IN RE: PETITION FOR SPECIAL HEARING N/S of Greenspring Avenue, 90 feet west Of c/l of Missi Court 4th Election District 2nd Councilmanic District **(12353 Greenspring Avenue)**	* * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY
Alan and Shari Clatterbuck *Legal Owners*	*	CASE NO. 07-083-SPH

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner on a Petition for Special Hearing for the property located at 12353 Greenspring Avenue. The Petition was filed by Alan and Shari Clatterbuck, the legal property owners. Special Hearing relief is requested pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to approve a setback from the center of a collector street of 71 feet in lieu of 150 feet per Section 1A04.3.B.2.b of the B.C.Z.R.

The property was posted with Notice of Hearing on October 2, 2006 for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on October 3, 2006, to notify any interested persons of the scheduled hearing date.

Applicable Law

Section 500.7 of the B.C.Z.R. *Special Hearings*

The Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall in his discretion be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals. The power given hereunder shall include the right of any interested persons to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any non conforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they may be affected by these regulations.

FILMED
10-18-06

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) Comments are made part of the record of this case and contain the following highlights: ZAC comment letters were received from the Planning Office dated September 21, 2006 which contains restrictions and a copy of which is incorporated herein and made a part hereof the file.

Interested Persons

Appearing at the hearing on behalf of the requested special hearing were Alan Clatterbuck, Petitioner and Bernadette Mouskunas, with Site Rite Surveying Inc., who prepared the site plan. Bill Grewe appeared at the hearing in support of the Petition. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

The subject property contains 1.750 acres +/- zoned RC 5 and improved by the Petitioner's home. Ms. Moskunas proffered that the Petitioner's home was built in 1938 as shown on the SDAT information printout exhibit 4. The covered front porch is 66 feet to the centerline of Greenspring Avenue. As such it does not meet the 150 foot setback from a collector street as required by the regulations. Ms. Moskunas opined that most of the houses along this section of Greenspring Avenue were closer to the street than required by the regulations as they were all built prior to the imposition of zoning in the area. See aerial zoning map exhibit 5. This lot is not in a subdivision.

The Petitioner would like to build a 26 x 26 feet garage connected to the house by a breezeway as shown in the plat to accompany, exhibit 1. This plan also shows the two adjacent homes neither of which meets the 150 foot setback from the centerline of the road. The new garage would be 71 feet from the centerline in order to line up the foundation of the home with the foundation of the new garage. Ms. Moskunas indicated that the Petitioner's well and septic

ORDER RECEIVED FOR FILING
Date 10-18-06
By

reserve area are located in the rear yard and prohibit building the garage in that area. The most logical place for the new garage is as shown. She noted that it would be impractical to move the house back to meet the 150 foot setback.

She noted that the Petitioner previously submitted architectural plans and elevations to the Planning Office who reviewed and approved them as shown in the Planning Office ZAC comment dated September 21, 2006. The Petitioner agreed to comply with the materials cited in the comment and was ready to present a landscape plan as requested.

Mr. Grewe, a nearby property owner, indicated that although he had not yet met the Petitioner, he applauded the extensive renovations being taken by the Petitioner on the property and wanted to thank him on his and his neighbors' behalf. He fully supported the request.

Findings of Fact and Conclusions of Law

While this request is in the form of a special hearing in this RC 5 zone, we treat these requests essentially as variances. I find that the property is unique from a zoning perspective as there is an existing structure (the Petitioner's home) on the property which provides one of those peculiar circumstances envisioned by Section 307 of the BCZR. The home was erected in 1938 much before the imposition of any zoning. The imposition of the RC 5 front setback requirement on this property disproportionately impacts this property compared to others in the district.

I further find that the Petitioner would suffer hardship and practical difficulty if the regulations were strictly enforced as it is impractical to move the existing house back on the lot to meet the regulations and the garage should be aligned with the house to be functional and architecturally compatible.

I further find that this variance can be granted within the spirit and intent of the RC 5 regulations and will not adversely affect the neighborhood. The houses along Greenspring

RECEIVED FOR FILING
Date 10-18-06
By

Avenue are setback less than the regulations so this garage will not change the character of the neighborhood.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioners' request for special hearing should be granted with conditions.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 18th day of October, 2006, that the Petitioners' request for Special Hearing relief filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve a setback from the center of a collector street of 71 feet in lieu of 150 feet per Section 1A04.3.B.2.b of the B.C.Z.R. is hereby GRANTED, subject to the following.

1. The Petitioners may apply for their permits 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.
2. The addition shall be constructed in accordance with architectural elevations and drawings shown in exhibit 3. Building materials shall be vinyl siding that is Carolina beaded in the natural clay color with wood garage doors in a natural finish. The breezeway will be constructed of cultured stone.
3. Provide a landscape plan to the Office of Planning prior to issuance of any building permit.

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

John V. Murphy

JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:pz

RECEIVED FOR FILING
10-18-06

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

October 18, 2006

WILLIAM J. WISEMAN III
Zoning Commissioner

ALAN AND SHARI CLATTERBUCK
5705 CARRINGTON DRIVE
WHITE MARSH MD 21162

Re: Petition for Special Hearing
Case No. 07-083-SPH
Property: 12353 Greenspring Avenue

Dear Mr. and Mrs. Clatterbuck:

Enclosed please find the decision rendered in the above-captioned case.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

John V. Murphy

John V. Murphy
Deputy Zoning Commissioner
for Baltimore County

JVM:pz

Enclosure

c: : Bernadette Moskunas, Site Rite Surveying, Inc., 200 East Joppa Road, Room 101, Towson MD 21286
Bill Grewe, 12330 Greenspring Avenue, Owings Mills MD 21117

RECEIVED FOR FILING
Date 10-18-06
By

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at #12353 Greenspring Avenue
which is presently zoned RC 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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve A SETBACK FROM THE CENTER OF A COLLECTOR STREET OF 71 FT. IN LIEU OF 150 FT. PER SECT. 1A04.3.B.2b.B.C.Z.R.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Special Hearing, 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):

Alan Clatterbuck
Name - Type or Print

Signature

Shari Clatterbuck
Name - Type or Print

Signature

5705 Carrington Drive (410) 365-5318
Address — Telephone No.

White Marsh MD 21162
City — State — Zip Code

Representative to be Contacted:

Site Rite Surveying, Inc.
Name

200 E. Joppa Rd., #101 (410) 828-9060
Address — Telephone No.

Towson MD 21286
City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING —

UNAVAILABLE FOR HEARING —

Reviewed By SDF Date 08-21-06

Case No. 07-083-SPH

REV 9/15/98

PLEASE RECEIVED FOR FILING
Date 10-18-06
By

ZONING DESCRIPTION
#12353 GREENSPRING AVENUE

BEGINNING at a point on the north side of Greenspring Avenue which is 40 feet wide at the distance of 90 feet west of the centerline of Missi Court which is 40 feet wide. As recorded in Deed Liber 23595, folio 1; thence running and binding on Greenspring Avenue N 77° 50' W, 254.10 feet; thence leaving said road and running N 12° 10' E, 300.00 feet; thence running S 77° 50' E, 254.10 feet and thence running S 12° 10' W, 300.00 feet to the POINT OF BEGINNING. Containing 1.750 feet, more or less. Also known as 12353 Greenspring Avenue and located in the 4th Election District, 2nd Councilmanic District.

STATE OF MARYLAND
MICHAEL V. MOSKUNAS
No. 21175
PROFESSIONAL LAND SURVEYOR

MICHAEL V. MOSKUNAS
Reg. No. 21175

Site Rite Surveying, Inc.
200 E. Joppa Road, Suite 101
Towson MD 21286
(410) 828-9060

07-083-SPH

07-083-SPH

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 9637

DATE 08 21 06 ACCOUNT R001 6150

AMOUNT $ 65.00

RECEIVED FROM: Site Plan (Tax Map 61 Parcel 116)

FOR: Res Spec Hearing
12353 Greenspring Station

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
8/22/2006	8/21/2006	15:20:23	1

CO 1501 WALKIN MISC JOB
>>RECEIPT # 298539 8/21/2006 OFLJ
Dept 5- SZB ZONING VERIFICATION
CR NO. 009637
Rcpt Tot $65.00
$65.00 CK $.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

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

Case: # 07-083-SPH
12353 Greenspring Avenue
N/side of Greenspring Avenue, 90 feet west of centerline of Missi Court
4th Election District — 2nd Councilmanic District
Legal Owner(s): Alan & Shari Clatterbuck

Special Hearing: to approve a setback from the center of a collector street of 71 feet in lieu of 150 feet per Section 1A04.3.B.2.b of the BCZR.

Hearing: Wednesday, October 18, 2006 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 10/606 Oct. 3 111443

CERTIFICATE OF PUBLICATION

10/5/, 2006

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/3/, 2006.

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

S. Wilkinson

LEGAL ADVERTISING

ZONING NOTICE

CASE # 07-083-SPH

A PUBLIC HEARING WILL BE HELD BY THE ZONING COMMISSIONER IN TOWSON, MD

PLACE: ROOM 407, COUNTY COURTS BUILDING
401 BOSLEY AVENUE
TOWSON, MD. 21204

DATE AND TIME: OCTOBER 18, 2006
AT 10:00 A.M.

REQUEST: SPECIAL HEARING

TO APPROVE A SETBACK FROM THE CENTER OF A COLLECTOR STREET OF 71 FEET IN LIEU OF 150 FEET PER SECTION 1A04.3.B.2.b OF THE BCZR.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

CERTIFICATE OF POSTING

RE: Case No.: 07-083-SPH

Petitioner/Developer: A & S CLATTERBUCK

Date of Hearing/Closing: OCT. 18, 2006

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

Attention: **Christen 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 propery located at

12353 GREENSPRING AVE.

The sign(s) were posted on OCT. 2, 2006
(Month, Day, Year)

Sincerely,

Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)

RECEIVED
OCT 3 2006

RE: PETITION FOR SPECIAL HEARING 12353 Greenspring Avenue; N/S Greenspring Avenue, 90' W c/line Missi Court 4th Election & 2nd Councilmanic Districts Legal Owner(s): Alan & Shari Clatterbuck Petitioner(s)	* * * * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 07-083-SPH

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

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 5th day of September, 2006, a copy of the foregoing Entry of Appearance was mailed to, Site Rite Surveying, Inc, 200 E Joppa Road, Suite 101, Towson, MD 21286, Representative for Petitioner(s).

RECEIVED
SEP 05 2006
Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY
Tuesday, October 3, 2006 Issue - Jeffersonian

Please forward billing to:
Alan Clatterbuck
5705 Carrington Drive
White Marsh, MD 21162

410-365-5318

NOTICE OF ZONING HEARING

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

CASE NUMBER: 07-083-SPH
12353 Greenspring Avenue
N/side of Greenspring Avenue, 90 feet west of centerline of Missi Court
4th Election District – 2nd Councilmanic District
Legal Owners: Alan & Shari Clatterbuck

Special Hearing to approve a setback from the center of a collector street of 71 feet in lieu of 150 feet per Section 1A04.3.B.2.b of the BCZR.

