IN RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE N side Reisterstown Road, 1100 feet S of Walgrove Road 4th Election District 3rd Councilmanic District **(641 Reisterstown Road)** Frank Protokowicz *Petitioner*	* * * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER FOR BALTIMORE COUNTY CASE NO. 07-528-SPHA

* *

ORDER OF DISMISSAL

This matter came before this Deputy Zoning Commissioner as a Petition. for Special Hearing and Variance filed by the legal owner of the subject property, Frank Protokowicz, for property identified as 641 Reisterstown Road. The Special Hearing request was filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an accessory building larger than the principal dwelling on a lot. The Variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) with a height of 17 feet in lieu of the maximum permitted 15 feet.

This case was scheduled to be heard on Tuesday, July 31, 2007 at 2:00 PM in the County Courts Building, 401 Bosley Avenue, Room 407, Towson, Maryland. Neither the Petitioner, Mr. Protokowicz, or his representative, Lee Giroux, appeared at the requisite public hearing. The certificates for the Notice of Public Hearing and Posting were reviewed and it was confirmed that the advertised hearing date was July 31st. Thus, the Special Hearing and Variance matters are dismissed without prejudice.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 1ST day of August, 2007, that the Petitioner's request for Variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory

RECEIVED FOR FILING
8-1-07

structure (garage) with a height of 17 feet in lieu of the maximum permitted 15 feet, is hereby dismissed without prejudice; and

IT IS FURTHER ORDERED, the Petitioner's request for Special Hearing relief filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an accessory building larger than the principal dwelling on a lot, is hereby dismissed without prejudice.

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILING
Date 8-1-07
By PB

BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

August 1, 2007

FRANK PROTOKOWICZ
641 REISTERSTOWN ROAD
REISTERSTOWN MD 21136

Re: Petition for Special Hearing and Variance
Order of Dismissal
Case No. 07-528-SPHA
Property: 641 Reisterstown Road

Dear Mr. Protokowicz:

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,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Lee Giroux, 573 McManus Way, Towson MD 21286

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 641 Reisterstown Rd.
which is presently zoned RO + D.R. 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve an accessory building larger than the principal dwelling on lot.

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):

FRANK PUTO KOWNEZ
Name - Type or Print

Frank Putokowicz
Signature

Name - Type or Print

Signature

641 Reisterstown Rd 443-250-3833
Address — Telephone No.

Reisterstown Md 21136
City — State — Zip Code

Representative to be Contacted:

Lee Gilroux
Name

573 McMANUS WAY 443-901-0735
Address — Telephone No

Towson, Md. 21286
City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By D.T. **Date** 5/18/07

Case No. 07-528-SPHA

REV 9/15/98

PLUS RECEIVED FOR FILING
Date 8-1-07
By PK

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 641 Reisterstown Rd.

which is presently zoned RO

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

An accessory building larger than the principal dwelling on lot.

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):

Frank Protokowicz

Name - Type or Print

Frank Protokowicz

Signature

Name - Type or Print

Signature

641 Reisterstown Rd 443-250-3833

Address — Telephone No

Reisterstown Md 21136

City — State — Zip Code

Representative to be Contacted:

Lee Giroux

Name

573 McCormick Way 443-901-0735

Address — Telephone No

Towson Md 21286

City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Case No. 07-528-SPHA

Reviewed By DT **Date** 5/18/07

REV 9/15/98

PLEASE RECEIVED FOR FILING

Date 8-1-07

By PB

Zoning Description for **641 Reisterstown Road**

Beginning at a point on the north side of Reisterstown Road which is 60-feet wide at the distance of 1,100-feet south of the centerline of Walgrove Road which is 30-feet wide and containing 16,073 square feet. Also known as 641 Reisterstown Road and located in the 4th Election District and 3rd Councilman District.

07-528-SPHA

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 28427

DATE 5/18/07 ACCOUNT 001006 6150

AMOUNT $ 130 00

RECEIVED FROM: LEE GIROUX

FOR: ITEM # 528 07-528-SPHA

641 REISTERSTOWN RD. D. THOMPSON

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS DATE	TIME	CSH
5/21/2007	5/18/2007 15:34:58	2

REG 0004 ASLIR DOR UDP
RECEIPT # 495619 5/18/2007 CSH
Dept 5 500 PAYING VERIFICATION
OF NO. 028427
Recpt Tot $130.00
$.00 CK $130.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No: 07-528-SPHA

Petitioner/Developer:
FRANK PROTOKOWICZ

Date Of Hearing/Closing: 7/31/07

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

Attention:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property at 641 REISTERSTOWN ROAD

This sign(s) were posted on July 15, 2007
(Month, Day, Year)

Sincerely,

Martin Ogle 7/15/07
(Signature of sign Poster and Date)

Martin Ogle
Sign Poster
16 Salix Court
Address
Balto. Md 21220
(443-629 3411)

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: # 07-528-SPHA
641 Reisterstown Road
N/side of Reisterstown Road, 1100 feet south of Walgrove Road
4th Election District-3rd Councilmanic District
Legal Owner(s): Frank Protokowicz

Special Hearing: to allow an accessory building larger than the principal dwelling on lot. **Variance:** to permit an accessory structure (garage) with a height of 17 feet in lieu of the maximum permitted 15 feet.

Hearing: Tuesday, July 31, 2007 at 2:00 p.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 7/687 July 17 142180

CERTIFICATE OF PUBLICATION

7/19/, 2007

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 7/17/, 2007.

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

S. Wilkinson

LEGAL ADVERTISING

RE: PETITION FOR SPECIAL HEARING AND VARIANCE	*	BEFORE THE
641 Reisterstown Road; N/S Reisterstown Rd, 1100' S Walgrove Road	*	ZONING COMMISSIONER
4th Election & 3rd Councilmanic Districts	*	FOR
Legal Owner(s): Frank Protokowicz		
Petitioner(s)	*	BALTIMORE COUNTY
	*	07-528-SPHA

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

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/ 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

RECEIVED
JUN 07 2007
Per.....

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 7th day of June, 2007, a copy of the foregoing Entry of Appearance was mailed Lee iroux, 573 Mcmantus Way, Towson, Md 21286, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
County Executive

June 14, 2007

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

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: 07-528-SPHA
641 Reisterstown Road
N/side of Reisterstown Road, 1100 feet south of Walgrove Road
4th Election District – 3rd Councilmanic District
Legal Owner: Frank Protokowicz

Special Hearing to allow an accessory building larger than the principal dwelling on lot. Variance to permit an accessory structure (garage) with a height of 17 feet in lieu of the maximum permitted 15 feet.

Hearing: Tuesday, July 31, 2007 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: Frank Protokowicz, 641 Reisterstown Road, Reisterstown 21136
Lee Giroux, 573 McManus Way, Towson 21286

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JULY 16, 2007.**
(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.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, July 17, 2007 Issue - Jeffersonian

Please forward billing to:
Frank Protokowizc
641 Reisterstown Road
Reisterstown, MD 21136

443-250-3833

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: 07-528-SPHA
641 Reisterstown Road
N/side of Reisterstown Road, 1100 feet south of Walgrove Road
4th Election District – 3rd Councilmanic District
Legal Owner: Frank Protokowicz

Special Hearing to allow an accessory building larger than the principal dwelling on lot. Variance to permit an accessory structure (garage) with a height of 17 feet in lieu of the maximum permitted 15 feet.

Hearing: Tuesday, July 31, 2007 at 2:00 p.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
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: 07-528-SPHA

Petitioner: PROTOKOWICZ

Address or Location: 1641 REISTERSTOWN RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: FRANK PROTOKOWICZ

Address: 641 REISTERSTOWN RD.
REISTERSTOWN, MD 21136

Telephone Number: 443-250-3833

Revised 2/20/98 - SCJ

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

July 26, 2007

Frank Protokowicz
641 Reisterstown Road
Reisterstown, MD 21136

Dear Mr. Protokowicz:

RE: Case Number: 07-528-SPHA, 641 Reisterstown Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 18, 2007. This letter is not an approval, but only a **NOTIFICATION.**

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
Lee Giroux 573 McManus Way Towson 21286

Fire Department

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

Baltimore County

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

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

June 14, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: June 04, 2007

528

Item Number: 526 Through 541

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

Printed on Recycled Paper

Martin O'Malley, *Governor*
Anthony G. Brown, *Lt. Governor*

State Highway Administration
Maryland Department of Transportation

John D. Porcari, *Secretary*
Neil J. Pedersen, *Administrator*

Date: JUNE 6, 2007

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

RE: Baltimore County
Item No. 7-528-SPHA
641 REISTERSTOWN RD
PROTOKOWICZ PROPERTY
SPECIAL HEARING
VARIANCE

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 7-528-SPHA.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

Michael P. Bailey

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 25, 2007

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

SUBJECT: 7-528 –Variance and Special Hearing

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 17 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

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

Prepared by: _____

Section Chief: _____

AFK/LL: CM

W:\DEVREV\ZAC\7-528.doc

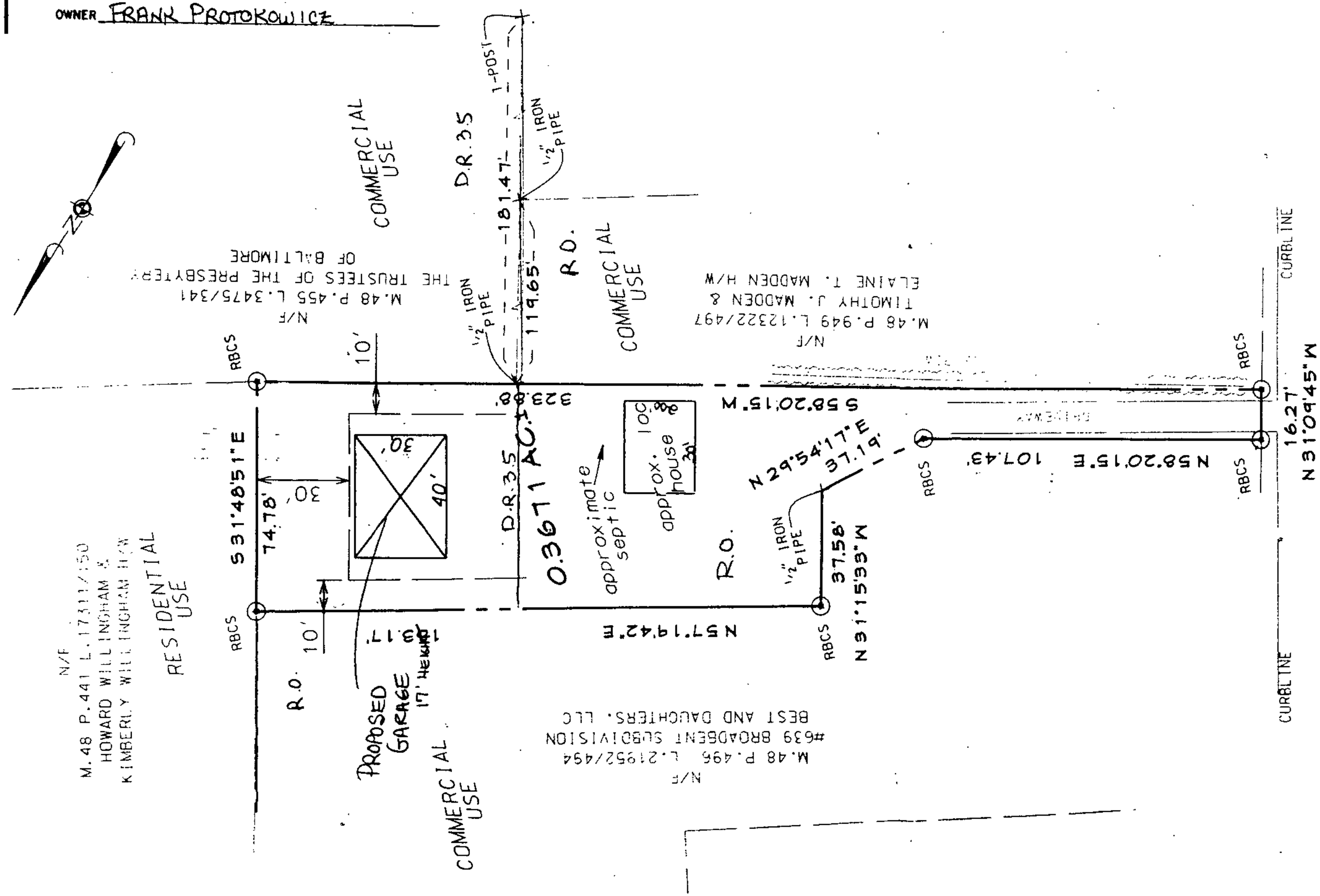
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☒ SPECIAL HEARING

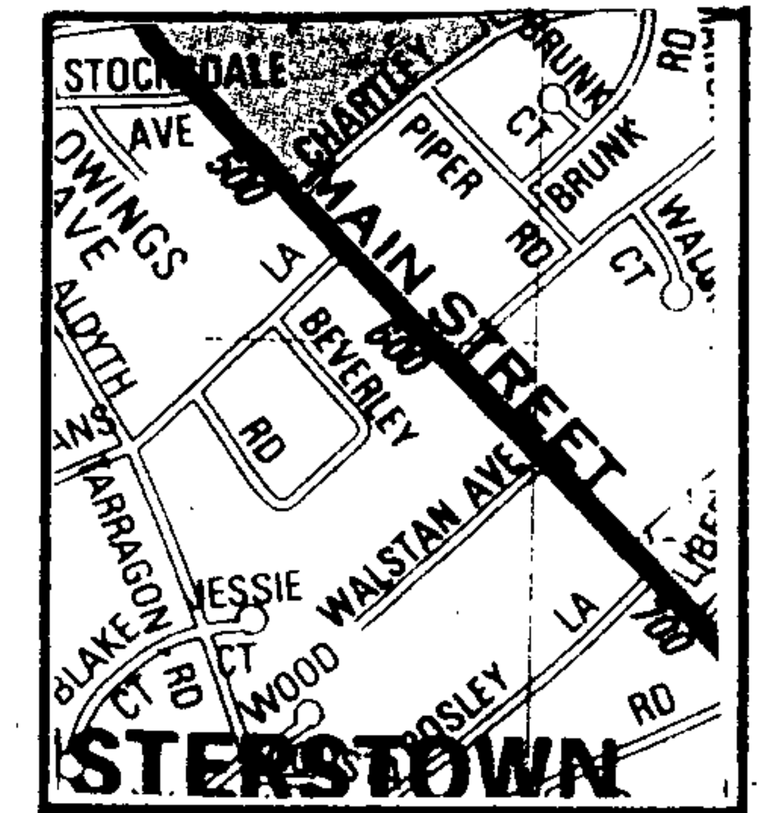
PROPERTY ADDRESS 641 REISTERSTOWN RD. SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME —

PLAT BOOK # ___ FOLIO # ___ LOT # ___ SECTION # ___

OWNER FRANK PROTOKOWICZ





LOCATION INFORMATION

ELECTION DISTRICT 4

COUNCILMANIC DISTRICT 3

1" = 200' SCALE MAP # 048C3

ZONING D.R.3.5 + R.O.

