IN RE: **PETITION FOR ADMIN. VARIANCE** W/S Turkey Point Road, N of the c/l Back River Neck Road **(1627 Turkey Point Road)** 15th Election District 6th Council District Richard A. Crawford Petitioner	* * * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY **Case No. 06-387-A**

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owner of the subject property, Richard A. Crawford. The Petitioner requests variance relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a detached accessory structure (garage) height of 22 feet in lieu of the maximum allowed 15 feet. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

The Petition was filed through the administrative variance process, pursuant to Section 32-3-303 of the Baltimore County Code. That Section allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. Under the Code, the property in question is posted for a period of 15 days during which time any property owner residing within 1,000 feet of the property may demand a public hearing for a determination as to the merits of the request. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner can schedule the matter for a public hearing if deemed appropriate.

In this case, the Petitioners have filed the supporting affidavits as required by Section 32-3-303 (a)(2)(i) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file.

ORDER RECEIVED FOR FILING
Date 3/2/06
By

Based upon the evidence contained therein, I am persuaded to grant the requested relief. It was indicated that the additional height is necessary to provide sufficient storage space on the second level. There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency and none of the neighbors voiced any opposition to the request. Thus, it appears that the relief requested can be granted without detrimental impact to adjacent properties or the surrounding locale. However, as a condition of approval, building elevation drawings of the proposed garage shall be submitted to the Office of Planning for review and approval prior to the issuance of any permits. Moreover, use of the structure shall be limited to that accessory to the primary use of the property for residential purposes.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 7th day of March 2006 that the Petition for Administrative Variance seeking relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a detached accessory structure (garage) height of 22 feet in lieu of the maximum allowed 15 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at his 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) Prior to the issuance of any building permits, Petitioner shall submit building elevation drawings of the proposed garage to the Office of Planning for review and approval.

3) The garage shall be limited to uses accessory to the residential use of the property. It shall not be used for commercial or business purposes. Moreover, the Petitioner shall not allow or cause the garage to be converted to a second dwelling unit and/or apartments. There shall be no living quarters contained therein, and no kitchen or bathroom facilities.

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

WJW:bjs

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 3/7/96
By

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

March 7, 2006

WILLIAM J. WISEMAN III
Zoning Commissioner

Mr. Richard A. Crawford
1627 Turkey Point Road
Baltimore, Maryland 21221

RE: **PETITION FOR ADMINISTRATIVE VARIANCE**
W/S Turkey Point Road, N of the c/l Back River Neck Road
(1627 Turkey Point Road)
15th Election District – 6th Council District
Richard A. Crawford - Petitioner
Case No. 06-387-A

Dear Mr. Crawford:

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

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

Very truly yours,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Office of Planning; People's Counsel; Case File

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1627 Turkey Point Rd.
which is presently zoned DR.-3.5

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 to permit an accessory structure (garage) with a height of 22 ft. in lieu of the required 15 ft.

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):

Richard A. CRAWFORD
Name - Type or Print

Richard A. Crawford
Signature

Name - Type or Print

Signature

1627 Turkey Point Rd. (410) 574-5676
Address Telephone No.

Baltimore MARYLAND 21221
City State Zip Code

Representative to be Contacted:

Richard A CRAWFORD
Name

1627 Turkey Point Rd. (410) 574-5676
Address Telephone No.

Baltimore MARYLAND 21221
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

UNDER RECEIVED FOR FILING
Date 3/9/02
By

CASE NO. 06-387-A

Reviewed By BK **Date** 2/9/06

Estimated Posting Date 2/19/06

REV 10/25/01

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1627 Turkey Point Rd.
Address

Baltimore Maryland 21221
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):

To create High storage area.

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.

Richard A. Crawford
Signature

RICHARD A. CRAWFORD
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 7 day of February, 2006 before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Richard Allen Crawford the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Kimberly Hunott
Notary Public

My Commission Expires 9/22/09

REV 10/25/01

Zoning Description

Begining For the same At A point on the Fourth line of the 2.98 Acre parcel of land Conveyed by Schmidt to Westmore land and Recorded among the Land Records of Baltimore County in Liber 3503, Folio 159; said point of beginning being 219.61 Feet measured North--easterly Along said Forth line From the beginning thereof, thence running With And binding on part of said Fourth line North 73 degrees 20 minutes East 94.93 Feet thence running For A line of division North 1 degree 19 minutes West 236.01 Feet to the South side of Turkey Point Rd. As now Widened and shown on State Highway Administration Plat 49460. Thence binding thereon North 69 degrees 28 minutes West 100.05 Feet, thence running For a line of division South 1 degree 34 minutes East 290.41 Feet to the place of beginning. Containing 0.56 Acres of land more or less. The improvements thereon being Known As No. 1627 Turkey Point Road.

#387

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 1073

DATE [illegible] ACCOUNT [illegible]

AMOUNT $ [illegible]

RECEIVED FROM: [illegible]

FOR: [illegible]

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
[illegible]

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No: 06-387-A

Petitioner/Developer:
RICHARD CRAWFORD

Date Of Hearing/Closing: 3/6/06

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

Attention:

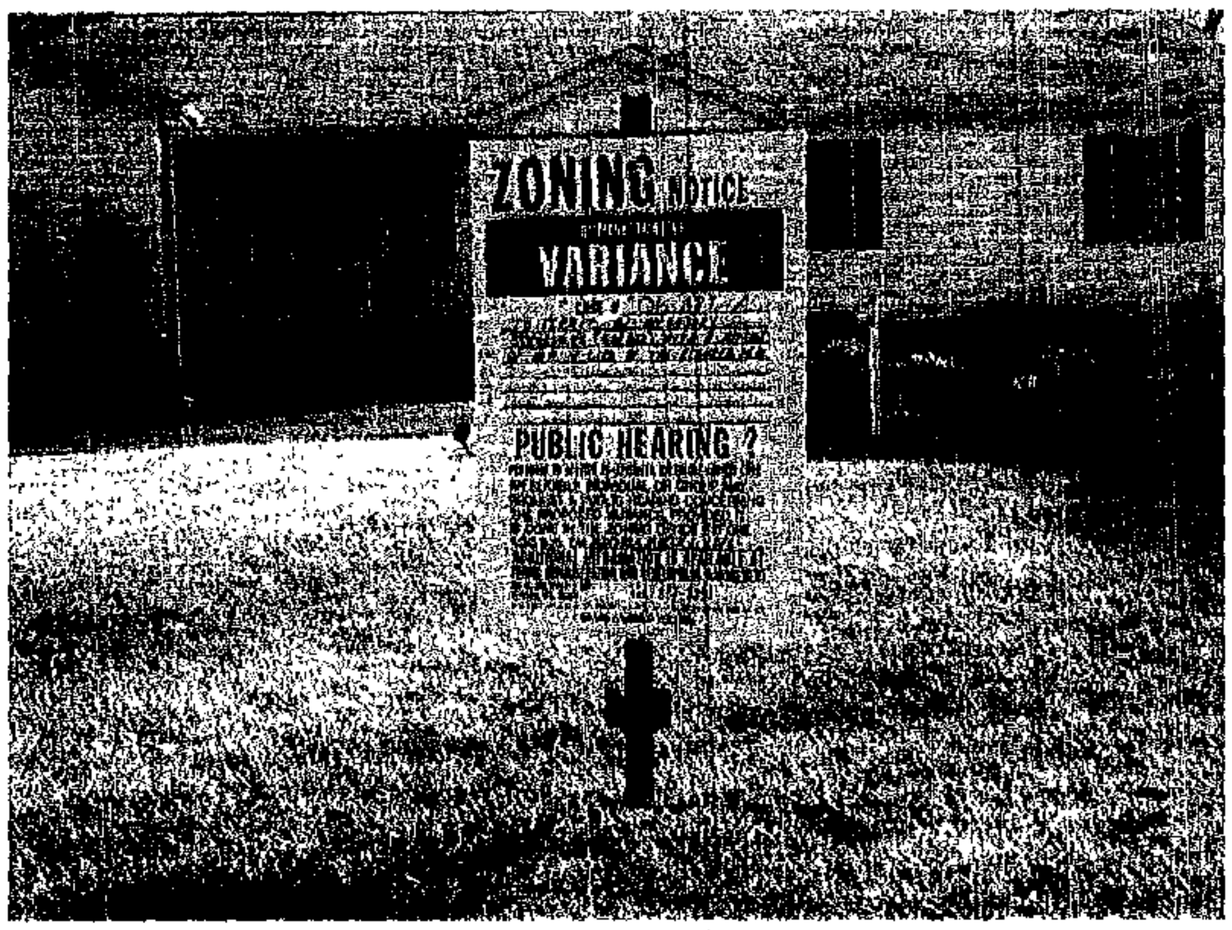
Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property at 1627 TURKEY POINT ROAD

