IN RE: PETITION FOR ADMIN. VARIANCE *

E/S Old Mill Road, 640' SE of the c/l

Pool Road

(13023 Beaver Dam Road)

8th Election District 3rd Council District

David Warnock & Deirdre Bosley Petitioners * BEFORE THE

* ZONING COMMISSIONER

* OF BALTIMORE COUNTY

Case No. 06-429-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 owners of the subject property, David Warnock and Deirdre Bosley. The Petitioners request variance relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (swimming pool) to be located in the side yard in lieu of the required rear yard, and from Section 400.3 of the B.C.Z.R. to permit an accessory structure (pool house) with a height of 28 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.

Based upon the evidence contained therein, I am persuaded to grant the requested variance. Relief is necessitated given the property's unique configuration and site constraints associated therewith, as well as the location of existing improvements thereon. As shown on the site plan, the property is a large rectangular shaped parcel that features an extensive forest buffer easement area in the front yard. That portion of the property is also located within a 100-year floodplain. Thus, all of the existing improvements are located on the back portion of the lot. In addition, the house has been oriented such that the rear of the home faces a lengthy driveway that accesses the property. This driveway extends to the eastern boundary of the property and another garage, which will be razed to allow construction of the pool house in this location. The driveway also features a large macadam parking area to the rear of the home, and provides access to the house, another one-story garage and wood shed. Due to the unique configuration of the property and the location of existing improvements thereon, the swimming pool will be located in the side yard of the dwelling. Moreover, the proposed pool house will have a height of 28 feet, apparently to match the scale and architectural design of the existing three-story dwelling. In this regard, the Petitioners are reminded that the pool house cannot be converted for use as a separate dwelling unit or for commercial purposes. Thus, there can be no living or sleeping quarters provided and no kitchen or cooking facilities, and the building shall be limited to uses accessory to the primary use of the property for residential purposes.

There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency and the neighbors apparently support the proposal. In this regard, the nearest structure on the adjacent affected lot is a large barn and the house on that lot is located a significant distance away from the proposed swimming pool and pool house. Thus, it appears that the relief requested can be granted and that there will be no detrimental impact to adjacent properties or the surrounding locale.

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.

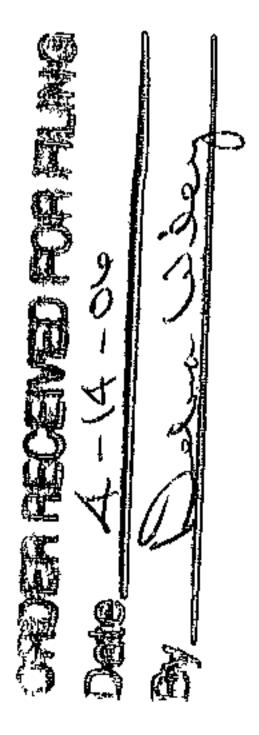
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this ______ day of April 2006 that the Petition for Administrative Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (swimming pool) to be located in the side yard in lieu of the required rear yard, and from Section 400.3 of the B.C.Z.R. to permit an accessory structure (pool house) with a height of 28 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 Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are 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) The pool house 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 Petitioners shall not allow or cause any area of the pool house to be converted for use as a second dwelling unit and/or apartments. There shall be no living quarters contained therein, and no kitchen or cooking facilities provided.

3) 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

Zoning Commissioner for Baltimore County





JAMES T. SMITH, JR. County Executive

April 14, 2006

WILLIAM J. WISEMAN III

Zoning Commissioner

Mr. David Warnock Ms. Deirdre Bosley 13023 Beaver Dam Road Cockeysville, Maryland 21030

RE: PETITION FOR ADMINISTRATIVE VARIANCE E/S Old Mill Road, 640' SE of the c/l Pool Road (13023 Beaver Dam Road) 8th Election District — 3rd Council District David Warnock & Deirdre Bosley - Petitioners Case No. 06-429-A

Dear Mr. Warnock & Ms. Bosley:

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 LWISEMAN, III Zoning Commissioner

for Baltimore County

WJW:dlw

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	13023	BEAVER	MAG	RD
I	is present			

I/We do solemnly declare and affirm, under the penalties of

perjury, that !/we are the legal owner(s) of the property which

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)

- TO PERMIT AN ACCESSORY STRUCTURE (POOL HOUSE) TO HAVE A HEIGHT OF 28 FEFT IN LIEU OF THE REQUIRED MAX, HEIGHT OF 15 FEFT PER SECT, 400,43
- 2) TO PERMIT AN ACCESSORY STRUCTURE (SWIMMING POOL) IN THE SIDE MARD W LIEU OF THE REQUIRED PLACEMENT IN THE REAR YARD PER SECT, 4001

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

Add ess Telephone No. Address Towsolt BlvD 823-4470 Address Towsolt MD 21286 City State Zip Code City State Zip Code APpublic 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 Zoning Commissioner of Baltimore County Are Reviewed By Date 3-7-06	· · · · · · · · · · · · · · · · · · ·	is the subject of this Petition.
Name - Type or Print Signature Address Telephone No. Attorney For Petitioner: Address Telephone No. Name - Type or Print Address Telephone No. CCCK EYS VILLE MD 210:30 City State Company Address Telephone No. Telephone No.	Contract Purchaser/Lessee:	Legal Owner(s):
Signature Address Telephone No. Nome Type or Print City State Zip Code Signature Attorney For Petitioner: Address Telephone No. Name Type or Print City State Zip Code Signature Address Telephone No. City Signature Representative to be Contacted: BRUCE DOAK Name Signature BRUCE DOAK Name Address Telephone No. Address Telephone No. Address Telephone No. Address Townshirw BLYD State Zip Code Address Townshirw BLYD State Zip Cod	Name - Type or Print	Name - Type or Print
Address Telephone No. State Zip Code Signature. Attorney For Petitioner: Address Name - Type or Print City Name - Type or Print City Name Cock EYS VILLE City State City Code City City State City Code City	Signature	Signature
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Name - Type or Print City State Zip Code	Attorney For Petitioner:	
Signature BRUCE DOAK	Name - Type or Print	
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Address Telephone No. Address Telephone No. TOWSON MD 212.86 City State State Zip Code City State Zip Code O What Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this regulations of Baitimore County and that the property be reposted. Zoning Commissioner of Baitimore County Zoning Commissioner of Baitimore County Reviewed By Date 3-7-06	Signature Company	
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CASE NO. 06-429 A Reviewed By 2010 Date 3-7-06	this that the subject ma	ad to be required, it is ordered by the Zoning Commissioner of Baltimore County, atter of this petition be set for a public hearing, advertised, as required by the zoning
CASE NO. 06-429 A Reviewed By 2011 Date 3-7-06	<u>i</u> + 1	Zaman Commissiones of Pattimore County
		Zoning Commissioner of Baltimore County
Estimated Posting Date 3-19-06	CKSENO. 06-429A	Reviewed By Date 3-7-06
	150 FL5/98	Estimated Posting Date 3-19-06

Affida Vit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore Count follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) 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 13023 BEAVER Address COCKEYSVILLE 210:30 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): D BUILDING STYLE & HEIGHT TO MATCH ARCHITECTURE OF MAIN HOUSE THE BACK YARD IS A DRIVEWAY, LEAVING THE SIDE YARD AS THE BEST OPTION FOR THE POOL LOCATION 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. DEIDRE BOSLEY DAYID WARNOCK Name - Type or Print Name - Type or Print STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit: I HEREBY CERTIFY, this 3RD day of MARCH 1006 , before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared BOELDEIDRE BOSILEU & DAVID WARNOCK 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

Notary Public

My Commission Expires

REN 09115/98

Date



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286 Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

February 8, 2006

ZONING DESCRIPTION Deidre A. Bosley & David L. Warnock property 13023 Beaver Dam Road Baltimore County, Maryland