Hearing: Wednesday, October 18, 2006 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

Department of Permits and Development Management

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

Baltimore County

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

September 12, 2006

NOTICE OF ZONING HEARING

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

CASE NUMBER: 07-083-SPH
12353 Greenspring Avenue
N/side of Greenspring Avenue, 90 feet west of centerline of Missi Court
4th Election District – 2nd Councilmanic District
Legal Owners: Alan & Shari Clatterbuck

Special Hearing to approve a setback from the center of a collector street of 71 feet in lieu of 150 feet per Section 1A04.3.B.2.b of the BCZR.

Hearing: Wednesday, October 18, 2006 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: Alan & Shari Clatterbuck, 5705 Carrington Drive, White Marsh 21162
Site Rite Surveying, Inc., 200 E. Joppa Road, Ste. 101, Towson 21286

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, OCTOBER 3, 2006.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

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: 07-083-SPH

Petitioner: Alan Clatterbuck

Address or Location: 12353 Greenspring Avenue

PLEASE FORWARD ADVERTISING BILL TO:

Name: Alan Clatterbuck

Address: 5705 Carrington Drive
White Marsh, MD 21162

Telephone Number: 410 365-5318

07-083-SPH.

BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and Development Management

October 11, 2006

Alan Clatterbuck
Shari Clatterbuck
5705 Carrington Drive
White Marsh, MD 21162

Dear Mr. and Mrs. Clatterbuck:

RE: Case Number: 07-083-SPH, 12353 Greenspring Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 21, 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
Site Rite Surveying, Inc. 200 E. Joppa Road, Ste. 101 Towson 21286

Baltimore County
Fire Department

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

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

August 31, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: August 28, 2006

Item Number(s): 067,068,069,079,080,081,083,084

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.

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

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C)443-829-2946
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: September 1, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For September 4, 2006
Item Nos. 07-067, 068, 069, 079, 080, 081, 082, 083 and 084

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

DAK:CEN:cab
cc: File
ZAC-NO COMMENTS-09042006.doc

JM
10-18-06

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 21, 2006

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

SUBJECT: 12353 Greenspring Avenue

INFORMATION:

Item Number: 7-083

Petitioner: Alan and Shari Clatterbuck

Zoning: RC 5

Requested Action: Special Hearing

RECEIVED
SEP 25 2006
ZONING COMMISSIONER

The petitioners request a special hearing to permit a setback of 71 feet to the centerline of a collector street in lieu of the required 150 feet for an addition of a two-car garage and breezeway. Since the addition exceeds 50% of the gross floor area of the existing dwelling the following applies.

SUMMARY OF RECOMMENDATIONS:

In accordance with 1AO4.4.G of the Baltimore County Zoning Regulations (Bill 55-04), the Office of Planning must provide a finding of compliance with the RC5 zone before approval of the special hearing. The Office finds that the addition is in compliance with the aforementioned performance standards provided the following occurs.

1. **Check breezeway materials** The addition must be constructed in accordance with architectural elevations that have been provided. They show building materials that are vinyl siding that is Carolina beaded in the natural clay color with wood garage doors in a natural finish. The said breezeway will be constructed of cultured stone.
2. Provide a landscape plan to the Office of Planning prior to issuance of any building permit.

For further information concerning the matters stated here in, please contact Kevin Gambrill at 410-887-3480.

Prepared by: Curtis Murray

Division Chief: Lynn Lanham
AFK/LL: CM

W:\DEVREV\ZAC\7-083.doc

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

SHA
Driven to Excel
State Highway Administration
Maryland Department of Transportation

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

Date: 8-25-06

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

RE: Baltimore County
Item No. 083 JRA

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,

T. J. Ensl

Steven D. Foster, Chief
Engineering Access Permits Division

"Worthington Valley"
78/69
lot sizes range 1.0 to 1.5
mostly 1.0 Ac.

JAS. W. DUKE
3093/346
98A.
P.10

MERCANTILE SAFE DEPOS
6470/701
181.58A.
P.140

CAVES VALLEY GOLF CLUB

P.460
P.281
P.270
P.111
P.436
P.426
P.411
P.356
P.350
P.355
P.254
P.349
P.415
P.336
P.348
P.127
P.129
P.128
P.155
P.260
P.431
P.442
P.130
P.132
P.363
P.275
P.366
P.48
ROLLING ACRES NORTH
P.185
P.354
P.137
P.245
P.389
P.400
P.407
P.134
P.40
P.280
P.352
P.276
P.393
P.250
P.251
P.273
P.243
P.286
P.295
P.307
P.23
P.412
P.341
P.342
P.390
P.345
P.33
P.49
P.34
P.419
P.131
P.27
P.36
P.35
P.265
P.279
P.455
P.454
P.456
P.457
P.453
P.343
P.10
P.11
P.12
P.15
P.14
P.31
P.32
P.30
P.29
P.39
P.21
P.271
P.286
P.372
P.188
P.47
P.276
P.9
P.250
P.212
P.49
P.194
P.135
P.136
P.138
P.139
P.140
P.141
P.142
P.143
P.144
P.145
P.146
P.147
P.148
P.149
P.150
P.151
P.152
P.153
P.154
P.155
P.156
P.157
P.158
P.159
P.160
P.161
P.162
P.163
P.164
P.165
P.166
P.167
P.168
P.169
P.170
P.171
P.172
P.173
P.174
P.175
P.176
P.177
P.178
P.179
P.180
P.181
P.182
P.183
P.184
P.186
P.187
P.188
P.189
P.190
P.191
P.192
P.193
P.194
P.195
P.196
P.197
P.198
P.199
P.200
P.201
P.202
P.203
P.204
P.205
P.206
P.207
P.208
P.209
P.210
P.211
P.212
P.213
P.214
P.215
P.216
P.217
P.218
P.219
P.220
P.221
P.222
P.223
P.224
P.225
P.226
P.227
P.228
P.229
P.230
P.231
P.232
P.233
P.234
P.235
P.236
P.237
P.238
P.239
P.240
P.241
P.242
P.243
P.244
P.245
P.246
P.247
P.248
P.249
P.250
P.251
P.252
P.253
P.254
P.255
P.256
P.257
P.258
P.259
P.260
P.261
P.262
P.263
P.264
P.265
P.266
P.267
P.268
P.269
P.270
P.271
P.272
P.273
P.274
P.275
P.276
P.277
P.278
P.279
P.280
P.281
P.282
P.283
P.284
P.285
P.286
P.287
P.288
P.289
P.290
P.291
P.292
P.293
P.294
P.295
P.296
P.297
P.298
P.299
P.300
P.301
P.302
P.303
P.304
P.305
P.306
P.307
P.308
P.309
P.310
P.311
P.312
P.313
P.314
P.315
P.316
P.317
P.318
P.319
P.320
P.321
P.322
P.323
P.324
P.325
P.326
P.327
P.328
P.329
P.330
P.331
P.332
P.333
P.334
P.335
P.336
P.337
P.338
P.339
P.340
P.341
P.342
P.343
P.344
P.345
P.346
P.347
P.348
P.349
P.350
P.351
P.352
P.353
P.354
P.355
P.356
P.357
P.358
P.359
P.360
P.361
P.362
P.363
P.364
P.365
P.366
P.367
P.368
P.369
P.370
P.371
P.372
P.373
P.374
P.375
P.376
P.377
P.378
P.379
P.380
P.381
P.382
P.383
P.384
P.385
P.386
P.387
P.388
P.389
P.390
P.391
P.392
P.393
P.394
P.395
P.396
P.397
P.398
P.399
P.400
P.401
P.402
P.403
P.404
P.405
P.406
P.407
P.408
P.409
P.410
P.411
P.412
P.413
P.414
P.415
P.416
P.417
P.418
P.419
P.420
P.421
P.422
P.423
P.424
P.425
P.426
P.427
P.428
P.429
P.430
P.431
P.432
P.433
P.434
P.435
P.436
P.437
P.438
P.439
P.440
P.441
P.442
P.443
P.444
P.445
P.446
P.447
P.448
P.449
P.450
P.451
P.452
P.453
P.454
P.455
P.456
P.457
P.458
P.459
P.460
P.461
P.462
P.463
P.464
P.465
P.466
P.467
P.468
P.469
P.470
P.471
P.472
P.473
P.474
P.475
P.476
P.477
P.478
P.479
P.480
P.481
P.482
P.483
P.484
P.485
P.486
P.487
P.488
P.489
P.490
P.491
P.492
P.493
P.494
P.495
P.496
P.497
P.498
P.499
P.500
P.501
P.502
P.503
P.504
P.505
P.506
P.507
P.508
P.509
P.510
P.511
P.512
P.513
P.514
P.515
P.516
P.517
P.518
P.519
P.520
P.521
P.522
P.523
P.524
P.525
P.526
P.527
P.528
P.529
P.530
P.531
P.532
P.533
P.534
P.535
P.536
P.537
P.538
P.539
P.540
P.541
P.542
P.543
P.544
P.545
P.546
P.547
P.548
P.549
P.550
P.551
P.552
P.553
P.554
P.555
P.556
P.557
P.558
P.559
P.560
P.561
P.562
P.563
P.564
P.565
P.566
P.567
P.568
P.569
P.570
P.571
P.572
P.573
P.574
P.575
P.576
P.577
P.578
P.579
P.580
P.581
P.582
P.583
P.584
P.585
P.586
P.587
P.588
P.589
P.590
P.591
P.592
P.593
P.594
P.595
P.596
P.597
P.598
P.599
P.600
P.601
P.602
P.603
P.604
P.605
P.606
P.607
P.608
P.609
P.610
P.611
P.612
P.613
P.614
P.615
P.616
P.617
P.618
P.619
P.620
P.621
P.622
P.623
P.624
P.625
P.626
P.627
P.628
P.629
P.630
P.631
P.632
P.633
P.634
P.635
P.636
P.637
P.638
P.639
P.640
P.641
P.642
P.643
P.644
P.645
P.646
P.647
P.648
P.649
P.650
P.651
P.652
P.653
P.654
P.655
P.656
P.657
P.658
P.659
P.660
P.661
P.662
P.663
P.664
P.665
P.666
P.667
P.668
P.669
P.670
P.671
P.672
P.673
P.674
P.675
P.676
P.677
P.678
P.679
P.680
P.681
P.682
P.683
P.684
P.685
P.686
P.687
P.688
P.689
P.690
P.691
P.692
P.693
P.694
P.695
P.696
P.697
P.698
P.699
P.700
P.701
P.702
P.703
P.704
P.705
P.706
P.707
P.708
P.709
P.710
P.711
P.712
P.713
P.714
P.715
P.716
P.717
P.718
P.719
P.720
P.721
P.722
P.723
P.724
P.725
P.726
P.727
P.728
P.729
P.730
P.731
P.732
P.733
P.734
P.735
P.736
P.737
P.738
P.739
P.740
P.741
P.742
P.743
P.744
P.745
P.746
P.747
P.748
P.749
P.750
P.751
P.752
P.753
P.754
P.755
P.756
P.757
P.758
P.759
P.760
P.761
P.762
P.763
P.764
P.765
P.766
P.767
P.768
P.769
P.770
P.771
P.772
P.773
P.774
P.775
P.776
P.777
P.778
P.779
P.780
P.781
P.782
P.783
P.784
P.785
P.786
P.787
P.788
P.789
P.790
P.791
P.792
P.793
P.794
P.795
P.796
P.797
P.798
P.799
P.800
P.801
P.802
P.803
P.804
P.805
P.806
P.807
P.808
P.809
P.810
P.811
P.812
P.813
P.814
P.815
P.816
P.817
P.818
P.819
P.820
P.821
P.822
P.823
P.824
P.825
P.826
P.827
P.828
P.829
P.830
P.831
P.832
P.833
P.834
P.835
P.836
P.837
P.838
P.839
P.840
P.841
P.842
P.843
P.844
P.845
P.846
P.847
P.848
P.849
P.850
P.851
P.852
P.853
P.854
P.855
P.856
P.857
P.858
P.859
P.860
P.861
P.862
P.863
P.864
P.865
P.866
P.867
P.868
P.869
P.870
P.871
P.872
P.873
P.874
P.875
P.876
P.877
P.878
P.879
P.880
P.881
P.882
P.883
P.884
P.885
P.886
P.887
P.888
P.889
P.890
P.891
P.892
P.893
P.894
P.895
P.896
P.897
P.898
P.899
P.900
P.901
P.902
P.903
P.904
P.905
P.906
P.907
P.908
P.909
P.910
P.911
P.912
P.913
P.914
P.915
P.916
P.917
P.918
P.919
P.920
P.921
P.922
P.923
P.924
P.925
P.926
P.927
P.928
P.929
P.930
P.931
P.932
P.933
P.934
P.935
P.936
P.937
P.938
P.939
P.940
P.941
P.942
P.943
P.944
P.945
P.946
P.947
P.948
P.949
P.950
P.951
P.952
P.953
P.954
P.955
P.956
P.957
P.958
P.959
P.960
P.961
P.962
P.963
P.964
P.965
P.966
P.967
P.968
P.969
P.970
P.971
P.972
P.973
P.974
P.975
P.976
P.977
P.978
P.979
P.980
P.981
P.982
P.983
P.984
P.985
P.986
P.987
P.988
P.989
P.990
P.991
P.992
P.993
P.994
P.995
P.996
P.997
P.998
P.999
P.1000