LOT SIZE ___ ACREAGE / 16,073 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☐	☑
WATER	☑	☐

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

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
D.T.	528	07-528-SPHA

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☒ SPECIAL HEARING

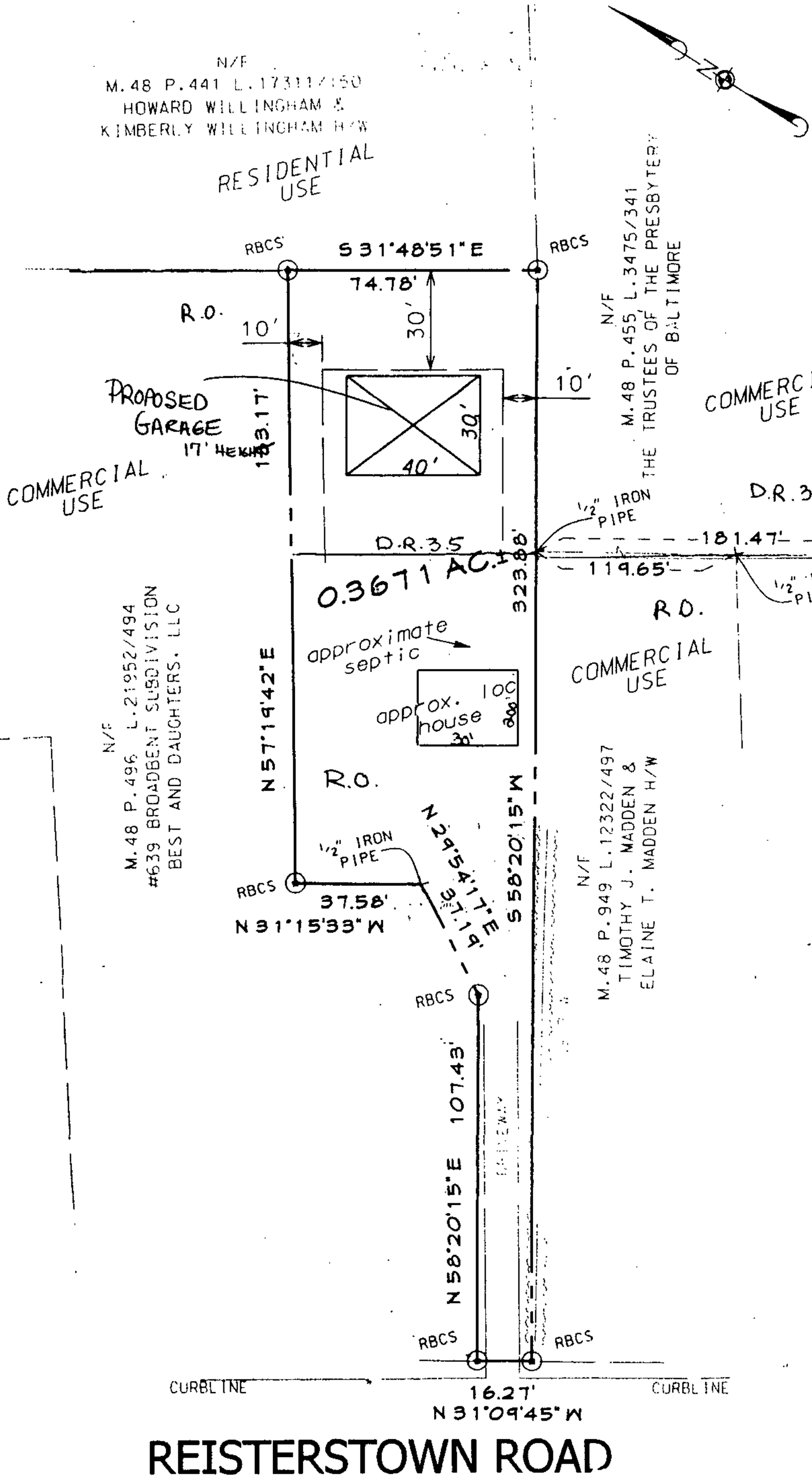
PROPERTY ADDRESS 641 REISTERSTOWN RD.

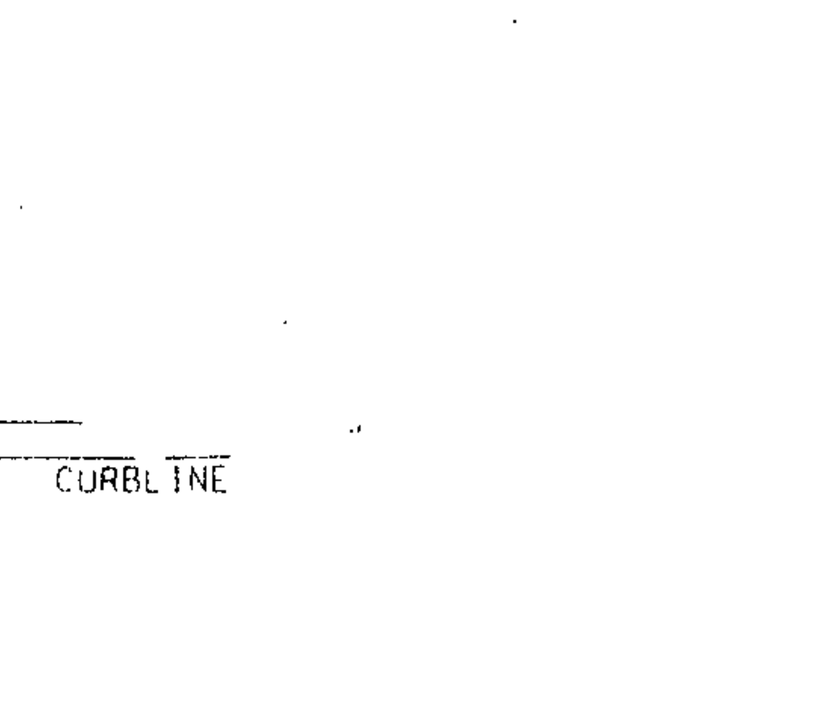
SUBDIVISION NAME _____ SECTION # _____

PLAT BOOK # ___ FOLIO # ___ LOT # ___

OWNER FRANK PROTOKOWICZ

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





LOCATION INFORMATION			
ELECTION DISTRICT 4			
COUNCILMANIC DISTRICT 3			
1" = 200' SCALE MAP # 048C3			
ZONING D.R.3.5 + R.O.			
LOT SIZE ACREAGE / 16,073 SQUARE FEET			
SEWER	PUBLIC ☐	PRIVATE ☑	
WATER	☑	☐	
		YES	NO
CHESAPEAKE BAY CRITICAL AREA		☐	☑
100 YEAR FLOOD PLAIN		☐	☑
HISTORIC PROPERTY/BUILDING		☐	☑
PRIOR ZONING HEARING		NONE	

ZONING OFFICE USE ONLY		
REVIEWED BY	ITEM #	CASE #
D.T.	528	SPHA 01-528-

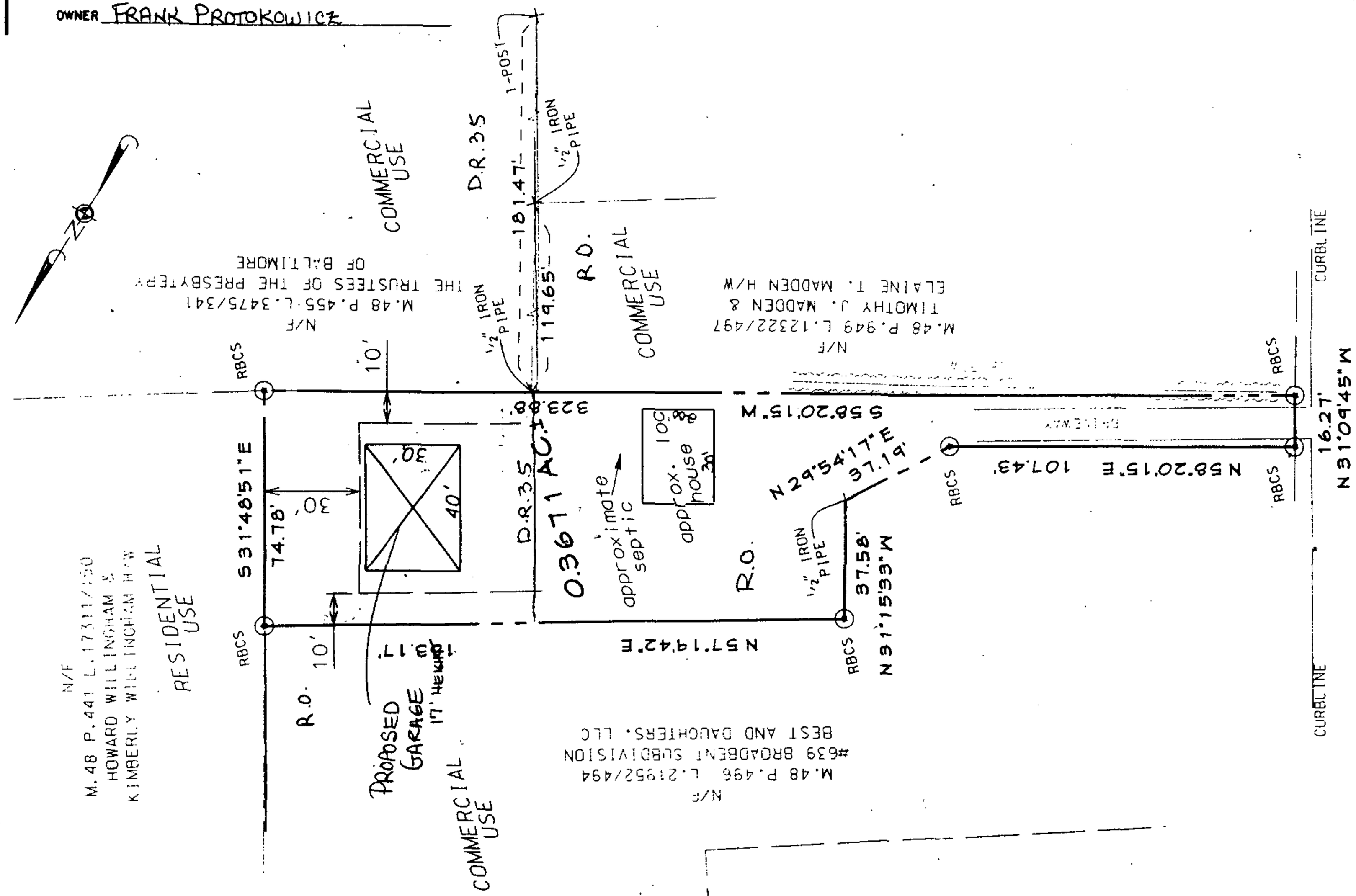
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☒ SPECIAL HEARING

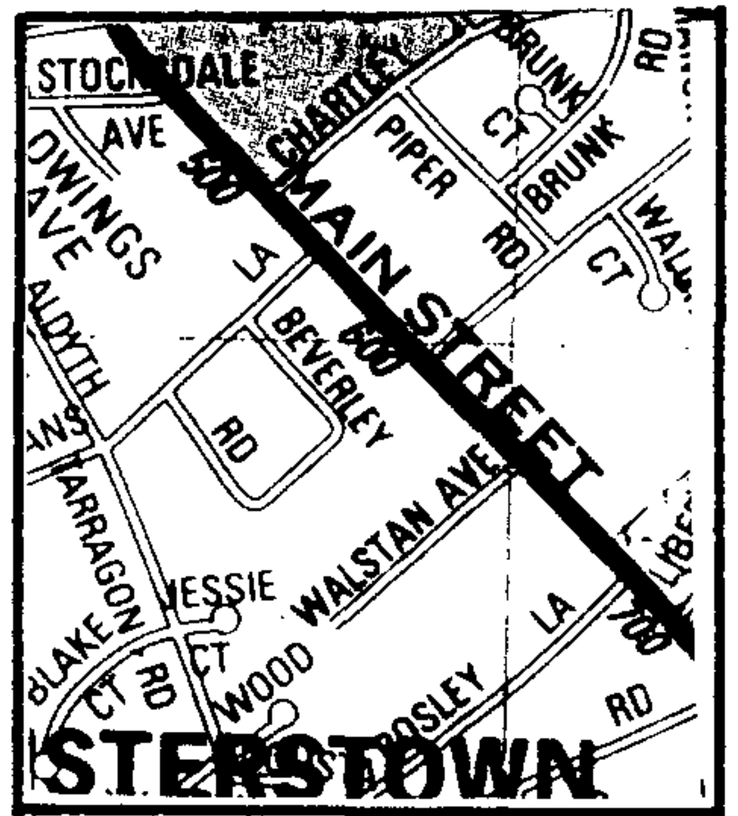
PROPERTY ADDRESS 641 REISTERSTOWN RD. SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME —

PLAT BOOK # ___ FOLIO # ___ LOT # ___ SECTION # ___

OWNER FRANK PROTOKOWICZ





LOCATION INFORMATION

ELECTION DISTRICT 4

COUNCILMANIC DISTRICT 3

1"=200' SCALE MAP # 048C3

ZONING D.R.3.5 + R.O.