All that piece or parcel of land situate, lying and being in the Eighth Election District, Third Councilmanic District of Baltimore County, Maryland and described as follows to wit:

Beginning for the same at a point on the East side of Old Mill Road 25 feet from the center of said road 640 feet along the centerline of Old Mill Road from the intersection of the centerline of Old Mill Road and the center of Pool Road, thence leaving the East side of said Old Mill Road and running thence,

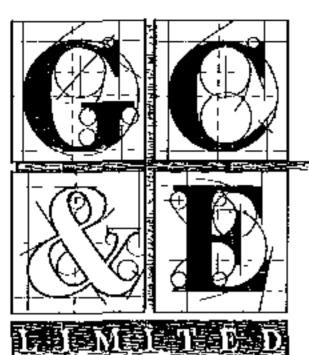
- 1) south 78 degrees 39 minutes 36 seconds east 456.95 feet,
- 2) south 07 degrees 55 minutes 01 seconds east 123.54 feet,
- 3) south 11 degrees 58 minutes 33 seconds west 9.89 feet,
- 4) south 11 degrees 58 minutes 33 seconds west 1114.14 feet,
- 5) north 66 degrees 26 minutes 42 seconds west 181.05 feet,
- 6) north 24 degrees 21 minutes 20 seconds west 84.07 feet,
- 7) north 62 degrees 23 minutes 28 seconds west 134.51 feet,
- 8) south 11 degrees 58 minutes 33 seconds west 9.89 feet,
- 9) south 45 degrees 00 minutes 00 seconds west 30.59 feet,
- 10) south 23 degrees 57 minutes 45 seconds west 32.56 feet,
- 11) south 10 degrees 47 minutes 03 seconds west 45.08 feet,
- 12) south 02 degrees 36 minutes 09 seconds east 24.24 feet,
- 13) south 14 degrees 32 minutes 04 seconds east 57.91 feet,
- 14) south 26 degrees 54 minutes 22 seconds east 36.26 feet to the point of beginning.

Containing 486,604 sq. ft. or 11.1709 Acres of land, more or less.

Note: This description only satisfies the requirements of the Office of Zoning and is not to be used for the purposes of conveyance.

429

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Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286 Phone. (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE# 06-429-A
PETITIONER/DEVELOPER:
Deidre A. Bosley & David L. Warnock
DATE OF POSTING: March 17, 2006

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT COUNTY OFFICE BUILDING, ROOM 111 111 WEST CHESAPEAKE AVE. TOWSON, MARYLAND 21204

ATTENTION: KRISTEN MATTHEWS

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

LOCATION:

13023 Beaver Dam Road

(see page 2 for full size photo)

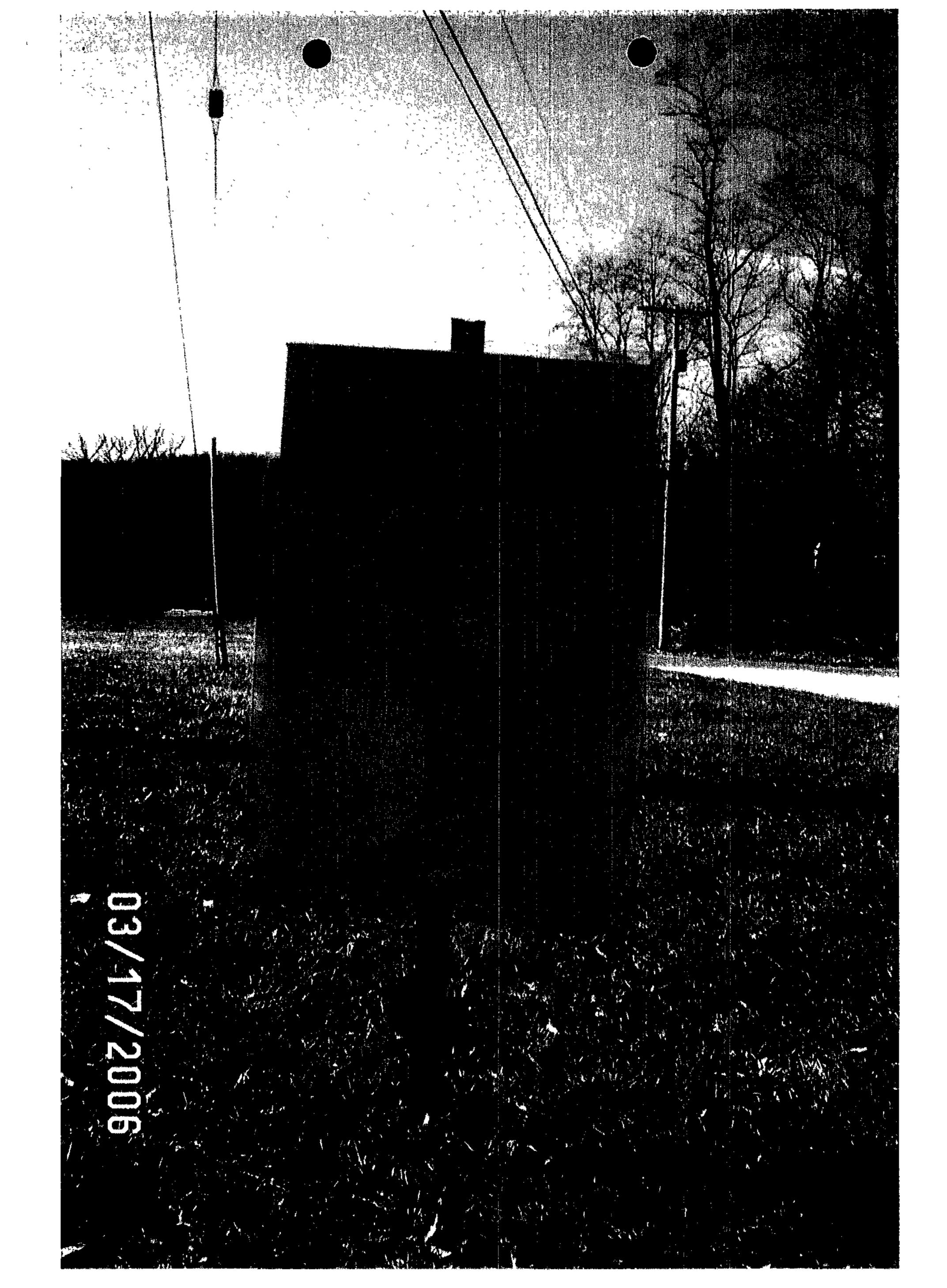
•

John J. Dill

SIGNATURE OF SIGN POSTER

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX

POSTED ON: March 17, 2006



4.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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 . Item Number or C	ase Number: 06 - 429 4	
		_
Address or Locat	on: 13023 Braver Dam Rd.	
PLEASE FORWA	ARD ADVERTISING BILL TO:	
Name:	5'ame	··
Address:		
, — — — — — — — — — — — — — — — — — — —	Cockeysville, nd, 21030	
Telephone Numb	er: 410-785-6899	

Revised 7/11/05 - SÇJ

<u>ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES</u>

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Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at	13023	BEAVER	DAM	RD
	is presen			

I/We do solemnly declare and affirm, under the penalties of

perjury, that !/we are the legal owner(s) of the property which

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)

- TO PERMIT AN ACCESSORY STRUCTURE (POOL HOUSE) TO HAVE A HEIGHT OF 28
 FEET IN LIEU OF THE REQUIRED MAX, HEIGHT OF 15 FEET PER SECT, 400,3
- 2) TO PERMIT AN ACCESSORY STRUCTURE (SWIMMING POOL) IN THE SIDE MARD W LIEU OF THE REQUIRED PLACEMENT IN THE REAR MARD PER SECT, 400.1

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.