SUBJECT PROP

Click here for a plain text ADA compliant screen.

Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

Go Back
View Map
New Search
Ground Rent

Account Identifier: **District** - 04 **Account Number** - 0410000100

Owner Information

Owner Name:	CLATTERBUCK ALAN B CLATTERBUCK SHARI A	***Use:***	*RESIDENTIAL*
		Principal Residence:	NO
Mailing Address:	5705 CARRINGTON DR WHITE MARSH MD 21162-1119	**Deed Reference:**	1) /23595/ 1 2)

Location & Structure Information

Premises Address
12353 GREENSPRING AVE

Legal Description
1.75 AC
12353 GREENSPRING AVE NS
W DOVER RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
50	13	12						1	Plat Ref:

Special Tax Areas **Town** **Ad Valorem** **Tax Class**

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1938	1,776 SF	1.75 AC	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	ASBESTOS SHINGLE

Value Information

dates back to 1949

	Base Value	Value As Of 01/01/2004	Phase-in Assessments As Of 07/01/2005	As Of 07/01/2006
Land:	75,250	96,750		
Improvements:	56,840	76,100		
Total:	132,090	172,850	159,262	172,850
Preferential Land:	0	0	0	0

Transfer Information

Seller:	HERMAN JOHN L,JR	**Date:**	03/28/2006	**Price:**	$330,000
Type:	IMPROVED ARMS-LENGTH	**Deed1:**	/23595/ 1	**Deed2:**	
Seller:	JACKSON ROBERT B	**Date:**	12/29/2001	**Price:**	$149,350
Type:	NOT ARMS-LENGTH	**Deed1:**	/15908/ 609	**Deed2:**	
Seller:	ROBINSON LAWRENCE M	**Date:**	04/22/1949	**Price:**	$5,000
Type:	UNKNOWN	**Deed1:**	/ 1559/ 73	**Deed2:**	

Exemption Information

Partial Exempt Assessments	Class	07/01/2005	07/01/2006
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

Petitioner

Tax ID # 04-10-000100

This Deed, made this 10th day of March, 2006, by and between John L. Herman, Jr. and Margaret Herman, parties of the first part, Grantors; and Alan B. Clatterbuck and Shari A. Clatterbuck, parties of the second part, Grantees.

- Witnesseth -

That for and in consideration of the sum of Three Hundred Thirty Thousand And 00/100 Dollars ($330,000.00), receipt of which is hereby acknowledged and which party of the first part certify under the penalties of perjury as the actual consideration paid or to be paid, including the amount of any mortgage or deed of trust outstanding, the said party of the first part does grant and convey unto the party of the second part in, in fee simple all that property situate in the County of Baltimore, State of Maryland and described as follows, that is to say:

BEGINNING FOR THE SAME on the north side of Green Spring Avenue at the end of the third line of a parcel of land which by Deed dated January 21, 1939, and recorded among the Land Records of Baltimore County in Liber CWB, Jr. No. 1052, folio 305, was conveyed by Lawrence M. Robinson and wife to Benson F. Raver and wife, and running thence binding reversely on said third line north 12 degrees 10 minutes west 300 feet to an iron pipe set in the third line of a parcel of land which by Deed dated January 30, 1932, and recorded among the Land Records of Baltimore County, Maryland in Liber LMcLM No. 894, folio 52, was conveyed by Joshua J. Raver and wife to Lawrence M. Robinson and wife, thence running with and binding on a part of said last mentioned third line south 77 degrees 50 minutes east 254.10 feet to an iron pipe thence leaving said outline and running for a line of division south 12 degrees 10 minutes west 300 feet to the northside of Green Spring Avenue and to intersect the first line of the aforesaid parcel of land which was conveyed by Raver to Robinson thence running with and binding on a part of said first line and binding on the north side of said Green Spring Avenue north 77 degrees 50 minutes west 254.10 feet to the place of beginning. Containing 1.75 acres of land more or less.

The improvements thereon being known as No. 12353 Greenspring Avenue, and also known as 12353 Green Spring Avenue.

Which has an address of 12353 Greenspring Avenue, Owings Mills, MD 21117

SUBJECT *to covenants, easements and restrictions of record*

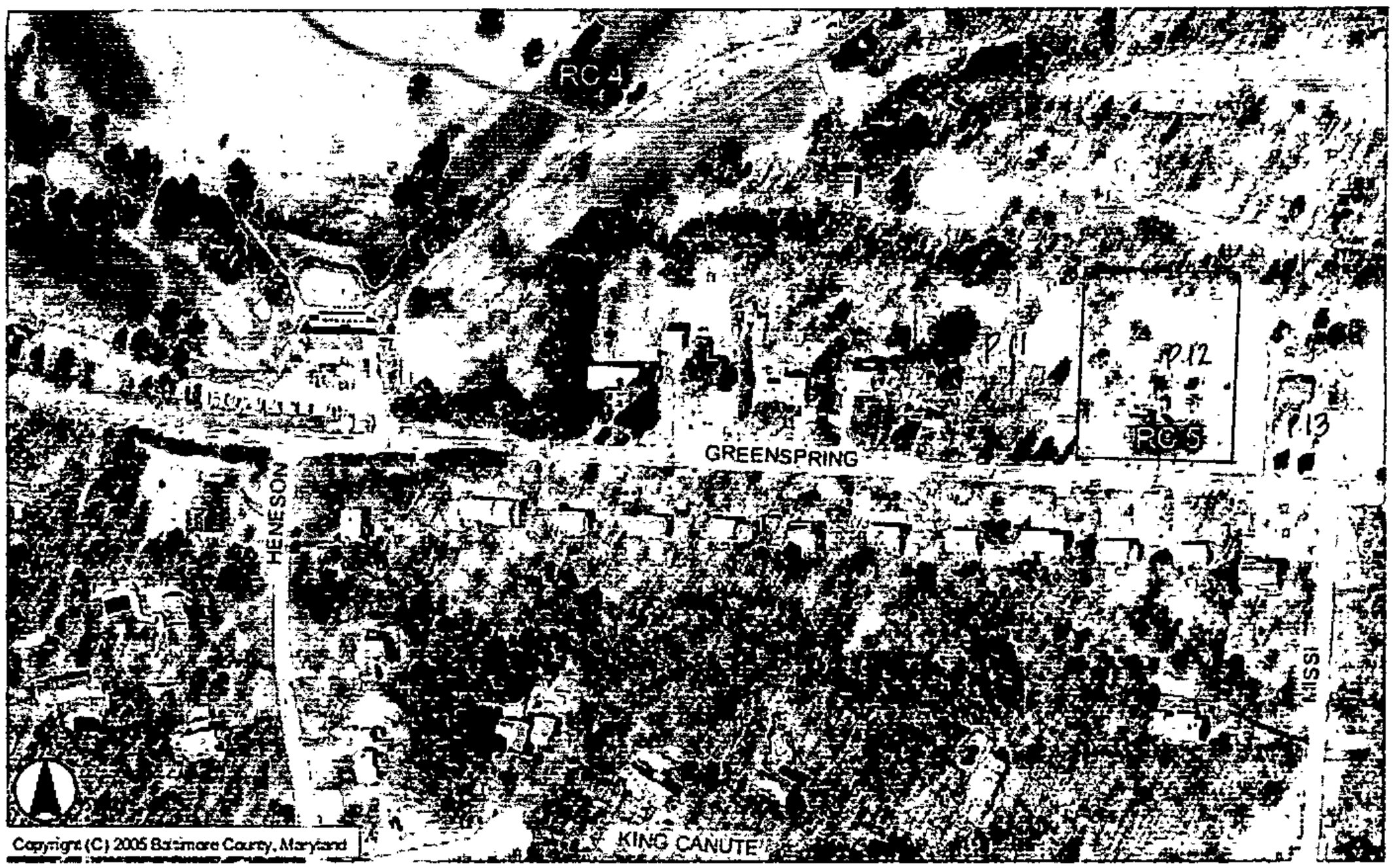
Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Alan B. Clatterbuck and Shari A. Clatterbuck, as tenants by the entirety, their assigns and unto the survivor of them, and the survivor's personal representatives and assigns, in fee simple.