LOT SIZE ACREAGE ___ SQUARE FEET 16,073

	PUBLIC	PRIVATE
SEWER	☐	☑
WATER	☑	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☑
100 YEAR FLOOD PLAIN	☐	☑
HISTORIC PROPERTY/ BUILDING	☐	☑
PRIOR ZONING HEARING	NONE	

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
D.T.	528	SPHA 07-528-

Patricia Zook - 07-528-SPHA on Tuesday July 31 @ 2 pm

From: *Patricia Zook*
To: Matthews, Kristen
Date: 7/31/2007 2:34:49 PM
Subject: 07-528-SPHA on Tuesday July 31 @ 2 pm

Hi Kristen -

The Petitioner and/or his representative did not appear for this case.

We are going to dismiss the case without prejudice for failure to appear. However, I want to check and make sure this case wasn't rescheduled before we prepared the Order.

Thanks for your help.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
410-887-3868
pzook@baltimorecountymd.gov

dismiss - failure to appear w/o prejudice

607
10
BL
619
WALGROVE
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DR 3.5
NW 15-J
P.B.029084
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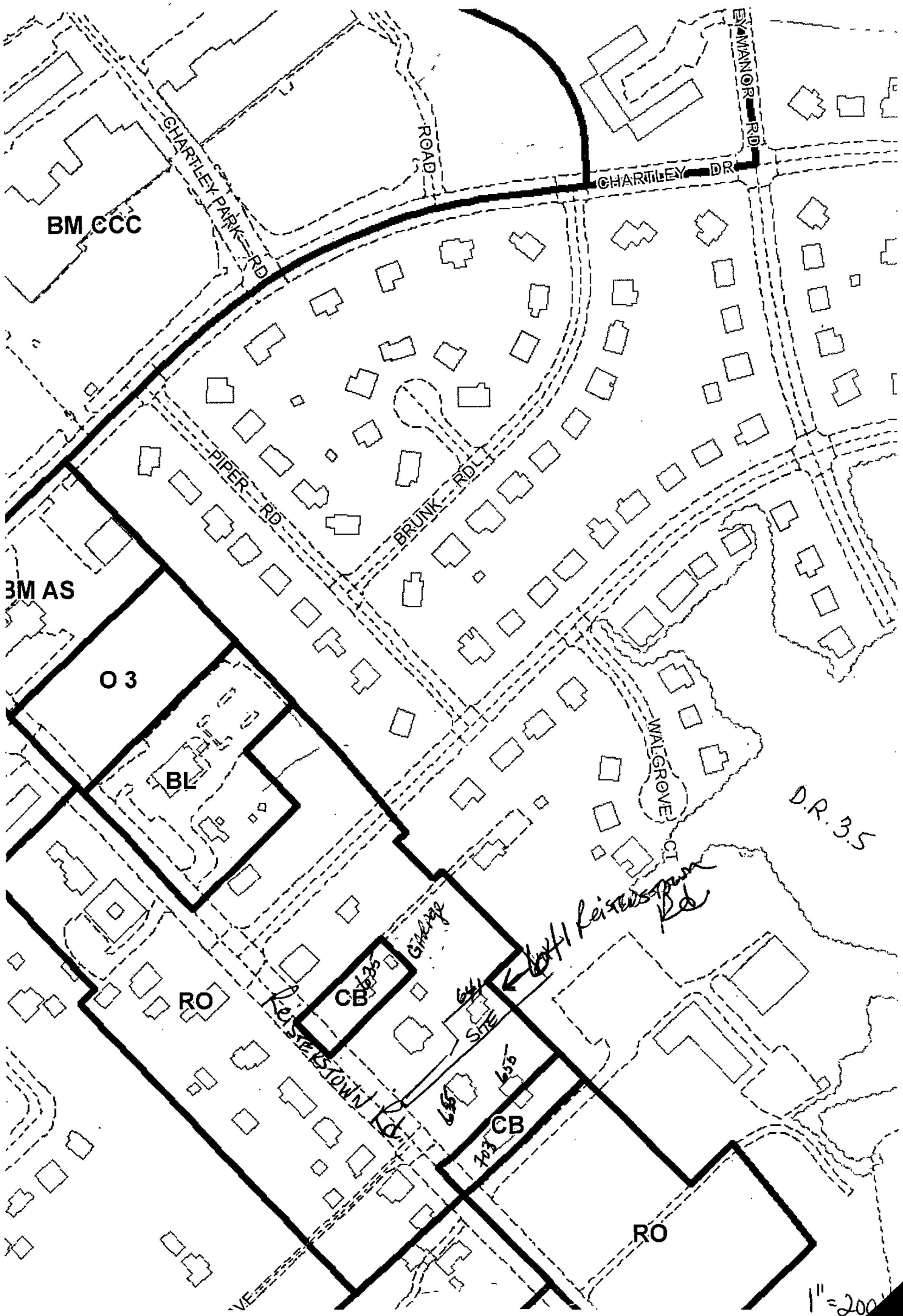
DR 3.5

048C3


BM CCC
CHARTLEY PARK RD
ROAD
CHARTLEY DR
MANOR RD
PIPER RD
BRUNK RD
BM AS
O 3
BL
WALGROVE CT
D.R. 3.5
RO
CB
CB
RO
SITE
1" = 200'

GENERAL NOTES - RESIDENTIAL CONSTRUCTION:

THESE NOTES APPLY TO ALL DRAWINGS:

1. ALL WORK TO CONFORM TO ALL SECTIONS OF IRC 2003 CODE, INCL. LOCAL AMENDS. OF REISTERSTOWN, MD.- BALTIMORE CO. CONTRACTOR IS RESPONSIBLE TO CONTACT CODE OFFICIAL INSPECTIONS AS REQUESTED BY THE LOCAL TOWNSHIP ALL INSPECTIONS, INCLUDE BUT NOT LIMITED TO FOUNDATIONS.
2. ALL FOUNDATIONS DESIGNED FOR 36" FROST DEPTH & ASSUMED ALLOWABLE NET SOIL BEARING PRESSURE OF 3000 PSF. CONTRACTOR TO VERIFY.

   DESIGN LIVE LOADS AS FOLLOWS:
   - SNOW: 25 PSF PLUS DRIFT
   - WIND: 90 MPH (EXPOSURE C)

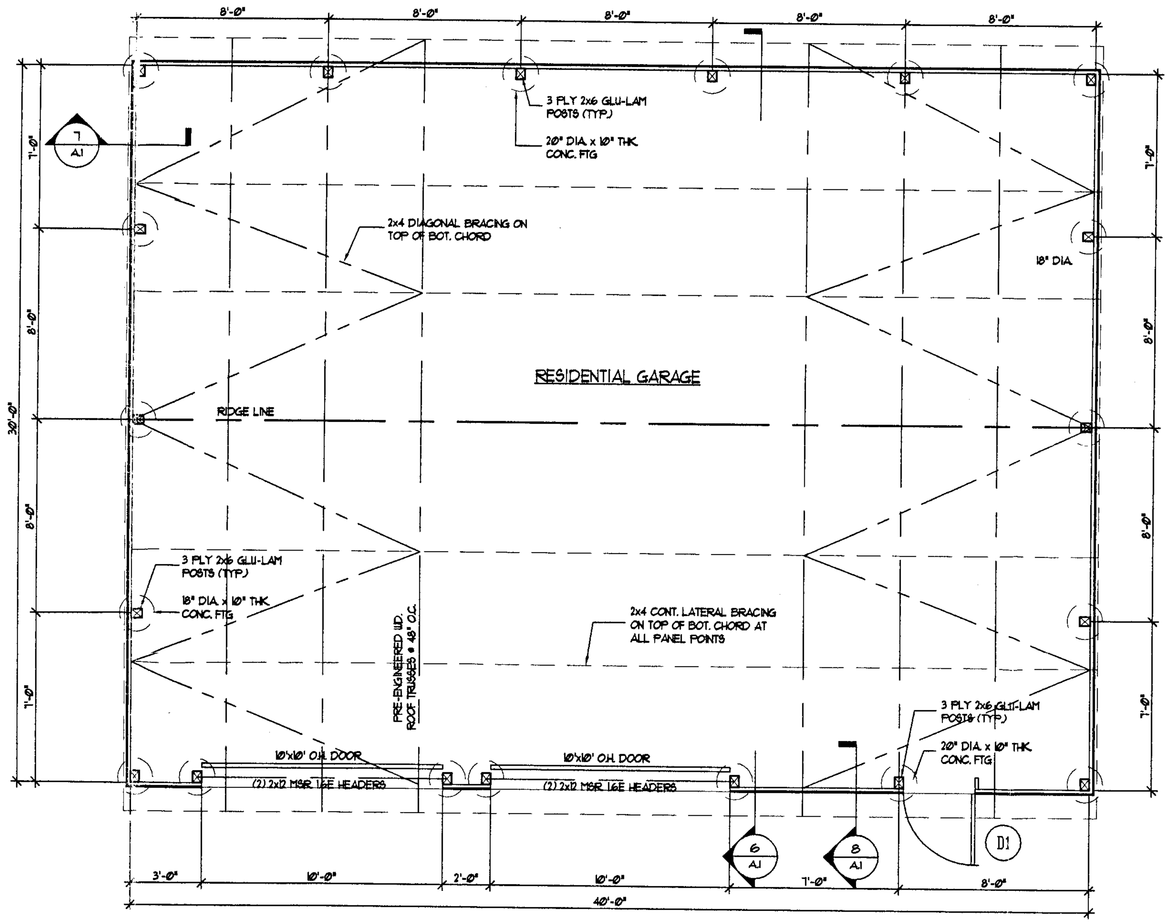
   DEAD LOADS AS FOLLOWS:
   - TOP CHORD OF TRUSS w/. MTL.: 7 PSF
   - BOT. CHORD OF TRUSS: 10 PSF
3. THE STABILITY OF THE STRUCTURE DEPENDS ON THE DIAPHRAGM ACTION OF THE ROOF AND FLOORS. CONTRACTOR IS COMPLETELY RESPONSIBLE FOR METHODS OF CONSTRUCTION AND SHALL PROVIDE ALL GUYS, BRACING AND SHORING REQD. FOR ALL INTERIM LOADING CONDITIONS THROUGHOUT THE CONSTRUCTION PHASE.
4. CONTRACTOR TO DETERMINE FLOOR ELEVATIONS IN RELATION TO SITE PLAN. GRADE TO SLOPE AWAY FROM GARAGE, MIN. 6 INCH DROP IN FIRST 10 FEET.
5. PROVIDE EROSION PROTECTION AS REQ'D. BY ALL GOVERNING AUTHORITIES.
6. ALL CONCRETE WORK SHALL CONFORM TO ALL PROVISIONS OF THE LATEST EDITIONS OF ACI 301 & ACI 318. CONC. TO BE 3000 PSI UNLESS OTHERWISE NOTED.
7. CONCRETE PROTECTION FOR REINFORCING BARS SHALL CONFORM TO CODE. REINFORCING SHALL CONFORM TO ACI 315.
8. STRUCTURAL WOOD TO BE GRADED - MIN. 5P.F. OR #2 HEM-FIR UNLESS NOTED. ENGRD. LVL PRODUCTS TO HAVE FOLLOWING STRENGTHS:
   - LVL: Fb = 2300 PSI
   - LSL: Fb = 2325 PSI
   - I-JOISTS: TJI 560 & SERIES AS INDICATED OR EQ BY.
   - GLULAMS: Fb = 2300 PSI, Fbx(NS): Fb = 2000 PSI
     HSR-USE: Fb = 2250 PSI
9. COMPLY WITH NFPA MANUAL FOR HOUSE FRAMING & NAILING SCHEDULE & NATIONAL DESIGN SPECS. LUMBER & STR. PLYWD. TO COMPLY W/ GRADING REQTS. ALSO, REFER TO IRC FIG. R502.3 FOR CUTTING & NOTCHING, TABLES R602.3(1)&(2) FOR FASTENERS, AND FIG. 602.3(2) FOR STUD WALL FRAMING DETAILS. AT NON-BEARING INT. & EXT. WALLS, FOR OPNGS. UP TO 7'-0" WIDE, PROVIDE (2) 2x8 HEADER. PROVIDE EQ. SPACED BRIDGING (MAX 8'-0" O.C.) AT FLOOR JOISTS.
10. PROVIDE P.T. W.D. WHERE IN CONTACT W/ EPDM ROOFING, FLASHING, WATERPRFG, CONCRETE OR EARTH.
11. ALL WOOD FASTENERS, HANGERS, ETC. IN CONTACT W/ P.T. W.D. TO RECEIVE MIN. G90 GALV., OR GREATER AS REQD BY FASTENER MFR. FOR TYPE OF P.T. CHEMICAL USED AND/OR ENVIROMENTAL CONDITIONS.
12. PROVIDE CODE OFFICIAL W/ SHOP DWGS, SEALED BY AN ENGR. REG. IN THE STATE IN ITEM 9, FOR THE FOLLOWING: WOOD ROOF TRUSSES,
13. FLASHING TO CONFORM W/ SMACNA SHEET METAL MANUAL FOR LOCATIONS AND INSTALL. ALL ROOF DETAILS, INCL. BUT NOT LIMITED TO EDGES, CURBS, AND PENETRATIONS TO BE INSTALLED PER MANUFACTURER REQUIREMENTS AND NRCA RECOMMENDATIONS. ALL FLASHING, GUTTERS & D.S. TO COMPLY W/ SMACNA REC'DS, INCL. WIND & SNOW LOADING.
14. REFER TO IRC SECTION R703 FOR REQ'D. FLASHING LOCS.

