IN RE: **PETITION FOR ADMIN. VARIANCE** E/S Old Mill Road, 640' SE of the c/line of Pool Road **(13023 Beaver Dam Road)** 8th Election District 3rd Council District Deirdre Bosley & David Warnock Petitioners	* * * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY **Case No. 07-589-A**

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Deirdre Bosley and David Warnock. The Petitioners request Variance relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (pool house) with a height of 31 feet in lieu of the required maximum height of 15 feet.[1] The subject property and requested relief are more particularly described on the site plan submitted, which was accepted into evidence and marked as Petitioners' Exhibit 1.

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

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

[1] Prior Order in Case No. 06-429-A granted similar relief to the Petitioners for accessory height of the subject pool house 28 feet in lieu of the maximum allowed 15 feet.

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Date 6-19-07
By

documentation contained within the case file. While no objections were received from neighbors, the case was set for public hearing by this Zoning Commissioner, *sua sponta*, in view of the past history.

Appearing at the requisite public hearing on behalf of the Petitioners were Deidre A. Bosley, property owner; Tom Gamper of Schamu Machowski Greco, Inc., the architects who have developed the plans to renovate the existing barn into the subject pool house and Bruce E. Doak with Gerhold, Cross & Etzel, Ltd., who prepared the site plan for this property. There were no Protestants or other interested persons present.

The testimony and evidence offered disclosed that the subject property is located on the south side of Pool Road north of Beaver Dam Road in Hunt Valley not far from the Baltimore Harrisburg Expressway (I-83). The site is 11.17 acres in size and is zoned R.C.4. It is served by private well and septic systems and improved with a large three-story historic stone house, barn and garage. The developable area of the property is impacted by a substantial forest buffer easement and 100-year floodplain on the southern portion of the property as well as a private maintenance and utility easement that bisects a northern portion of the lot.

For whatever reason, it was not realized that the height of the pool house with its 9/12 roof pitch designed to maintain the historic profile as shown on the construction drawings submitted would require an additional 3 feet in height. When calculated in accordance with the "Building Height" definition found in B.C.Z.R. Section 101, the architect and builder informed the Petitioners that additional variance relief would be necessary. Obviously, the attention to detail has otherwise been intense and thorough as illustrated by the 8-page pool house elevations and specifications submitted as Petitioners' Exhibit 4 and Architectural Rendering, Petitioners' Exhibit 5.

The pool house consists of a study and exercise facilities on the second story and a lounge area, wet bar, bathroom and dressing room on the ground floor with room for vehicle parking. There are no cooking facilities and no intention of turning the pool house into any sort of dwelling. The roof and exterior of the building were built to match the dwelling on the site.

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By

As the barn renovation and preservation concepts (Petitioners' Exhibit 3) and photos (Petitioners' Exhibit 2) clearly demonstrate both the dwelling and the proposed pool house are very impressive structures.

The issue presented is whether there is some unique characteristic of the property which creates a practical difficulty in compliance with the zoning regulations. *Cromwell v. Ward*, 102 Md. App. 691 (1995). In addressing this issue, factors such as environmental conditions, topography and lot configuration are relevant. The topography on this site is a very real issue. It is of relevance in that one approach to a height issue on an accessory structure is to make the structure part of the principal dwelling. In this case, it just doesn't work. The forest buffer generates a need to locate the improvements on the back or northern portion of the lot in close proximity to another barn on the adjacent neighbors property. There is a substantial setback from the home to the accessory building. The juxtaposition of the converted barn with other buildings offers a pleasing result of contrasting shapes. Another significant factor to be considered is that substantial dwellings in this part of the County are the norm and not the exception. This area has justifiably earned a reputation as being one of the finest residential areas in the metropolitan area. The buildings on this site certainly are no exception to the rule. As to the subject pool house, as evidenced by the architectural drawings, from the galvalume roof, windows that emulate barn doors on down to the 6″ or 8″ cedar width siding are very fine assurances that the historic profile in the area will be maintained.

Section 260.6 of the B.C.Z.R. contains residential performance standards for buildings. Section 260.6A.1 requires that a development proposal shall, "Provide variety in housing type or design, while maintaining continuity in scale, rhythm, proportion and detail." Section 260.6A.5 states that a development proposal shall, "Design accessory structures at a scale appropriate to the dwelling and design storage buildings and garages with the same architectural theme as the principal dwelling on the site, proving consistency in materials, colors, roof pitch, and style." There can be no question but that the pool house meets and exemplifies these standards. While these Residential Performance Standards do not apply directly to this

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Date 9-19-07
By

dwelling, they clearly show a legislative and policy preference for designing such structures, and one that the builder and architect have carried out quite well.

Based on my review of the site plan, the elevations of the building and pool house and the photographs as well as testimony received, I find that the subject property is so constrained that it creates a unique condition that creates a practical difficulty in the strict adherence to Section 400.3 of the B.C.Z.R. I also find that the relief sought is within the spirit and intent of the zoning regulations and indeed that without the relief sought, an accessory pool house structure sitting in this location relative to the dwelling would lack the proportionality and design characteristics that create the desired harmony with the primary structure. In this area, it is important that the structures be well placed and well proportioned in order to maintain the character of this neighborhood. There is no question but that the granting of this additional variance would not be injurious to the health, safety or general welfare of the neighborhood.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 19th day of September 2007 that the Petition for Variance to permit an accessory structure (pool house) with a height of 31 feet in lieu of the 15 feet maximum height permitted by Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with the site plan and elevation drawings marked as Petitioners' Exhibits 1 and 4 respectively, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at his own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

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Date 9-19-07
By

Any appeal of this decision must be taken in accordance with Section 32-3-401 of the Baltimore County Code.