BEING same property which, by Deed dated November 12, 2001, and recorded among the Land Records of the County of Baltimore, State of Maryland, in Liber No. 15908, folio 609, was granted and conveyed by The Estate of Robert B. Jackson unto John L. Herman, Jr. and Margaret Herman.

AND the said party of the first part covenants that he/she will warrant specially the property hereby conveyed and that he/she will execute such further assurances of said land as may be requisite or necessary.

{signature page to follow}


RC4
GREENSPRING
HENESON
KING CANUTE
RC5
P.11
P.12
P.13
Copyright (C) 2005 Baltimore County, Maryland

Pet #5

PLEASE PRINT CLEARLY

CASE NAME 12353 Greenspring Avenue
CASE NUMBER 07-083-SPH
DATE Oct. 18, 2006

PETITIONER'S SIGN-IN SHEET

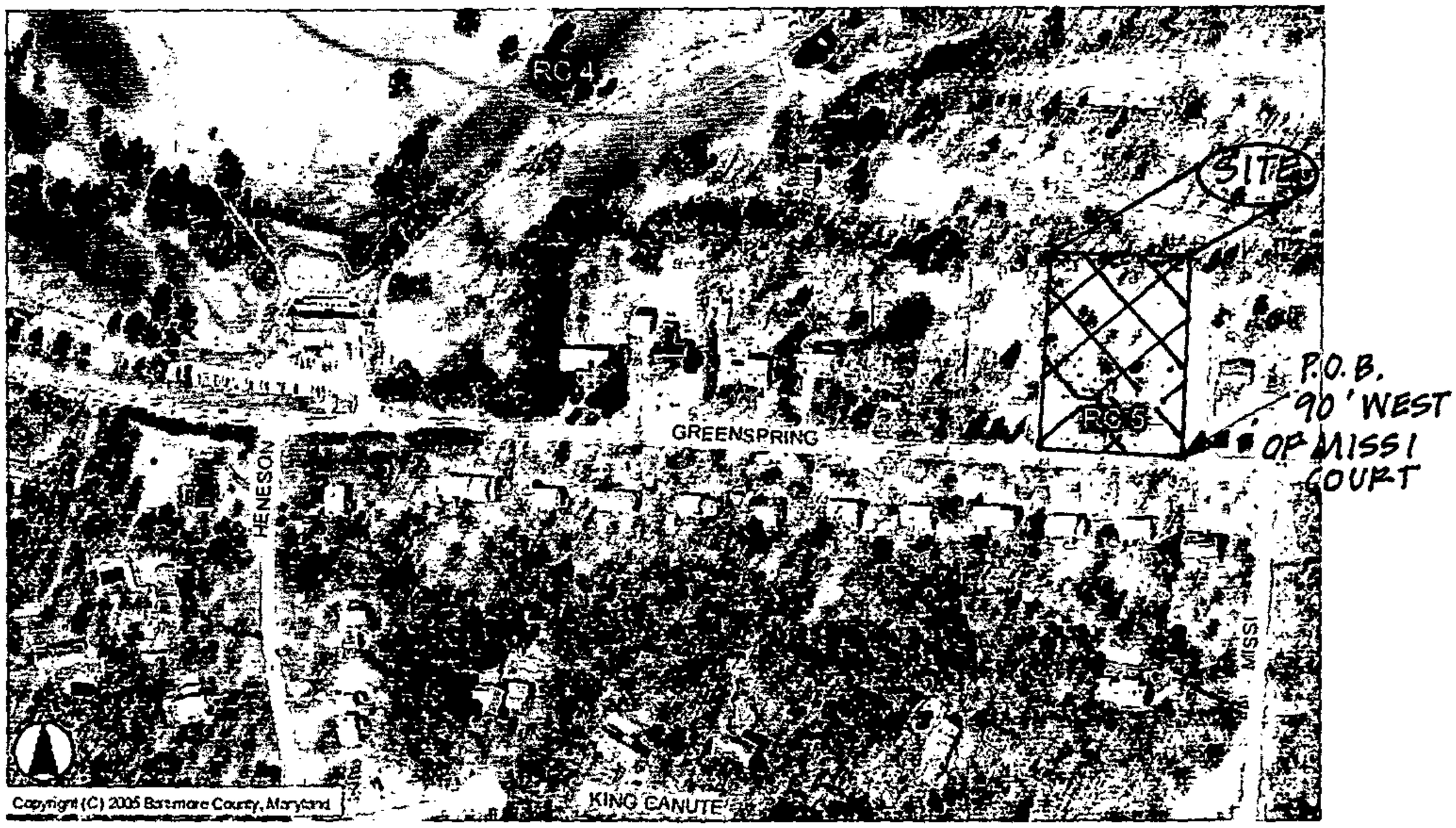
NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Bernadette Moskunas	200 E. Joppa Road Rm 101	Towson, MD 21286	blm1mh@aol.com
Dean Clatterbuck	5705 Carrington Dr	White Marsh, MD 21162	d_clatterbuck@yahoo.com

PLEASE PRINT CLEARLY

CASE NAME
CASE NUMBER 07-083-SPH
DATE 10-18-02

CITIZEN'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Bill Greene	12330 Greenspring Ave	Owings Mills, Md 21117	



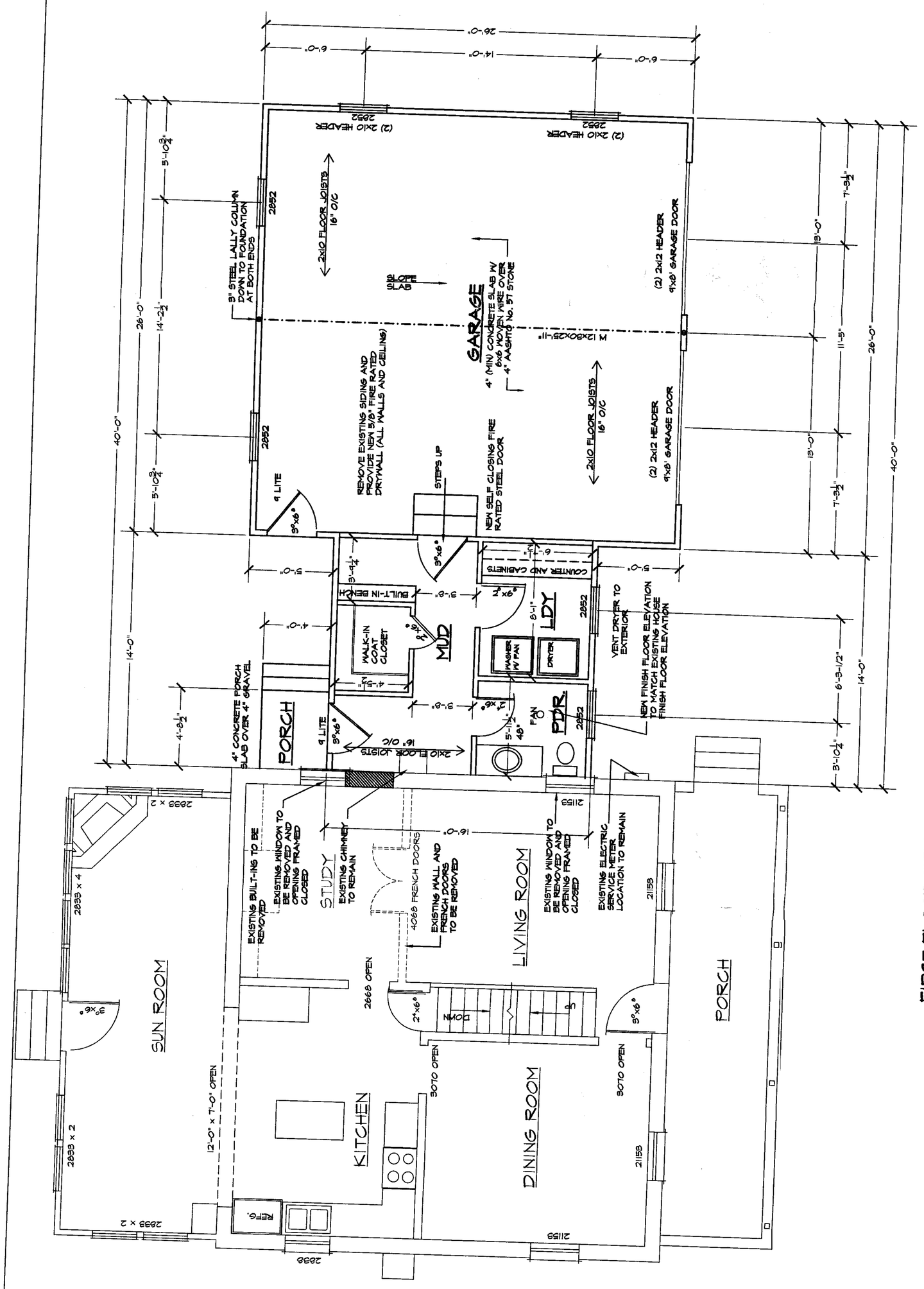
Zoning Map: #12353 GREENSPRING AVENUE

07-083-SPH

REMODEL AND ADDITION TO 12353 GREENSPRING AVE.