•	•		is the subject of this Pe	etition.	
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Signature		<u></u>	Signature	7	
Address	State	Telephone No. Zip Code	Name - Type or Print Signature	Nock Cenn	;
Attorney For Petitioner:			13023 BEA Address	VER DAM R	D 410-785-6899 Telephone No.
Name - Type or Print		<u>. </u>	COCKEYS VILLE	M.D. State	21030 Zip Code
		<u>, , , , , , , , , , , , , , , , , , , </u>	Representative to	be Contacted	• •
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Add ess	<u></u>	Telephone No.	3ZO E. TOWSO	HTOWN BLYD	823-4470 Telephone No.
			TOWSON	MD	21286
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A Public Hearing having been form this day of regulations of Baltimore County and to	nat the property	t the subject matter of the y be reposted. Revi	Zoning Commis	Zoning Commission learing, advertised, a signer of Baitimore Constitution of Baitimore Constitut	s required by the zoning
15195 (1)		Esti	mated Posting Date:	30 2 / 2	-06

Affida Vit in Support of Administrative Variance

6

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore Count follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) 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 13023 BEAVER DAM ED Address COCKEYSVILLE MD 210:30 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): 1) BUILDING STYLE & HEIGHT TO MATCH ARCHITECTURE OF MAIN HOUSE THE BACK YARD IS A DRIVEWAY, LEAVING THE SIDE YARD AS THE BEST OPTION FOR THE POOL LOCATION 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. DEIDRE BOSLEY DAYID WARNOCK Name - Type or Print Name - Type or Print STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit: I HEREBY CERTIFY, this 3ρ day of MARCH of Maryland, in and for the County aforesaid, personally appeared 2006 , before me, a Notary Public of the State BUL DEIDRE BOSLEY & DAVID WARNOCK 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 Date Notary Public

My Commission Expires

REN 09/15/98

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

April 3, 2006

Deidre Bosley David Warnock 13023 Beaver Dam Road Cockeysville, MD 21030

Dear Ms. Bosley and Mr. Warnick:

RE: Case Number: 06-429-A, 13023 Beaver Dam Road

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

u. Callahal)

WCR:amf

Enclosures

c: People's Counsel

Bruce Doak 320 E. Towsontowne Blvd Towson 21204



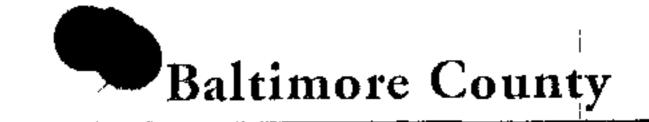
Visit the County's Website at www.baltimorecountyonline.info

Fire Department



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





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

County Office Building, Room 111 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204 March 21, 2006

ATTENTION: Zoning Review planners

Distribution Meeting of: March 20, 2006

Item No.: Item Numbers 427 through 434 and 436 through 439 and 441

429

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.

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

LT. Roland P. Bosley Jr. Fire Marshal's Office PHONE 887-4881 MS-1102F

cc: File



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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: March 27, 2006

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For March 27, 2006

Item Nos. 429, 430, 431, 432, 433, 434, 435,

436, 437, 439, 440, and 441

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-03272006.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

6-429 – Administrative Variance

DATE: March 29, 2006

MAR 3 2006

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (pool house) with a height of 28 feet in lieu of the maximum permitted 15 feet and to permit a swimming pool in the side yard in lieu of the required rear yard 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 or kitchen area.
- 2. The accessory structure shall not be used for commercial purposes.

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

Prepared by

Section Chief:

AFK/LL: CM



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

Robert L. Flanagan, Secretary Nell J. Pedersen, Administrator

Maryland Department of Transportation

Date:

3.21-06

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

RE:

Baltimore County

Item No. 429

135

Dear. Ms. Matthews:

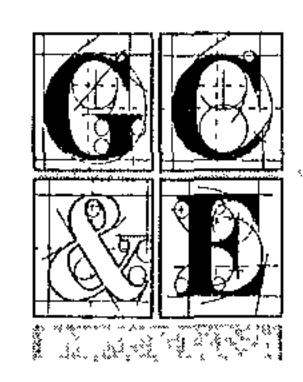
This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

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



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 ● 320 East Towsontown Boulevard ● Towson, MD 21286 Phone: (410) 823-4470 ● Fax: (410) 823-4473 ● www.gcelimited.com

Timothy M. Kotroco Director of Permits and Development Management Baltimore County 111 W. Chesapeake Avenue Towson. MD 21204

April 18, 2007

Subject: Case number 06-429-A, 13023 Beaver Dam Road.

Dear Mr. Kotroco

Ms. Bosley and Mr. Warnick are building an accessory structure (Pool House) that has been approved with Case Number 06-429-A.

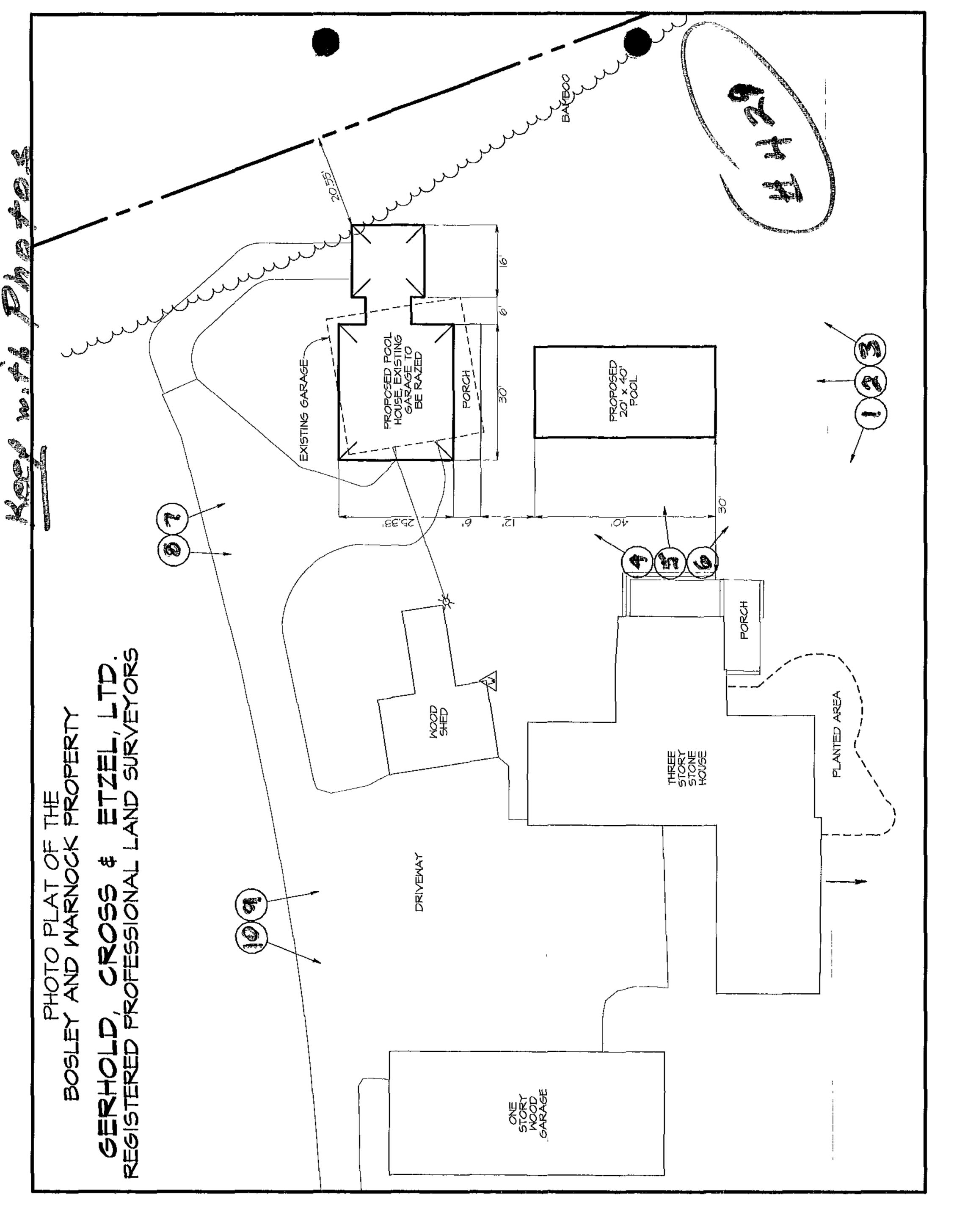
Instead of building a new structure they will reconstruct a structure. The structure is an old barn purchased in New England. It is a beautiful old structure that will be brought to life again with a new use (as a Pool House). This existing old structure is 31' high.