WJW:dlw

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

JACKET RECEIVED FOR FILING
Date 9-19-07
By

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

September 19, 2007

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

RE: **PETITION FOR ADMIN. VARIANCE**
E/S Old Mill Road, 640' SE of the c/line of Pool Road
(13023 Beaver Dam Road)
8th Election District - 3rd Council District
Deirdre Bosley & David Warnock – Petitioners
Case No. 07-589-A

Dear Ms. Bosley and Mr. Warnock:

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

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

Very truly yours,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

c: Tom Gamper, SMG Architects, 196 Morton Street, Baltimore, Md. 21201
Bruce E. Doak, Gerhold, Cross & Etzel, Ltd., 320 E. Towsontown Blvd., Towson, Md. 21286
People's Counsel; Office of Planning; File

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 13023 BEAVER DAM Rd.

which is presently zoned RC 4

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1. TO PERMIT AN ACCESSORY STRUCTURE (POOL HOUSE) TO HAVE A HEIGHT OF 31' FEET IN LIEU OF THE REQUIRED MAX. HEIGHT OF 15 FEET PER SECT. 400.3

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

DEIDRE BOSLEY
Name - Type or Print

Signature

DAVID WARNOCK
Name - Type or Print

Signature

13023 BEAVER DAM RD — 410-785-6899
Address — Telephone No

COCKEYSVILLE — MD — 21030
City — State — Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address — Telephone No.

City — State — Zip Code

Representative to be Contacted:

BRUCE DOAK
Name

320 E TOWSONTOWN BLVD. — 410-823-4470
Address — Telephone No.

TOWSON — MD — 21286
City — State — Zip Code

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

Zoning Commissioner of Baltimore County

CASE NO. 07-589-A Reviewed By JF Date 6/27/07

REV 9/15/05 Estimated Posting Date 7-8-07

ORDER RECEIVED FOR FILING
Date 9-19-07
By

Affidavit in Support of Administrative Variance

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

That the Affiant(s) does/do presently reside at 13023 BEAVER DAM RD.
Address

COCKEYSVILLE MD 21030
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

THE PROPOSED POOL HOUSE IS AN EXISTING BARN THAT OUR CLIENT WOULD LIKE TO RENOVATE.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature

DEIDRE BOSLEY
Name - Type or Print

Signature

DAVID WARNOCK
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21 day of June, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Deidre Bosley and David Warnock.

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

6/21/2007
Date

Notary Public

My Commission Expires 07/01/2008

CSI: 09/15/95

Affidavit in Support of Administrative Variance

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

That the Affiant(s) does/do presently reside at 13023 BEAVER DAM RD.
Address

COCKEYSVILLE MD 21030
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

THE PROPOSED POOL HOUSE IS AN EXISTING BARN THAT OUR CLIENT WOULD LIKE TO RENOVATE.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature

DEIDRE BOSLEY
Name - Type or Print

Signature

DAVID WARNOCK
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21 day of June 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Deidre Bosley and David Warnock the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

6/21/2001
Date

Notary Public

My Commission Expires 07/01/2008

RZ: 09/15/95

NOTARY PUBLIC

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 13023 BEAVER DAM Rd.

which is presently zoned RC4

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1. TO PERMIT AN ACCESSORY STRUCTURE (POOL HOUSE) TO HAVE A HEIGHT OF 31' FEET IN LIEU OF THE REQUIRED MAX. HEIGHT OF 15 FEET PER SECT. 400.3

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

DEIDRE BOSLEY
Name - Type or Print

Deidre A Bosley
Signature

DAVID WARNOCK
Name - Type or Print

David J Warnock
Signature

13023 BEAVER DAM RD — 410-785-6899
Address — Telephone No

COCKEYSVILLE — MD — 21030
City — State — Zip Code

Representative to be Contacted:

BRUCE DOAK
Name

320 E TOWSONTOWN BLVD. — 410-823-4470
Address — Telephone No.

TOWSON — MD — 21286
City — State — Zip Code

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

Zoning Commissioner of Baltimore County

CASE NO. 07-589-A Reviewed By JF Date 6/27/07

REV 9/15/05

DER RECEIVED FOR FILING Posting Date 7-8-07

Date 9-19-07

By

Gerhold, Cross & Etzel, Ltd.
Registered Professional Land Surveyors • Established 1906
Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

June 21, 2007

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

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

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

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

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

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

589

6/22/07

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. 00931

Date: 6-27-07

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			6150				65.00
							Total:	65.00

Rec From: Gerhold Cross & Etzel

For: Admin Fee Variance
Case # 07-579-A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
BUSINESS DATE ACTION TIME DRAWER
06/27/2007 6/27/2007 10:23:57 5
WALKIN - REMI KOE
RECEIPT # 421698 6/28/2007 OPEN
5 528 ZONING VERIFICATION
000931
Rcpt Tot $65.00
$65.00 CH $.00 CK
Baltimore County, Maryland

CASHIER'S VALIDATION

Gerhold, Cross & Etzel, Ltd.
Registered Professional Land Surveyors • Established 1906

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

CERTIFICATE OF POSTING

RE: CASE#07-589-A
PETITIONER/DEVELOPER:
Deidre Bosley & David Warnick
DATE OF CLOSING: 7/23/07

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

ATTENTION: KRISTEN MATTHEWS

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT

LOCATION:
13023 Beaver Dam Road

(see page 2 for full size photo)

POSTED ON: 7/06/07

SIGNATURE OF SIGN POSTER

Bruce E. Doak

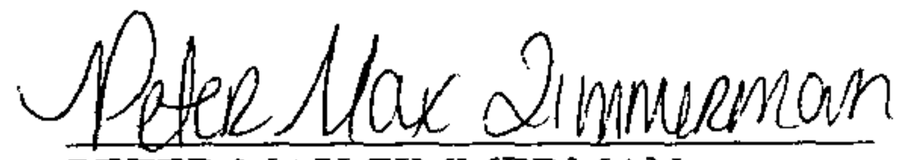
GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX

RE: PETITION FOR ADMINSTRATIVE VARIANCE	*	BEFORE THE
13023 Beaver Dam Rd; E/s of Old Mill Rd, 640' along c/line of Old Mill Rd and Pool Rd	*	ZONING COMMISSIONER
8th Election & 3rd Councilmanic Districts	*	FOR
Legal Owner(s): Deidre Bosley & David Warnock	*	BALTIMORE COUNTY
Petitioner(s)	*	07-589-A