GBL CUSTOM HOME
DESIGN INC.
PO BOX 297 FINKSBURG, MD 21048
PHONE 410-833-8320

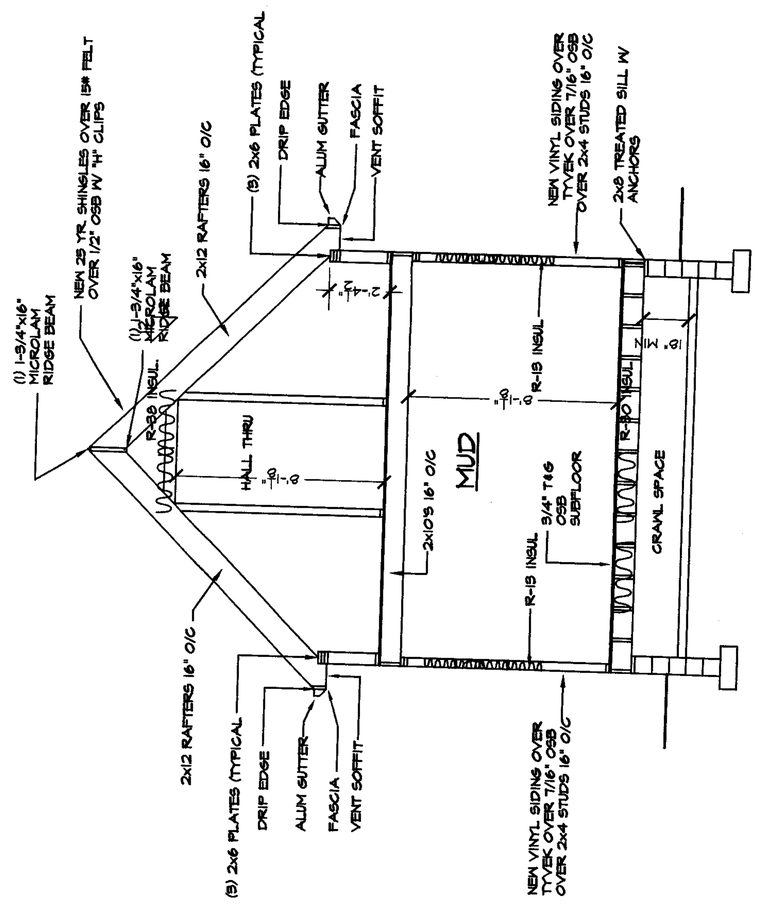
SHEET NO.: 1 OF 3
DATE: 5/2006
SCALE: 1/4" = 1'-0"



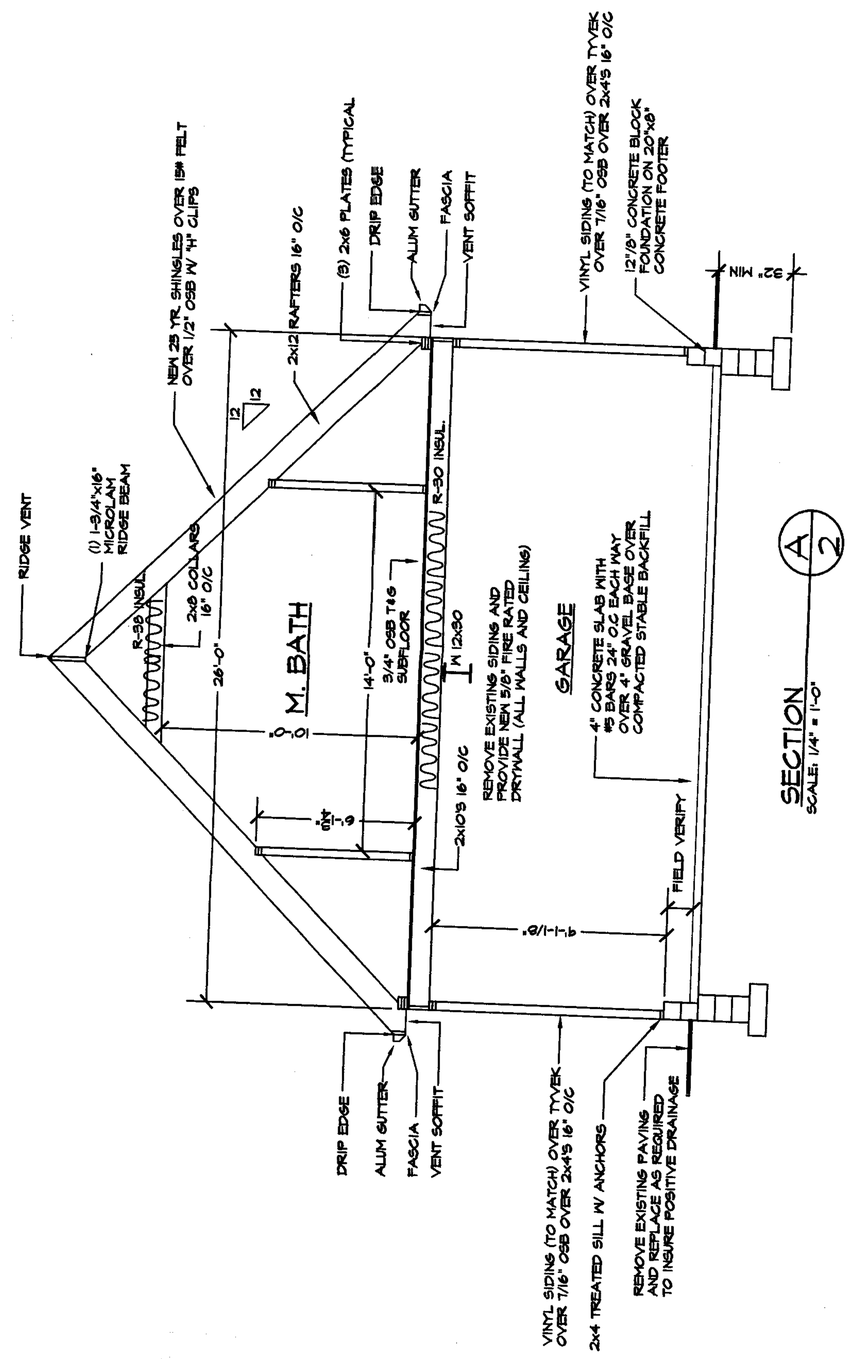
FIRST FLOOR REMODEL PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

1. PROVIDE NEW PAINT GRADE CASING AND FLOOR MOULDING TO MATCH AT NEW ADDITION.
2. EXISTING SIDINGS, FASCIA, SOFFIT, GUTTER, AND DOWNSPOUTS TO BE REMOVED AND REPLACE THRU-OUT.
3. CONTRACTOR TO SECURE AND BRACE EXISTING WALLS PRIOR TO EXCAVATING ADJACENT ADDITION.
4. FIELD LOCATE NEW DOWNSPOUTS AND PROVIDE SPLASH BLOCKS AS REQUIRED.
5. THE CONTRACTOR SHALL INSPECT EXISTING ELECTRICAL SERVICE AND UPGRADE TO 400 AMP SERVICE AS REQUIRED.
6. CONTRACTOR TO PROVIDE AN ADEQUATE HVAC SYSTEM FOR NEW ADDITION.
7. WINDOWS SHOWN- ANDERSEN OR EQUAL.
8. EXISTING AND FINAL GRADE SHOWN HEREON IS BASED ON ACTUAL FIELD INSPECTION, HOWEVER IT IS STRICTLY APPROXIMATE. CONTRACTOR TO FIELD VERIFY.
9. PROVIDE SMOKE DETECTORS W/ BATTERY BACK-UP AS CODE REQUIRES.



SECTION B/2
SCALE: 1/4" = 1'-0"



SECTION A/2
SCALE: 1/4" = 1'-0"

GENERAL STRUCTURAL NOTES

1. GENERAL

A. ALL CONSTRUCTION SHALL CONFORM WITH THE PROVISIONS OF THE 2000 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO TWO FAMILY DWELLINGS.

B. DESIGN LIVE LOADS:
ROOF . . . . . 30 PSF
FLOORS . . . . . 40 PSF
SLEEPING AREAS . . . . . 30 PSF

C. THE CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING AS REQUIRED TO SUPPORT THE EXISTING STRUCTURE. THE CONTRACTOR SHALL EXAMINE THE EXISTING STRUCTURE TO DETERMINE THE EXTENT OF NECESSARY SHORING AND BRACING. THE CAPACITY AND METHOD USED FOR SHORING AND BRACING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

2. FOUNDATIONS

A. FOOTINGS ARE DESIGNED FOR AN ALLOWABLE SOIL BEARING CAPACITY OF 2000 PSF. FOOTINGS SHALL BEAR ON NATURAL UNDISTURBED SOIL, 1'-0" BELOW ORIGINAL GRADE. THE BOTTOM OF EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 2'-6" BELOW FINISHED GRADE. CONTRACTOR TO VERIFY THE ALLOWABLE SOIL PRESSURE IN THE FIELD. IF FOUND TO BE LESS THAN 2000 PSF, THE FOOTINGS WILL HAVE TO BE REDESIGNED.

3. CAST IN PLACE CONCRETE

A. ALL CONCRETE WORK SHALL CONFORM TO THE LATEST APPROVED (BY LOCAL GOVERNMENT) EDITIONS OF THE FOLLOWING A.C.I. AND A.S.T.M. DOCUMENTS:

ACI-301 SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS
ACI-318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE

B. ALL CONCRETE, EXCEPT AS NOTED, SHALL BE (F'c=3,000 PSI) STONE AGGREGATE CONCRETE AT 28 DAYS. ALL CONCRETE EXPOSED TO THE WEATHER SHALL BE AIR ENTRAINED.

C. SLABS ON GROUND SHALL BE 4" THICK CONCRETE REINFORCED WITH 6"X6" W1.4XW1.4 WWF OVER 6 MIL POLYETHYLENE VAPOR BARRIER AND 4" WASHED GRAVEL UNLESS OTHERWISE NOTED.

4. MASONRY

A. ALL MASONRY CONSTRUCTION AND MATERIALS USED THEREIN (CONCRETE MASONRY, CLAY MASONRY, MORTAR, GROUT AND STEEL REINFORCEMENT) SHALL CONFORM TO "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" (ACI 530-92/ASCE 5-92/TMS 402-92) AND "SPECIFICATIONS FOR MASONRY STRUCTURES" (ACI 530.1-92/ASCE 6-92/TMS 602-92) IN ALL RESPECTS.

B. MASONRY BEARING WALLS SHALL CONSIST OF STANDARD HOLLOW UNITS CONFORMING TO ASTM C 90 UNLESS OTHERWISE NOTED. WHERE SOLID UNITS ARE REQUIRED, PROVIDE UNITS CONFORMING TO ASTM C 145.

C. ALL MORTAR SHALL CONFORM TO THE REQUIREMENTS FOR PROPORTIONS, MIXING, STRENGTH AND APPLICATION FOR PORTLAND CEMENT/LIME TYPE "S" MORTAR AS DESCRIBED IN ACI 530-92.

D. ALL GROUT FILL IN MASONRY WALLS SHALL CONFORM TO ASTM C 476. SLUMP RANGE 8-11". PLACE GROUT IN 5'-0" MAXIMUM POUR HEIGHTS AND CONSOLIDATE BY MECHANICAL VIBRATION.

E. PROVIDE 8" DEPTH OF 100% SOLID MASONRY BELOW ALL JOIST OR SLAB BEARING LINES. PROVIDE 16" HIGH X 16" LONG 100% SOLID MASONRY BELOW ALL LINTELS AND BEAMS UNLESS NOTED OTHERWISE.

F. ALL MASONRY WALLS SHALL BE REINFORCED WITH NO. 9 GAGE TRUSS TYPE GALVANIZED DUR-O-WALL SPACED VERTICALLY AT 16" O.C. U.N.O. LAP ALL DUR-O-WALL 6" MINIMUM. PROVIDE CORNER AND TEE PIECES AT ALL INTERSECTIONS.