Will we need to file for a Variance if we are amending the existing zoning case (06-429-A) to change the height of the building from 28' to 31'?

Thank you for consideration in this matter.

Sincerely, Cornelia L. Marin GERHOLD, CROSS & ETZEL, LTD. Registered Professional Land Surveyors

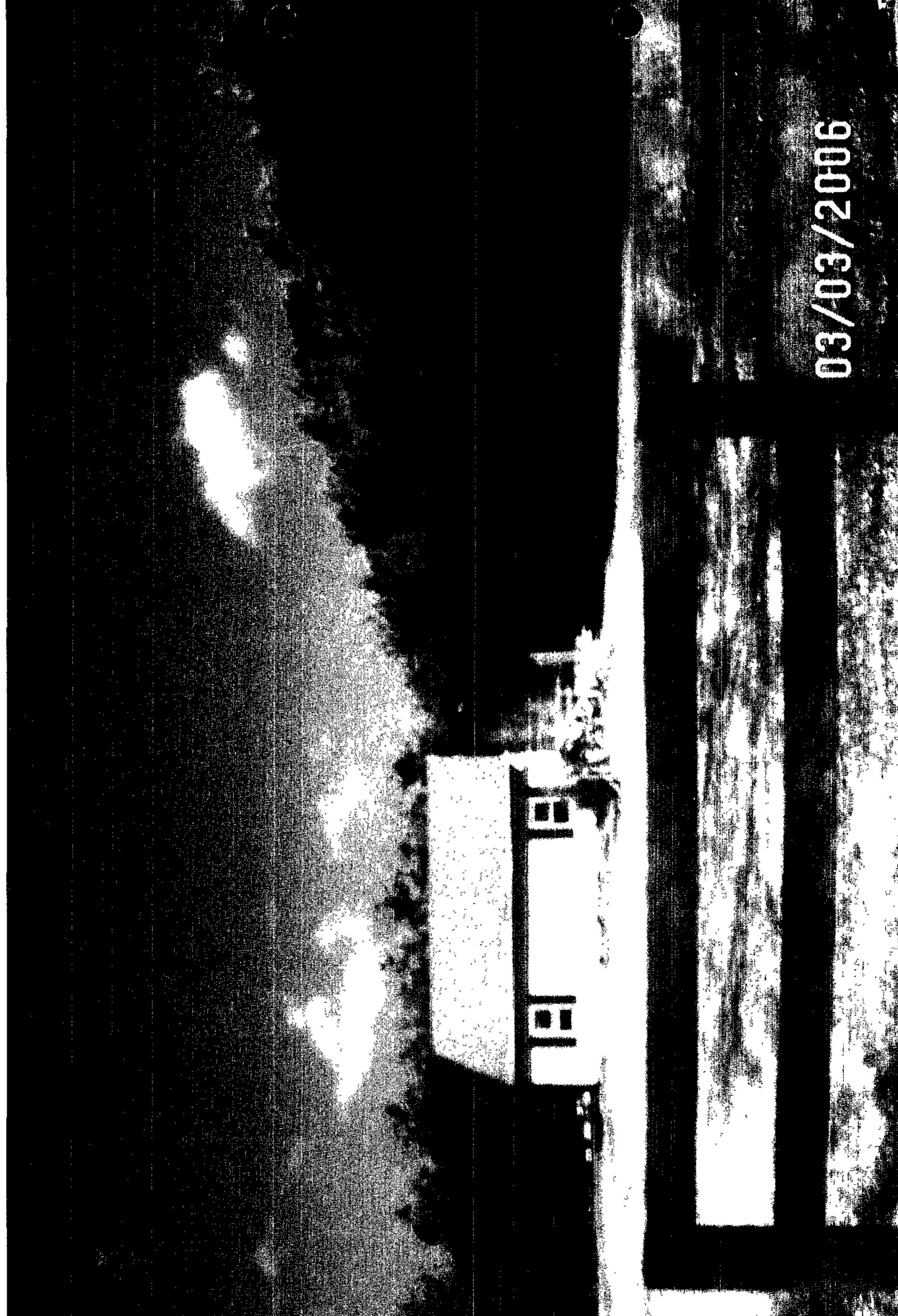
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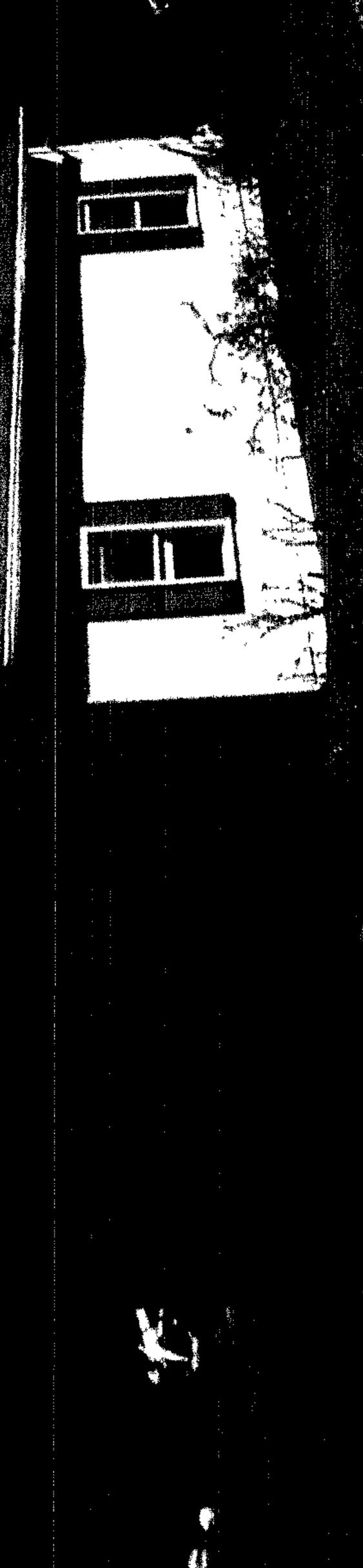