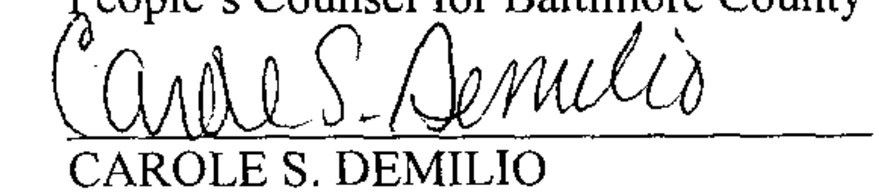
* * * * * * * * * * * * *

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
People's Counsel for Baltimore County

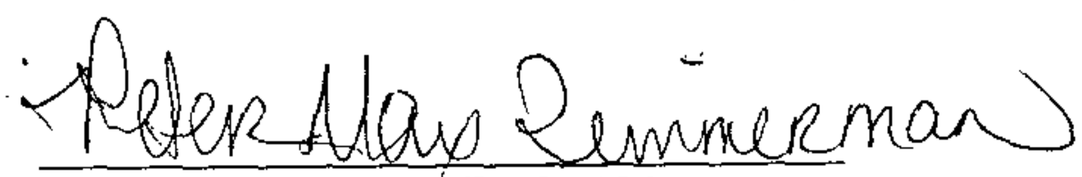


CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED
AUG 10 2007
Per

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 10th day of August, 2007, a copy of the foregoing Entry of Appearance was mailed to, Deidra Bosley & David Warnock, 13023 Beaver Dam Road, Cockeysville, MD 21030 and Bruce E. Doak, Gerhold, Cross & Etzel, Ltd, 320 E Towsontown Blvd, Towson, MD 21286, Representative for Petitioner(s).



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

AV.
7-23-07

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED
AUG 23 2007
BY:_____

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: August 23, 2007

SUBJECT: Zoning Item # 07-589-A
Address 13023 Beaver Dam Road
(Bosley/Warnock Property)

Zoning Advisory Committee Meeting of July 2, 2007

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

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

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

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

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

Additional Comments:
If plumbing is proposed in the poolhouse, soil evaluations must be conducted . _ *S. Farinetti; Ground Water Management*

Reviewer: Michael S. Kulis Date: August 21, 2007

S:\Devcoord\1 ZAC-Zoning Petitions\ZAC 2007\ZAC 07-589-A.doc

Please add to the case file. Bill Wiseman called for a hearing on this AV case.

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

July 23, 2007

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

Dear Ms. Bosley and Mr. Warnock:

RE: Case Number: 07-589-A, 13023 Beaver Dam Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 27, 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.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures
c: People's Counsel
Bruce Doak Gerhold, Cross & Etzel 320 E. Towsontowne Blvd Towson 21286

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

SHA
State Highway Administration
Maryland Department of Transportation

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

Date: JULY 2, 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. 7-589-A
13023 BEAVER DAM ROAD
WARNOCK PROPERTY
ADMINISTRATIVE 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. 7-589-A.

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

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

July 3, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: July 2, 2007

Item Number: 573 through 578 and 580 through 589 594

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

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

August 2, 2007

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

Dear Petitioners:

RE: Demand for Public Hearing, Administrative Variance, Case Number: 07-589-A

The purpose of this letter is to officially notify you that your administrative posting procedure has been superceded by a timely public hearing demand by the zoning commissioner requiring a public hearing concerning the above proposed administrative procedure.

As soon as the hearing has been scheduled, you will receive a notice of public hearing indicating the date, time and location of the hearing. This notice will also contain the date that the sign must be reposted with the hearing information.

The property must be reposted with the hearing date, time and location. This notification will be published in the Jeffersonian and you will be billed directly by Patuxent Publishing for this.

If you need any further explanation or additional information, please feel free to contact Jun Fernando at 410-887-3391.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr.
Supervisor
Zoning Review

WCR:klm

C: Bruce Doak

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

DATE: July 30, 2007

TO: Kristen Matthews
Dept. of Permits & Development Mgmt.

FROM: Patricia Zook, Legal Secretary to
Thomas Bostwick, Deputy Zoning Commissioner

RE: Petition for Variance
Case No. 07-589-A – 13023 Beaver Dam Road (administrative variance)

After a review of the above-captioned case file, comments from the Planning Office, and construction drawings of the proposed pool house, William J. Wiseman III, Zoning Commissioner, has requested that this case be set in for a public hearing.

We are returning the file to you for further processing, i.e., notifying the petitioner, posting of hearing notices, etc. Per Bill, the County is to post and advertise the hearing.

Thank you for your attention and cooperation in this matter.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 9, 2007

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

RECEIVED
JUL 11 2007
BY:

SUBJECT: 7-589 – Administrative Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure ~~(garage)~~ with a height of 31 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, or kitchen facilities.
2. The accessory structure shall not be used for commercial purposes.

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

Prepared by:

Section Chief:

AFK/LL: CM

W:\DEVREV\ZAC\7-589.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 9, 2007

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

SUBJECT: 7-589 – Administrative Variance

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2. The accessory structure shall not be used for commercial purposes.