SYMBOL LEGEND

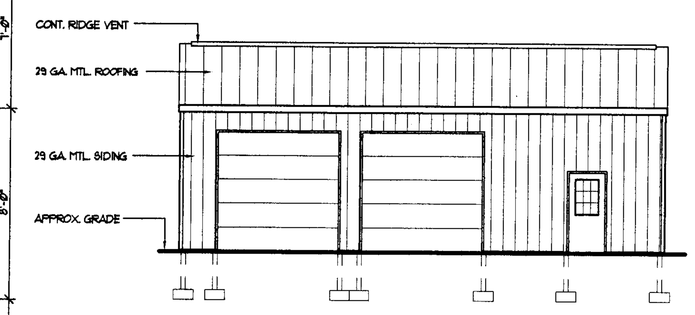
- D1 — 3'-0"x6'-8" SERVICE DOOR w/. 9-LITE W.D.W.
- 1 / A.1 — SECTION NUMBER / SHEET SECTION IS LOCATED.
- 1 / A.1 — DETAIL NUMBER / SHEET DETAIL IS LOCATED.
- ELEVATION BULLET

WOOD ROOF TRUSS NOTES:

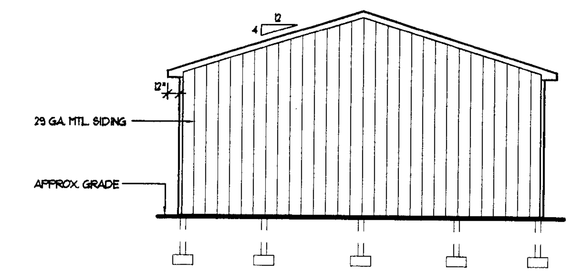
1. TRUSSES SHALL BE DESIGNED, FABRICATED AND ERECTED TO MEET PITCH AND DIMS SHOWN ON THE DWGS. AND TO MEET DESIGN LOADING REQTS FOR THIS LOCATION. TRUSSES SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION ANSI/TPI 1 NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION, AND SHALL INCORPORATE ALL APPLICABLE LOADING COMBINATIONS, INCLUDING MINIMUM REQUIRED BOTTOM CHORD LOADING AS SET FORTH IN THE 2003 IBC CODE. MAXIMUM TRUSS DEFLECTION UNDER ROOF LIVE LOAD TO BE LESS THAN L/360. THE CONTRACTOR SHALL SUBMIT FOR REVIEW TO THE ARCHITECT THE TRUSS DESIGN CALCULATIONS AND DRAWINGS SIGNED AND SEALED BY A LICENSED ENGINEER REGISTERED IN THE STATE IN WHICH THE PROJECT IS LOCATED.
2. TRUSSES SHALL BE DESIGNED TO ACCOMODATE MECH. UNIT WEIGHTS IN ADDITION TO UNIFORM ROOF DEAD AND LIVE LOADS.
3. LUMBER USED FOR CHORDS AND WEBS SHALL BE A MINIMUM 2 IN. NOMINAL WIDTH SURFACED FOUR SIDES WITH MOISTURE CONTENT NOT EXCEEDING 19%. LUMBER SHALL BE GRADE STAMPED WITH THE APPROPRIATE WWPA OR SPIB STAMP INDICATING COMPLIANCE WITH PS-20 LUMBER DEFECTS OCCURING IN THE CONNECTOR PLATE AREA SHALL SECURELY FASTEN EACH JOINT ON BOTH FACES OF THE TRUSS IN ACCORDANCE WITH ACCEPTED TPI STANDARDS AND PROCEDURES AND BE CAPABLE OF TRANSFERRING THE FULL MEMBER CAPACITIES.
4. GALVANIZED STEEL CONNECTOR PLATES SHALL BE FABRICATED FROM MINIMUM .0036 INCH THICK STEEL SHEET CONFORMING TO ASTM A446, GRADE A AND ASTM A525, G40. PLATES SHALL SECURELY FASTEN EACH JOINT ON BOTH FACES OF THE TRUSS IN ACCORDANCE WITH ACCEPTED TI STANDARDS AND PROCEDURES AND BE CAPABLE OF TRANSFERRING THE FULL MEMBER CAPACITIES.
5. SECURELY BRACE TRUSSES DURING ERECTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE TRUSS PLATE INSTITUTE. ERECTION BRACING SHALL HOLD TRUSSES STRAIGHT AND PLUMB UNTIL DECKING AND PERMENANT BRACING ARE INSTALLED. INSTALL PERMENANT BRACING AS REQUIRED BY DESIGN PRIOR TO APPLICATION OF LOAD. PERMANENT BRACING SHOWN ON ARCH. DWGS. IS MIN. REQ'D -- PROVIDE ADDITIONAL PER TRUSS MFR. DESIGN.
6. SECURE TRUSSES TO THE SUPPORTING STRUCTURE WITH GALVANIZED FRAMING ANCHORS. ANCHORS IN CONTACT WITH P.T. LUMBER SHALL HAVE G90 GALVANIZATION. CONNECTIONS MUST RESIST ALL DESIGN LOADS.



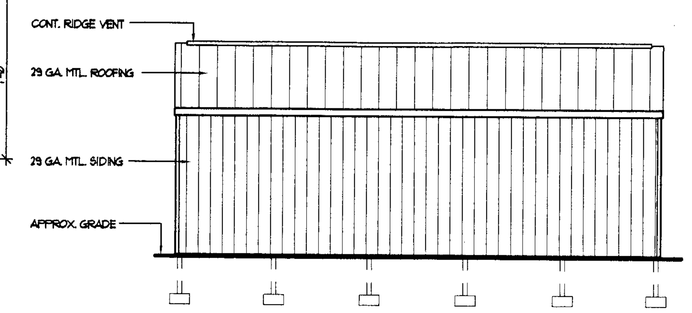
1 / A.1 FLOOR PLAN
SCALE: 1/4" = 1'-0"



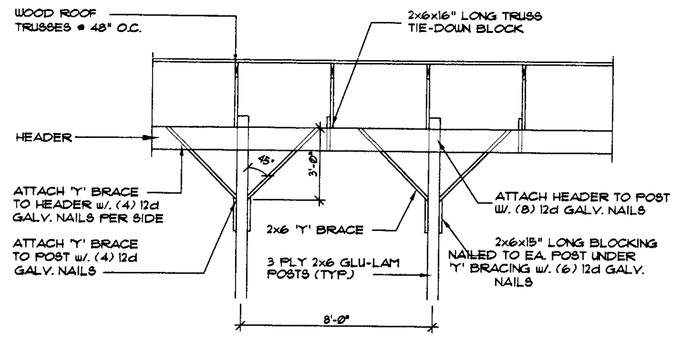
2 / A.1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



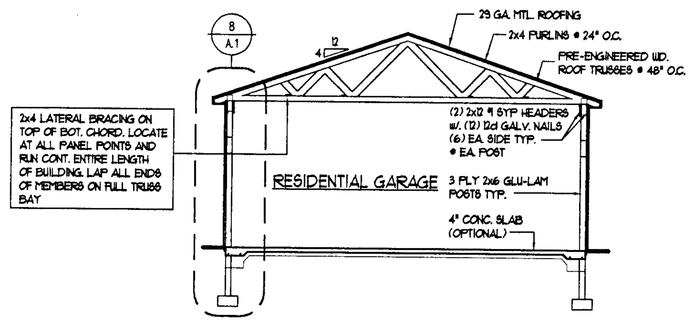
3 / A.1 SIDE ELEVATION
SCALE: 1/8" = 1'-0"
SAME AS OPPOSITE



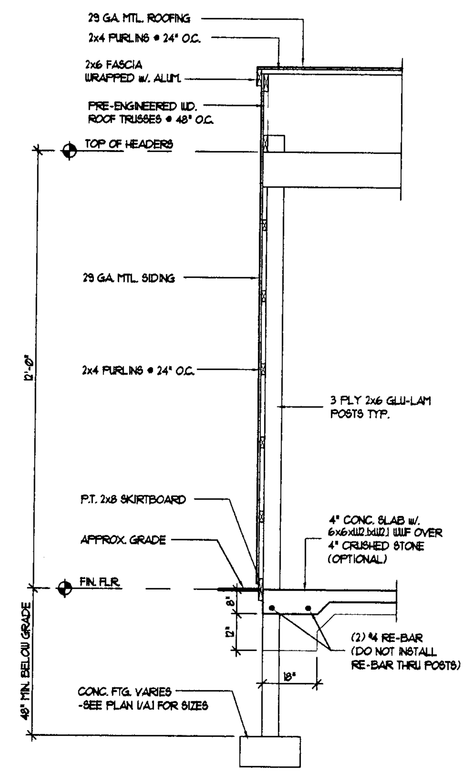
4 / A.1 REAR ELEVATION
SCALE: 1/8" = 1'-0"



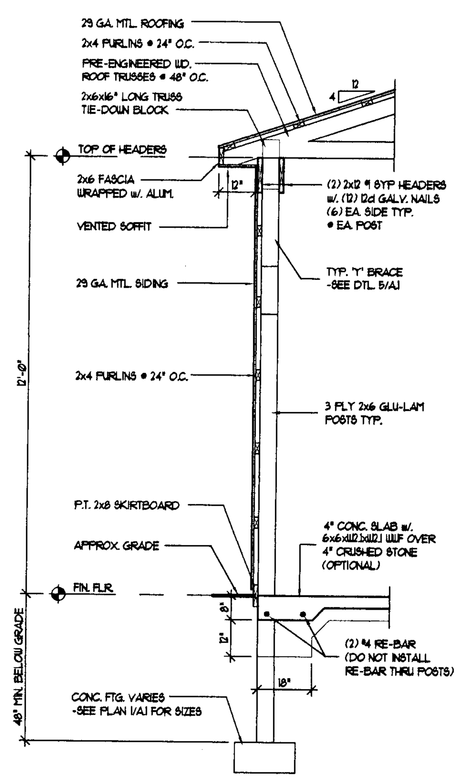
5 / A.1 TYP. 'Y' BRACE DTL.
SCALE: 1/4" = 1'-0"



6 / A.1 BUILDING SECTION
SCALE: 1/8" = 1'-0"



7 / A.1 GABLE WALL SECTION
SCALE: 3/8" = 1'-0"



8 / A.1 WALL SECTION
SCALE: 3/8" = 1'-0"

07-528-SPHA

FILE INFO.

CONTRACTOR
B&D BUILDERS
14 N. Ronks Road
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DAN- (610) 637-0971 / BEN - (717) 278-4127

Engel Architects
1854 Lincoln Highway East
Lancaster, PA 17602
(717)392-8021, fax 392-7140

RESIDENTIAL GARAGE
FOR
FRANK PROTOKOWICZ
641 Main Street
Reisterstown, Md. 21136

SEAL

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PROJECT NO.
06258

MANAGED BY
D. KULINA

DRAWN BY
R. ENEDY

REVISIONS

DATE
DECEMBER 8, 2006

DRAWING TITLE
FLOOR PLAN
EXTER. ELEVATIONS
SECTIONS

SHEET NO.
A.1

GENERAL NOTES - RESIDENTIAL CONSTRUCTION:

THESE NOTES APPLY TO ALL DRAWINGS:

1. ALL WORK TO CONFORM TO ALL SECTIONS OF IRC 2003 CODE, INCL. LOCAL AMENDS. OF REISTERSTOWN, MD.- BALTIMORE CO. CONTRACTOR IS RESPONSIBLE TO CONTACT CODE OFFICIAL INSPECTIONS AS REQUESTED BY THE LOCAL TOWNSHIP ALL INSPECTIONS, INCLUDE BUT NOT LIMITED TO FOUNDATIONS.
2. ALL FOUNDATIONS DESIGNED FOR 36" FROST DEPTH & ASSUMED ALLOWABLE NET SOIL BEARING PRESSURE OF 3000 PSF. CONTRACTOR TO VERIFY.

