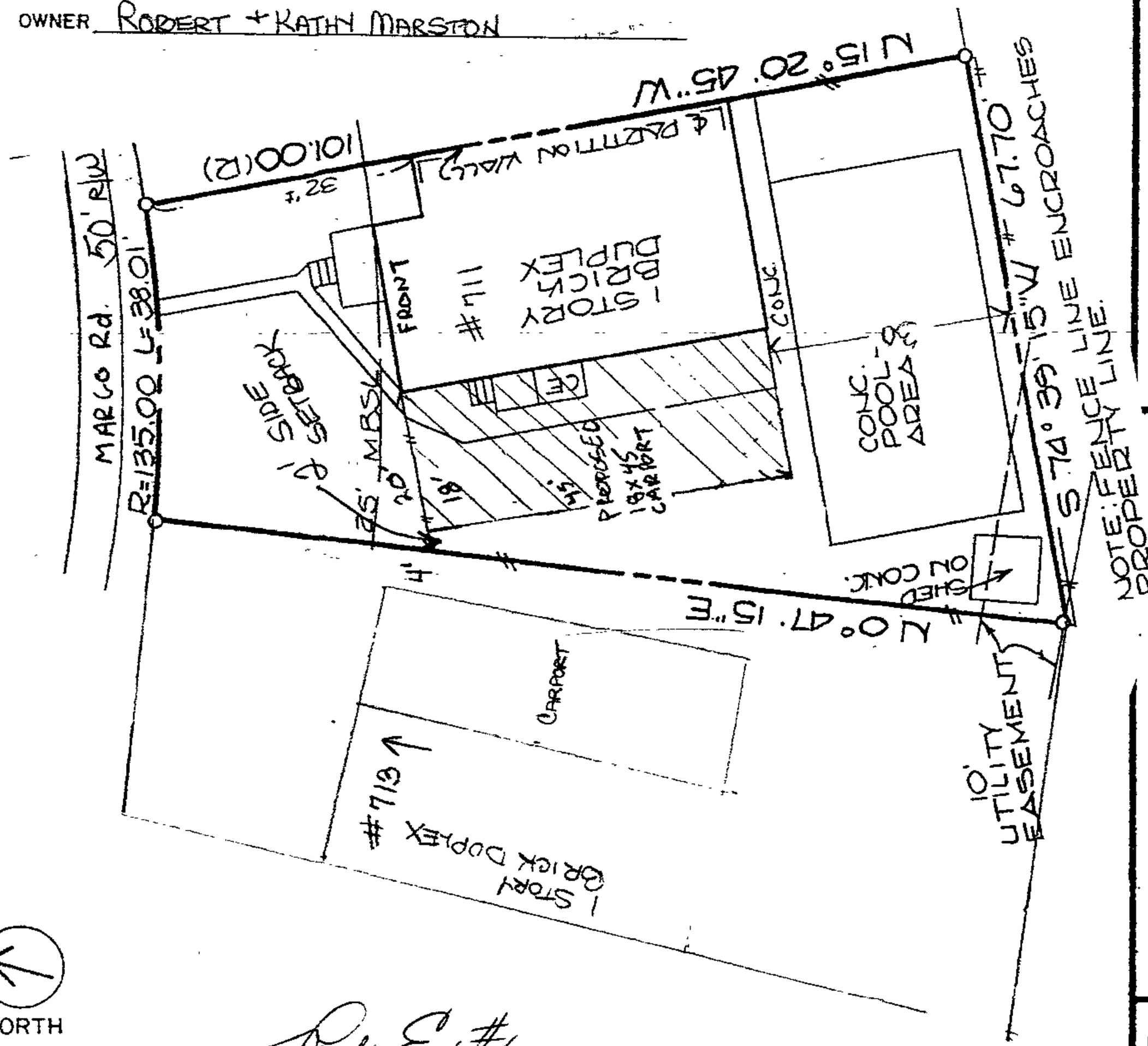
PROPERTY ADDRESS 711 MARGO RD.