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

Prepared by: _____

Section Chief: _____

AFK/LL: CM

W:\DEVREV\ZAC\7-589.doc

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: July 5, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For July 9, 2007
Item Nos. 07-456, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, and 594

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

DAK:CEN:clw
cc: File
ZAC-NO COMMENTS-07052007.doc

PLEASE PRINT CLEARLY

CASE NAME Bosley Variance
CASE NUMBER 07-589-A
DATE 9-6-07

PETITIONER'S SIGN-IN SHEET

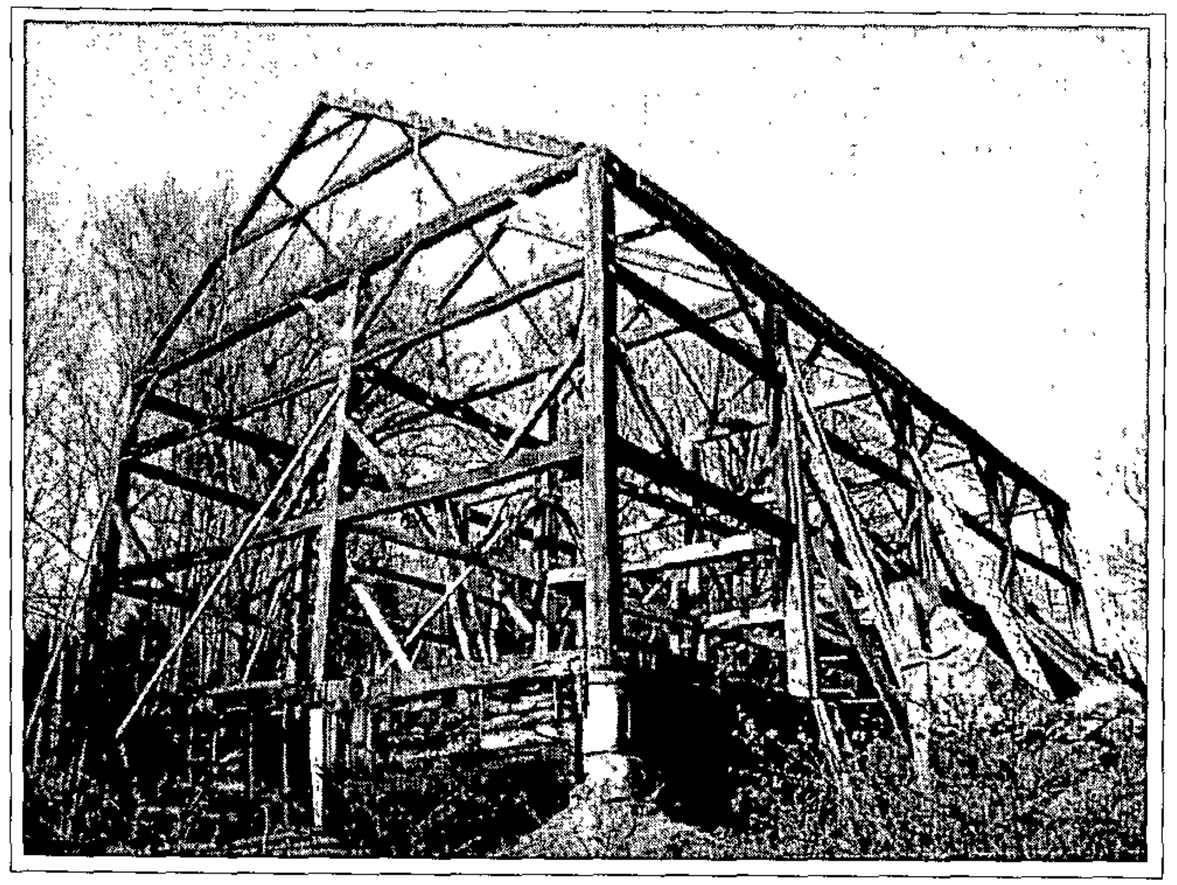
NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
✓ Bruce E. Doak	320 E. Towsontown Blvd	Towson Md 21286	
Gorrnold Cross & Ezrol			
✓ Tom Gamper	196 North St.	Baltimore, MD. 21201	tgamper@smgarch.com
SMG Architects	Baltimore, MD. 21201		
✓ Deidre A. Bosley	13023 Beaver Dam Rd 21030		deidreboz@yahoo.com

SEE - 06-429 A

Case No.: 07-589-A 13023 BEAVER DAM RD

Exhibit Sheet

	Petitioner/Developer	Protestant
No. 1	SITE PLAN	
No. 2	2A PHOTO LOCATION PLAT 2B - Collectively Photographs	
No. 3	BARN RENOVATION and PRESERVATION Concepts	
No. 4	POOL HOUSE ELEVATION AND SPECIFICATIONS	
No. 5	ARCHITECTURAL RENDERING	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



BOSLEY - WARNOCK POOL HOUSE

13023 Beaver Dam Road, Cockeysville, MD 21030-1501
NEW CONSTRUCTION
May 29, 2007

DRAWING INDEX

GENERAL

CS	COVER SHEET
GS-001	GENERAL INFORMATION
GS-002	SITE PLANS
GS-003	FINISH NOTES & SCHEDULE
GS-004	WINDOW & DOOR NOTES & SCHEDULE

ARCHITECTURAL

A-101	GROUND FLOOR PLAN
A-102	LOFT FLOOR PLAN
A-201	ELEVATIONS
A-202	ELEVATIONS
A-301	SECTIONS
A-302	SECTIONS
A-303	SECTIONS
A-304	SECTIONS
S-M	STRUCTURAL NOTES
E-101	ELECTRICAL PLAN
E-102	ELECTRICAL PLAN
E-103	ELECTRICAL PLAN
SDM-1	MECHANICAL PLAN
SDM-2	MECHANICAL PLAN
SDM-3	MECHANICAL PLAN
SDM-4	ELECTRICAL

GENERAL NOTES

GOVERNING CODES

1. All work will be done according to all local governing agencies, codes, regulations and specifications.
2. The contractor is responsible for complying with all local governing agencies, codes, regulations, and specification that impact this project.
3. The contractor is responsible for obtaining all permits that impact this project and taking all the necessary steps to schedule submission of permits to minimize delays.

EXISTING CONDITIONS

4. Confine Stockpiling of materials, etc. to areas approved by the Owner.
5. No open fires will be permitted on the premises and fires only in accordance with local codes.
6. Keep access to the site clear and available at all times.

CONTRACT DOCUMENTS

7. Do not scale from the drawing, field verify all dimensions. Any discrepancies or omissions on the drawings and specifications will be reported immediately upon discovery to the owner and the architect, by telephone and followed in writing, during the bidding and construction process; otherwise it shall be understood that the drawings and specifications are perfectly clear as to what is intended.
8. The owner will only interpret the drawings and specifications based on their intent.
9. By submitting a bid, the bidder agrees and warrants that he has examined the existing conditions, drawings, and specifications and has found them completely adequate for proper completion of this project
10. By submitting a bid, the bidder acknowledges that he understands the full scope of work as it pertains to the drawing and specifications. No extra charges will be allowed due to the misunderstanding of the drawings and specifications by the bidder.