G. LOOSE LINTELS FOR MASONRY WALLS SHALL BE FOR EACH 4" WIDTH OF MASONRY ONE STEEL ANGLE AS FOLLOWS:

0'-0" TO 3'-0" 3-1/2" X 3-1/2" X 5/16"
3'-1" TO 5'-0" 4" X 3-1/2" X 5/16"
5'-1" TO 6'-6" 5" X 3-1/2" X 3/8"
6'-7" TO 8'-0" 6" X 3-1/2" X 3/8"A

ALL ANGLES SHALL HAVE THEIR SHORT LEG OUTSTANDING AND 6" MINIMUM BEARING.

5. STRUCTURAL STEEL

A. ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM SPECIFICATION A-36 (LATEST LOCAL APPROVED). ALL STEEL SHALL BE DETAILED, FABRICATED, AND ERECTED IN ACCORDANCE WITH THE AISC MANUAL, AISC SPECIFICATION AND AISC CODE OF STANDARD PRACTICE.

B. ALL WELDED CONNECTIONS SHALL BE DONE WITH E70XX ELECTRODES. SHOP AND FIELD WELDS SHALL BE MADE BY APPROVED CERTIFIED WELDERS AND SHALL CONFORM TO THE AMERICAN WELDING SOCIETY CODE FOR BUILDINGS AND D1.1. WELDS SHALL DEVELOP THE FULL STRENGTH OF MATERIALS BEING WELDED UNLESS OTHERWISE NOTED.

6. WOOD

A. STRUCTURAL SOLID WOOD RAFTERS, JOISTS, BEAMS AND STUDS SHALL BE HEM FIR #2 OR SPRUCE PINE FIR #2 SURFACED DRY AT A MAXIMUM OF 19 % MOISTURE CONTENT. ALL LUMBER EXPOSED TO WEATHER SHALL BE PRESSURE TREATED SOUTHERN PINE #2. ALL FABRICATION, ERECTION, OTHER PROCEDURES, AND MINIMUM UNIT STRESSES SHALL CONFORM TO THE CURRENT "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION".

B. WOOD TRUSSES SHALL BE DESIGNED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION (ANSI/TPI 1) AND COMMENTARY AND RECOMMENDATIONS FOR HANDLING, INSTALLING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES (HIB-91) AS PUBLISHED BY THE TRUSS PLATE INSTITUTE AND IN ACCORDANCE WITH THE 1991 EDITION OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.

C. WOOD TRUSSES AND ENGINEERED FLOOR JOISTS ARE TO BE DESIGNED BY THE SUPPLIER. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER/ARCHITECT FOR REVIEW. ALL TRUSSES AND JOISTS SHALL BE DESIGNED TO LIMIT THE BEARING STRESS TO 425 psi WHEN MEMBERS BEAR ON STUD WALLS. PROVIDE MEMBERS OF ADEQUATE WIDTH OR METAL CONNECTIONS TO LIMIT STRESSES TO THE SPECIFIED VALUE.

D. ALL LAMINATED VENEER LUMBER (LVL) OR PARALLEL STRAND LUMBER (PSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb=2600psi, Fv=285psi, E=1,900,000psi, Fc=2510psi(PARALLEL), Fc=750psi(PERPENDICULAR).

E. ALL DOUBLE MEMBERS SHALL BE NAILED TOGETHER WITH 2 ROWS OF 16d NAILS SPACED AT 12" O.C. ALL TRIPLE MEMBERS SHALL BE NAILED TOGETHER WITH 3 ROWS OF 16d NAILS SPACED AT 12" O.C. NAILED FROM EACH SIDE.

F. PROVIDE DOUBLE JOISTS AT PARALLEL PARTITIONS WHERE PARTITION LENGTH EXCEEDS 1/3 JOIST SPAN.

G. ALL NAILS ARE TO BE COMMON WIRE NAILS. NAILING OF ALL FRAMING SHALL BE AS SPECIFIED IN THE CONTRACT DOCUMENTS BUT IN NO CASE SHALL BE LESS THAN THE RECOMMENDED NAILING SCHEDULE CONTAINED IN THE 2000 INTERNATIONAL RESIDENTIAL CODE. ALL MULTIPLE STUD POSTS ARE TO BE NAILED TOGETHER WITH 12d NAILS @ 6" O.C. STAGGERED.

H. PROVIDE BRIDGING SPACED AT 48" O.C. IN FIRST TWO JOIST, RAFTER OR TRUSS SPACES WHEN FRAMING IS PARALLEL TO EXTERIOR WALL. NAIL SHEATHING (FLOOR, CEILING OR ROOF) TO BRIDGING AND NAIL BRIDGING TO EXTERIOR WALL PLATE. PROVIDE ONE ROW OF BRIDGING BETWEEN ALL FLOOR AND ROOF JOISTS FOR EACH 8'-0" OF SPAN. PROVIDE SOLID BLOCKING OR A CONTINUOUS RIM JOIST AT THE BEARING OF JOISTS, RAFTERS OR TRUSSES ON WOOD PLATES.

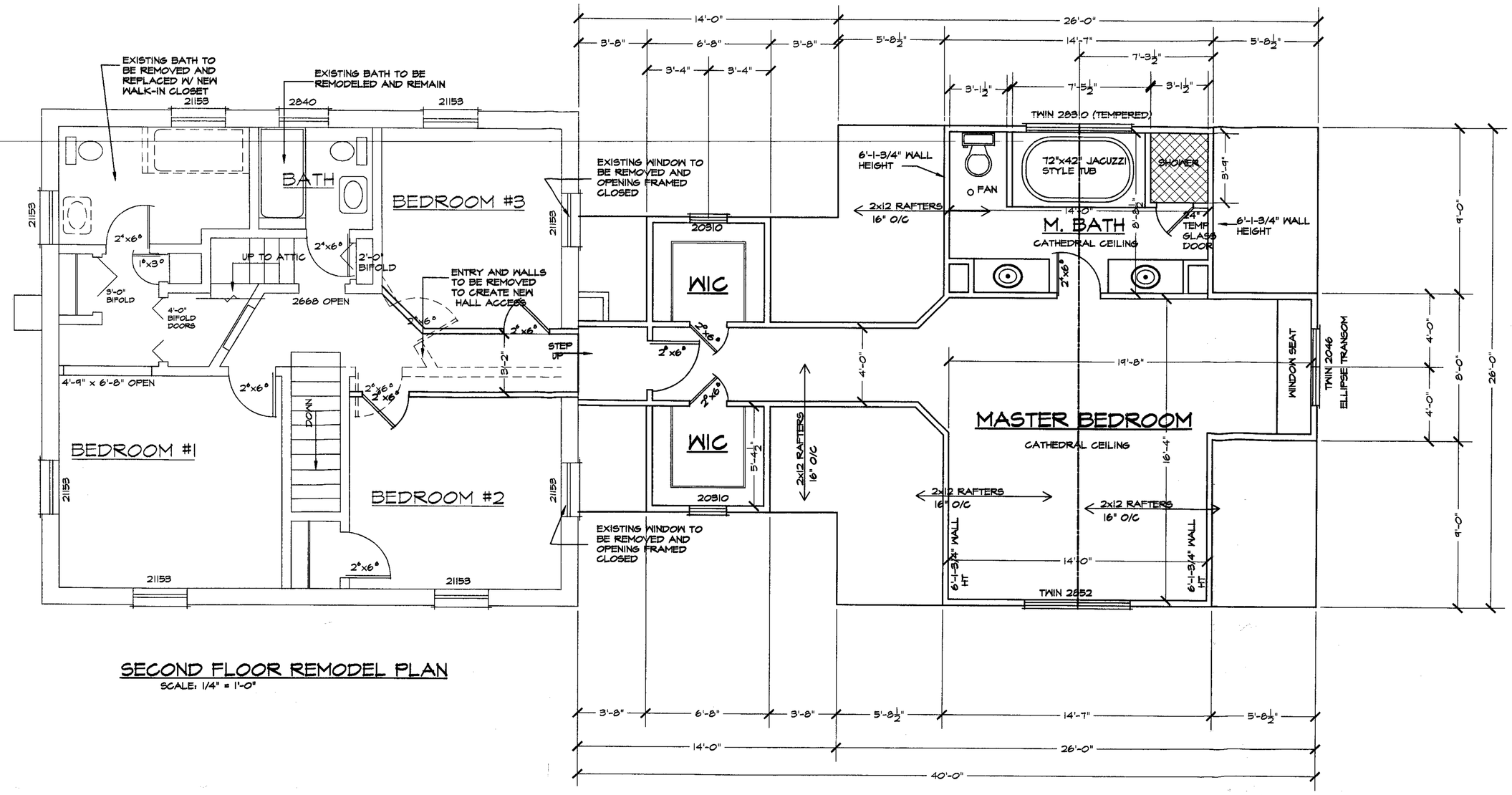
I. PROVIDE THE FOLLOWING JAMB STUDS AT ALL BEARING WALL OPENINGS UNLESS NOTED OTHERWISE:

0-3' OPENING 1 JACK STUD, 1 KING STUD
3'-1" - 6'-0" OPENING 2 JACK STUDS, 1 KING STUD
6'-1" - 9'-0" OPENING 2 JACK STUDS, 2 KING STUDS