   DESIGN LIVE LOADS AS FOLLOWS:
   - SNOW: 25 PSF PLUS DRIFT
   - WIND: 90 MPH (EXPOSURE C)

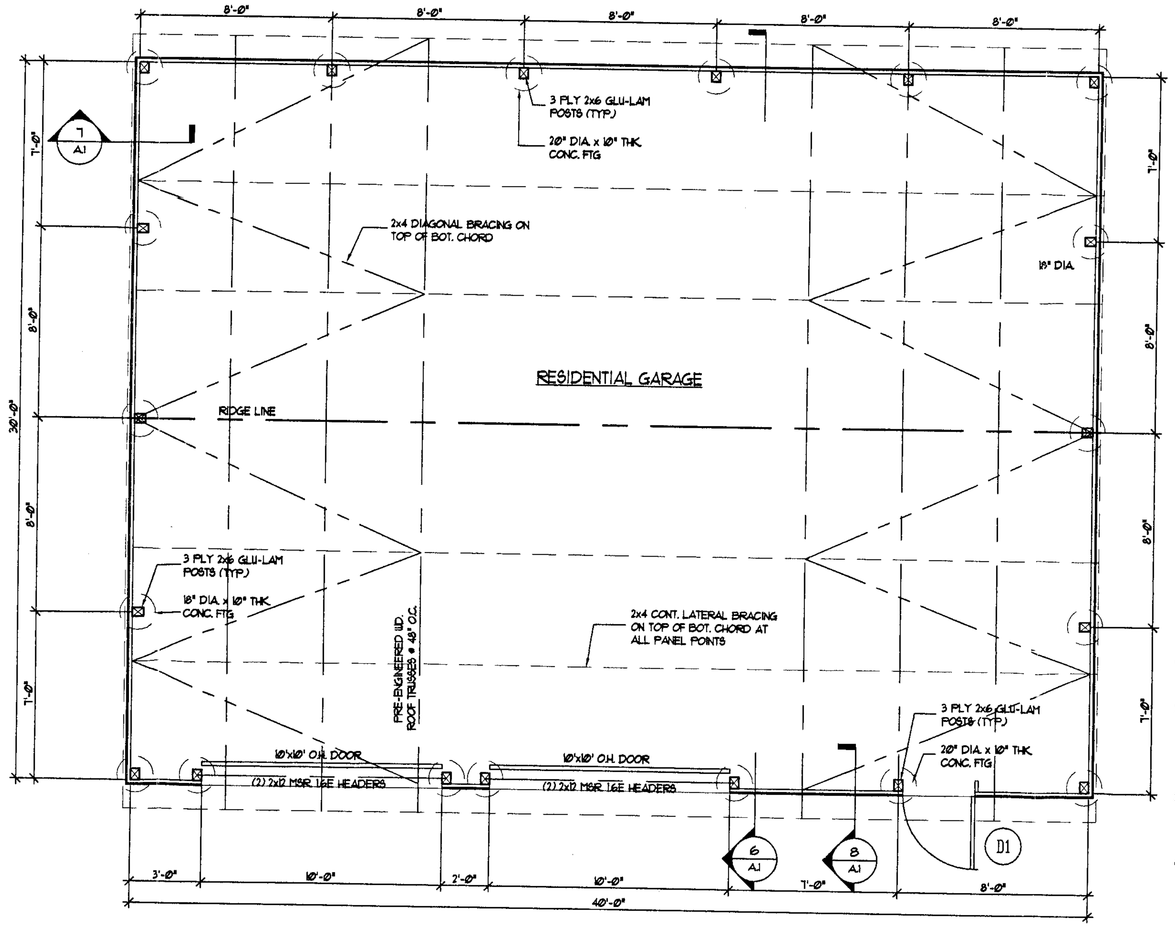
   DEAD LOADS AS FOLLOWS:
   - TOP CHORD OF TRUSS W/ MTL.: 7 PSF
   - BOT. CHORD OF TRUSS: 10 PSF
3. THE STABILITY OF THE STRUCTURE DEPENDS ON THE DIAPHRAGM ACTION OF THE ROOF AND FLOORS. CONTRACTOR IS COMPLETELY RESPONSIBLE FOR METHODS OF CONSTRUCTION AND SHALL PROVIDE ALL GUYS, BRACING AND SHORING REQD. FOR ALL INTERIM LOADING CONDITIONS THROUGHOUT THE CONSTRUCTION PHASE.
4. CONTRACTOR TO DETERMINE FLOOR ELEVATIONS IN RELATION TO SITE PLAN. GRADE TO SLOPE AWAY FROM GARAGE, MIN. 6 INCH DROP IN FIRST 10 FEET.
5. PROVIDE EROSION PROTECTION AS REQ'D. BY ALL GOVERNING AUTHORITIES.
6. ALL CONCRETE WORK SHALL CONFORM TO ALL PROVISIONS OF THE LATEST EDITIONS OF ACI 301 & ACI 318. CONC. TO BE 3000 PSI UNLESS OTHERWISE NOTED.
7. CONCRETE PROTECTION FOR REINFORCING BARS SHALL CONFORM TO CODE. REINFORCING SHALL CONFORM TO ACI 315.
8. STRUCTURAL WOOD TO BE GRADED - MIN. SPF, OR #2 HEM-FIR UNLESS NOTED. ENGRD. WD. PRODUCTS TO HAVE FOLLOWING STRENGTHS:
   LVL: Fb = 2500 PSI
   LSL: Fb = 2375 PSI
   I-JOISTS: TJI SIZE & SERIES AS INDICATED, OR EQ.BY.
   GLULAMS: Fb = 2400 PSI, ~~HSR-USE: Fb = 2400 PSI~~
   HSR-USE: Fb = 2250 PSI
9. COMPLY WITH NFPA MANUAL FOR HOUSE FRAMING & NAILING SCHEDULE & NATIONAL DESIGN SPECS. LUMBER & STRC PLYWD. TO COMPLY W/ GRADING REQTS. ALSO, REFER TO IRC FIG. R502.8 FOR CUTTING & NOTCHING, TABLES R602.3(1&2) FOR FASTENERS, AND FIG. 602.3(2) FOR STUD WALL FRAMING DETAILS. AT NON-BEARING INT. & EXT. WALLS, FOR OPNGS. UP TO 7'-0" WIDE, PROVIDE (2) 2x8 HEADER. PROVIDE EQ. SPACED BRIDGING (MAX 8'-0" o.c.) AT FLOOR JOISTS.
10. PROVIDE P.T. WD. WHERE IN CONTACT W/ EPDM ROOFING, FLASHING, WATERPRFG, CONCRETE OR EARTH.
11. ALL WOOD FASTENERS, HANGERS, ETC. IN CONTACT W/ P.T. WD. TO RECEIVE MIN. G90 GALV., OR GREATER AS REQD BY FASTENER MFR. FOR TYPE OF P.T. CHEMICAL USED AND/OR ENVIRONMENTAL CONDITIONS.
12. PROVIDE CODE OFFICIAL W/ SHOP DWGS, SEALED BY AN ENGR. REG. IN THE STATE IN ITEM 9, FOR THE FOLLOWING: WOOD ROOF TRUSSES,
13. FLASHING TO CONFORM W/ SMACNA SHEET METAL MANUAL FOR LOCATIONS AND INSTALL. ALL ROOF DETAILS, INCL. BUT NOT LIMITED TO EDGES, CURBS, AND PENETRATIONS TO BE INSTALLED PER MANUFACTURER REQUIREMENTS AND NRCA RECOMMENDATIONS. ALL FLASHING, GUTTERS & D.S. TO COMPLY W/ SMACNA RECOMS, INCL. WIND & SNOW LOADING.
14. REFER TO IRC SECTION R1103 FOR REQ'D. FLASHING LOCS.

SYMBOL LEGEND

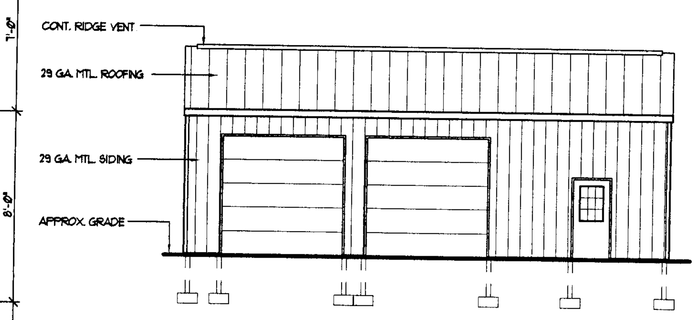
- D1 — 3'-0"x6'-8" SERVICE DOOR w/. 9-LITE W.D.W.
- 1 / A.1 — SECTION NUMBER / SHEET SECTION IS LOCATED.
- 1 / A.1 — DETAIL NUMBER / SHEET DETAIL IS LOCATED.
- ELEVATION BULLET

WOOD ROOF TRUSS NOTES:

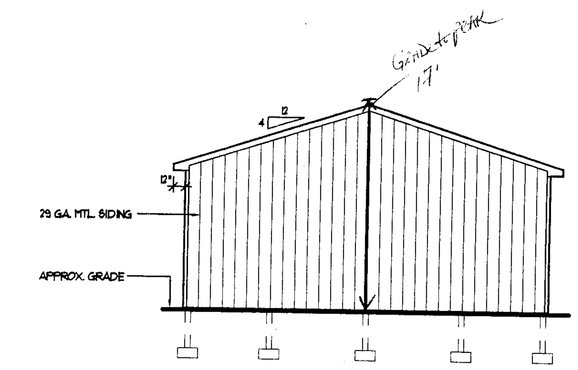
1. TRUSSES SHALL BE DESIGNED, FABRICATED AND ERECTED TO MEET PITCH AND DIMS SHOWN ON THE DWGS. AND TO MEET DESIGN LOADING REQTS FOR THIS LOCATION. TRUSSES SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION ANSI/TPI 1 NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION, AND SHALL INCORPORATE ALL APPLICABLE LOADING COMBINATIONS, INCLUDING MINIMUM REQUIRED BOTTOM CHORD LOADING AS SET FORTH IN THE 2003 IBC CODE. MAXIMUM TRUSS DEFLECTION UNDER ROOF LIVE LOAD TO BE LESS THAN L/360. THE CONTRACTOR SHALL SUBMIT FOR REVIEW TO THE ARCHITECT THE TRUSS DESIGN CALCULATIONS AND DRAWINGS SIGNED AND SEALED BY A LICENSED ENGINEER REGISTERED IN THE STATE IN WHICH THE PROJECT IS LOCATED.
2. TRUSSES SHALL BE DESIGNED TO ACCOMODATE MECH. UNIT WEIGHTS IN ADDITION TO UNIFORM ROOF DEAD AND LIVE LOADS.
3. LUMBER USED FOR CHORDS AND WEBS SHALL BE A MINIMUM 2 IN. NOMINAL WIDTH SURFACED FOUR SIDES WITH MOISTURE CONTENT NOT EXCEEDING 19%. LUMBER SHALL BE GRADE STAMPED WITH THE APPROPRIATE WWPA OR SPIB STAMP INDICATING COMPLIANCE WITH PS-20 LUMBER DEFECTS OCCURING IN THE CONNECTOR PLATE AREA SHALL SECURELY FASTEN EACH JOINT ON BOTH FACES OF THE TRUSS IN ACCORDANCE WITH ACCEPTED TPI STANDARDS AND PROCEDURES AND BE CAPABLE OF TRANSFERRING THE FULL MEMBER CAPACITIES.
4. GALVANIZED STEEL CONNECTOR PLATES SHALL BE FABRICATED FROM MINIMUM .0036 INCH THICK STEEL SHEET CONFORMING TO ASTM A446, GRADE A AND ASTM A525, G60. PLATES SHALL SECURELY FASTEN EACH JOINT ON BOTH FACES OF THE TRUSS IN ACCORDANCE WITH ACCEPTED TI STANDARDS AND PROCEDURES AND BE CAPABLE OF TRANSFERRING THE FULL MEMBER CAPACITIES.
5. SECURELY BRACE TRUSSES DURING ERECTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE TRUSS PLATE INSTITUTE. ERECTION BRACING SHALL HOLD TRUSSES STRAIGHT AND PLUMB UNTIL DECKING AND PERMENANT BRACING ARE INSTALLED. INSTALL PERMENANT BRACING AS REQUIRED BY DESIGN PRIOR TO APPLICATION OF LOAD. PERMANENT BRACING SHOWN ON ARCH. DWGS. IS MIN. REQ'D -- PROVIDE ADDITIONAL PER TRUSS MFR. DESIGN.
6. SECURE TRUSSES TO THE SUPPORTING STRUCTURE WITH GALVANIZED FRAMING ANCHORS. ANCHORS IN CONTACT WITH P.T. LUMBER SHALL HAVE G60 GALVANIZATION. CONNECTIONS MUST RESIST ALL DESIGN LOADS.