SUBSTITUTIONS

11. Requests by the Contractor will be considered when reasonable, timely, fully documented and qualifying under one or more of the following circumstances:
A. Related to an "or equal" or similar provision in contract documents.
B. Required product cannot be supplied in time for compliance with the contract time requirements.
C. Required product is not acceptable to governing authority, or is determined to be incompatible, or cannot be properly coordinated, warranted, or has other recognized deficiencies as certified by the contractor.
D. Substantial advantage (financial or other) so offered by the owner after deducting offsetting disadvantages including delays, additional compensation, to Engineer for redesign, investigation, evaluation, and other necessary services and/or similar considerations.
12. Submittals are to include full documentation including product data, samples where appropriate and/or requested, detailed performance comparisons and elevation information for proposed Change Order, and any other useful or necessary documentation.
13. Approval of substitutions is possible only by Change Order procedure. Changes that do not receive Owner approval will be the responsibility of the contractor to rectify and or to bear with regard to any additional cost.

COORDINATION

14. Contractor is responsible for appropriate communications and coordination w/ utility companies for disconnection and reconnection of services, sizing of service, and evaluation of existing service.
15. Contractor is responsible for all costs that may occur because of unintentional disruption of service.
16. The Contractor is responsible for complete coordination of all trades and is held responsible for damage repairs of one trade's work to another.
17. The Contractor is responsible for the coordination of not only his contracted work, but also the coordination of work by separate sub-contractors. Such coordination shall be clarified with the owner.
18. Contractor is required to have all installers of each major unit of work inspect substance and conditions before installation. Correct all unsatisfactory conditions, inspect each product immediately prior to installation, and do not install damaged or defective products, materials, or equipment, schedule deliveries to minimize long term storage.
19. Contractor is required to receive, store, and handle all products, materials, and equipment in a manner which will prevent loss, deterioration, and damage.
20. Contractor is required to clean each element of work at the time of installation. Provide sufficient maintenance and protection during construction to ensure freedom from damage and deterioration at time of substantial completion. Appliances, hardware, cabinetry, fixtures, and finished surfaces (i.e. floors, etc.) should be properly covered with building paper, masonite, and other appropriate materials.
21. Contractor is also required to provide inspection, protection, and cleaning of other work or items provided by the Owner or other Contractors.

QUALITY

22. All workmanship and materials shall conform to the most recent standard adopted by the local governing agencies and building, mechanical, or other trade associations.
23. The Contractor upon the final completion of the inspection and based on the results, will be required to repair damaged work and restore substrates and finishes. The Owner also has the right to collect outside bids for repairs. The Contractor would then be responsible for the reimbursement for the work necessary to repair damages.

TEMPORARY FACILITIES

24. The Contractor is responsible for providing temporary facilities in compliance with governing agencies, codes, and specifications.
25. The Contractor is responsible for administrating the use of temporary facilities in a manner which conserves energy, but without delaying work or endangering persons or property; comply with reasonable requests by Owner
26. The Contractor is to provide facilities and services as necessary to effectively protect from losses and personal injury during the course of construction.
27. The Contractor as the construction progresses and as it becomes feasible to secure the project against intrusion, will provide temporary security enclosure, doors, and locks as necessary to prevent unauthorized entrance.

PROJECT CLOSE OUT

28. The Contractor may request Owners inspection for substantial completion of the work only when the following are completed:
A. Submit executed warranties, workmanship bonds, (if req'd.) maintenance agreements, inspection certificates for specific units of work, all of which enable Owner's unrestricted occupancy and use.
A. Submit record documentation, maintenance manuals, tools, spare parts, keys and similar operational items to the Owner.
B. Complete instruction of start-up of systems and operation to Owner. To include labeling all valves, appliances, circuit breakers, controls or other operational devices.
C. Complete final cleaning and remove temporary facilities and tools.
29. Upon Contractor's request, the Owner will produce a punch list of prerequisites not fulfilled and incomplete items and unacceptable conditions. For the Contractor, this procedure will repeat itself until the Owner upon completion of inspection, recommends final acceptance and final payment.
30. The Contractor is to maintain a complete set of prints of contract drawings and shop drawings for record mark-up purposes throughout the contract duration. Sign and date each mark-up which, at the final payment, becomes the property of the Owner.
31. The Contractor is to provide the Owner with a manual outlining the required maintenance items, including operating and maintenance instructions and appropriate data for each system or equipment item.
32. The Contractor is also required from each installer to provide the Owner with on location instruction sufficient to ensure safe, secure, efficient, non-falling utilization and operation of systems. Provide instructions for the following categories of work:
A. * Mechanical/electrical/electronic systems
A. * Plumbing, shut-offs, supplies, bleeding, etc.
B. * Roofing, flashing, joint sealers
C. * Painting
D. * Appliances and fixtures
E. * Caulking
F. * Doors and windows
G. * Floor cleaning
H. * Hardware (general) and cabinetry
I. * Water system
J. * Waste system
K. * Driveway
L. * Live plant materials and lawns
33. The Contractor is responsible for providing cleaning or re-cleaning of entire work area to a normal level for "First class cleaning". Remove non-permanent protection and labels, polish glass, clean exposed finishes, touch up mirrors, finish damaged goods and/or areas, clean or replace filters of mechanical system, remove debris, and broom clean non-occupied spaces, sanitize plumbing, clean light fixtures and replace burned out dimmed lamps, sweep and wash paved areas, police yards and grounds and perform similar clean up operation needed to produce a "clean" condition as judged by the Owner.