This sign(s) were posted on February 19, 2006.
(Month, Day, Year)

Sincerely,
Martin Ogle 2/19/06
(Signature of Sign Poster and Date)
Martin Ogle
Sign Poster
16 Salix Court
Address
Balto. Md 21220
(443-629 3411)

im000583 (1152x864x24b jpeg)



Martin Ogle 2/19/06

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06- 387 -A Address 1627 Turkey Point RD.

Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 2/9/06 **Posting Date:** 2/19/06 **Closing Date:** 3/6/06

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 06- 387 -A Address 1627 Turkey Point Rd.

Petitioner's Name Richard Crawford Telephone 410/ 574-5676

Posting Date: 2/19/06 **Closing Date:** 3/6/06

Wording for Sign: To Permit an accessory structure (garage) with a height of 22 ft. in lieu of the required 15 ft.

WCR - Revised 6/25/04

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

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: 06-387-A

Petitioner: Richard A. Crawford

Address or Location: 1627 Turkey pt. Rd. Balto. Md. 21221

PLEASE FORWARD ADVERTISING BILL TO:

Name: Richard A. Crawford

Address: 1627 Turkey Point Rd. Balto. Md. 21221

Telephone Number: (410) 574-5676

Revised 7/11/05 - SCJ

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1627 Turkey Point Rd.
which is presently zoned DR-3.5

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 to permit an accessory structure (garage) with a height of 22 ft. in lieu of the required 15 ft

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):

Richard A. Crawford
Name - Type or Print

Richard A. Crawford
Signature

Name - Type or Print

Signature

1627 Turkey point Rd. (410) 574-5676
Address Telephone No.

Baltimore MARYLAND 21221
City State Zip Code

Representative to be Contacted:

Richard A. Crawford
Name

1627 Turkey point Rd. (410) 574-5676
Address Telephone No.

Baltimore MARYLAND 21221
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. 06-387-A

Reviewed By JSR **Date** 2/9/06

Estimated Posting Date 2/19/06

REV 10/25/01

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1627 Turkey Point Road
Address

Baltimore Md. 21221
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):

To create High Storage Area.

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.

Richard A. Crawford
Signature

Signature

RICHARD A. CRAWFORD
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1 day of February, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Richard Allen Crawford.
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Kimberly Hundt
Notary Public

My Commission Expires 9/22/09

REV 10/25/01

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

March 6, 2006

Richard A Crawford
1627 Turkey Point Road
Baltimore, MD 21221

Dear Mr. Crawford:

RE: Case Number: 06-387-A, 1627 Turkey Point Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 9, 2006.

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:amf

Enclosures

c: People's Counsel

Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: March 7, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For March 6, 2006
Item Nos. 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 398, 399, 401, 402, 403 404, 405, and 406

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-03072006

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: Timothy M. Kotroco

FROM: Jeff Livingston, DEPRM - Development Coordination

DATE: April 11, 2006

SUBJECT: Zoning Item # 06-387-A
Address 1627 Turkey Point Road
(Crawford Property)

Order sent (3/7/06) (BW)

Comment above rec'd 4/11

Zoning Advisory Committee Meeting of February 27, 2006

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

_X_ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

_X_ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:
The impervious surface limits can not be exceeded.

Reviewer: Glenn Shaffer Date: March 30, 2006

S:\Devcoord\ZAC 06-387.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 14, 2006

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

SUBJECT: 6-387 – Administrative Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 22 feet in lieu of the maximum permitted 15 feet 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.

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

Prepared by: Cindy Murray

Section Chief: Lynn Lanham

AFK/LL: CM

W \DEVREV\ZAC\6-387 doc

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

SHA
State Highway Administration
Driven to Excel
Maryland Department of Transportation

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

Date: 2.28.06

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

RE: Baltimore County
Item No. 387 BPR

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

Fire Department

700 East Joppa Road
Towson, Maryland 21286 5500
Tel: 410-887-4500

Baltimore County

James T Smith, Jr, County Executive
John J Hohman, Chief

3-6

County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

February 28,2006

ATTENTION: Zoning Review planners

Distribution Meeting of: February 27,2006

Item No.: 387, 388, 389, 390, 391, 392, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405 and 406

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.

The Fire Marshal's Office has no comments at this time.

Acting Lieutenant Don W. Muddiman
Fire Marshal's Office
Phone(O)410-887-4881
Mail Stop - 1102F

cc: File

Printed on Recycled Paper

Bette Schuhmann - Administrative Variance Case No. 06-387-A

From: Bette Schuhmann
To: Murray, Curtis
Subject: Administrative Variance Case No. 06-387-A

P.S. Curtis - The case file on this one also indicates that it is located within a "historic" district; however, according to the site plan, this doesn't appear to be the case. Can you check on this and let me know if it is indeed "historic" and if so, if the proposal needs to be reviewed by the Landmarks Preservation Commission? Thanks!

Bette Schuhmann - ZAC Comments - Case Nos. 06-382-A, 06-387-A and 06-388-A

From: Bette Schuhmann
To: Kennedy, Dennis; Livingston, Jeffrey; Murray, Curtis
Subject: ZAC Comments - Case Nos. 06-382-A, 06-387-A and 06-388-A

Good afternoon all - The above-captioned cases are currently being reviewed and we do not have a comment from any of you in one or more of those listed. Would you kindly check your records and if you have a comment, please forward it to me at your earliest convenience. Thank you!

mi file

mi file

From: Dennis Kennedy
To: *Schuhmann, Bette*
Date: 3/7/2006 2:55:26 PM
Subject: Re: ZAC Comments - Case Nos. 06-382-A, 06-387-A and 06-388-A

Bette:
06-382 went to zoning last week, 06-387 and 06-388 are being carried to zoning now.
Dennis Kennedy

>>> Bette Schuhmann 03/07/06 12:13 PM >>>

Good afternoon all - The above-captioned cases are currently being reviewed and we do not have a comment from any of you in one or more of those listed. Would you kindly check your records and if you have a comment, please forward it to me at your earliest convenience. Thank you!

Bette Schuhmann
bschuhmann@co.ba.md.us
410-887-3868

IMPORTANT MESSAGE

FOR Tyan Altmeyer

DATE 6-1-07 TIME 1232 A.M. P.M.

M Annette Buccheri

OF

PHONE (AREA CODE) (NUMBER) (EXTENSION)

☐ FAX

☐ MOBILE 443. 844-4487 (AREA CODE) (NUMBER) (TIME TO CALL)

TELEPHONED		PLEASE CALL	✓
CAME TO SEE YOU		WILL CALL AGAIN	
WANTS TO SEE YOU		RUSH	
RETURNED YOUR CALL		WILL FAX TO YOU	

MESSAGE
Re Pool Building
on Turkey Point Rd.

B6269660
very upset

SIGNED

TOPS FORM 4009 MADE IN U.S.A

IMPORTANT MESSAGE

FOR Altmeyer

DATE 6-4-07 TIME 805 A.M. P.M.