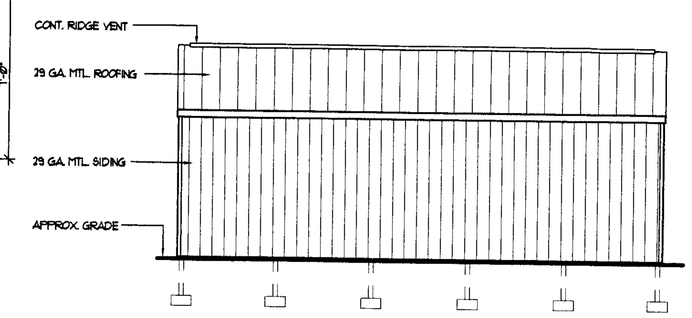
1 / A.1 FLOOR PLAN
SCALE: 1/4" = 1'-0"



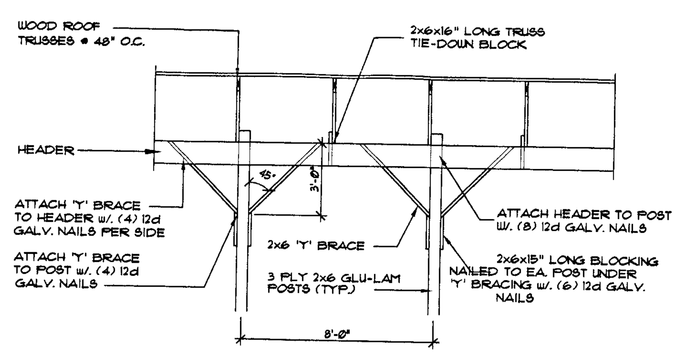
2 / A.1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



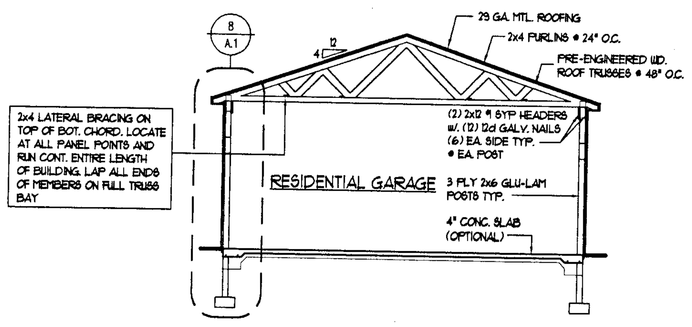
3 / A.1 SIDE ELEVATION
SCALE: 1/8" = 1'-0"
SAME AS OPPOSITE



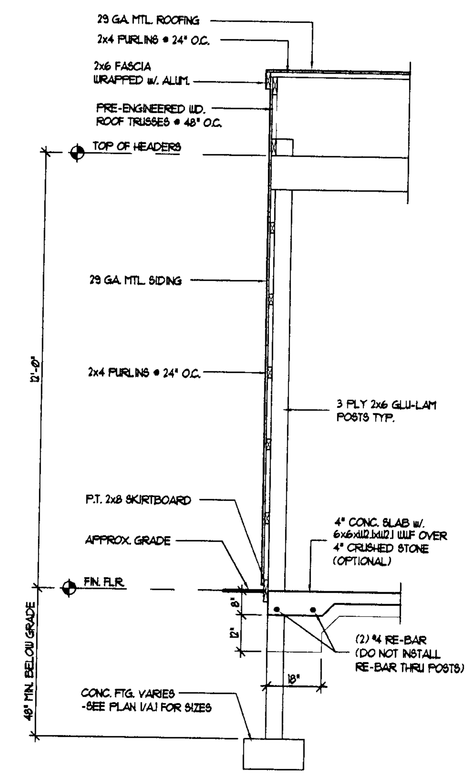
4 / A.1 REAR ELEVATION
SCALE: 1/8" = 1'-0"



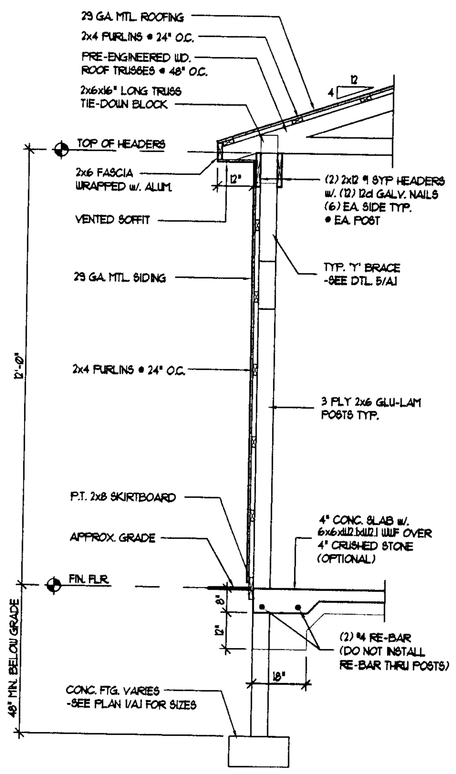
5 / A.1 TYP. 'Y' BRACE DTL.
SCALE: 1/4" = 1'-0"



6 / A.1 BUILDING SECTION
SCALE: 1/8" = 1'-0"



7 / A.1 GABLE WALL SECTION
SCALE: 3/8" = 1'-0"



8 / A.1 WALL SECTION
SCALE: 3/8" = 1'-0"

07-528-SPHA

FILE INFO.

CONTRACTOR
B&D BUILDERS
14 N. Ronks Road
Ronks, Pa. 17572
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Engel Architects
1854 Lincoln Highway East
Lancaster, PA 17602
(717)392-8021, fax 392-7140

RESIDENTIAL GARAGE
FOR
FRANK PROTOKOWICZ
641 Main Street
Reisterstown, Md. 21136

SEAL

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PROJECT NO.
06258

MANAGED BY
D. KULINA

DRAWN BY
R. ENEDY

REVISIONS

DATE
DECEMBER 8, 2006

DRAWING TITLE
FLOOR PLAN
EXTER. ELEVATIONS
SECTIONS

SHEET NO.
A.1

GENERAL NOTES - RESIDENTIAL CONSTRUCTION:

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   - WIND: 90 MPH (EXPOSURE C)

   DEAD LOADS AS FOLLOWS:
   - TOP CHORD OF TRUSS W/ MTL.: 7 PSF
   - BOT. CHORD OF TRUSS: 10 PSF
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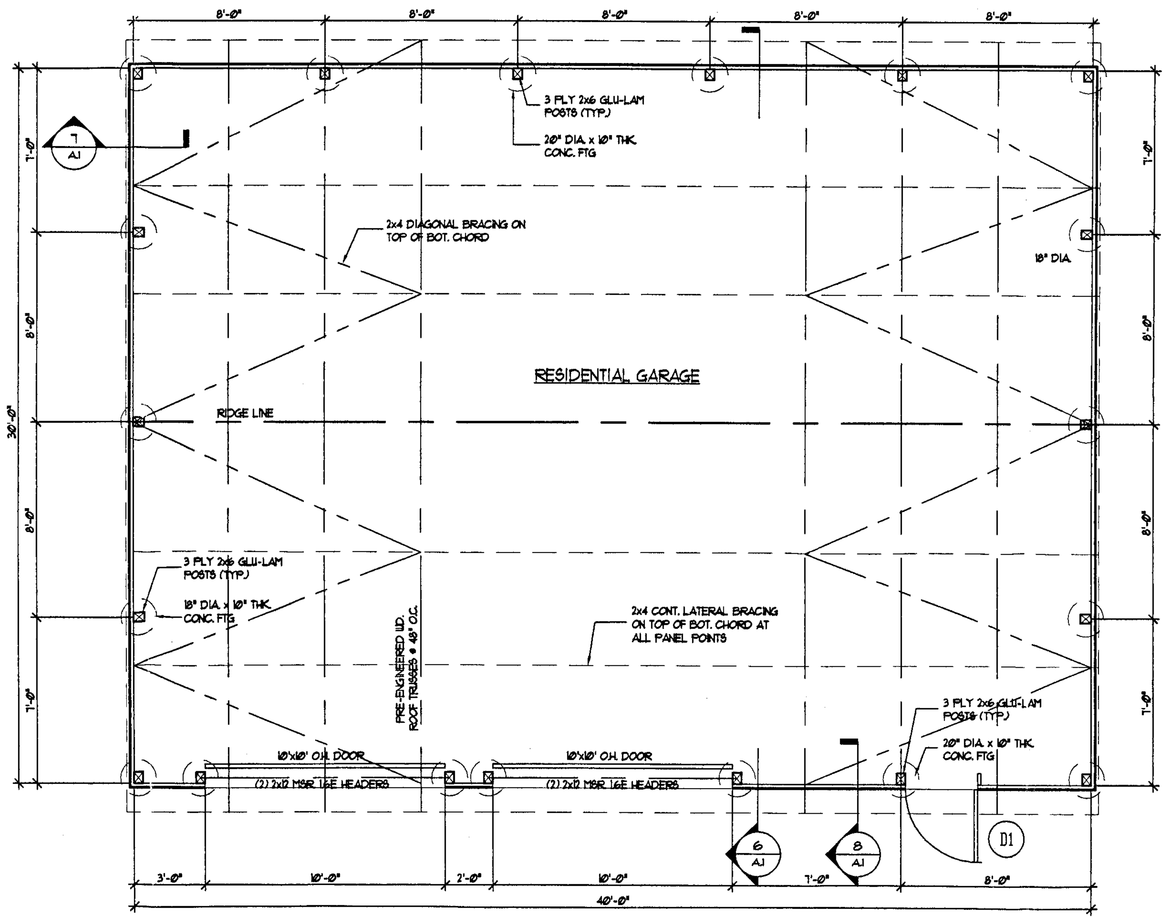
9. COMPLY WITH NFPA MANUAL FOR HOUSE FRAMING & NAILING SCHEDULE & NATIONAL DESIGN SPECS. LUMBER & STR. PLYWD. TO COMPLY W/ GRADING REQ'TS. ALSO, REFER TO IRC FIG. R602.3 FOR CUTTING & NOTCHING, TABLES R602.3(1&2) FOR FASTENERS, AND FIG. 602.3(2) FOR STUD WALL FRAMING DETAILS. AT NON-BEARING INT. & EXT. WALLS, FOR OPNGS. UP TO 7'-0" WIDE, PROVIDE (2) 2x8 HEADER. PROVIDE EQ. SPACED BRIDGING (MAX 8'-0" o.c.) AT FLOOR JOISTS.
10. PROVIDE P.T. WD. WHERE IN CONTACT W/ EPDM ROOFING, FLASHING, WATERPRFG., CONCRETE OR EARTH.
11. ALL WOOD FASTENERS, HANGERS, ETC. IN CONTACT W/ P.T. WD. TO RECEIVE MIN. G90 GALV., OR GREATER AS REQD BY FASTENER MFR. FOR TYPE OF P.T. CHEMICAL USED AND/OR ENVIROMENTAL CONDITIONS.
12. PROVIDE CODE OFFICIAL W/ SHOP DWGS, SEALED BY AN ENGR. REG. IN THE STATE IN ITEM 9, FOR THE FOLLOWING: WOOD ROOF TRUSSES.
13. FLASHING TO CONFORM W/ SMACNA SHEET METAL MANUAL FOR LOCATIONS AND INSTALL. ALL ROOF DETAILS, INCL. BUT NOT LIMITED TO EDGES, CURBS, AND PENETRATIONS TO BE INSTALLED PER MANUFACTURER REQUIREMENTS AND NRCA RECOMMENDATIONS. ALL FLASHING, GUTTERS & D.S. TO COMPLY W/ SMACNA REQ'MTS, INCL. WIND & SNOW LOADING.
14. REFER TO IRC SECTION R1103 FOR REQ'D. FLASHING LOCS.

SYMBOL LEGEND

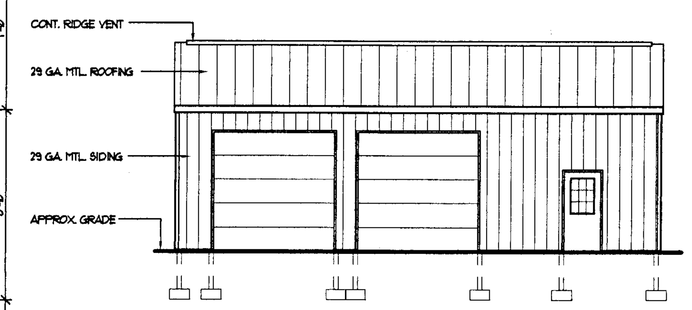
- D1 — 3'-0"x6'-8" SERVICE DOOR w/. 9-LITE W.D.W.
- 1 / A.1 — SECTION NUMBER / SHEET SECTION IS LOCATED.
- 1 / A.1 — DETAIL NUMBER / SHEET DETAIL IS LOCATED.
- ELEVATION BULLET

WOOD ROOF TRUSS NOTES:

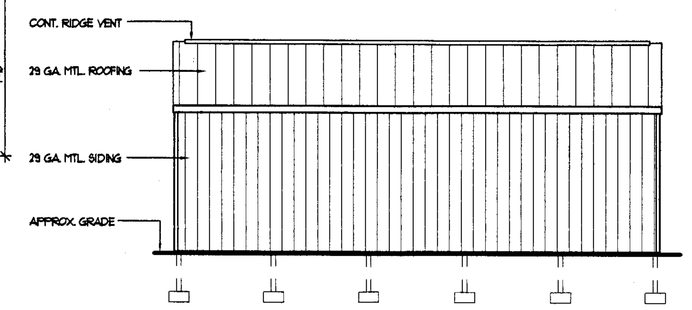
1. TRUSSES SHALL BE DESIGNED, FABRICATED AND ERECTED TO MEET PITCH AND DIMS SHOWN ON THE DWGS. AND TO MEET DESIGN LOADING REQ'TS FOR THIS LOCATION. TRUSSES SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION ANSI/TPI 1 NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION, AND SHALL INCORPORATE ALL APPLICABLE LOADING COMBINATIONS, INCLUDING MINIMUM REQUIRED BOTTOM CHORD LOADING AS SET FORTH IN THE 2003 IBC CODE. MAXIMUM TRUSS DEFLECTION UNDER ROOF LIVE LOAD TO BE LESS THAN L/360. THE CONTRACTOR SHALL SUBMIT FOR REVIEW TO THE ARCHITECT THE TRUSS DESIGN CALCULATIONS AND DRAWINGS SIGNED AND SEALED BY A LICENSED ENGINEER REGISTERED IN THE STATE IN WHICH THE PROJECT IS LOCATED.
2. TRUSSES SHALL BE DESIGNED TO ACCOMODATE MECH. UNIT WEIGHTS IN ADDITION TO UNIFORM ROOF DEAD AND LIVE LOADS.
3. LUMBER USED FOR CHORDS AND WEBS SHALL BE A MINIMUM 2 IN. NOMINAL WIDTH SURFACED FOUR SIDES WITH MOISTURE CONTENT NOT EXCEEDING 19%. LUMBER SHALL BE GRADE STAMPED WITH THE APPROPRIATE WWPA OR SPIB STAMP INDICATING COMPLIANCE WITH PS-20 LUMBER DEFECTS OCCURING IN THE CONNECTOR PLATE AREA SHALL SECURELY FASTEN EACH JOINT ON BOTH FACES OF THE TRUSS IN ACCORDANCE WITH ACCEPTED TPI STANDARDS AND PROCEDURES AND BE CAPABLE OF TRANSFERRING THE FULL MEMBER CAPACITIES.
4. GALVANIZED STEEL CONNECTOR PLATES SHALL BE FABRICATED FROM MINIMUM 0.036 INCH THICK STEEL SHEET CONFORMING TO ASTM A446, GRADE A AND ASTM A525, G40. PLATES SHALL SECURELY FASTEN EACH JOINT ON BOTH FACES OF THE TRUSS IN ACCORDANCE WITH ACCEPTED TI STANDARDS AND PROCEDURES AND BE CAPABLE OF TRANSFERRING THE FULL MEMBER CAPACITIES.
5. SECURELY BRACE TRUSSES DURING ERECTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE TRUSS PLATE INSTITUTE. ERECTION BRACING SHALL HOLD TRUSSES STRAIGHT AND PLUMB UNTIL DECKING AND PERMANENT BRACING ARE INSTALLED. INSTALL PERMENANT BRACING AS REQUIRED BY DESIGN PRIOR TO APPLICATION OF LOAD. PERMANENT BRACING SHOWN ON ARCH. DWGS. IS MIN. REQ'D -- PROVIDE ADDITIONAL PER TRUSS MFR. DESIGN.
6. SECURE TRUSSES TO THE SUPPORTING STRUCTURE WITH GALVANIZED FRAMING ANCHORS. ANCHORS IN CONTACT WITH P.T. LUMBER SHALL HAVE G90 GALVANIZATION. CONNECTIONS MUST RESIST ALL DESIGN LOADS.