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME MANCHESTER GARDENS

PLAT BOOK # 32 FOLIO # 56 LOT # 6 SECTION # ____

OWNER ROBERT + KATHY MARSTON

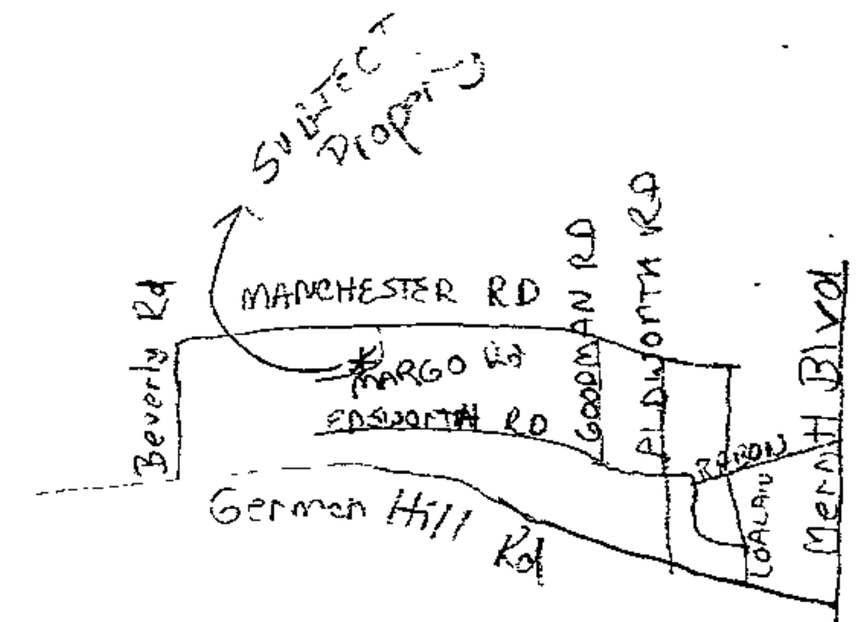


NORTH

Pet Ex #1

PREPARED BY ____

SCALE OF DRAWING: 1" = 20'



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 12TH

COUNCILMANIC DISTRICT 7TH

1"=200' SCALE MAP # SE 2-E

ZONING DR 5.5

LOT SIZE .13 ACREAGE 5,460 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

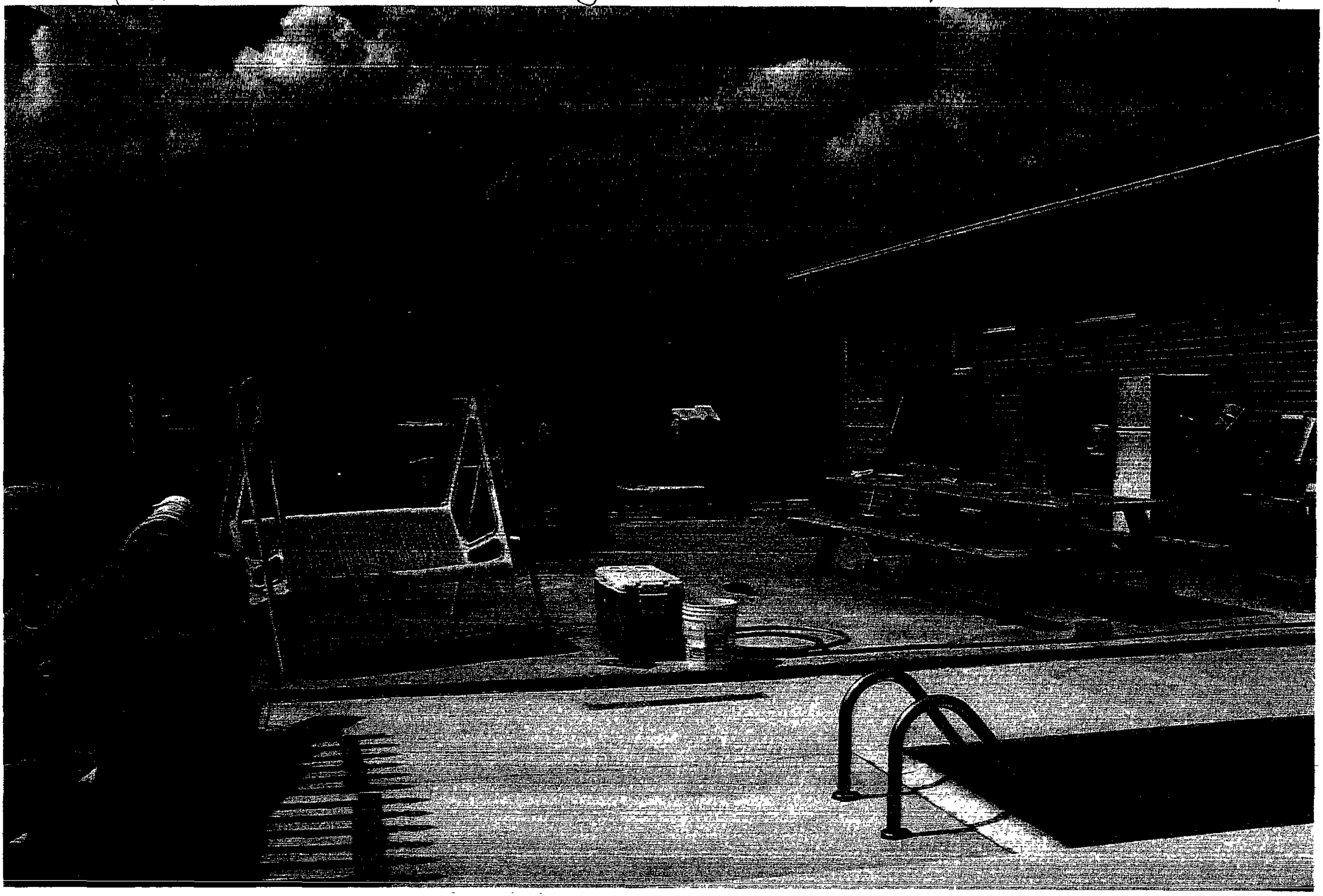
	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☒