DEMOLITION NOTES

1. All work shall be performed in accordance with local codes and authorities.
2. Contractor is responsible for obtaining all applicable permits.
3. Contractor is responsible for coordinating all utility companies and scheduling disconnections and reconnections of service as necessary.
4. If any unusual, uncommon, or unanticipated conditions are exposed during demolition, notify the Architect immediately.
5. All demolition work shall be accomplished in a manner that protects the existing house. This includes all fixtures, doors, windows, flooring, walls, ceilings, cabinetry, appliances, mill work and systems.
6. Contractor to secure structure before moving walls by bracing or sharing. This is to be done in a manner that is safe for workers, inspectors, and inhabitants using the site. Please notify Architect when structural walls are to be opened.
7. Existing structure exposed by demolition shall be protected from weather and exposure.
8. In removing any existing finish or any items, should any unforeseen condition exist that could effect the construction and finish of new work, notify the Architect at once.
9. Salvage for possible reuse of all reusable materials or items including windows and doors including their jambs, glazing, beams, lintels, columns, connectors, lumber, piping, radiators, valves, cabinetry, appliances, outlets, switching, lighting, etc. as indicated on drawings.
10. Remove existing lighting fixtures, wire molding, junction boxes, switches, etc...involved in the work, safely cap and label for reuse. Label HOT, GND, switch locations and destinations as appropriate. See electrical notes.
11. During demolition, the Contractor is to be mindful of the existing landscape that surrounds the site of the construction. The Contractor is to make every effort to see that no landscaping is destroyed. Site access will be determined by the owner.
12. Rubish and trash shall not be stored on site. These items should be removed as collected.
13. Any demolition to existing building that is necessary to accomplish new construction should result in the affected areas being returned to the state in which these areas were found unless otherwise noted. This includes work around the electrical panel, all plumbing and electrical lines, etc. that are run through the existing house.
14. Architect's approval to proceed with the cutting and patching does not waive right to later acquire removal/replacement of work to be cut-and-patched in an unsatisfactory manner, as judged by Architect.
15. Use material for cutting and patching that is identical to existing material surrounding affected areas.
16. Restore exposed finishes of patched areas and where necessary extend finish restoration into retained adjoining work in a manner which will eliminate evidence of patching and refinishing.
17. Use temporary enclosures and other suitable methods to limit dust and dirt rising and scattering into the air to the lowest practical level.
18. Provide interior and exterior shoring, bracing, or support to prevent movement, settlement, or collapse of structure to be modified or demolished.
19. Remove all indicated floorcoverings. This includes floor coverings, fasteners, adhesives, etc. The subfloor shall be prepared to recieve new floor covering.
20. Remove all indicated wall coverings and ceiling coverings. the walls and ceilings shall be prepared to receive finish as indicated on Architectural drawings.
21. Contractor to fully investigate existing building as to the demolition necessary to accomplish the intent of the new renovation and addition. This means that the Contractor will do all demolition and repair necessary to complete the job and include said work in bid.
22. Contractor to locate existing electrical panel and determine service. Add new service if necessary and inform Architect as to new panel location. All work to be included in bid.
23. Contractor is responsible for moving all existing services (HVAC, plumbing, electrical) that are necessary to complete the intent of the job.

BID SET
NOT FOR CONSTRUCTION

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

ALL DRAWINGS SPECIFICATIONS & RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT & MUST BE RETURNED UPON REQUEST. REPRODUCTIONS & RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN

No	Revisions/Submissions	Date
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
1	BID SET	05/29/2007

Architect
SCHAMU MACHOWSKI GRECO ARCHITECTS, INC
1016 MORTON STREET, BALTIMORE, MD 21201
TEL 410-685-3582 FAX 410-625-4790
SMG

Consultants

BARN	THE BARN PEOPLE	(202) 674-5995
STRUCTURAL	SHAPPA AND ASSOCIATES, INC	(410) 266-9354
MECHANICAL	JLP DESIGN	(410) 592-2822

BOSLEY-WARNOCK POOL HOUSE
13023 BEAVER DAM ROAD, COCKEYSVILLE, MD 21030-1501

Drawing Title
COVER SHEET

Seal	Drawn AJG	Project No 07006.00
	Checked TG	CAD File No DD.dwg
	Reviewed WS	Drawing No CS
	Date 5/29/07	