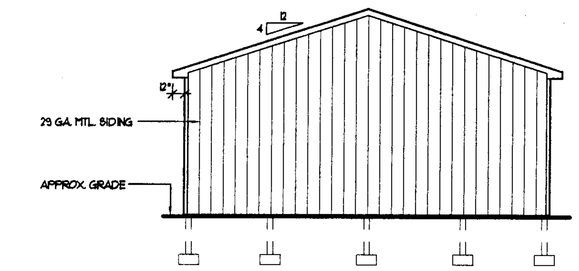
1 / A.1 FLOOR PLAN
SCALE: 1/4"= 1'-0"



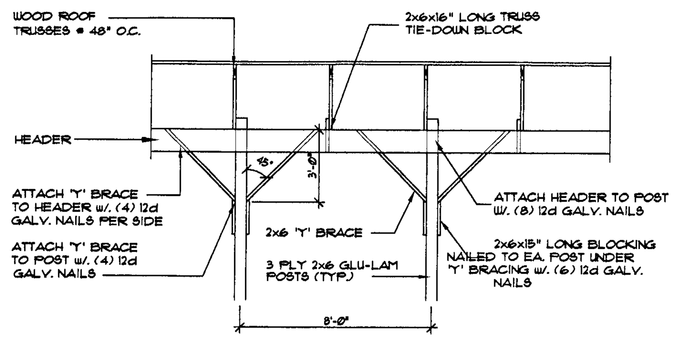
2 / A.1 FRONT ELEVATION
SCALE: 1/8"= 1'-0"



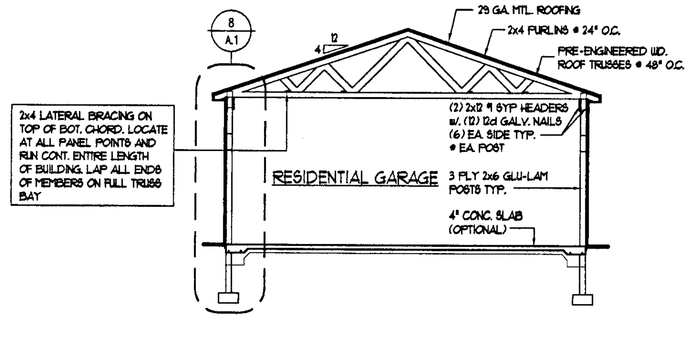
4 / A.1 REAR ELEVATION
SCALE: 1/8"= 1'-0"



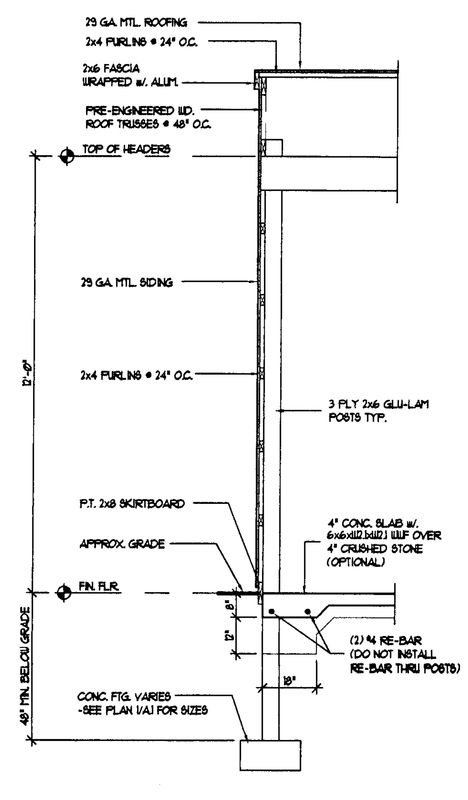
3 / A.1 SIDE ELEVATION
SCALE: 1/8"= 1'-0" SAME AS OPPOSITE



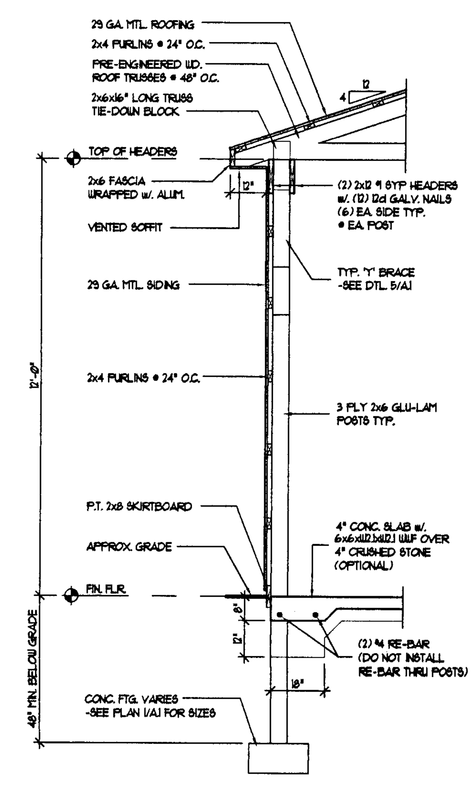
5 / A.1 TYP. 'Y' BRACE DTL.
SCALE: 1/4"= 1'-0"



6 / A.1 BUILDING SECTION
SCALE: 1/8"= 1'-0"



7 / A.1 GABLE WALL SECTION
SCALE: 3/8"= 1'-0"



8 / A.1 WALL SECTION
SCALE: 3/8"= 1'-0"

07-528-SFHA

FILE INFO.

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DAN- (610) 637-0971 / BEN - (717) 278-4127

Engel Architects
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(717)392-8021, fax 392-7140

RESIDENTIAL GARAGE FOR
FRANK PROTOKOWICZ
641 Main Street
Reisterstown, Md. 21136

SEAL

THIS DRAWING IS THE PROPERTY OF ENGEL ARCHITECTS. IT MAY NOT BE REPRODUCED IN ANY FORM WITHOUT THEIR PERMISSION. DO NOT SCALE DRAWING. CONTRACTOR SHALL VERIFY ALL CONDITIONS & DIMENSIONS ON SITE PRIOR TO PROCEEDING WITH THE WORK.

PROJECT NO. 06258
MANAGED BY D. KULINA
DRAWN BY R. ENEDY
REVISIONS

DATE DECEMBER 8, 2006
DRAWING TITLE FLOOR PLAN EXTER. ELEVATIONS SECTIONS
SHEET NO. A.1

GENERAL NOTES - RESIDENTIAL CONSTRUCTION:

THESE NOTES APPLY TO ALL DRAWINGS:

1. ALL WORK TO CONFORM TO ALL SECTIONS OF IRC 2003 CODE, INCL. LOCAL AMEND'S. OF REISTERSTOWN, MD.- BALTIMORE CO. CONTRACTOR IS RESPONSIBLE TO CONTACT CODE OFFICIAL INSPECTIONS AS REQUESTED BY THE LOCAL TOWNSHIP ALL INSPECTIONS, INCLUDE BUT NOT LIMITED TO FOUNDATIONS..
2. ALL FOUNDATIONS DESIGNED FOR 36" FROST DEPTH & ASSUMED ALLOWABLE NET SOIL BEARING PRESSURE OF 3000 PSF. CONTRACTOR TO VERIFY.

   DESIGN LIVE LOADS AS FOLLOWS:
   - SNOW: 25 PSF PLUS DRIFT
   - WIND: 90 MPH (EXPOSURE C)

   DEAD LOADS AS FOLLOWS:
   - TOP CHORD OF TRUSS W/. MTL.: 7 PSF
   - BOT. CHORD OF TRUSS: 10 PSF
3. THE STABILITY OF THE STRUCTURE DEPENDS ON THE DIAPHRAGM ACTION OF THE ROOF AND FLOORS. CONTRACTOR IS COMPLETELY RESPONSIBLE FOR METHODS OF CONSTRUCTION AND SHALL PROVIDE ALL GUYS, BRACING AND SHORING REQ'D. FOR ALL INTERIM LOADING CONDITIONS THROUGHOUT THE CONSTRUCTION PHASE.
4. CONTRACTOR TO DETERMINE FLOOR ELEVATIONS IN RELATION TO SITE PLAN. GRADE TO SLOPE AWAY FROM GARAGE, MIN. 6 INCH DROP IN FIRST 10 FEET.
5. PROVIDE EROSION PROTECTION AS REQ'D. BY ALL GOVERNING AUTHORITIES.
6. ALL CONCRETE WORK SHALL CONFORM TO ALL PROVISIONS OF THE LATEST EDITIONS OF ACI 301 & ACI 318. CONC. TO BE 3000 PSI UNLESS OTHERWISE NOTED.
7. CONCRETE PROTECTION FOR REINFORCING BARS SHALL CONFORM TO CODE. REINFORCING SHALL CONFORM TO ACI 318.
8. STRUCTURAL WOOD TO BE GRADED - MIN. 5 P.F. OR #2 HEM-FIR UNLESS NOTED. ENGRD. W.D. PRODUCTS TO HAVE FOLLOWING STRENGTHS:
   LVL: Fb= 2600 PSI
   LSL: Fb = 2375 PSI
   I-JOISTS: TJI SIZE & SERIES AS INDICATED OR EQ.BY.
   GLULAMS: Fb = 2400 PSI, ~~PSL=2400 PSI~~ = 2600 PSI
   PSR-LSL: Fb= 2250 PSI
9. COMPLY WITH NFPA MANUAL FOR HOUSE FRAMING & NAILING SCHEDULE & NATIONAL DESIGN SPECS. LUMBER & STR. PLYWD. TO COMPLY W/ GRADING REQ'TS. ALSO, REFER TO IRC FIG. R602.3 FOR CUTTING & NOTCHING, TABLES R602.3(1&2) FOR FASTENERS, AND FIG. 602.3(2) FOR STUD WALL FRAMING DETAILS. AT NON-BEARING INT. & EXT. WALLS, FOR OPNGS. UP TO 7'-0" WIDE, PROVIDE (2) 2x8 HEADER. PROVIDE EQ. SPACED BRIDGING (MAX 8'-0" o.c.) AT FLOOR JOISTS.
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11. ALL WOOD FASTENERS, HANGERS, ETC. IN CONTACT w/ P.T. W.D. TO RECEIVE MIN. G90 GALV., OR GREATER AS REQ'D. BY FASTENER MFR. FOR TYPE OF P.T. CHEMICAL USED AND/OR ENVIRONMENTAL CONDITIONS.
12. PROVIDE CODE OFFICIAL w/ SHOP DWGS, SEALED BY AN ENGR. REG. IN THE STATE IN ITEM 9, FOR THE FOLLOWING: WOOD ROOF TRUSSES.
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14. REFER TO IRC SECTION R703 FOR REQ'D. FLASHING LOCS.