M MR. McCann

OF

PHONE 410-391-7002 (AREA CODE) (NUMBER) (EXTENSION)

☐ FAX Cell

☐ MOBILE 443 804-3584 (AREA CODE) (NUMBER) (TIME TO CALL)

TELEPHONED		PLEASE CALL	✓
CAME TO SEE YOU		WILL CALL AGAIN	
WANTS TO SEE YOU		RUSH	
RETURNED YOUR CALL		WILL FAX TO YOU	

MESSAGE
He lives at 1631
Turkey Point Rd.

SIGNED

TOPS FORM 4009 MADE IN U.S.A.

PANEL BP1003M

TIME: 12:13:09 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 04/12/2006
DATE: 06/01/2007 GENERAL PERMIT APPLICATION DATA PLX 13:11:02

PERMIT #: B626960 PROPERTY ADDRESS
RECEIPT #: A541902 1627 TURKEY POINT RD
CONTROL #: MR SUBDIV: 965FT SW BCK RIVER NK RD
XREF #: B626960 TAX ACCOUNT #: 2200027169 DISTRICT/PRECINCT 15 01
OWNERS INFORMATION (LAST, FIRST)
FEE: 65.00 NAME: CRAWFORD,RICHARD
PAID: 65.00 ADDR: 1627 TURKEY POINT RD,BALTO MD 21221-1730
PAID BY:
DATES APPLICANT INFORMATION
APPLIED: 04/12/2006 NAME: RICHARD A CRAWFORD
ISSUED: 04/12/2006 COMPANY:
OCCPNCY: ADDR1: 1627 TURKEY POINT RD
FINAL INSPECT: ADDR2: BALTO,MD 21221
INSPECTOR: 15R PHONE #: 410-574-5675 LICENSE #:
NOTES: EDW/AKT

PASSWORD :

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE
PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY

6/4/07
JULIE:
CORRECTION NOTICE
ISSUED TO
SECURE PERMIT FOR
WATER SERVICE
TO GARAGE.
CONTACTED COMPLAINTANT
CLOSE OUT

MR. + MRS. BUCHANICA

ANDREA BUCHER

BUCHER

PANEL BP1004M

TIME: 12:13:24 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 04/12/2006

DATE: 06/01/2007 BUILDING DETAIL 1 PLX 13:14:39

DRC#

PERMIT # B626960 PLANS: CONST PLOT 2 PLAT DATA EL 2 PL 2

TENANT

BUILDING CODE: CONTR: CONESTOGA BUILDINGS,PA

IMPRV 1 ENGNR:

USE 7 POLE BLDG SELLR:

FOUNDATION BASE WORK: CONSTRUCT POLE BUILDING ON REAR PROPERTY OF
OF EX.SFD FOR STORAGE USE;ACCESSORY STRUCTURE
LETTER ATTACHED-60'X40'X22'=2,400SF;FLOOD
ZONE:C,ELEV:20'
VARIANCE CASE NO.06-387-A
CONST.DWG ON SITE FOR INSPECTOR,WAIVE PLANS MS
SFD & POLE BUILDING

CONSTRUC FUEL SEWAGE WATER
1E 1E

CENTRAL AIR

ESTIMATED COST

25000 PROPOSED USE:

OWNERSHIP: 1 EXISTING USE: SFD

RESIDENTIAL CAT: 1

#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS:

1 FAMILY BEDROOMS: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE

PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU

PANEL BP1005M

TIME: 12:15:09 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 04/12/2006

DATE: 06/01/2007 BUILDING DETAIL 2 PLX 13:14:39

PERMIT #: B626960

BUILDING SIZE
FLOOR: 2400
WIDTH: 60'
DEPTH: 40'
HEIGHT: 22'
STORIES:

LOT SIZE AND SETBACKS
SIZE: 24393SF
FRONT STREET:
SIDE STREET:
FRONT SETB: NC
SIDE SETB: 3'/22'
SIDE STR SETB:
REAR SETB: 3'

GARBAGE DISP:
POWDER ROOMS:
BATHROOMS:
KITCHENS:

LOT NOS: 2
CORNER LOT: N

ZONING INFORMATION
DISTRICT:
PETITION:
DATE:
MAP:

BLOCK:
SECTION:
LIBER: 000
FOLIO: 000
CLASS: 04

ASSESSMENTS
LAND: 0066340.00
IMPROVEMENTS: 0229270.00
TOTAL ASS.:

PLANNING INFORMATION
MSTR PLAN AREA: SUBSEWER: CRIT AREA: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU

PANEL BP1018M

TIME: 12:13:42 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 04/12/2006

DATE: 06/01/2007 APPROVALS DETAIL SCREEN PLX 13:14:15

PERMIT #: B626960 CONTROL #:

AGENCY	DATE	CODE	COMMENTS
BLD PLAN	04/12/2006	01	MS
ZONING	04/12/2006	01	JCM
PUB SERV	04/12/2006	01	JCM
ENVRMNT	04/12/2006	01	ATM
PERMITS	04/12/2006	01	DAS/AKT-P

01 THRU 09 INDICATES AN "APPROVAL" ** 10 THRU 99 INDICATES A "DISAPPROVAL"

ENTER - GENERAL PERMIT PF4 - ISSUE PERMIT

PF3 - INSPECTIONS PF8 - GENERAL SCREEN W/NEXT PERMIT

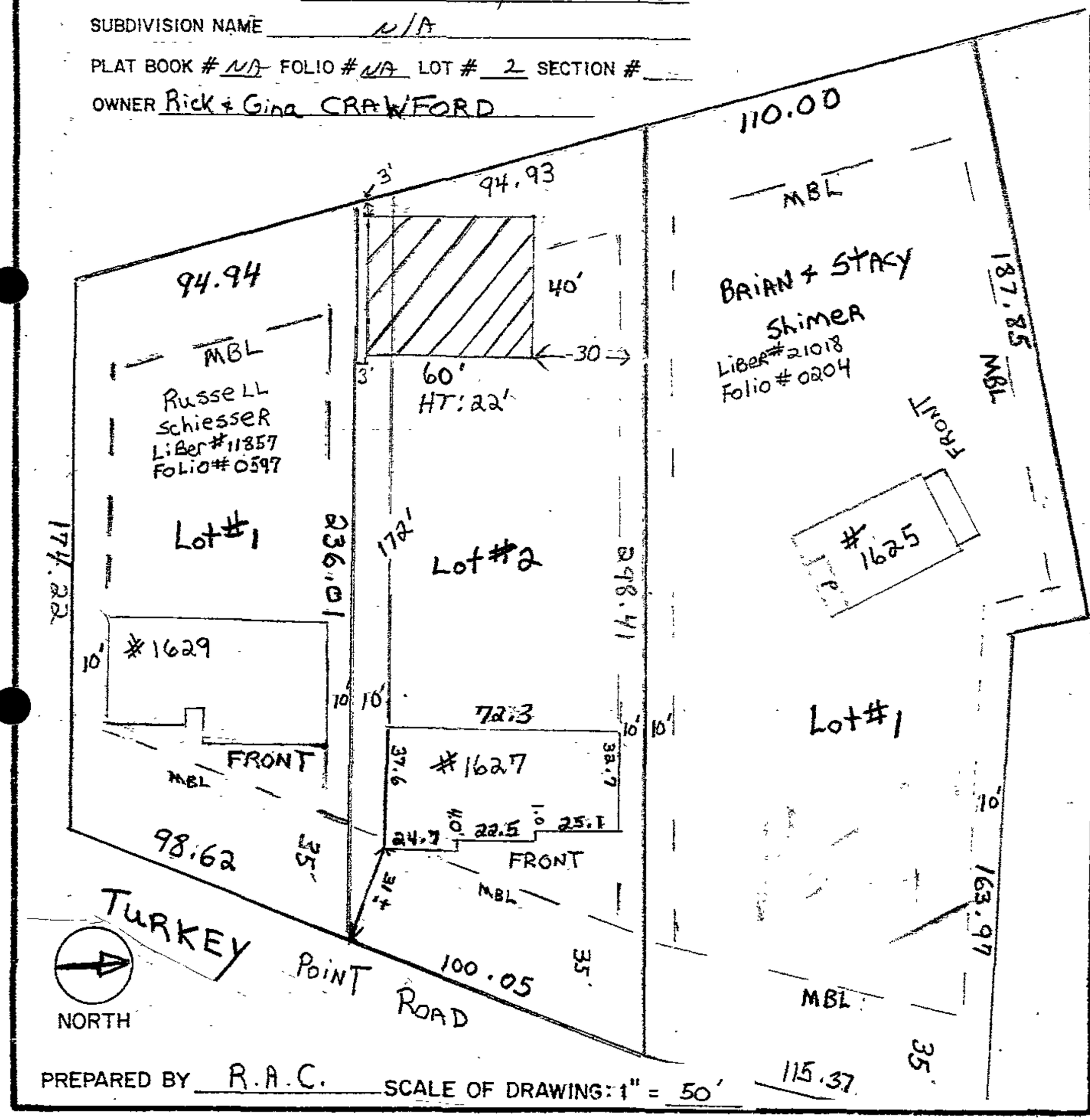
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 1627 Turkey Point Rd. SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