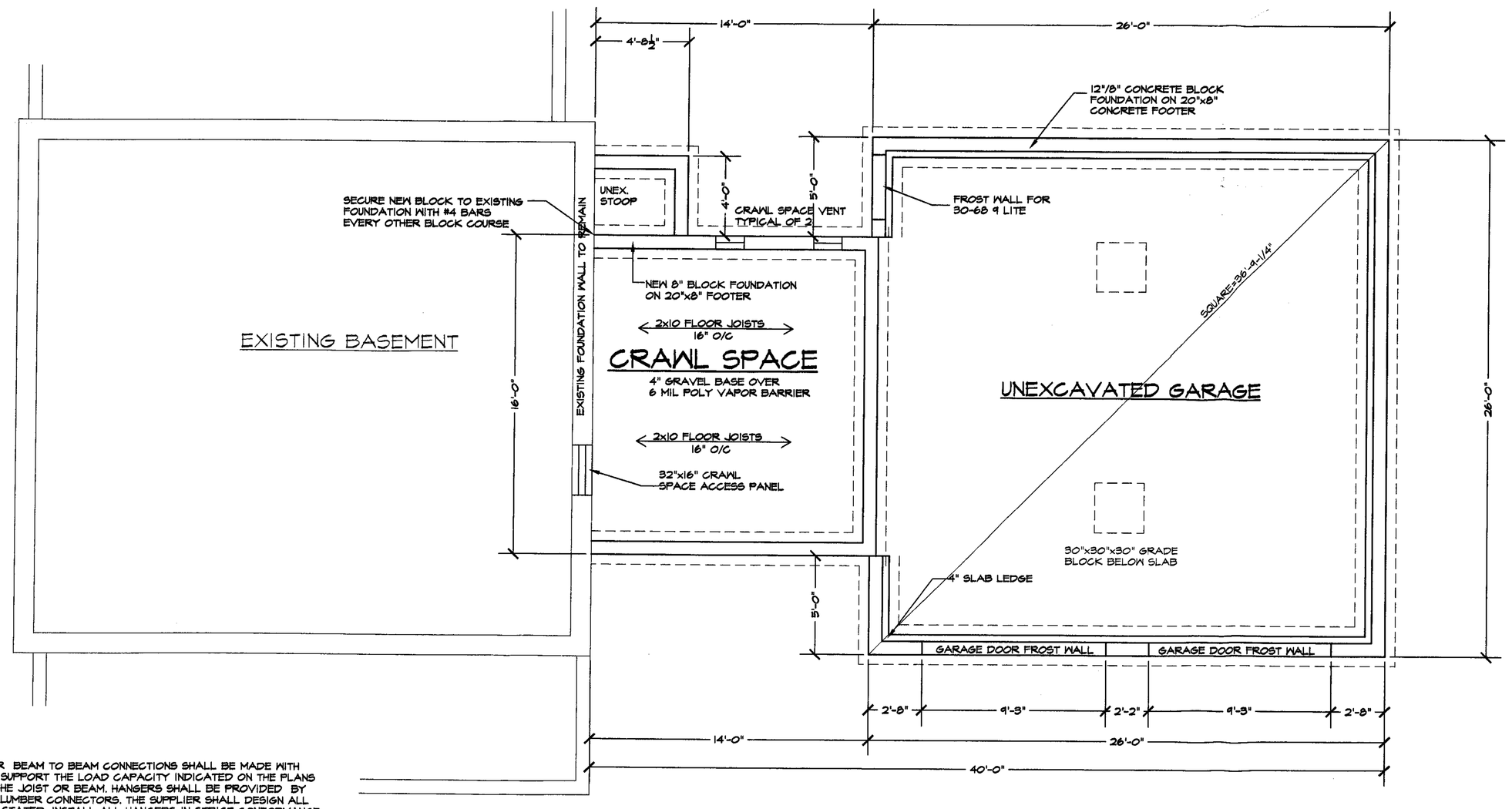
PROVIDE DOUBLE STUDS AT ALL CORNERS AND BENEATH ALL GIRDER TRUSSES AND WOOD BEAMS UNLESS NOTED OTHERWISE ON PLANS. WOOD BEAMS, GIRDER TRUSSESHAVE TH AND HEADERS SHALL BEAR THE FULL DEPTH OF POSTS AND JACK STUDS.

J. ALL POSTS (MULTIPLE STUDS OR SOLID POST) SUPPORTING BEAMS, WALL HEADERS OR GIRDER TRUSSES, SHALL BE BLOCKED SOLID FOR THE FULL LENGTH AND WIDTH OF POSTS AT ALL INTERSECTIONS WITH FLOORS AS REQUIRED TO PROVIDE CONTINUOUS SUPPORT TO TOP OF FOUNDATION WALLS OR BEAMS. POSTS SHOWN ON UPPER LEVELS FLOORS SHALL ALSO BE INSTALLED ON THE LOWER LEVELS IN LINE WITH THE POST ABOVE DOWN TO FOUNDATION WALLS OR BEAMS.

K. ALL FLUSH JOIST TO BEAM OR BEAM TO BEAM CONNECTIONS SHALL BE MADE WITH JOIST OR BEAM HANGERS TO SUPPORT THE LOAD CAPACITY INDICATED ON THE PLANS OR THE FULL CAPACITY OF THE JOIST OR BEAM. HANGERS SHALL BE PROVIDED BY SIMPSON STRONG TIE OR USP LUMBER CONNECTORS. THE SUPPLIER SHALL DESIGN ALL HANGERS FOR THE CAPACITY STATED. INSTALL ALL HANGERS IN STRICT CONFORMANCE TO THE MANUFACTURES INSTRUCTIONS. FILL ALL NAIL OR BOLT HOLES USING THE SPECIFIED NAILS AND BOLTS ONLY.



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



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

REMODEL AND ADDITION TO 12353 GREENSPRING AVE.

SCALE: 1/4" = 1'-0"
DATE: 5/2006
SHEET NO.: 2 OF 3

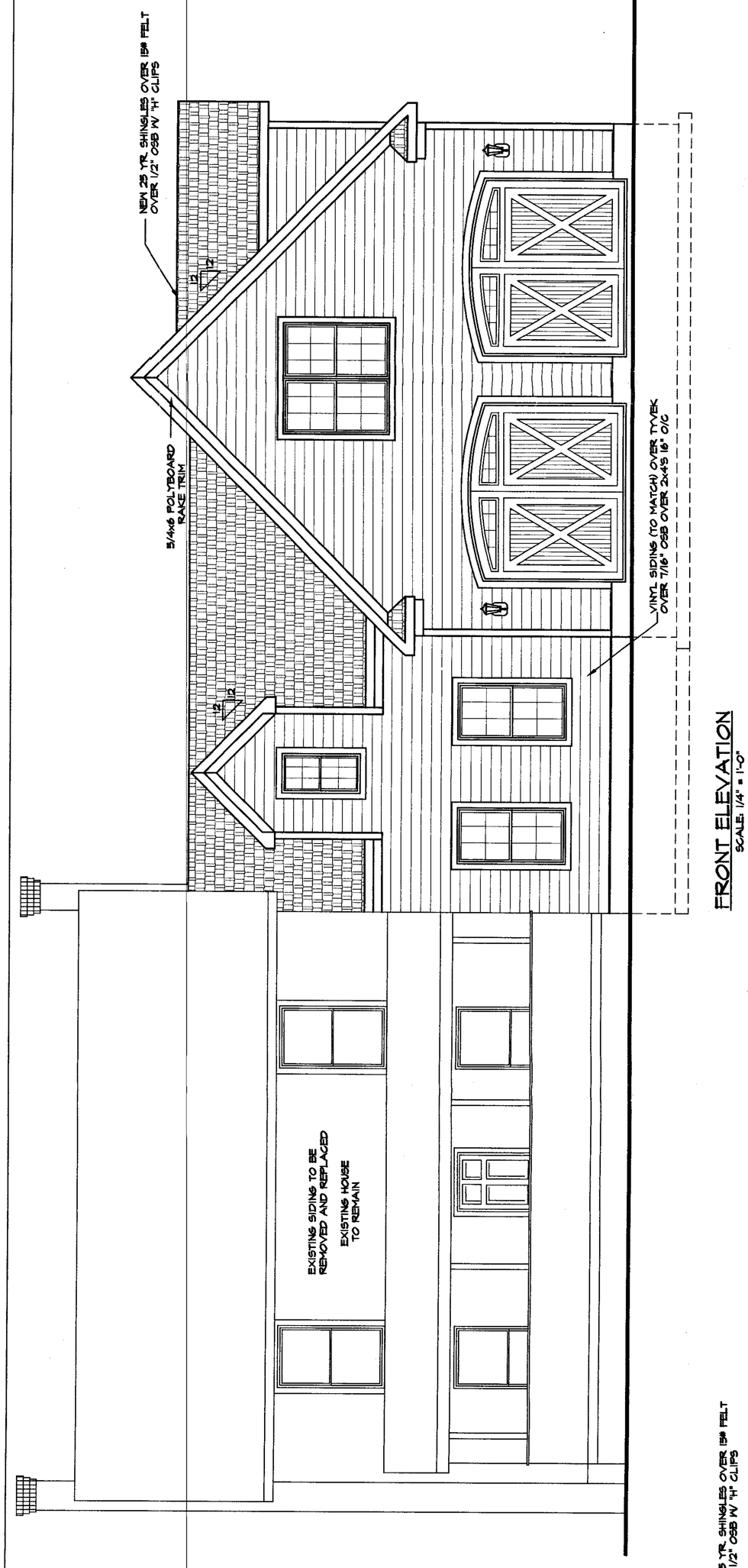
GBL CUSTOM HOME DESIGN INC.
PO BOX 237 FINKSBURG, MD 21048
PHONE 410-833-8320

REMODEL AND ADDITION TO 12353 GREENSPRING AVE.

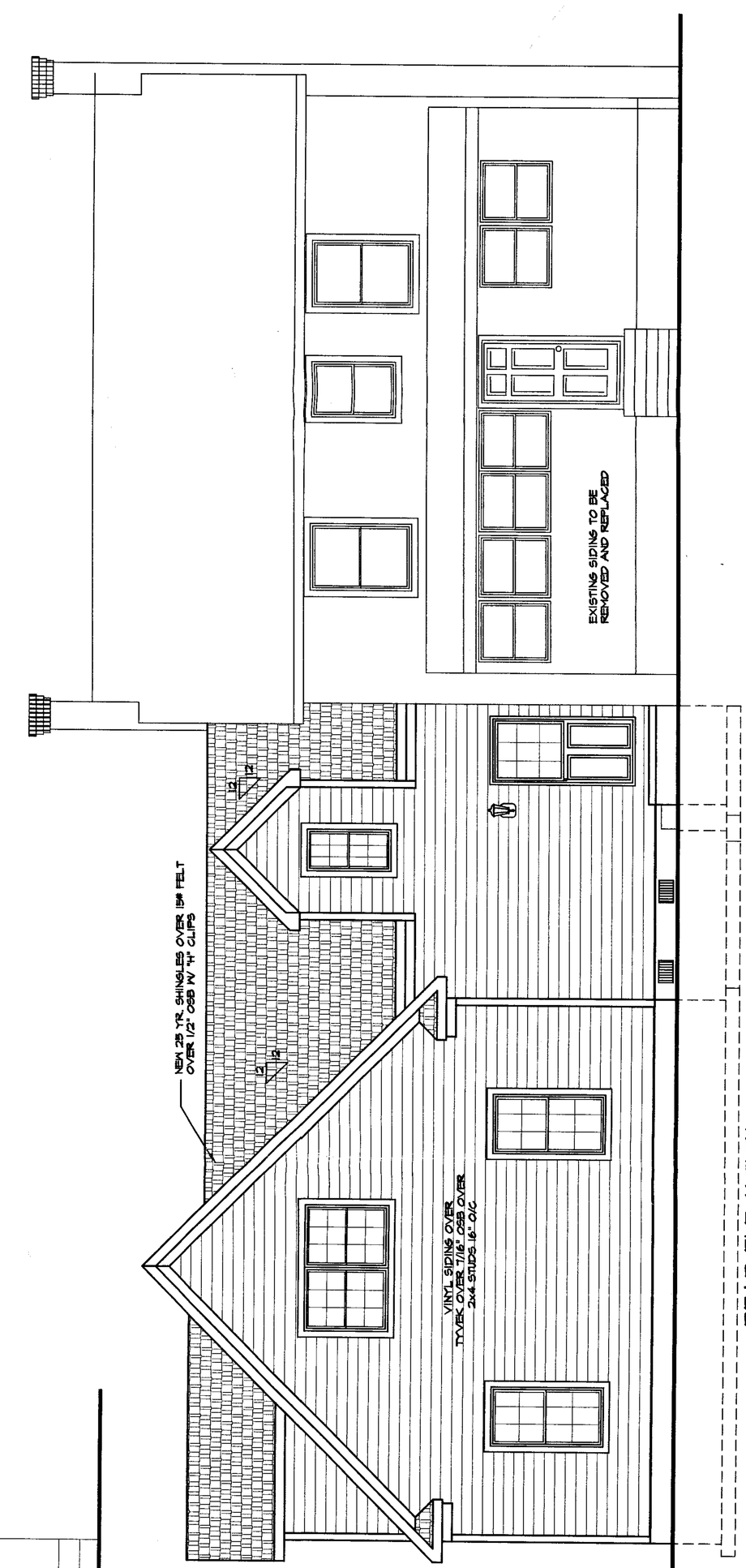
SCALE: 1/4" = 1'-0"	
DATE: 5/2006	
SHEET NO.: 3 OF 3	