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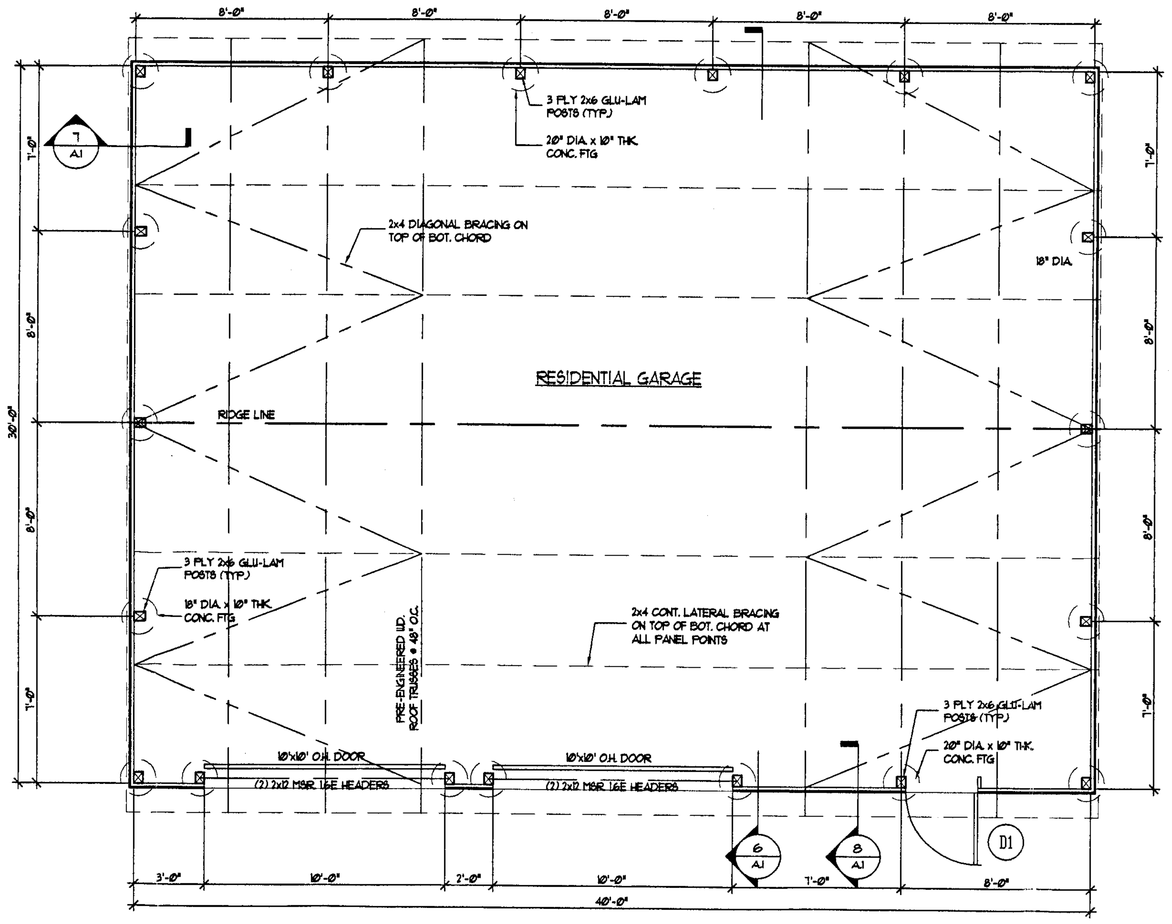
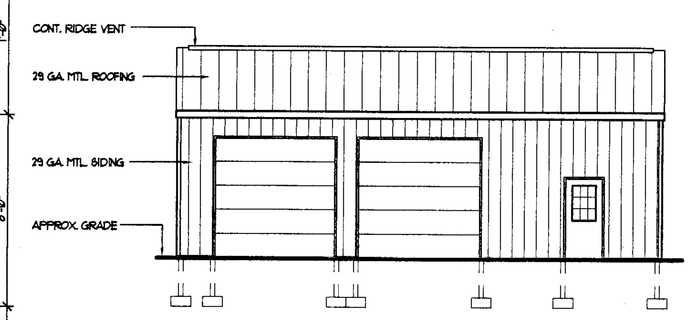
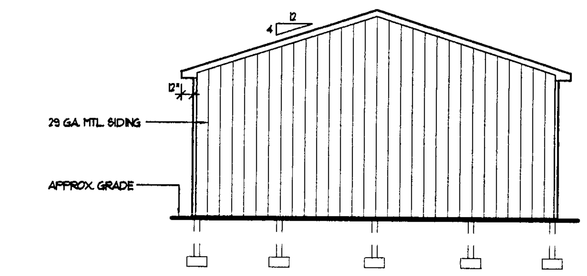


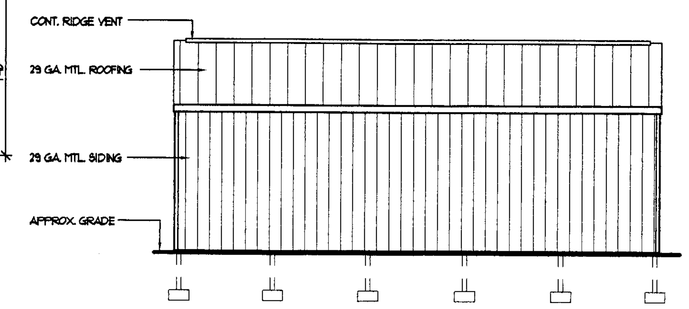
1 / A.1 FLOOR PLAN
SCALE: 1/4"= 1'-0"



2 / A.1 FRONT ELEVATION
SCALE: 1/8"= 1'-0"



3 / A.1 SIDE ELEVATION
SCALE: 1/8"= 1'-0"
SAME AS OPPOSITE



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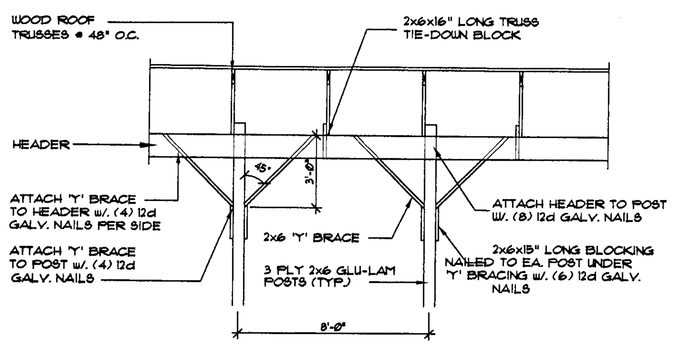
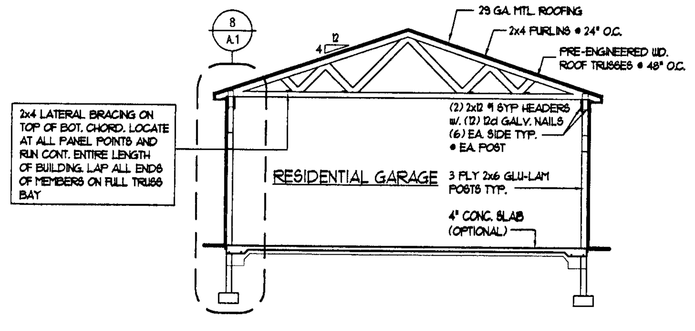
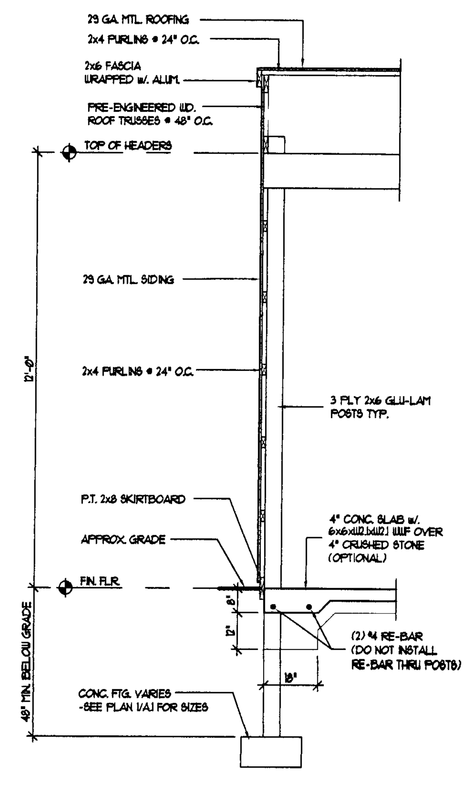


5 / A.1 TYP. 'Y' BRACE DTL.
SCALE: 1/4"= 1'-0"



6 / A.1 BUILDING SECTION
SCALE: 1/8"= 1'-0"



7 / A.1 GABLE WALL SECTION
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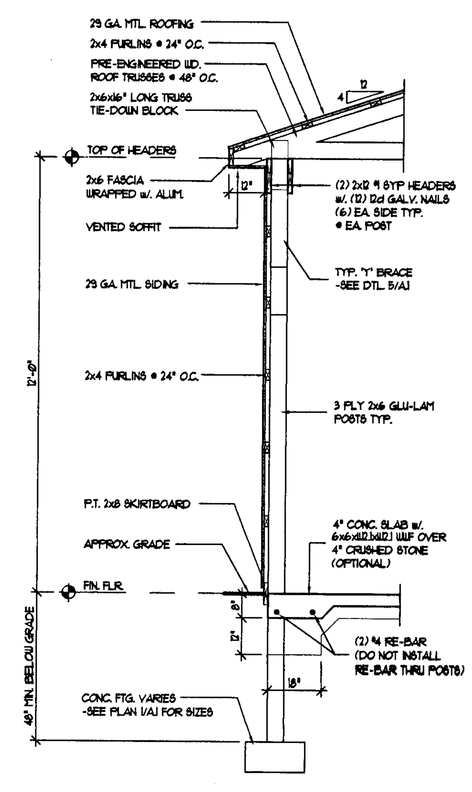

8 / A.1 WALL SECTION
SCALE: 3/8"= 1'-0"

FILE INFO.

CONTRACTOR
B&D BUILDERS
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Ronks, Pa. 17572
DAN- (610) 637-0971 / BEN - (717) 278-4127

Engel Architects
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Lancaster, PA 17602
(717)392-8021, fax 392-7140

RESIDENTIAL GARAGE
FOR
FRANK PROTOKOWICZ
641 Main Street
Reisterstown, Md. 21136

SEAL

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PROJECT NO.
06258

MANAGED BY
D. KULINA

DRAWN BY
R. ENEDY

REVISIONS

DATE
DECEMBER 8, 2006

DRAWING TITLE
FLOOR PLAN
EXTER. ELEVATIONS
SECTIONS

SHEET NO.
A.1

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: June 7, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For June 11, 2007
Item Nos. 07-526, 527, 528, 529, 530, 532, 533, 535, 536, 537, 538, and 540

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

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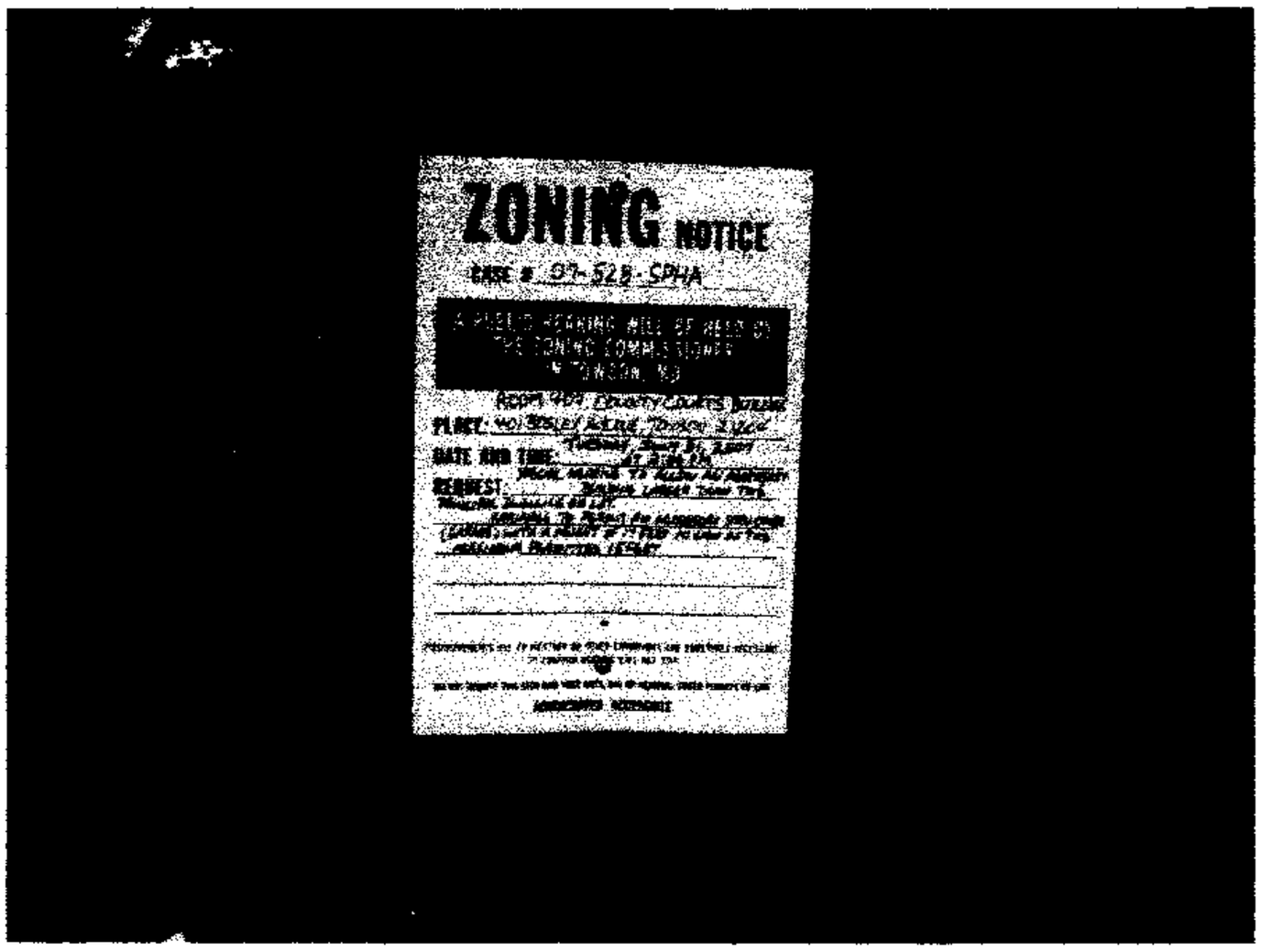
cc: File
ZAC-NO COMMENTS-06072007.doc



Martingale 7/15/07