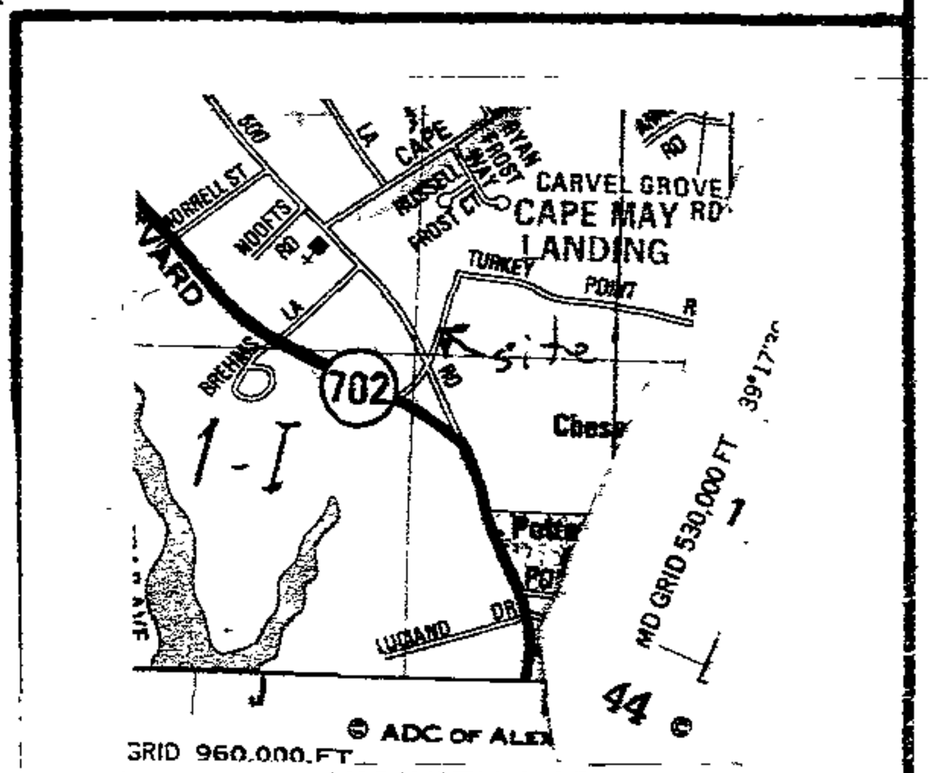
SUBDIVISION NAME N/A

PLAT BOOK # NA FOLIO # NA LOT # 2 SECTION #

OWNER Rick & Gina CRAWFORD



PREPARED BY R.A.C. SCALE OF DRAWING: 1" = 50'



VICINITY MAP

SCALE: 1" = 2000'

LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 6

1"=200' SCALE MAP # 087c2

ZONING DR-3.5

LOT SIZE 0.56 ACREAGE 26,050.3 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

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

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
BK	387	06-387-A

-15-

Zoning MAP# 087C3

#387

Job	Truss	Truss Type	Qty	Ply	
REG4P	P4084	DBL. FINK	1	1	I7922731

RIGIDPLY RAFTERS, INC (PA), RICHLAND, PA 17087 — Job Reference (optional)

8.200 s Feb 11 2005 MiTek Industries, Inc. Thu Feb 24 08:52:00 2005 Page 1

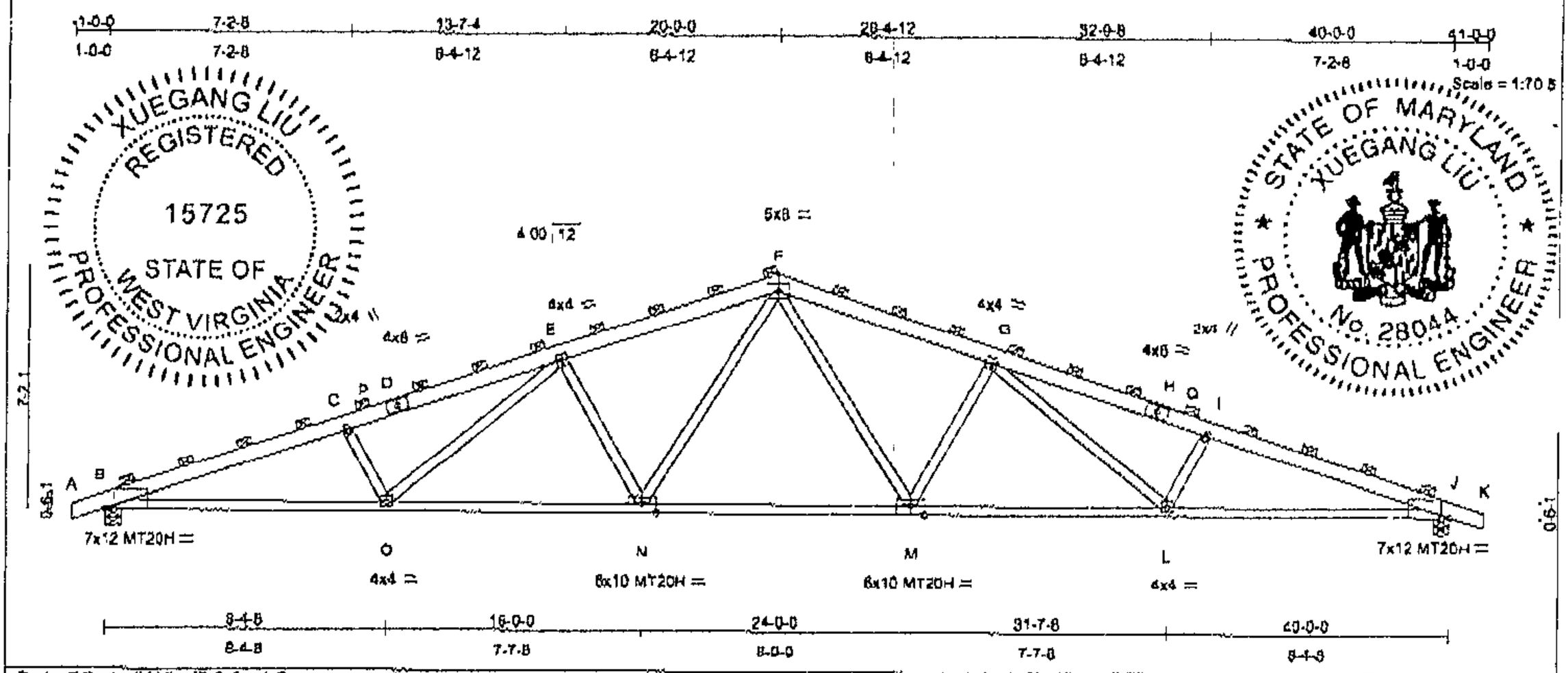


Plate Offsets (X,Y): [B:0-2-14,Edge], [J:0-2-14,Edge], [M:0-5-0,Edge], [N:0-5-0,Edge]