PRIOR ZONING HEARING NONE

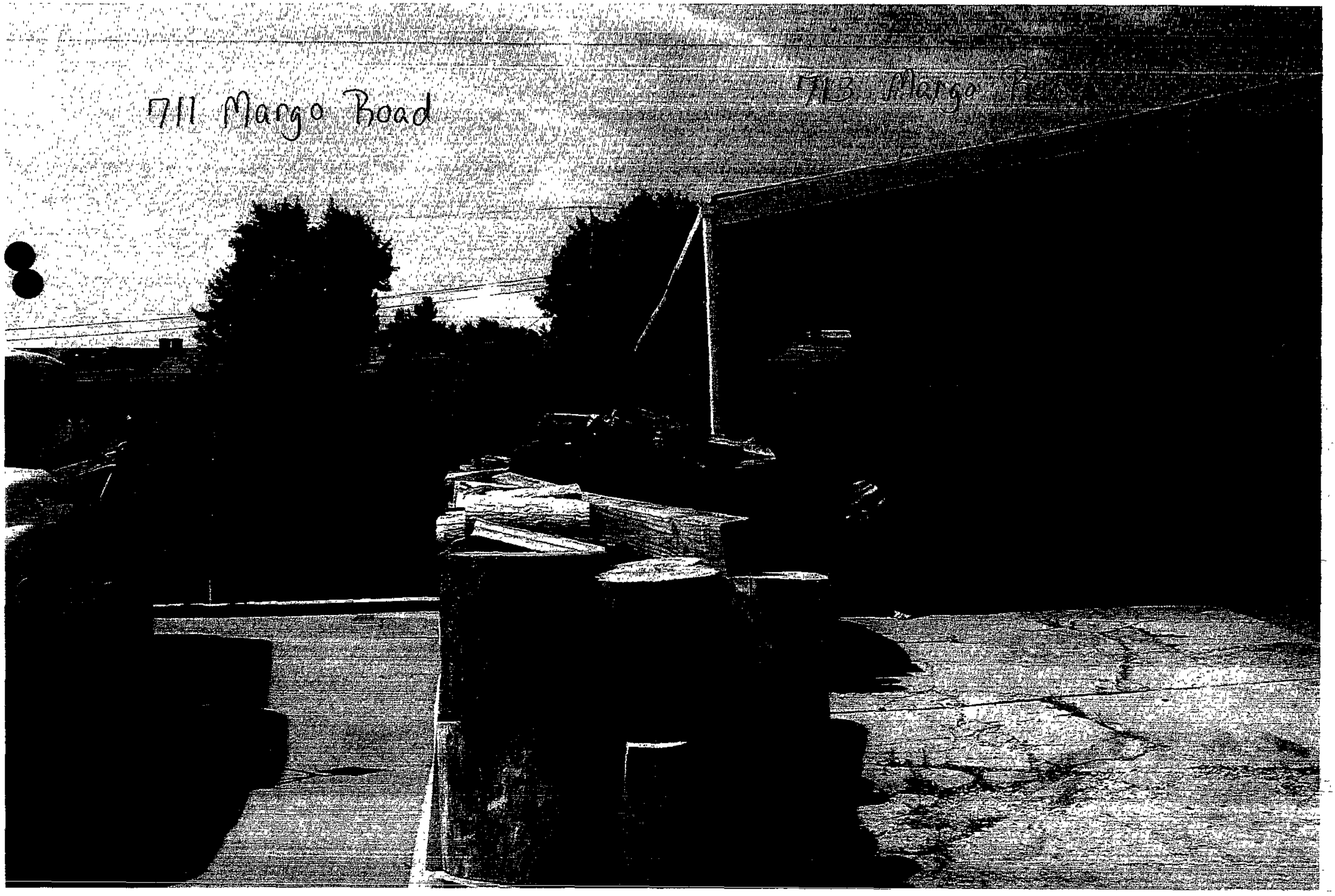
ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
D.T.	680	05-680-A