PROJECT FILE: - WARNOCK BARN #07006.00

PETITIONER'S
EXHIBIT NO. 4

ABBREVIATIONS

AFF	ABOVE FINISH FLOOR
AC	ACOUSTIC(AL)
ACB	ACOUSTICAL BAFFLE
ACT	ACOUSTICAL TILE
AC DR	ACCESS DOOR
AC PNL	ACOUSTICAL PANEL
AC WP	ACOUSTICAL WALL PANEL
ADH	ADHESIVE
ADJ	ADJUSTABLE
AFS	ABOVE FLOOR SLAB
A/C	AIRCONDITIONING
AHU	AIR HANDLING UNIT
ALUM	ALUMINUM
ALT	ALTERNATE
ANCH	ANCHOR
&	AND
APPROX	APPROXIMATE
ARCH	ARCHITECT(URAL)
ASP	ASPHALT
@	AT
AVG	AVERAGE
BC	BOTTOM CURB
BM	BEAM
BRG	BEARING
BP	BEARING PLATE
BET	BETWEEN
BFFM	BEVELED FRAME FLOOR MAT
BIT	BITUMINOUS
BLKG	BLOCKING
BD	BOARD
BOT	BOTTOM
BW	BOTH WAYS
BRKT	BRACKET
BRK	BRICK
BUR	BUILT-UP ROOFING
BLDG	BUILDING
BLKHD	BULKHEAD
CAB	CABINET
CPT	CARPET
CI	CAST IRON
CLKG	CAULKING
CLG	CEILING
CEM	CEMENT
℄	CENTER LINE
CER	CERAMIC
CT	CERAMIC TILE
CBD	CHALKBOARD
C	CHANNEL
CR	COLD ROLLED
CO	CLEANOUT
CLR	CLEAR, COLOR
CL	CLOSET, CENTER LINE
COL	COLUMN
COMB	COMBINATION
COMP	COMPACT(ED)
CONC	CONCRETE
CMU	CONCRETE MASONRY UNITS
CONST	CONSTRUCTION
CONT	CONTINUOUS
CLL	CONTRACT LIMIT LINE
CJ	CONTROL JOINT
COP	COPPER
CG	CORNER GUARD
CORR	CORRIDOR
CTR	COUNTER
CUST	CUSTODIAN
CSK	COUNTERSUNK
DP	DAMPROOFING
DEPT	DEPARTMENT
DET	DETAIL
DIAG	DIAGONAL(LY)
DIAM	DIAMETER
DIM	DIMENSION
DISP	DISPENSER
DIV	DIVISION
DR	DOOR
DBL	DOUBLE
DH	DOUBLE HUNG
DN	DOWN
DS	DOWNSPOUT
DWG	DRAWING
DF	DRINKING FOUNTAIN
EA	EACH
EE	EACH END
E	EAST
ELEC	ELECTRICAL
EWC	ELECTRIC WATER COOLER
EL	ELEVATION
ELEV	ELEVATOR
EN	ENAMEL
ENCL	ENCLOSURE
ENT	ENTRANCE
EQ	EQUAL
EQUIP	EQUIPMENT
EXIST	EXISTING
EXP	EXPENDED(D)/EXPANSION/ EXPOSED
EJ	EXPANSION JOINT
EXT	EXTERIOR
EXTN	EXTENSION
EXTR	EXTRUDED
F	FAHRENHEIT
FCU	FAN COIL UNIT
FIN	FINISH
FFE	FINISH FLOOR ELEVATION
FA	FIRE ALARM
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FER	FIRE EXTINGUISHER RECESS
FHC	FIRE HOSE CABINET
FP	FIREPROOF(ING)
FLG	FLASHING
FL	FLOOR
FD	FLOOR DRAIN
FLUOR	FLUORESCENT
FP PTN	FOLDING PANEL PARTITION
FT	FOOT OR FEET
FTG	FOOTING
FDN	FOUNDATION
FS	FULL SIZE
FURR	FURRING
GALV	GALVANIZED
GI	GALVANIZED IRON
GA	GAUGE
GEN	GENERAL
GL	GLASS/GLAZING
GB	GRAB BAR
GR	GRADE
GYP	GYPSUM
GWB	GYPSUM WALLBOARD
HC	HANDICAPPED, HOLLOW CORE
HNDRL	HANDRAIL
HDW	HARDWARE
HDWD	HARDWOOD
H/HT	HEIGHT
HTG	HEATING
HVC	HEATING, VENTILATING, COOLING
HP	HIGH POINT, HIGH PRESSURE
HC	HOLLOW CORE
HM	HOLLOW METAL
HOR	HORIZONTAL
HB	HOSE BIBB
HR	HOUR
HU	HEATING (AND/OR AC) UNIT
INC	INCOMPLETE
INCL	INCLUDE
ID	INSIDE DIAMETER
INSUL	INSULATION
IRMA	INSULATED ROOF MEMBRANE ASSEMBLY
INT	INTERIOR
JT	JOINT
JST	JOIST
K/O	KNOCK OUT
LAM	LAMINATE(D)
LAV	LAVATORY
LF	LINEAR FOOT (FEET)
LT WT	LIGHT WEIGHT
LP	LOW POINT, LOW PRESSURE
LVR	LOUVER
L	LOCKER
MACH	MACHINE
MFGR	MANUFACTURER
MB	MARKER BOARD
MAS	MASONRY
MO	MASONRY OPENING
MAT	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MEMB	MEMBRANE
MTL	METAL
MTP	METAL TOILET PARTITION
MEZZ	MEZZANINE
MIN	MINIMUM
MR	MIRROR
MISC	MISCELLANEOUS
MB	MOISTURE BARRIER
MTD	MOUNTED
MULL	MULLION
NF	NATURAL FINISH
N	NORTH
NTD	NOTED
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
NO	NUMBER
NOM	NOMINAL
OFF	OFFICE
OC	ON CENTER
OPG	OPENING
OPP	OPPOSITE
OH	OPPOSITE HAND
OD	OUTSIDE DIAMETER
OA	OVERALL
PT	PAINT
PTD	PAINTED
PR	PAIR
PNL	PANEL
PTDP	PAPER TOWEL DISPENSER
PTR	PAPER TOWEL RECEPTACLE
PB	PARTICAL BOARD
PTN	PARTITION
PVG	PAVING
PERF	PERFORATE(D)
PSF	PER SQUARE FOOT
PSI	PER SQUARE INCH
PLAS	PLASTER
PLAM	PLASTIC LAMINATE
PL	PLATE
POL	POLISHED
PLYWD	PLYWOOD
PS	PROJECTION SCREEN
PVA	POLYVINYL ACETATE
PVC	POLYVINYL CHLORIDE
PE	PORCELAIN ENAMEL
PF	POROUS FILL
PC	PRECAST
PS	PROJECTION SCREEN
QT	QUARRY TILE
RAD	RADIUS
R	RISER
RP	RADIANT HEAT PANEL
RL	RAIN LEADER
RFM	RECESSED FLOOR MAT
RFL	REFLECT(ED)(IVE)(OR)
REG	REGISTER
REINF	REINFORCE(MENT)(ING)
RH	RELATIVE HUMIDITY
REQD	REQUIRED
RES	RESILIENT
RT	RESILIENT TILE
RET	RETURN
RA	RETURN AIR
RF	ROOF
RFG	ROOFING
RD	ROOF DRAIN
RM	ROOM
RO	ROUGH OPENING
RND	ROUND
RBR	RUBBER
RT	RUBBER TILE
SND	SANITARY NAPKIN DISPENSER
SNR	SANITARY NAPKIN RECEPTACLE
SCHED	SCHEDULE
STG	SEATING
SEC	SECTION
SH	SHEET
SM	SHEET METAL
SHLVG	SHELVING
SHR	SHOWER
SIM	SIMILAR
SL	SLATE
SD	SOAP DISPENSER, STORM DRAIN
SC	SOLID CORE
	SOUTH
SAB	SOUND ATTENUATION BLANKET
SP	SPANDREL
SPEC	SPECIFICATIONS)
SF CMU	SPLIT FACE CMU
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
ST	STORAGE
STR	STRUCTURAL
SGT	STRUCTURAL GLAZED TILE
SUBFL	SUBFLOOR
SUSP	SUSPEND(ED)
SYM	SYMMETRICAL
SYS	SYSTEM
TEL	TELEPHONE
TV	TELEVISION
TEMP	TEMPERED
TC	TERRA COTTA or TOP CURB
TER	TERRAZZO
THK	THICK(NESS)
THR	THRESHOLD
TP	TOILET PAPER DISPENSER
T&G	TONGUE & GROOVE
TF	TOP OF FOOTING
TS	TOP OF STEEL
TW	TOP OF WALL
TWB	TOWEL BAR
	TREAD
TYP	TYPICAL
UL	UNDERWRITER'S LABS/ UNDERLAYMENT
UNF	UNFINISHED
UON	UNLESS OTHERWISE NOTED
UR	URINAL
US	URINAL SCREEN
U/V	UNIT VENTILATOR
UTS	UTILITY SHELF
VB	VAPOR BARRIER
VERT	VERTICAL(LY)
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VCT	VINYL COMPOSITION TILE
VWC	VINYL WALL COVERING
VSCT	VAINSCOT
VH	WALL HYDRANT
WC	WATER CLOSET/WATER COOLER
WP	WATERPROOF
WT	WEIGHT
WWF	WELDED WIRE FABRIC WEST/WIDE/WIDTH
W/	WITH
W/O	WITHOUT
WD	WOOD
WP	WORKING POINT
WB	WHITE BOARD