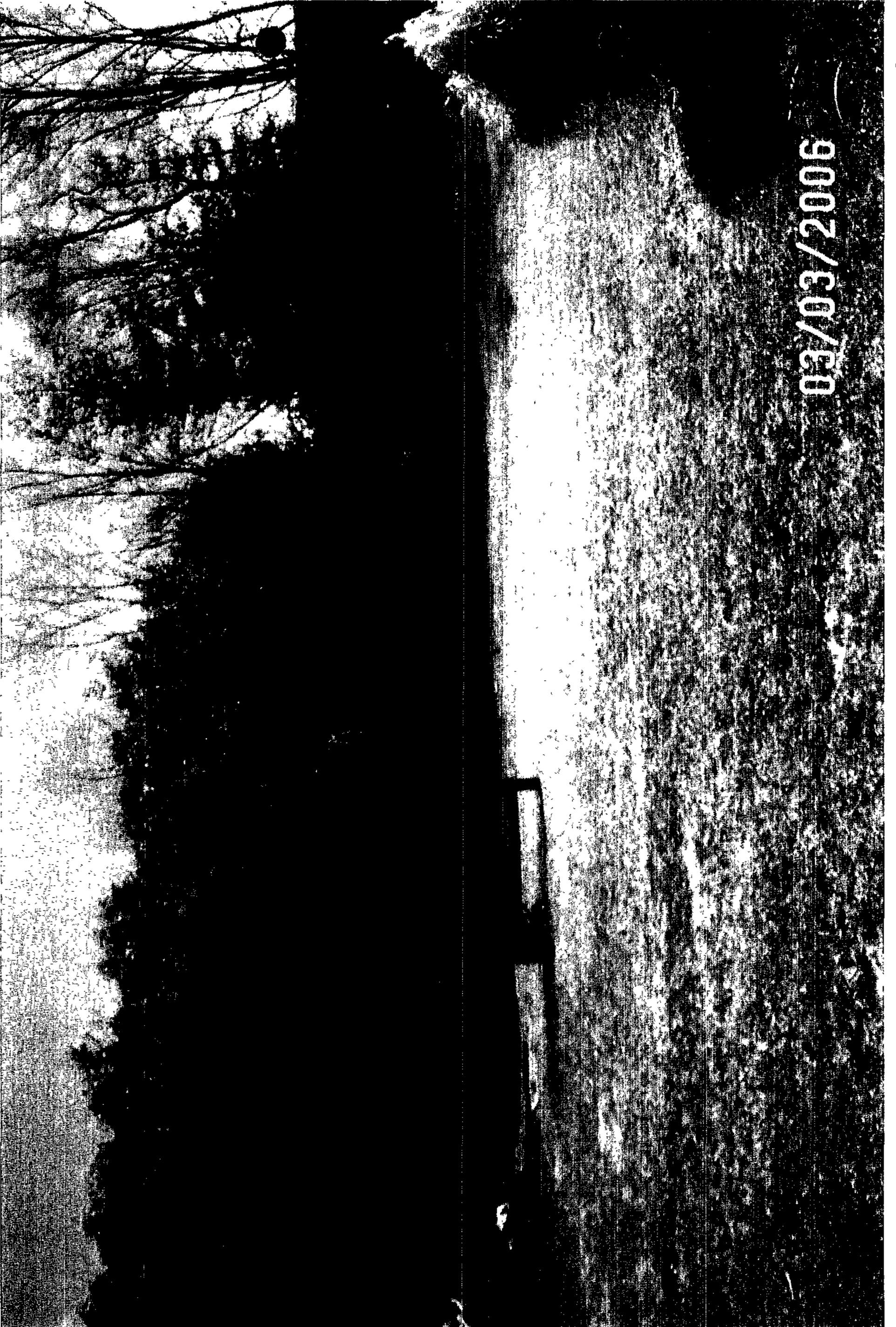


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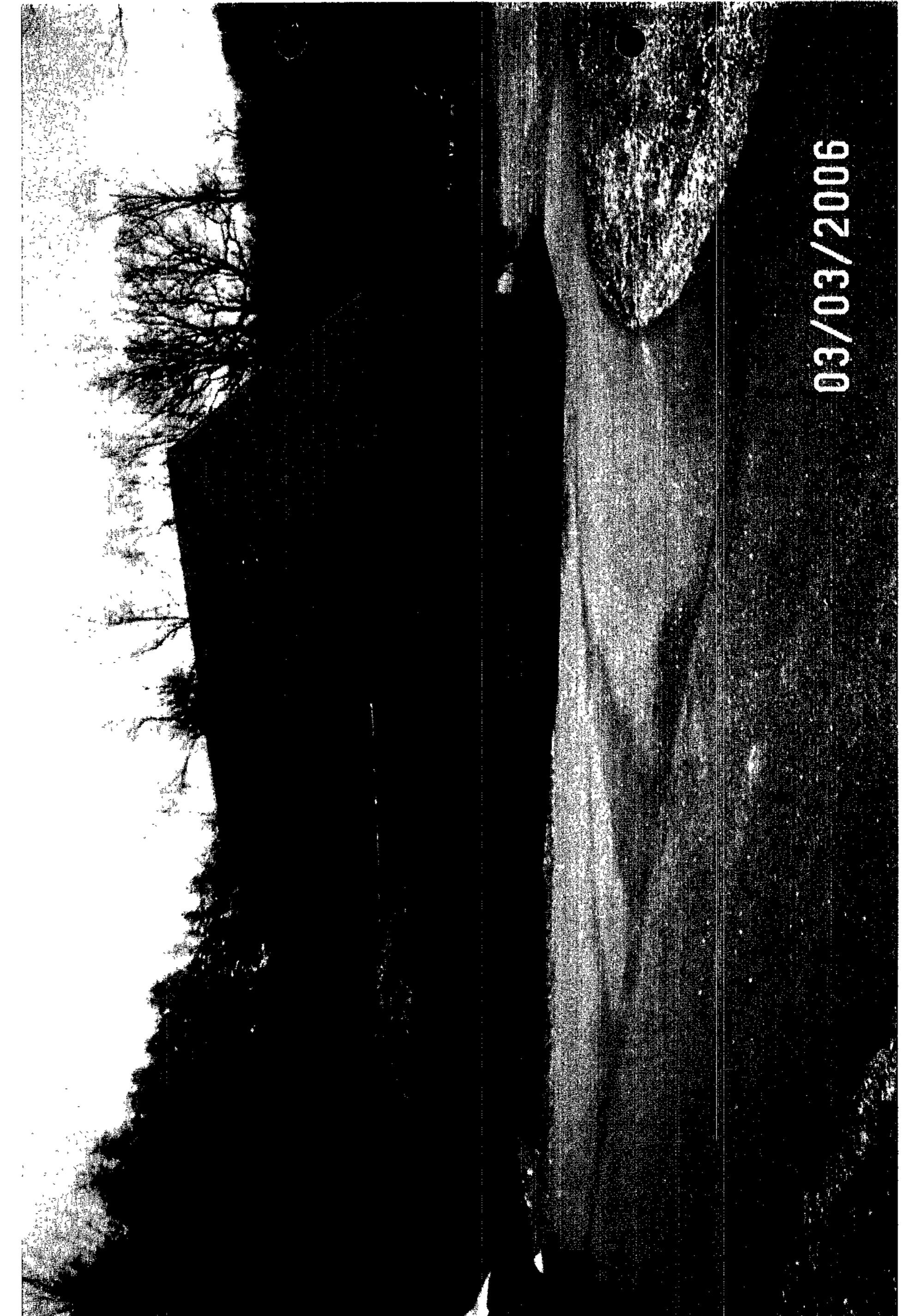