LOADING (psf)		SPACING	4-0-0	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL	35.0	Plates Increase	1.15	TC	0.92	Vert(LL)	-0.70	M-N	>680	360	MT20	169/123
TCDL	5.0	Lumber Increase	1.15	BC	0.93	Vert(TL)	-1.19	M-N	>399	360	MT20H	148/108
BCLL	0.0	Rep Stress Incr	NO	WB	0.94	Horz(TL)	0.40	J	n/a	n/a		
BCDL	5.0	Code IBC2003/TPI2002		(Matrix)							Weight: 212 lb	

LUMBER
TOP CHORD 2 X 6 SYP No.2 *Except*
A-D 2 X 6 SPF 2100F 1.8E, H-K 2 X 6 SPF 2100F 1.8E
BOT CHORD 2 X 4 SYP 2400F 2.0E *Except*
M-N 2 X 4 SPF 2100F 1.8E
WEBS 2 X 4 SYP No.3 *Except*
C-O 2 X 4 ESW Stud G, I-L 2 X 4 ESW Stud G

BRACING
TOP CHORD 2-0-0 oc purlins (2-1-13 max.).
BOT CHORD Rigid ceiling directly applied or 8-0-8 oc bracing
JOINTS 1 Brace at Jt(s): F

REACTIONS (lb/size) B=3131/0-5-8, J=3131/0-5-8
Max Horz B=84(load case 5)
Max Uplift B=-597(load case 7), J=-597(load case 8)
Max Grav B=3770(load case 3), J=3770(load case 4)

FORCES (lb) - Maximum Compression/Maximum Tension
TOP CHORD A-B=0/41, B-C=-8893/1156, C-P=-8439/1118, D-P=-8359/1119, D-E=-8278/1140, E-F=-6629/877, F-G=-6629/877, G-H=-8278/1140, H-Q=-8359/1119, I-Q=-8439/1118, I-J=-8893/1157, J-K=0/41
BOT CHORD B-O=-1043/6235, N-O=-713/6839, M-N=-459/5245, L-M=-673/6839, J-L=-980/6235
WEBS C-O=-1065/297, E-O=-260/1675, E-N=-1914/314, F-N=-216/2161, F-M=-216/2161, G-M=-1914/314, G-L=-260/1675, I-L=-1065/297

NOTES
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-02, 90mph, h=20ft, TCDL=3.0psf, BCDL=3.0psf; Category II; Exp B; enclosed; MWFRS interior zone; Lumber DOL=1.33 plate grip DOL=1.33
3) TCLL: ASCE 7-02, Pr=35.0 psf (roof live load: Lumber DOL=1.15 Plate DOL=1.15), Pg=35.0 psf (ground snow); Ps=27.6 psf (roof snow: Lumber DOL=1.15 Plate DOL=1.15), Category II, Exp B, Partially Exp.; Ct=1.2, Unobstructed slippery surface
4) Roof design snow load has been reduced to account for slope
5) Unbalanced snow loads have been considered for this design.
6) This truss has been designed for greater of min roof live load of 20.0 psf or 1.00 times flat roof load of 29.4 psf on overhangs non-concurrent with other live loads.
7) Dead loads shown include weight of truss. Top chord dead load of 5.0 psf (or less) is not adequate for a shingle roof. Architect to verify adequacy of top chord dead load.
8) All plates are MT20 plates unless otherwise indicated
9) This truss requires plate inspection per the Tooth Count Method when this truss is chosen for quality assurance inspection.
10) A plate rating reduction of 20% has been applied for the green lumber members.
11) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 597 lb uplift at joint B and 597 lb uplift at joint J.
12) This truss is designed in accordance with the 2003 International Building Code section 2306.1 and referenced standard ANSI/TPI 1

Continued on page 2

XUEGANG LIU REGISTERED 15725 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER

STATE OF MARYLAND XUEGANG LIU No. 28044 PROFESSIONAL ENGINEER

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL XUEGANG LIU ENGINEER PE062271

COMMONWEALTH OF VIRGINIA XUEGANG LIU No. 037973 PROFESSIONAL ENGINEER

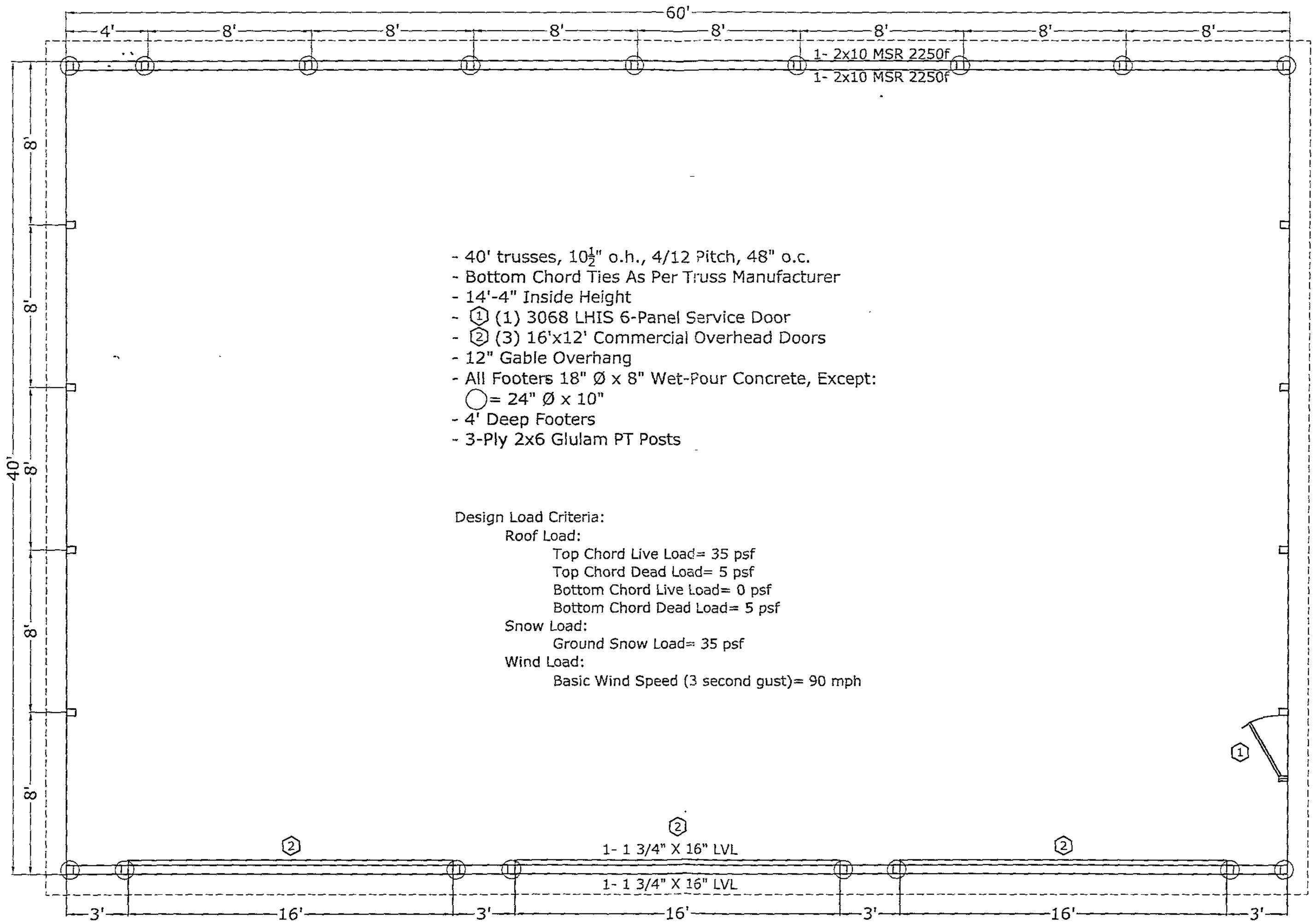
February 28,2005

WARNING - Verify design parameters and READ NOTES ON THIS AND INCLUDED MiTek REFERENCE PAGE MII-7473 BEFORE USE.
Design valid for use only with MiTek connectors. This design is based only upon parameters shown, and is for an individual building component. Applicability of design parameters and proper incorporation of component is responsibility of building designer - not truss designer. Bracing shown is for lateral support of individual web members only. Additional temporary bracing to insure stability during construction is the responsibility of the erector. Additional permanent bracing of the overall structure is the responsibility of the building designer. For general guidance regarding fabrication, quality control, storage, delivery, erection and bracing, consult ANSI/TPI1 Quality Criteria, DSB-89 and BCSI1 Building Component Safety Information, available from Truss Plate Institute, 583 D'Onofrio Drive, Madison, WI 53719.