Current - 711 Margo Road - Carport to be added

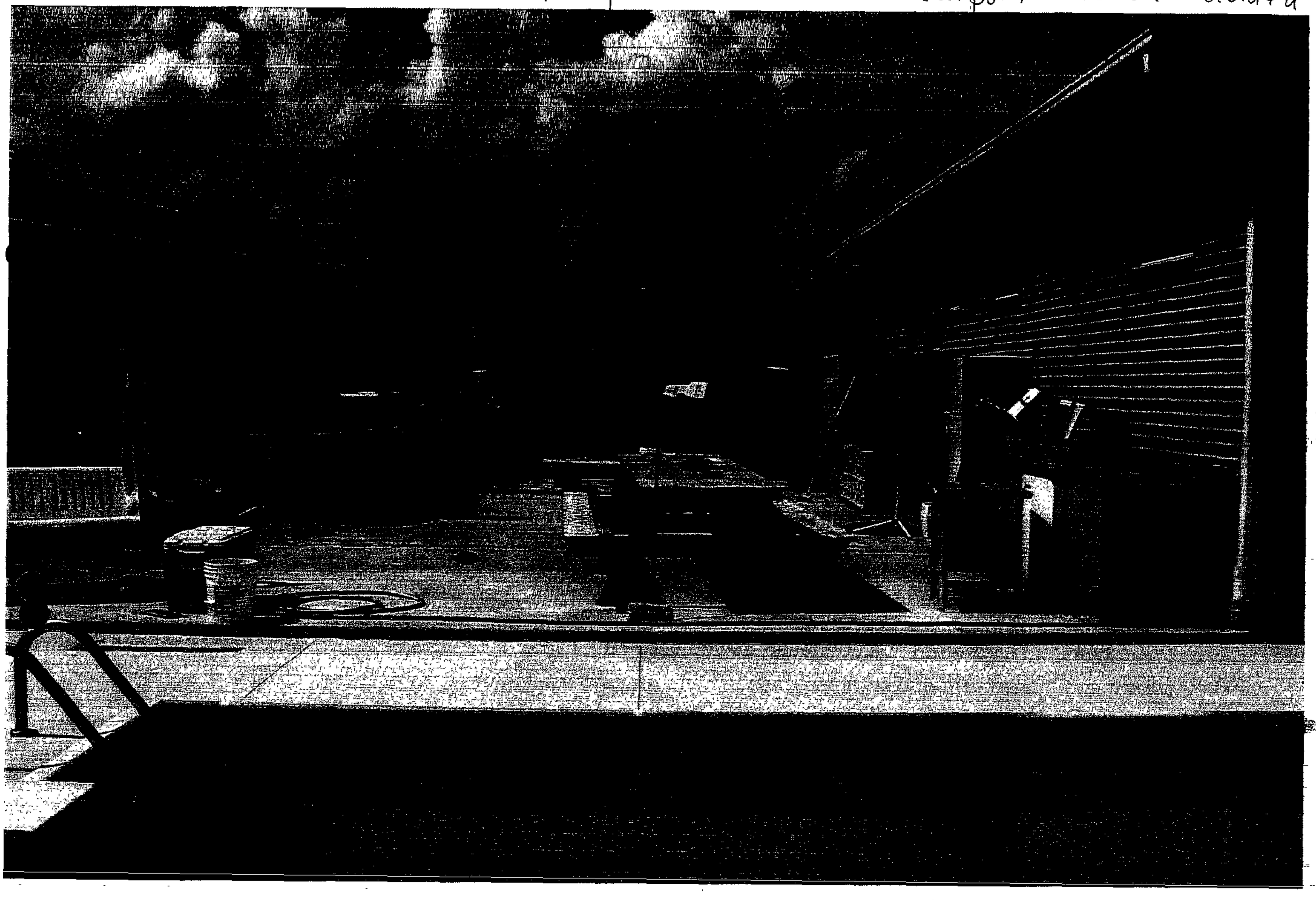


05-680-A



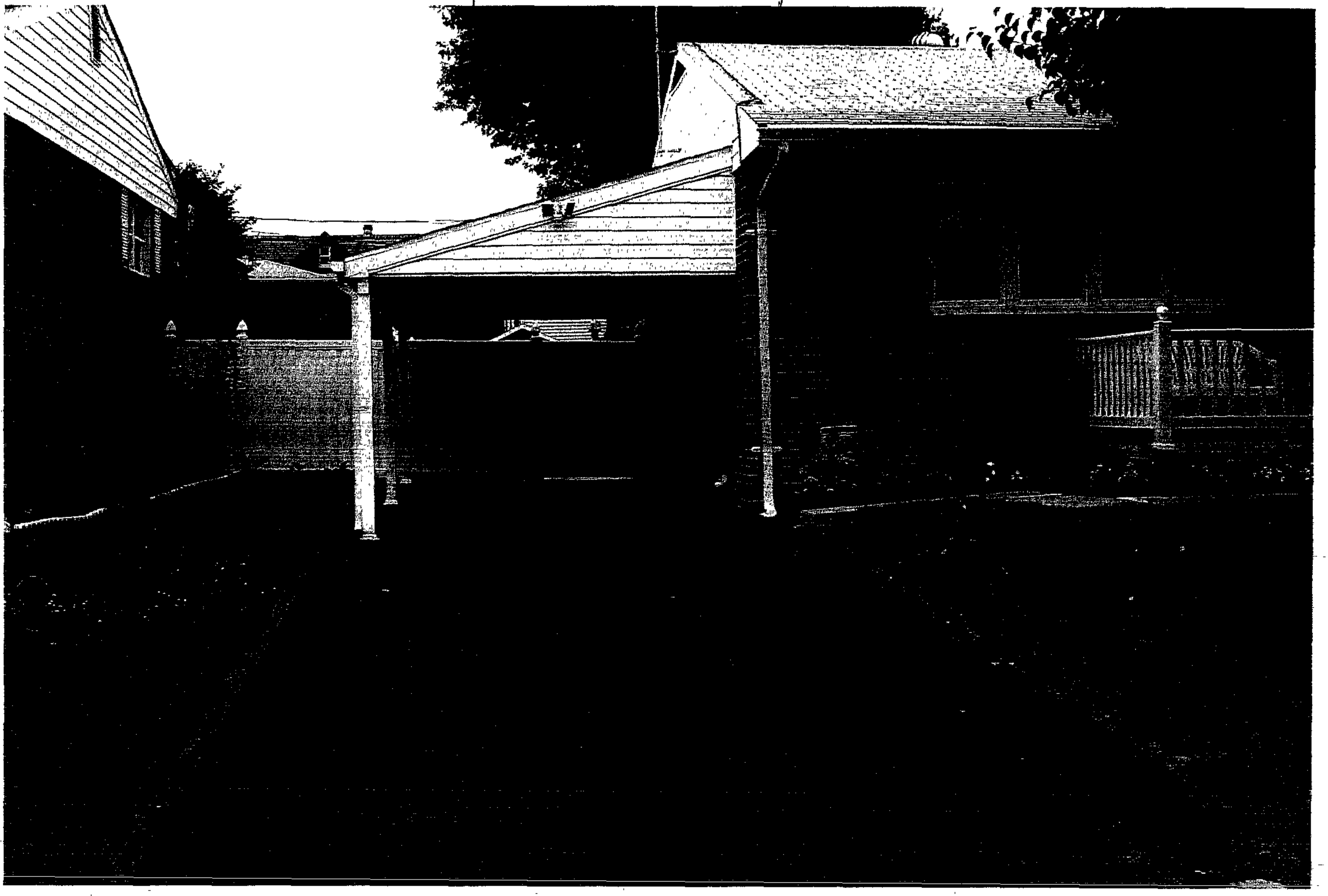