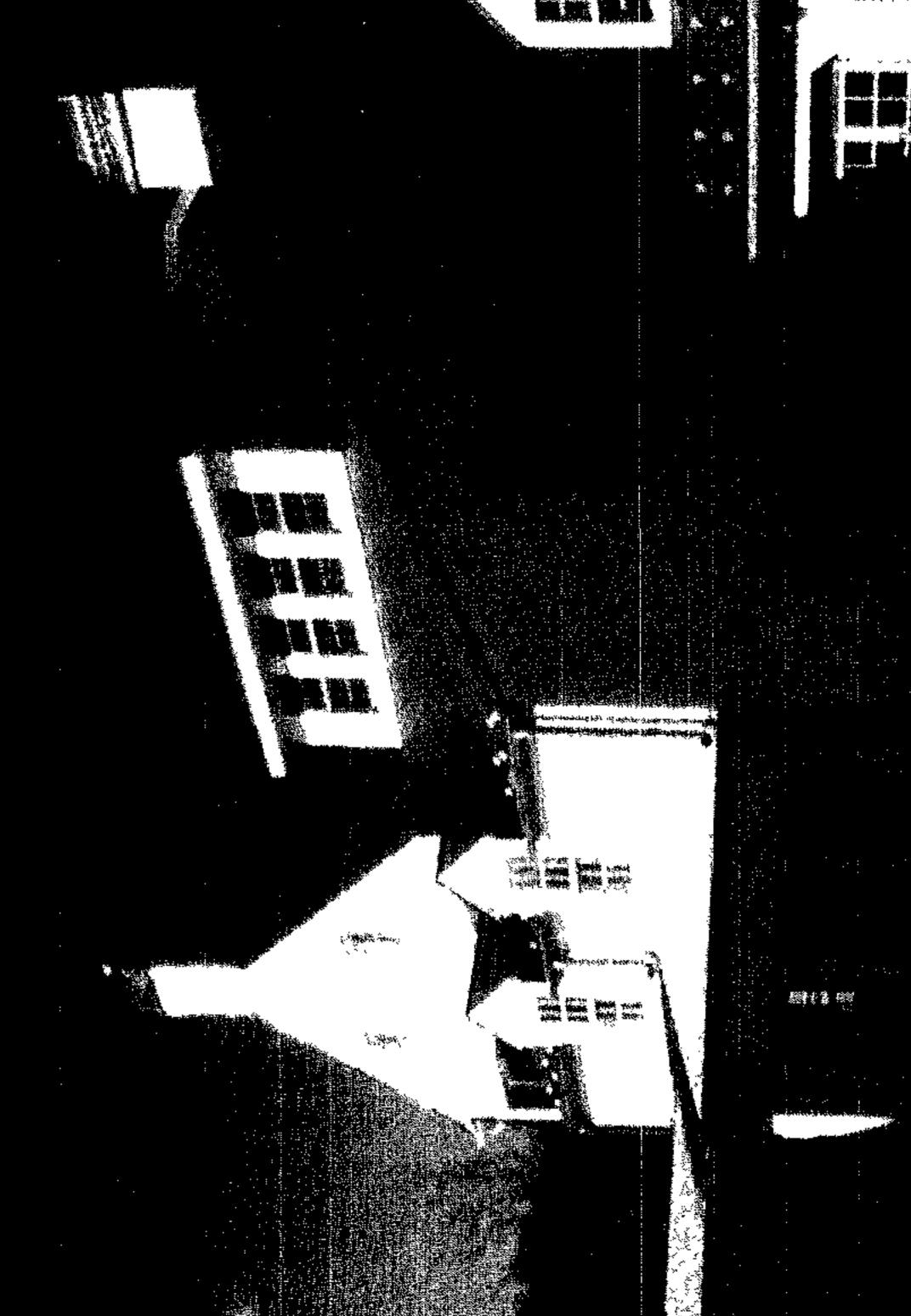


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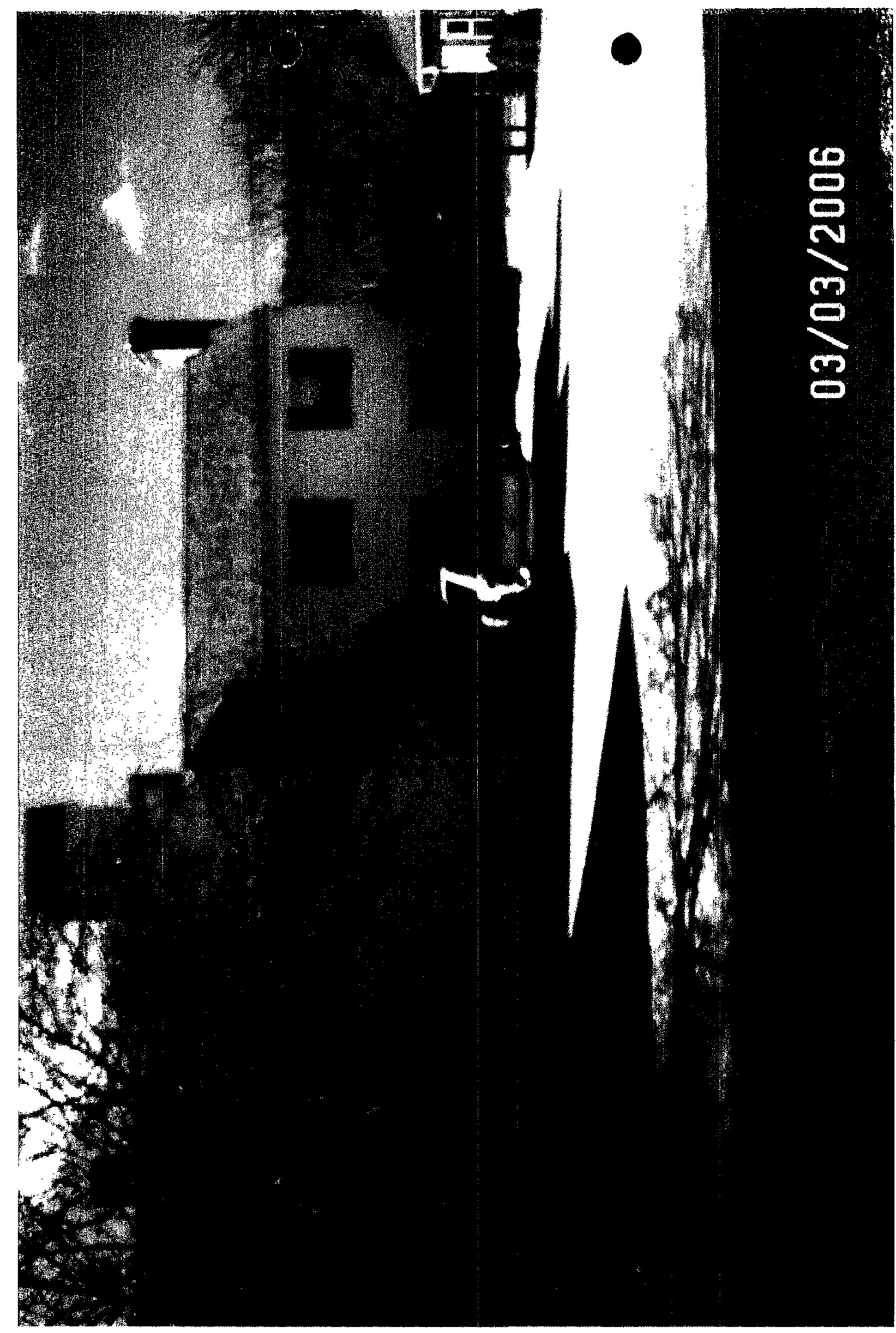