14515 N. Outer Fwy.
Suite #300
Chesterfield, MO 63017

MiTek

#387



- 40' trusses, 10½" o.h., 4/12 Pitch, 48" o.c.
- Bottom Chord Ties As Per Truss Manufacturer
- 14'-4" Inside Height
- (1) (1) 3068 LHIS 6-Panel Service Door
- (2) (3) 16'x12' Commercial Overhead Doors
- 12" Gable Overhang
- All Footers 18" Ø x 8" Wet-Pour Concrete, Except:
  ◯= 24" Ø x 10"
- 4' Deep Footers
- 3-Ply 2x6 Glulam PT Posts

Design Load Criteria:

Roof Load:

Top Chord Live Load= 35 psf
Top Chord Dead Load= 5 psf
Bottom Chord Live Load= 0 psf
Bottom Chord Dead Load= 5 psf

Snow Load:

Ground Snow Load= 35 psf

Wind Load:

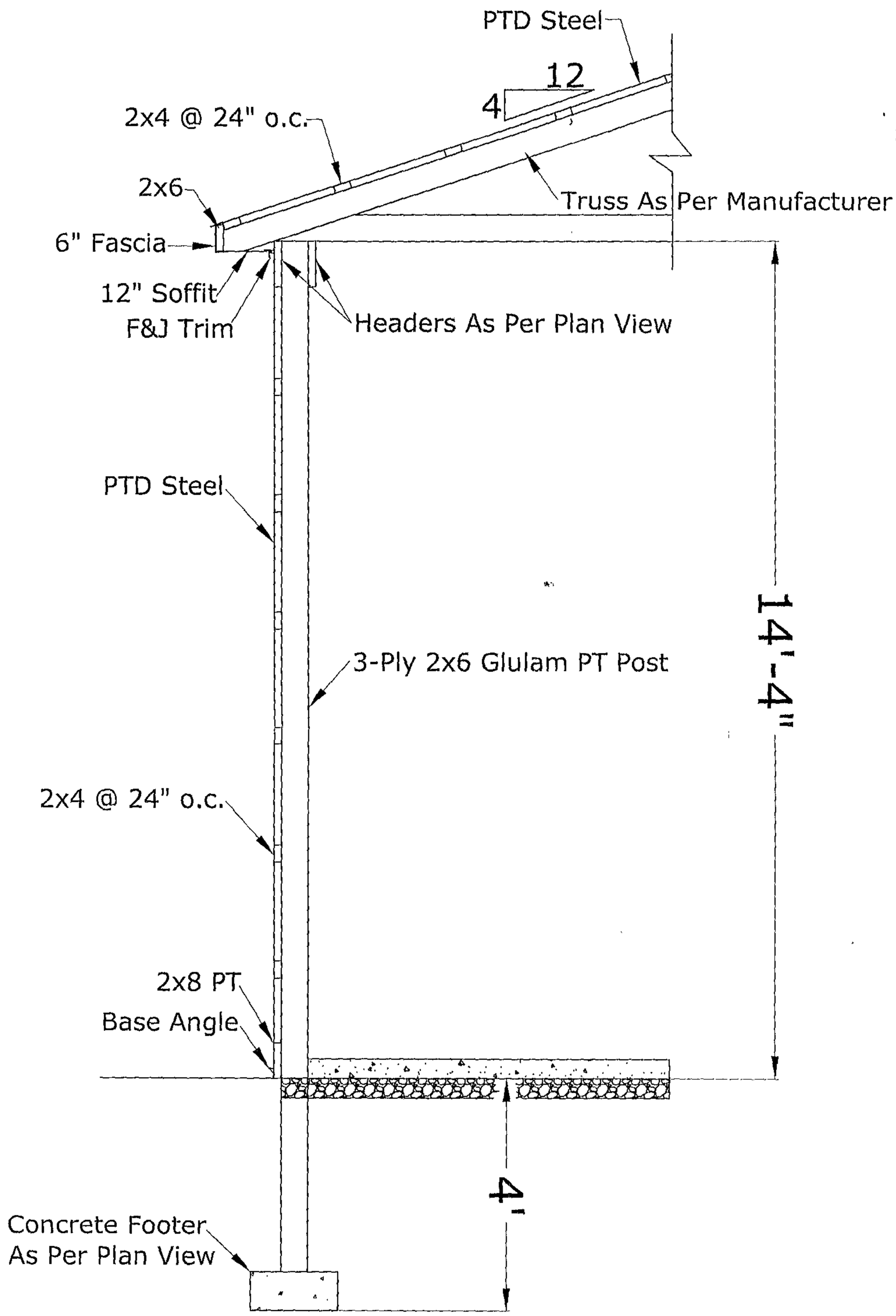
Basic Wind Speed (3 second gust)= 90 mph

C B Structures, Inc. producers of
CONESTOGA Buildings
202 Orlan Road ▫ New Holland, PA 17557
1-800-544-9464

NAME Rick Crawford
1627 Turkey Point Rd
Baltimore, MD 21221 #387

SCALE 3/16" = 1'-0" SIZE 40x60x14'4"

SHEET 1 OF 3 DATE 21 December 2005



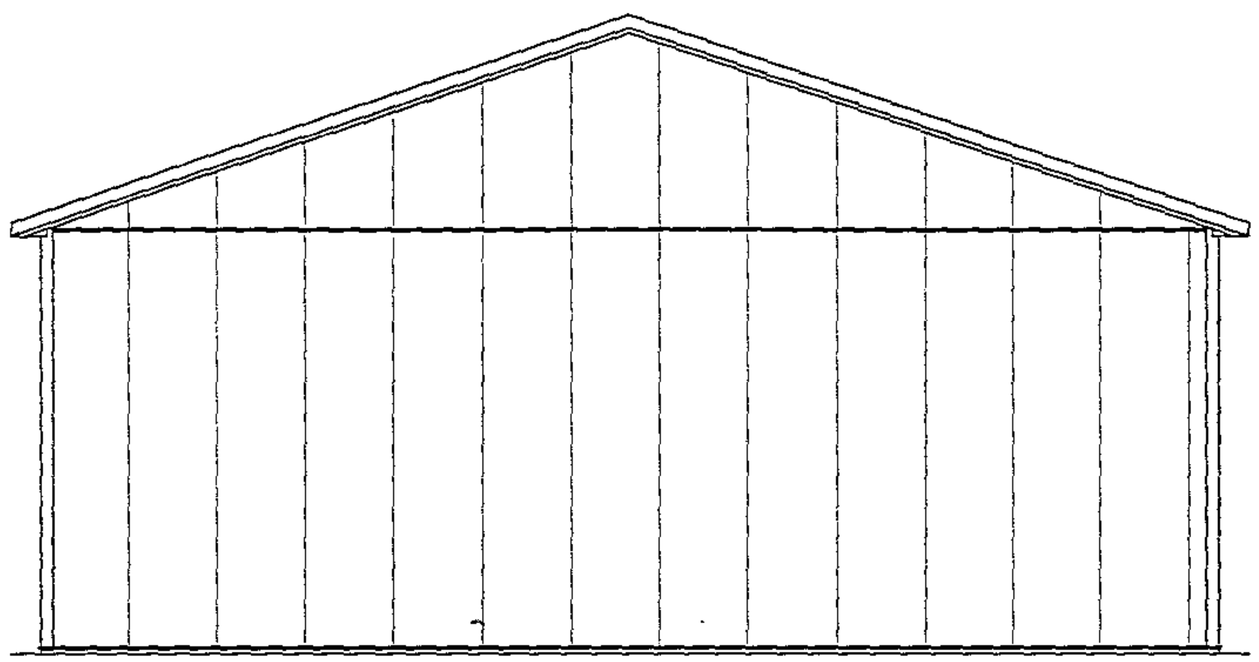
Typical Wall Section

Scale: $\frac{1}{2}$"=1'