05-680-A

Current - 711 Margo Road - Carport to be added



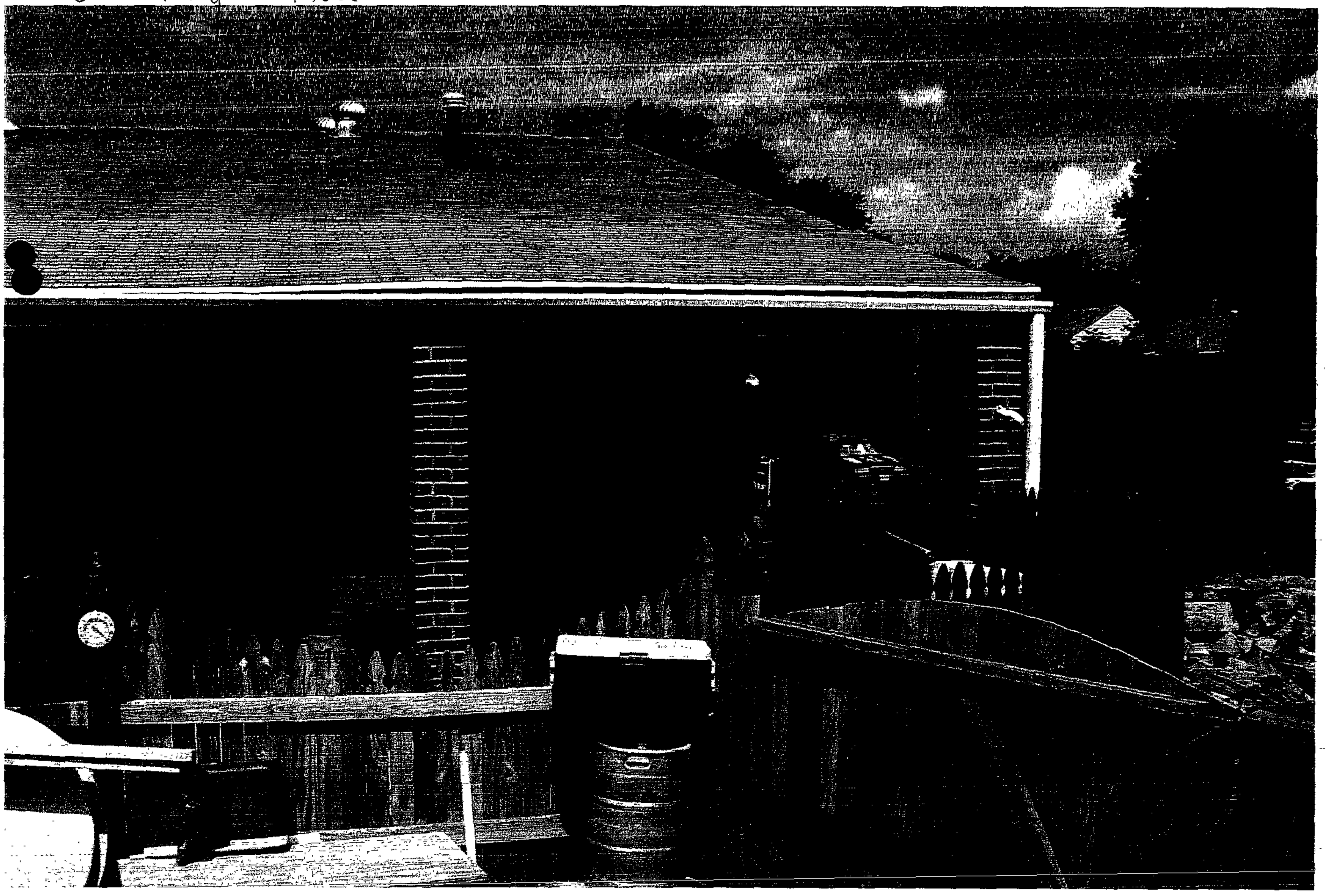
05-680-A

714 Margo Road - Carport