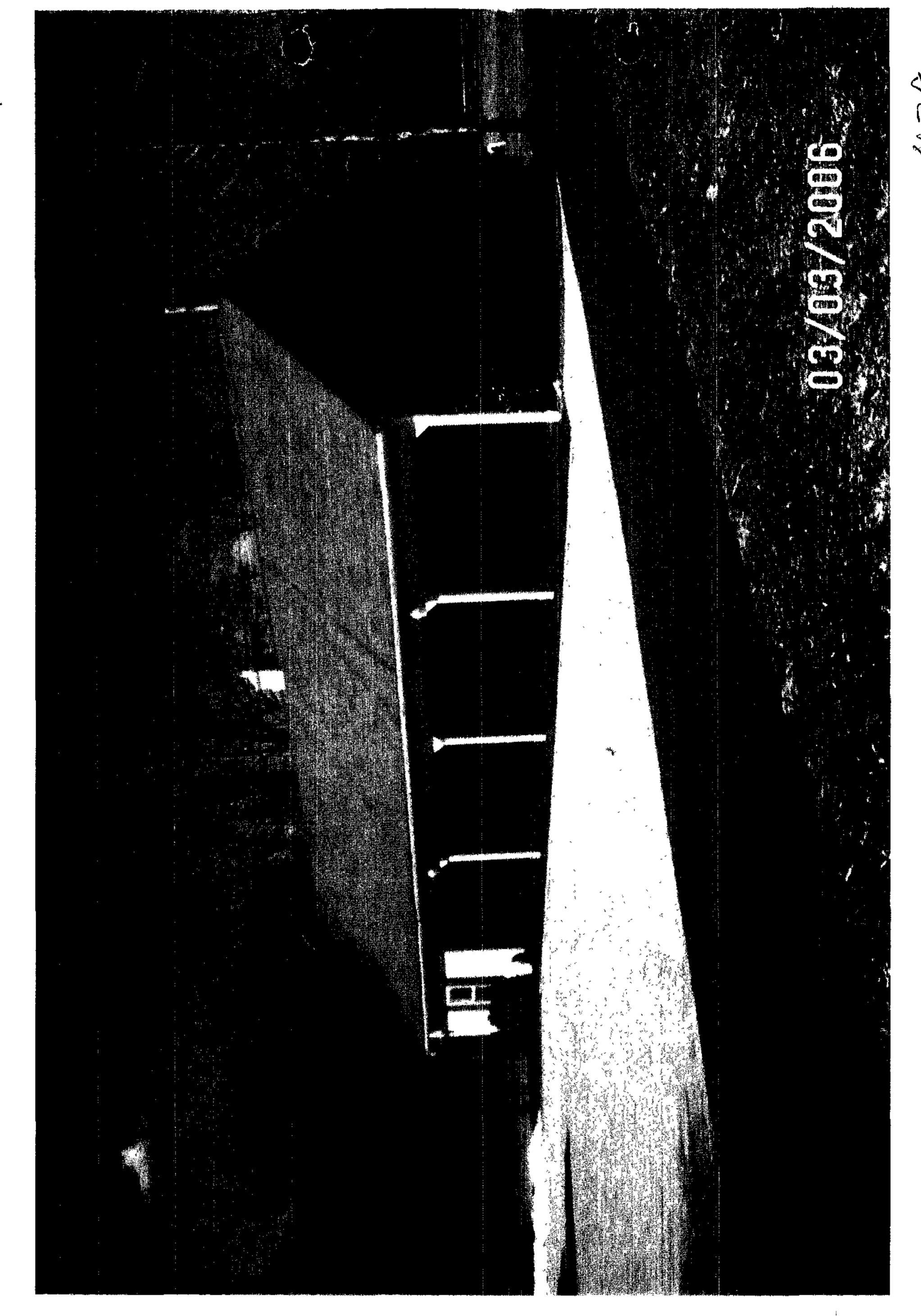


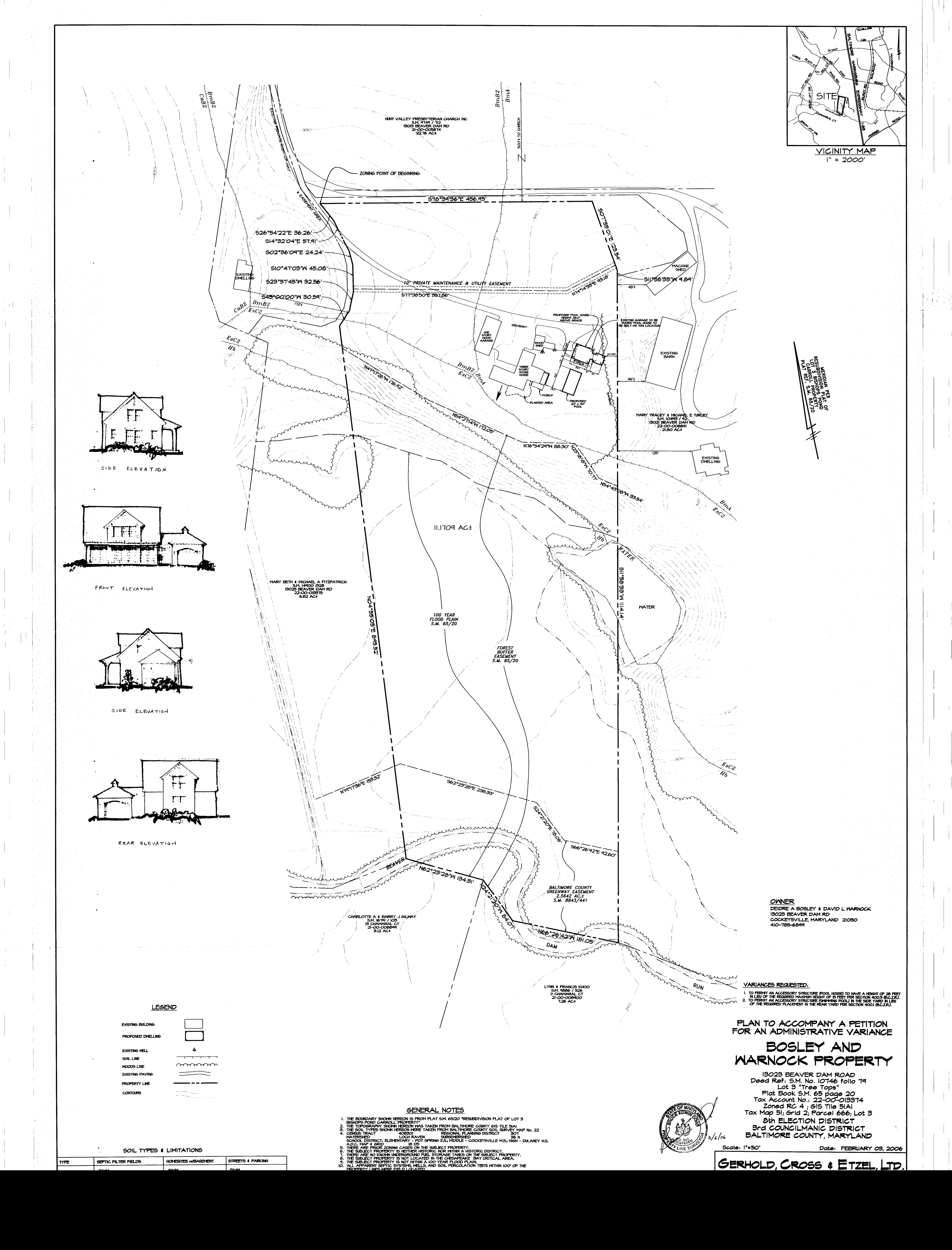



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NERAL NOTE

ERNING CODES

1 All work will be done according to all local governing agencies, codes, regulations and specifications. 2. The contractor is responsible for complying with all local governing agencies, codes,

gulations, and specification that impact this project.

The contractor is responsible for obtaining all permits that impact this projection the necessary steps to schedule submission of permits to minimize

4. Confine Stockpiling of materials, etc. to areas approved by the Owner. 5. No open fires will be permitted on the premises and fires only in accord

6. Keep access to the site cle

7. Do not scale from the drawing, field verify all dimensions. Any dicrepancie omissions on the drawings and specifications will be reported immediately up discovery to the owner and the architect, by telephone and followed in writin the bidding and construction process; otherwise it shall be understood that t

9. By submitting a bid, the bidder agrees and warrants that he has examinexisting conditions, drawings, and specifications and has found them completed adequate for proper completion of this project.
10. By submitting a bid, the bidder acknowledges that he understands the formulation of the formulation of the bidder acknowledges.

allowed due to the misunderstanding of the drawings and specifications by the SUBSTITUTIONS

11. Requests by the Contractor will be considered when reasonable, timely, full documented and qualifying under one or more of the following circumstances:

. Related to an or equal or similar provision in contract documents.

1. Required product cannot be supplied in time for compliance with the contrastance.

2. Sequirements.

compatible, or cannot be properly coordinated, warranted, or has other recognizationes as certified by the contractor.

Substantial advantage (financial or other) so offered by the owner after deductionstantial advantages (financial or other) so offered by the owner after deductions disadvantages including delays, additional compensation, to Engineer for

offsetting disadvantages including delays, additional compensation, to Engineer for redesign, investigation, evaluation, and other necessary services and/or similar considerations.

umentation.
Approval of substitutions is possible only by Change Order procedure. Change not receive Owner approval will be the responsibility of the contractor to rect or to bear with regard to any additional cost.