GBL CUSTOM HOME
DESIGN INC.
PO BOX 237 FINKSBURG, MD 21048
PHONE 410-833-8320

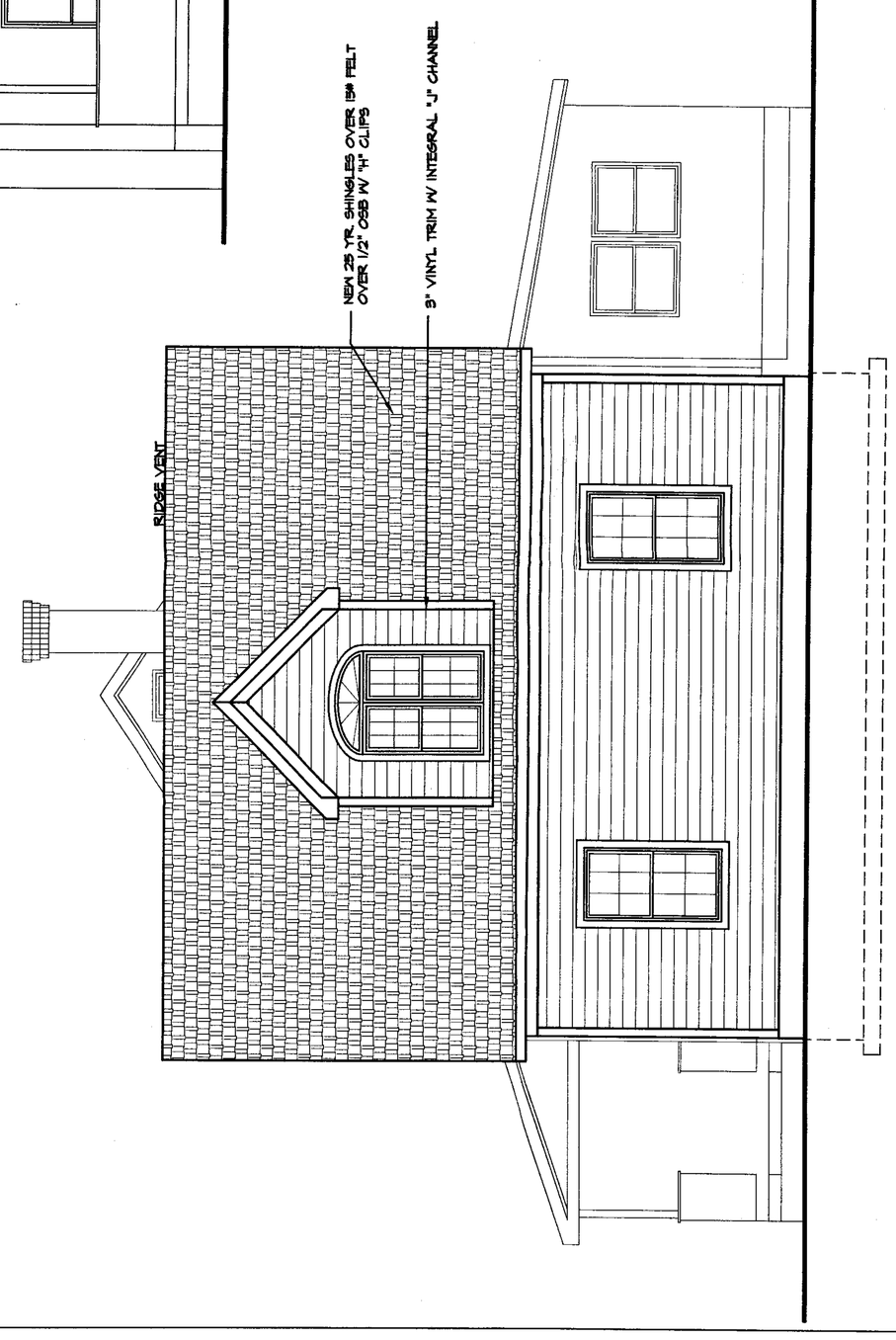
FILE: MITSBISHI RES.



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



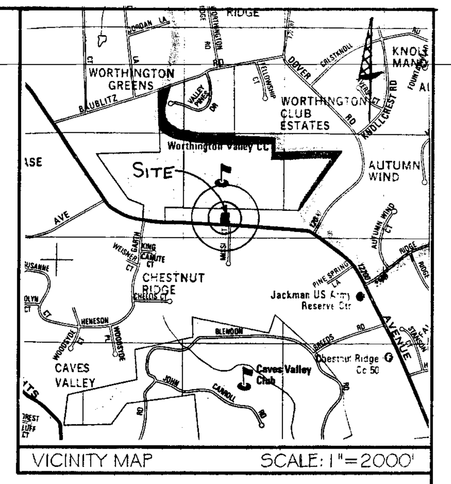
REAR ELEVATION
SCALE: 1/4" = 1'-0"



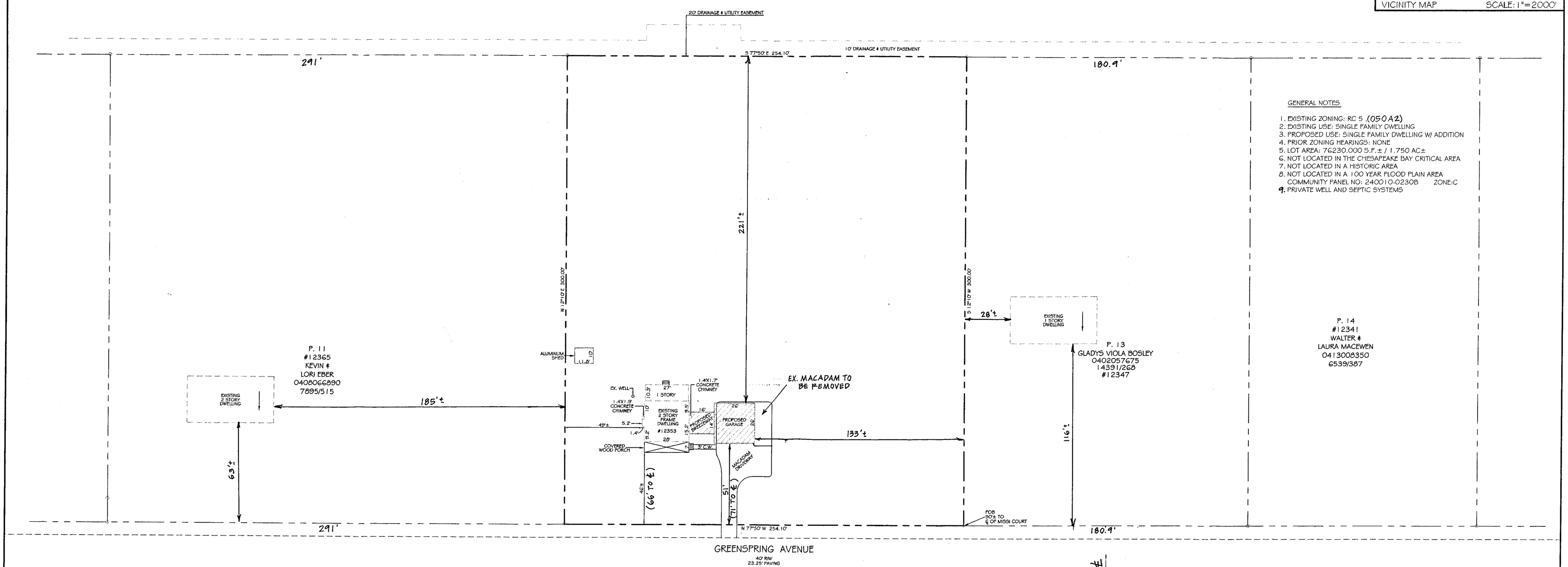
SIDE ELEVATION
SCALE: 1/4" = 1'-0"

"WORTHINGTON VALLEY"

78/69
RECORDED JANUARY 2006
"RESIDENTIAL"



VICINITY MAP SCALE: 1"=2000'



GENERAL NOTES

1. EXISTING ZONING: RC 5 .(050A2)
2. EXISTING USE: SINGLE FAMILY DWELLING
3. PROPOSED USE: SINGLE FAMILY DWELLING W/ ADDITION
4. PRIOR ZONING HEARINGS: NONE
5. LOT AREA: 76230.000 S.F.± / 1.750 AC.±
6. NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA
7. NOT LOCATED IN A HISTORIC AREA
8. NOT LOCATED IN A 100 YEAR FLOOD PLAIN AREA
   COMMUNITY PANEL NO: 240010-0230B ZONE:C
9. PRIVATE WELL AND SEPTIC SYSTEMS

OWNER
ALAN & SHARI CLATTERBUCK
#5705 CARRINGTON DRIVE
WHITE MARSH, MARYLAND 21162
(410) 365-5318

PLAN TO ACCOMPANY
PETITION FOR SPECIAL HEARING
BALTIMORE COUNTY, MD

#12353 GREENSPRING AVENUE
MAP: 50 GRID: 13 PARCEL: 12
TAX ACCT: 041000100
DEED 23595/1
ELECTION DISTRICT: 4C2

DATE	REVISION		
		DATE: 08/04/	
		SCALE: 1"=30'	
		DRAWN BY: KAK	
		CHECKED BY: VJM	

siterite SURVEYING
200 E. JOPPA RD
SUITE 101
TOWSON, MD 21286
T: (410)828-9060
F: (410)828-9066

SHEET NO.: 1 OF 1
DWG. NO.: 9393

Pet #1

07-083-SPH