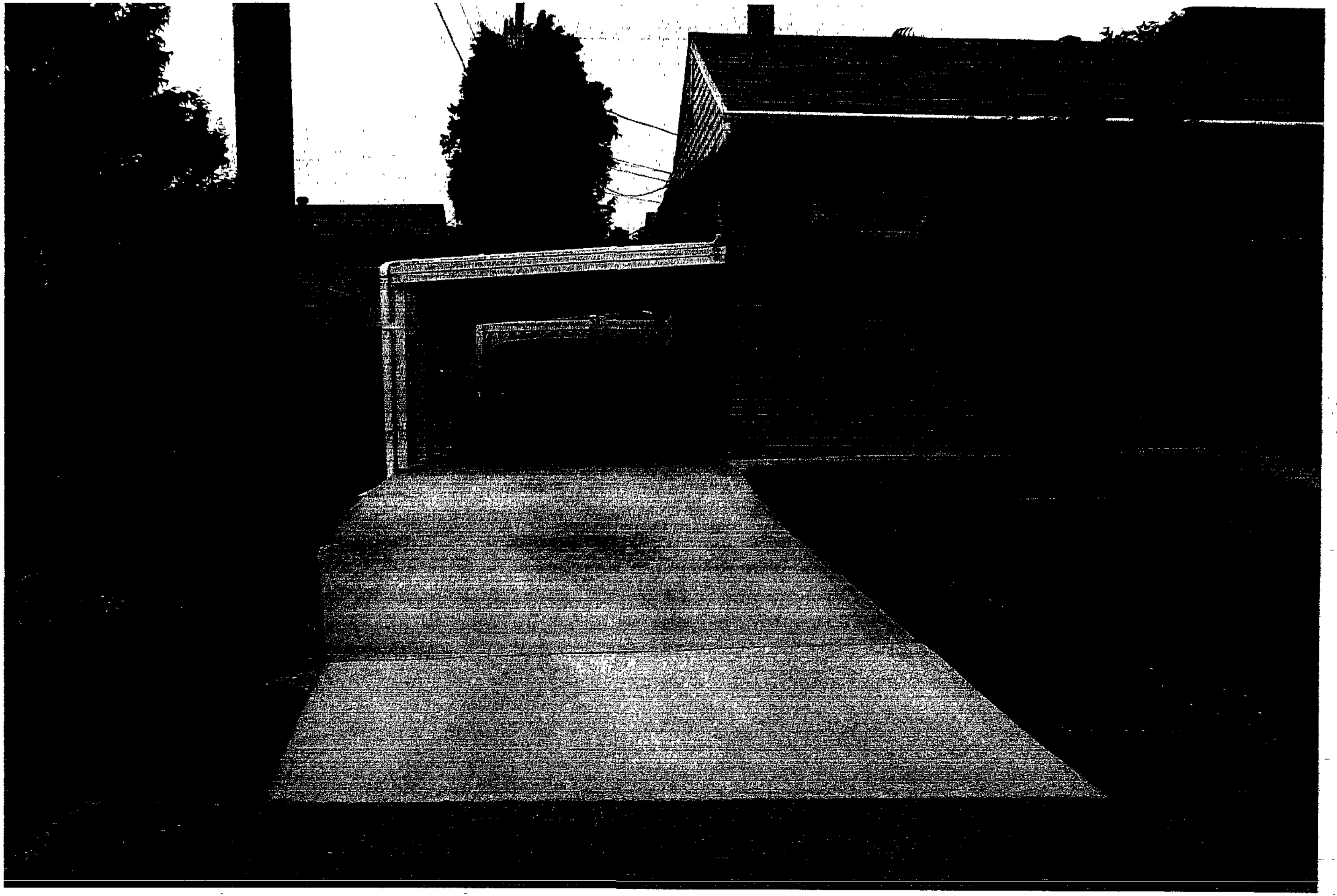
05-680-A

713 Margo Road - Current

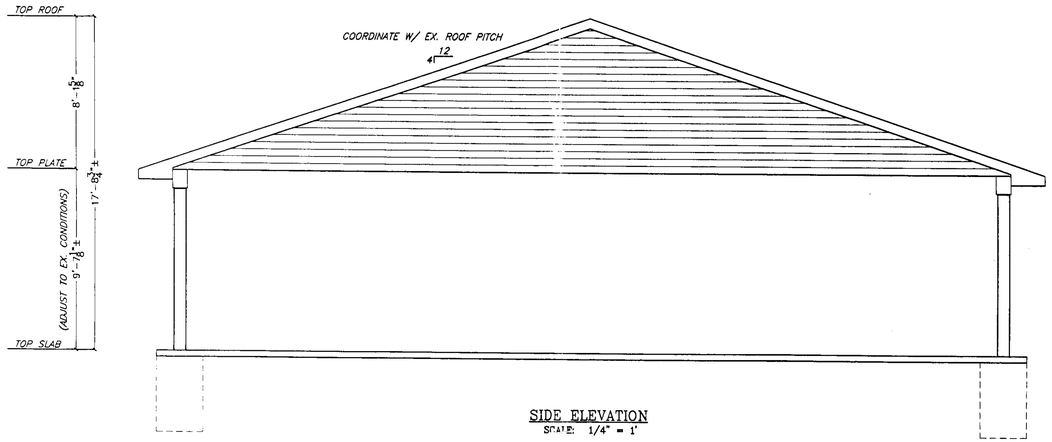


05-680-A