14. Contractor is responsible for appropriate communications and coordination utility companies for disconnection and reconnection of services, sizing of ser

16. The Contractor is responsible for complete coordination of all trades and responsible for demage repairs of one trade's work to another.

17. The Contractor is responsible for the coordination of not only his contractors.

18. Contractor is required to have all installers of each major unit of work inspect substance and conditions before installation. Correct all unsatisfactory conditions, inspect each product immediately prior to installation, and do not install damaged or defective products, materials, or equipment, schedule deliveries to minimize long tern storage.

quipment in a manner which will prevent loss, deterioration, and damage.

O. Contractor is required to clean each element of work at the time of installation rovide sufficient maintenance and protection during construction to ensure freedom om damage and deterioration at time of substantial completion. Appliances, hardwabinetry, fixtures, and finished surfaces (i.e. floors, etc.) should be properly covereith building paper, masonite, and other appropriate materials.

1. Contractor is also required to provide inspection, protection, and cleaning of ot

by the local governing agencies and building, mechanical, or other trade associated to the local governing agencies and building, mechanical, or other trade associated. The Contractor upon the final completion of the inspection and based on the results, will be required to repair damaged work and restore substrates and finist he Owner also has the right to collect outside bids for repairs. The Contractor then be responsible for the reimbursement for the work necessary to repair damagent.

14. The Contractor is responsible for providing temporary facilities in compliance with poverning agencies, codes, and specifications.

15. The Contractor is responsible for administrating the use of temporary facilities in nanner which conserves energy, but without delaying work or endangering persons or property; comply with reasonable requests by Owner.

16. The Contractor is to provide facilities and services as necessary to effectively intotect from losses and personal injury during the course of construction.

17. The Contractor as the construction progresses and as it becomes feasible to account and the project facilities will provide temporary security, enclosure doors.

28. The Contractor may request Owners inspection for substantial completion of the work only when the following are completed:

A. Submit executed warranties, workmanship bonds, (if req'd.) maintenance agreementinspection certificates for specific units of work, all of which enable Owner's unrestrict occupancy and use.

similar operational items to the Owner.

B. Complete instruction of start—up of systems and operation to Owner. To inclusabeling all valves, appliances, circuit breakers, controls or other operational device.

C. Complete final cleaning and remove temporary facilities and tools.

29. Upon Contractor's request, the Owner will produce a punch list of prerequisite fulfilled and incomplete items and unacceptable conditions. For the Contractor, inspection, recomprocedure will repeat itself until the Owner upon completion of inspection, recomprocedure.

30. The Contractor is to maintain a complete set of prints of contract drawings and shop drawings for record mark—up purposes throughout the contract duration. Sign an date each mark—up which, at the final payment, becomes the property of the Owner.

31. The Contractor is to provide the Owner with a manual outlining the required maintenance items, including operating and maintenance instructions and appropriate

data for each system or equipment item.

32. The Contractor is also required from each installer to provide the Ov location instruction sufficient to ensure safe, secure, efficient, non-failing operation of systems. Provide instructions for the following categories of

mechanical/electrical/electronic systems
 * Plumbing, shut—offs, supplies, bleading, the Roofing flashing joint sealers

. * Painting . * Appliances and fixtures

E. * Caulking F. * Doors and windows

I. * Water system
J. * Waste system

.. * Live plant materials and lawns
33. The Contractor is responsible for providing clear
area to a normal level for "First class cleaning". Re

area to a normal level for "First class cleaning". Remove non-permanent proter labels, polish glass, clean exposed finishes, touch up mirrors, finish damaged grand/or areas, clean or replace filter of mechanical system, remove debris, and clean non-occupied spaces, sanitize plumbing, clean light fixtures and replace dimmed lamps, sweep and wash paved areas, police yards and grounds and pesimilar clean up operation needed to produce a "clean" condition as judged by Owner.

DEMOLITION NOTES

Contractor is responsible for obtaining all applicable permits.
 Contractor is responsible for coordinating all utility companies and sched disconnections and reconnections of service as necessary.

5. All demolition work shall be accomplished in a manner that protects the exhouse. This includes all fixtures, doors, windows, flooring, walls, ceilings, cabinappliances, mill work and systems.

6. Contractor to secure structure before moving walls by bracing or shoring.

7. Existing structure exposed by demolition shall be protected from weather and exposure.
8. In removing any existing finish or any items, should any unforeseen condition that could effect the construction and finish of new work, notify the Architect a 9. Salvage for possible reuse of all reusable materials or items including window doors including their jambs alazing beams lintels columns connectors lumber

10. Remove existing lighting fixtures, wire molding, junction boxes, switched, etc...invoin the work, safely cap and label for reuse. Label HOT, GND, switch locations and destinations as appropriate. See electrical notes.

11. During demolition, the Contractor is to be mindful of the existing andscape that surrounds the site of the construction. The Contractor is to make every effort to se that no landscaping is destroyed. Site access will be determined by the owner.

12. Rubish and trash shall not be stored on site. These items should be removed a collected.

abound result in the affected areas being returned to the state in which these areas were found unless otherwise noted. This includes work around the electrical panel, all plumbing and electrical lines, etc. that are run through the existing house.

14. Architect's approval to proceed with the cutting and patching does not waive right to later acquire removal/replacement of work to be cut—and—patched in an unsatisfactory manner, as judged by Architect.

restoration into retained adjoining work in a manner which will eliminate evidence patching and refinishing.

17. Use temporary enclosures and other suitable methods to limit dust and dirt and scattering into the air to the lowest practical level.

18. Provide interior and exterior shoring, bracing, or support to prevent movemes settlement, or collapse of structure to be modified or demolished.

19. Remove all indicated floorcoverings. This includes floor coverings, fasteners, adhesives set. The subfloor shall be prepared to recieve new floor covering.

19. Remove all indicated floorcoverings. This includes floor coverings fasteners, adhesives, etc. The subfloor shall be prepared to recieve new floor covering.

20. Remove all indicated wall coverings and ceiling coverings, the wells and ceilings shall be prepared to receive finish as indicated on Architectural drawings.

21. Contractor to fully investigate existing building as to the demolition necessary to accomplish the intent of the new renovation and addition. This means that the Contractor will do all demolition and repair necessary to complete the job and includ

if necessary and inform Architect as to new panel location. All work to be included bid.

23. Contractor is responsible for moving all existing services (HVAC, plumbing, electrithat are necessary to complete the intent of the job.

DD SET - 55% COMPLETE
NOT FOR CONSTRUCTION

DRAWING INDEX

GENERAL

CS COVER SHEET

GS-001 GENERAL INFORMATION

GS-002 SITE PLANS

ARCHITECTURAL

A-101 GROUND FLOOR PLAN

A-201 CLET FLOOR PLAN

A-201 CLEVATIONS

A-202 ELEVATIONS

A-301 SECTIONS

IF ANY OF THE NOTATIONS RENDERS THEMSELVES UNREADABLI
TO THE REPRODUCTION PROCESS, CONTACT THE ARCHITECT AND OWNER FOR CLARIFICATION,

SCHAMU MACHIWSKI GRECI ARCHITECTS, INC SCHAMU MACHIWSKI GRECI ARCHIMURE, MD 21201
TEL 410-685-3582 FAX 410-625-4790

Consultants

THE BARN PEOPLE


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
BOSLEY-WARNOCK POOL HOUSE


DSLEY-WARNOCK POOL HOUSE
13023 BEAVER DAM ROAD, COCKEYSVILLE, MD 21030-1501
19 Title
COVER SHEET


Drawn
AJG
Checked
Checked
TG
Reviewed
Drawing No.
WS


PROJECT: BOSLEY - WARNOCK BARN #07006.00











PROJECT: BOSLEY - WARNOCK BARN #07006:00