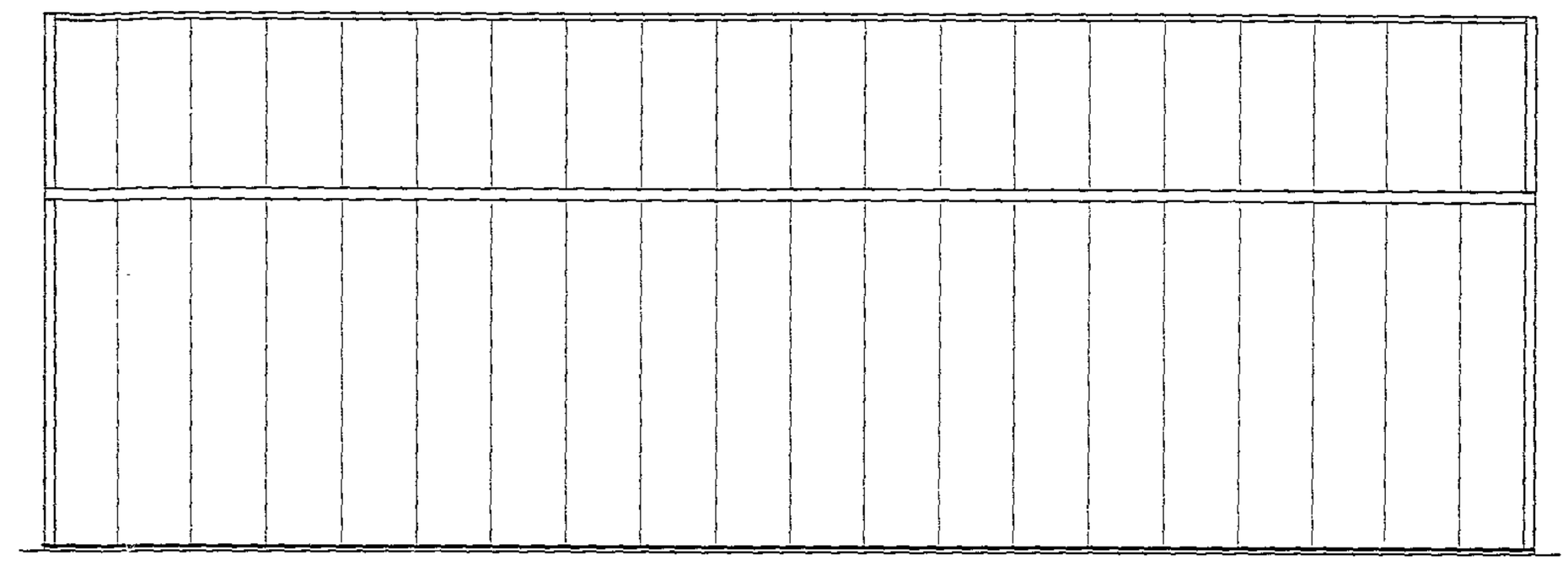
C B Structures, Inc. producers of
CONESTOGA Buildings
202 Orlan Road □ New Holland, PA 17557
1-800-544-9464

NAME Rick Crawford
1627 Turkey Point Rd
Baltimore, MD 21221
#387
SCALE 1/2" = 1'-0" SIZE 40x60x14'4"
SHEET 2 OF 3 DATE 21 December 2005