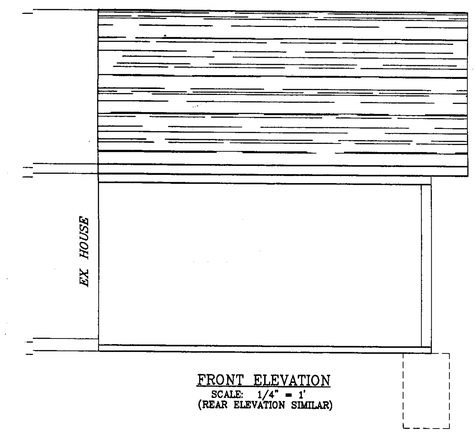
CARPORT - 716 MARGO ROAD



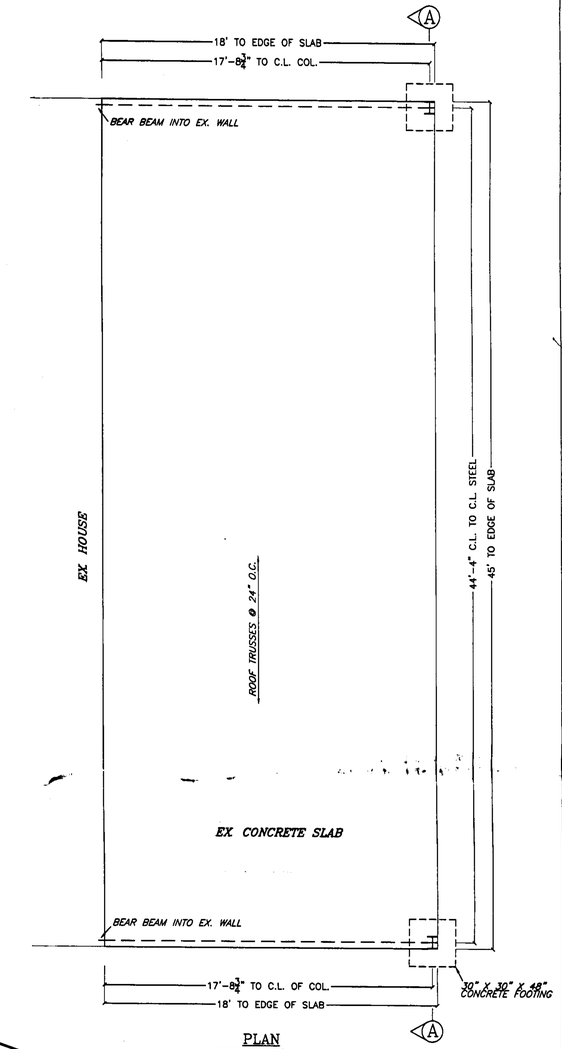
05-680-A



SIDE ELEVATION
SCALE: 1/4" = 1'



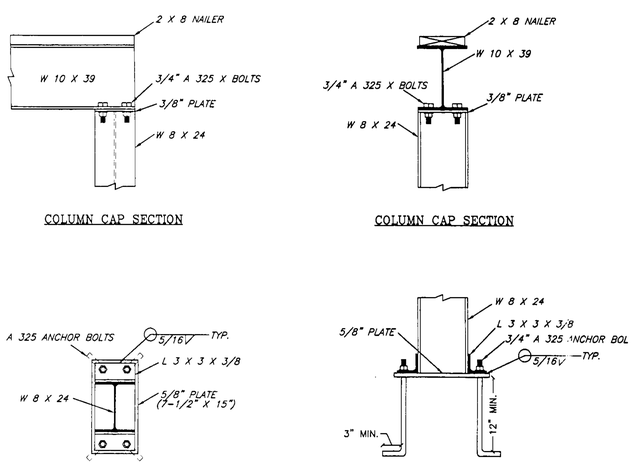
FRONT ELEVATION
SCALE: 1/4" = 1'
(REAR ELEVATION SIMILAR)



PLAN
SCALE: 1/4" = 1'

NOTES:

1)--ALLOWABLE SOIL BEARING CAPACITY = 2,000 PSF.
2)--*FOUNDATION CONCRETE f'c* = 3,000 PSI MIN.
3)--STRUCTURAL STEEL TO BE A36.
4)--ANCHOR BOLTS/CONNECTION BOLTS A325.
5)--ROOF TRUSSES TO BE DESIGNED BY OTHERS.



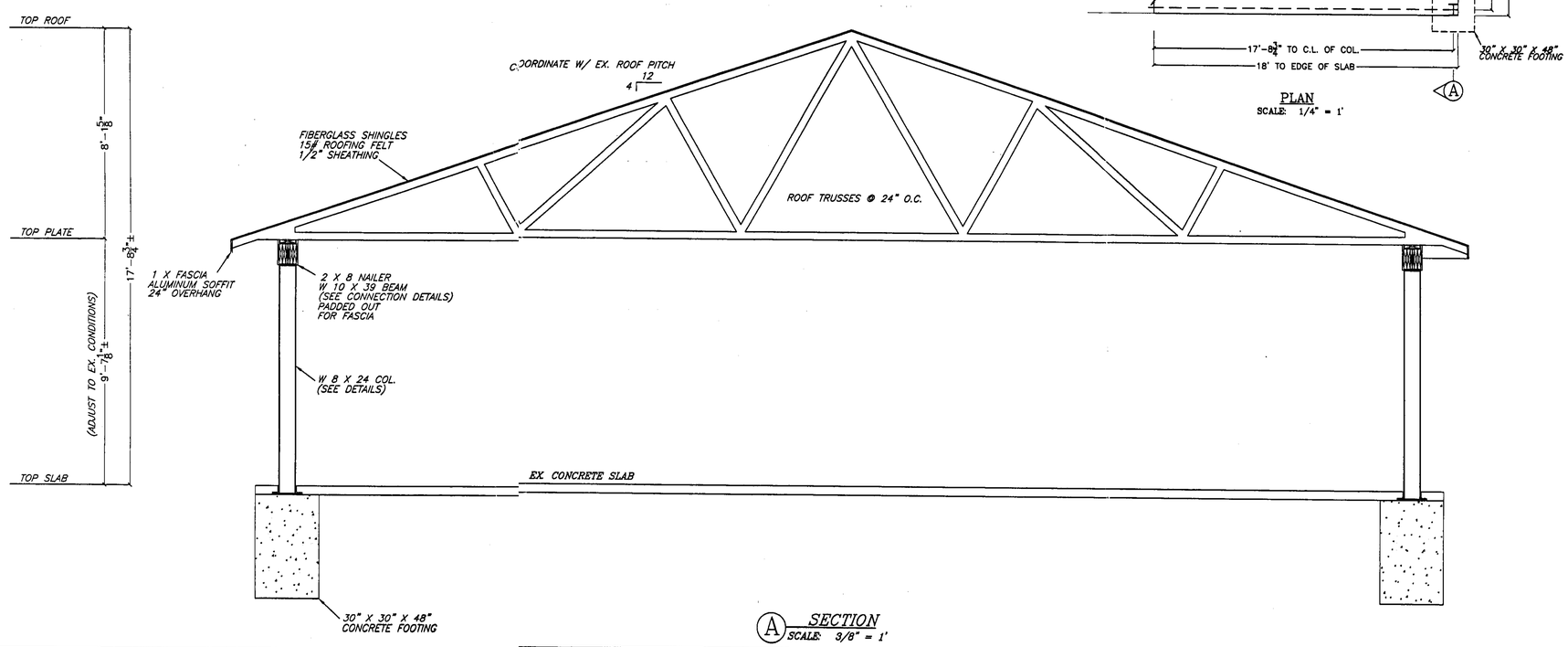
COLUMN CAP SECTION

COLUMN CAP SECTION

COLUMN BASE PLAN

COLUMN BASE SECTION

CONNECTION DETAILS
SCALE: 1" = 1'



A SECTION
SCALE: 3/8" = 1'

STILLWATER CONSTRUCTION CO., INC.
P.O. BOX 237
CHURCHVILLE MD 21028
Phone: (410)-879-5436

PROPOSED CARPORT
711 MARGO ROAD
BALTIMORE COUNTY, MD

Revisions

4/12/05
Drawn By MW

A-1