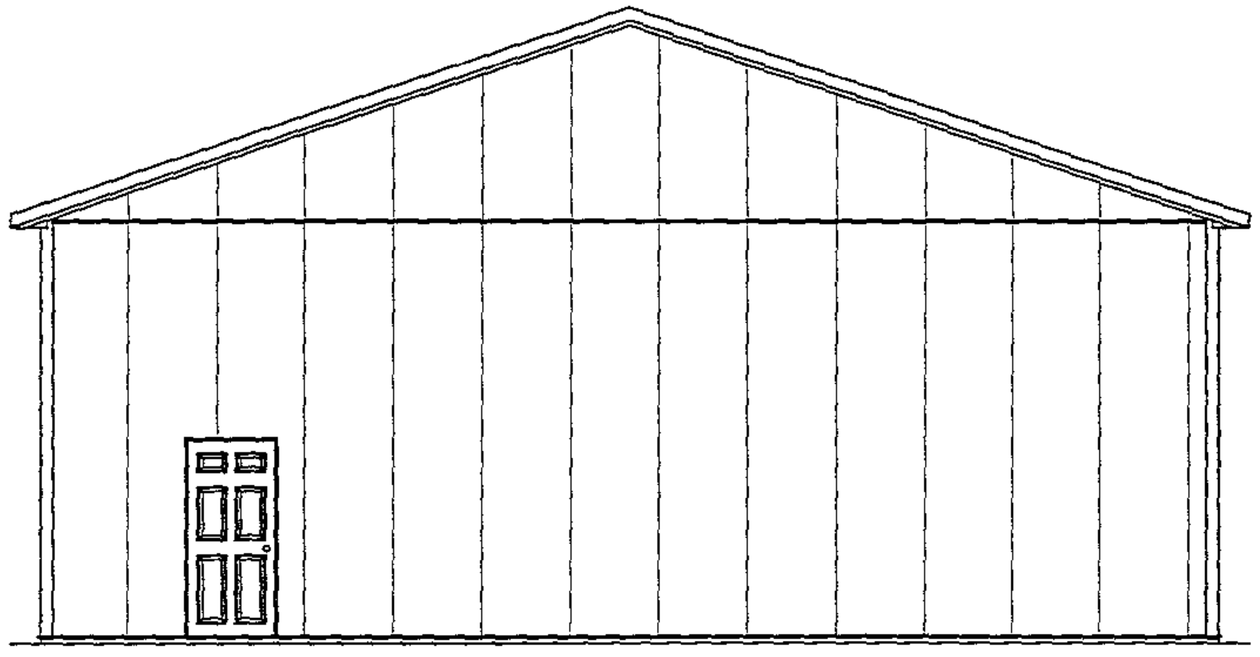
Left Gable



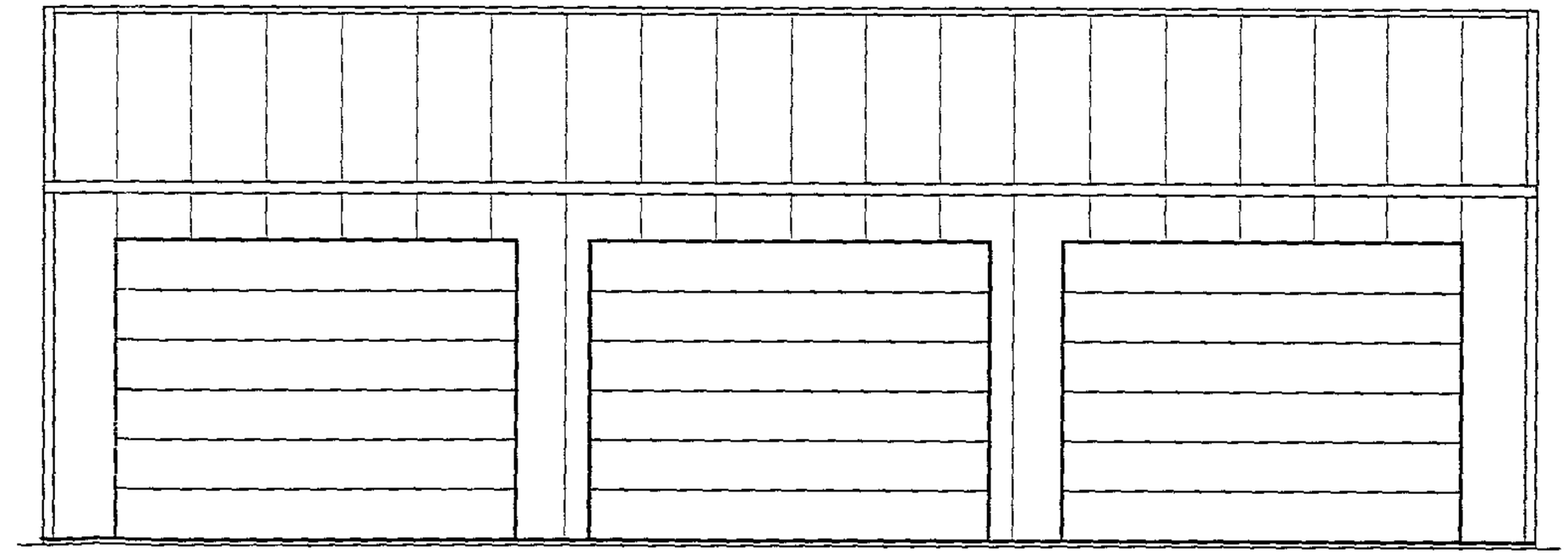
Rear Eave



Right Gable



Front Eave



C B Structures, Inc. producers of
CONESTOGA Buildings
202 Orlan Road ▫ New Holland, PA 17557
1-800-544-9464

NAME Rick Crawford
1627 Turkey Point Rd
Baltimore, MD 21221 #397

SCALE No Scale SIZE 40x60x14'4"

SHEET 3 OF 3 DATE 21 December 2005

SITE DATA:

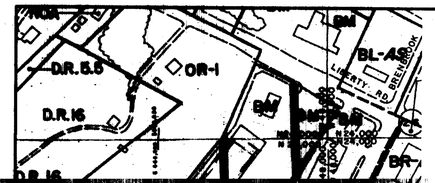
1. OWNER: RELP RANDALLSTOWN, LLC
   C/O RD MANAGEMENT CORP.
   810 SEVENTH AVENUE, 28TH FLOOR
   NEW YORK, NEW YORK 10019
2. SITE AREA: AREA OF TRACT:
   14.27 AC +/- , 621,374 SF
3. DEED REFERENCE: LIBER 14285, FOLIO 612
4. TAX ACCOUNT NUMBER: 16-00-001243
5. [redacted]
6. [redacted]
7. [redacted]
8. [redacted]
9. [redacted]
10. [redacted]
11. [redacted]
12. [redacted]
13. [redacted]
14. [redacted]

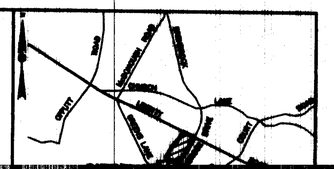
DEVELOPMENT APPROVALS:

SITE PLAN FOR BRENBROOK SQUARE SHOPPING CENTER WAS APPROVED BY OFFICE OF PLANNING AND ZONING ON 12/7/83; REVISED PLAN WAS APPROVED ON 6/8/87.

FIRST REFINED CRG PLAN TO DEMOLISH EX. K-MART BUILDING AND CONSTRUCT HOME DEPOT BUILDING WAS GRANTED ON FEBRUARY 17, 2005 (DRC #031005F)

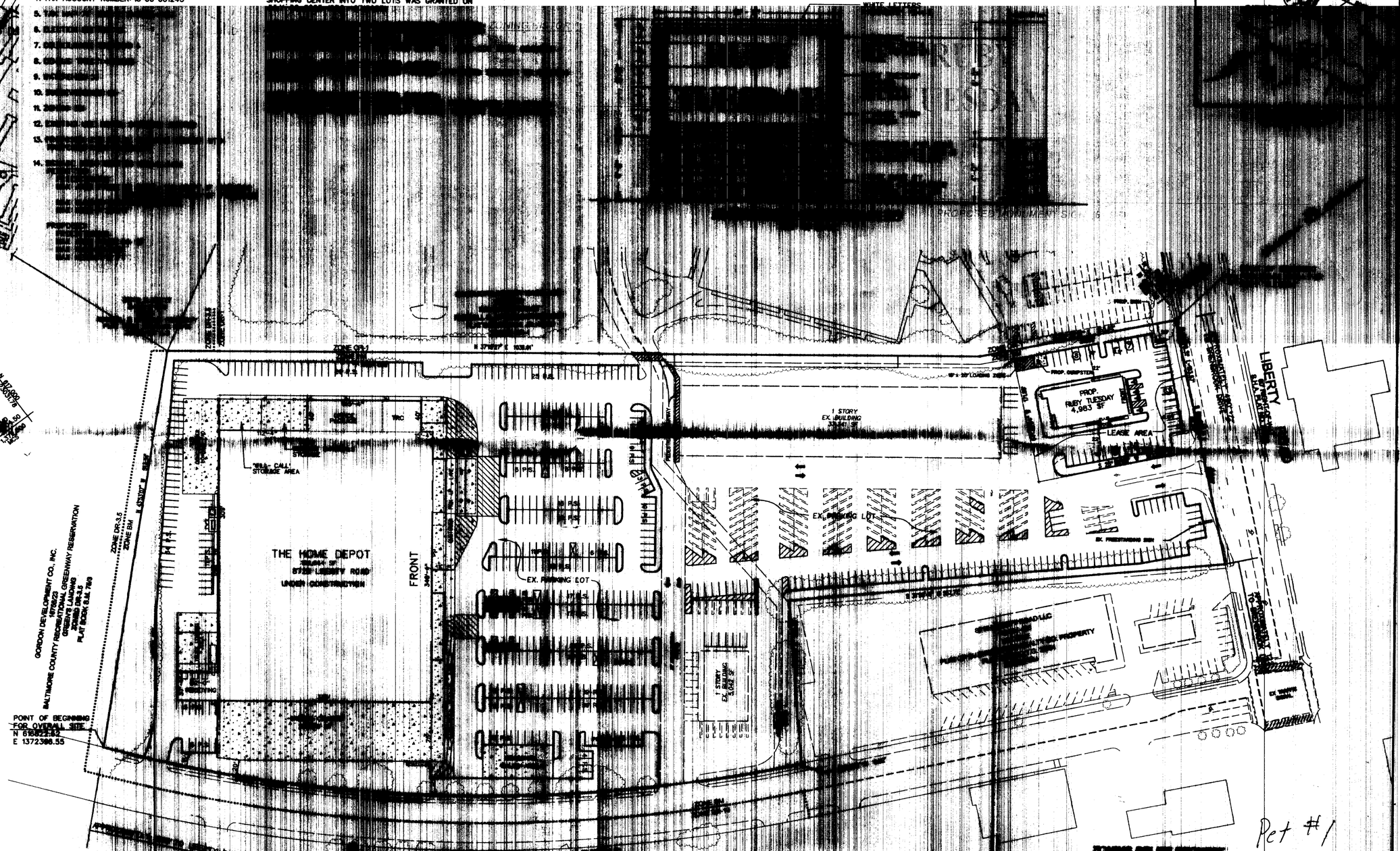
SECOND REFINED CRG PLAN TO CONSTRUCT RESTAURANT AND SUPPORTING PARKING SPACES NEXT TO LIBERTY ROAD AND SUBDIVIDE EXISTING SHOPPING CENTER INTO TWO LOTS WAS GRANTED ON





SIGN CABINET TO ALIGN WITH STONE BASE BELOW

WHITE LETTERS



Ret #1

NOTE:
THIS PLAT IS INTENDED FOR ZONING PURPOSES ONLY AND SHALL NOT BE USED FOR ANY OTHER PURPOSES.

BLDG
Baltimore Land Design Group Inc.
Consulting Engineers

5/21/06

[redacted] LLC
[redacted] CORP.
[redacted] FLOOR

A.K.A. [redacted] CENTER

BALTIMORE COUNTY, MARYLAND SHEET 1 OF 1