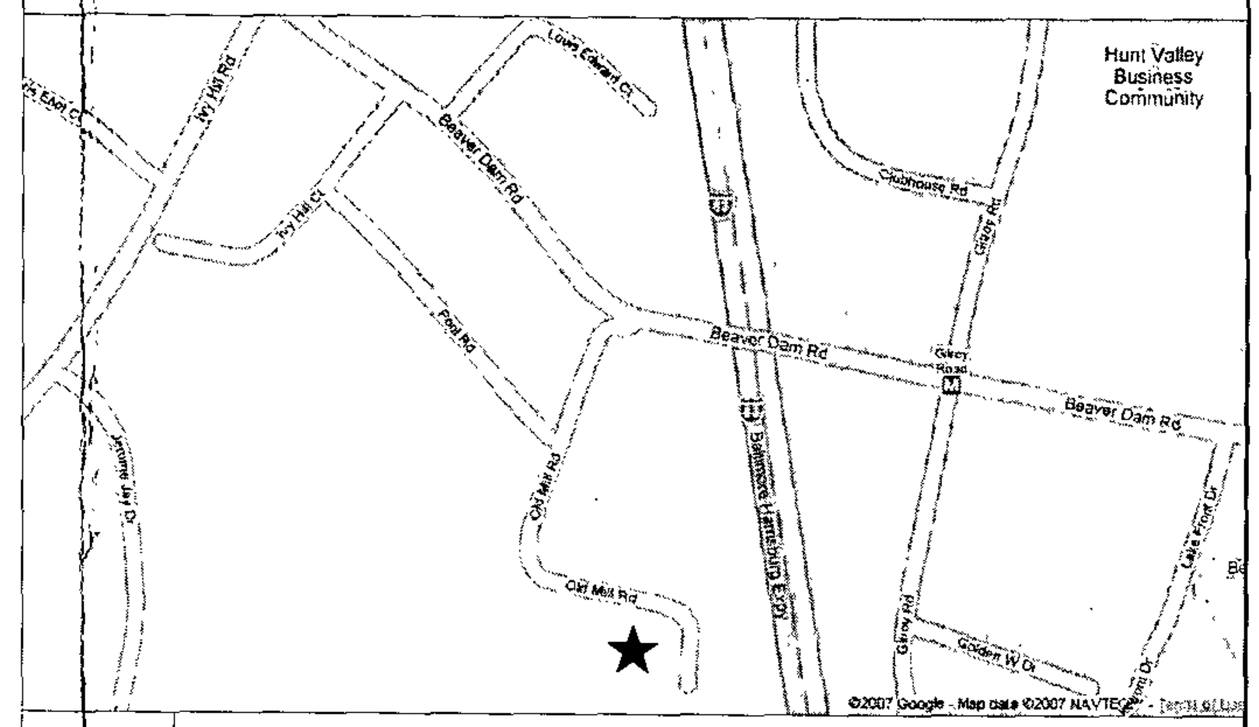
SYMBOLS KEY

GENERAL SYMBOLS

- 4D / A-200 — DETAIL NUMBER / EXTERIOR ELEVATION NO. / SHEET NUMBER
- E — PARTITION TYPE
- 4D / A-200 — DETAIL NUMBER / SHEET NUMBER
- 1ST FLOOR / EL 34.76' — DATUM ELEVATION
- BEDROOM / 210 — ROOM NAME / ROOM NUMBER
- 8'-0" — CEILING HEIGHT
- ADA ACCESSIBLE
- D4 / A-600 — INTERIOR ELEVATION NO. (SINGLE VIEW) / SHEET NUMBER
- A / D / D4 / A-600 / B / C — INTERIOR ELEVATION NO. (MULTIPLE VIEW) / SHEET NUMBER
- M3 / A-500 — DETAIL NUMBER (SMALL CONDITIONS) / SHEET NUMBER
- 5 — KEY NOTE
- 3 — KEY DEMOLITION NOTE
- A — WINDOW/LOUVER TYPE
- 12 — DOOR NUMBER
- 2 — REVISION NUMBER
- NEW WALL/PARTITION
- EXISTING WALL/PARTITION TO REMAIN
- EXISTING WALL/PARTITION TO BE REMOVED IN ITS ENTIRETY
- EXISTING PLUMBING FIXTURE TO BE REMOVED IN ITS ENTIRETY
- EXISTING DOOR & FRAME TO BE REMOVED IN ITS ENTIRETY

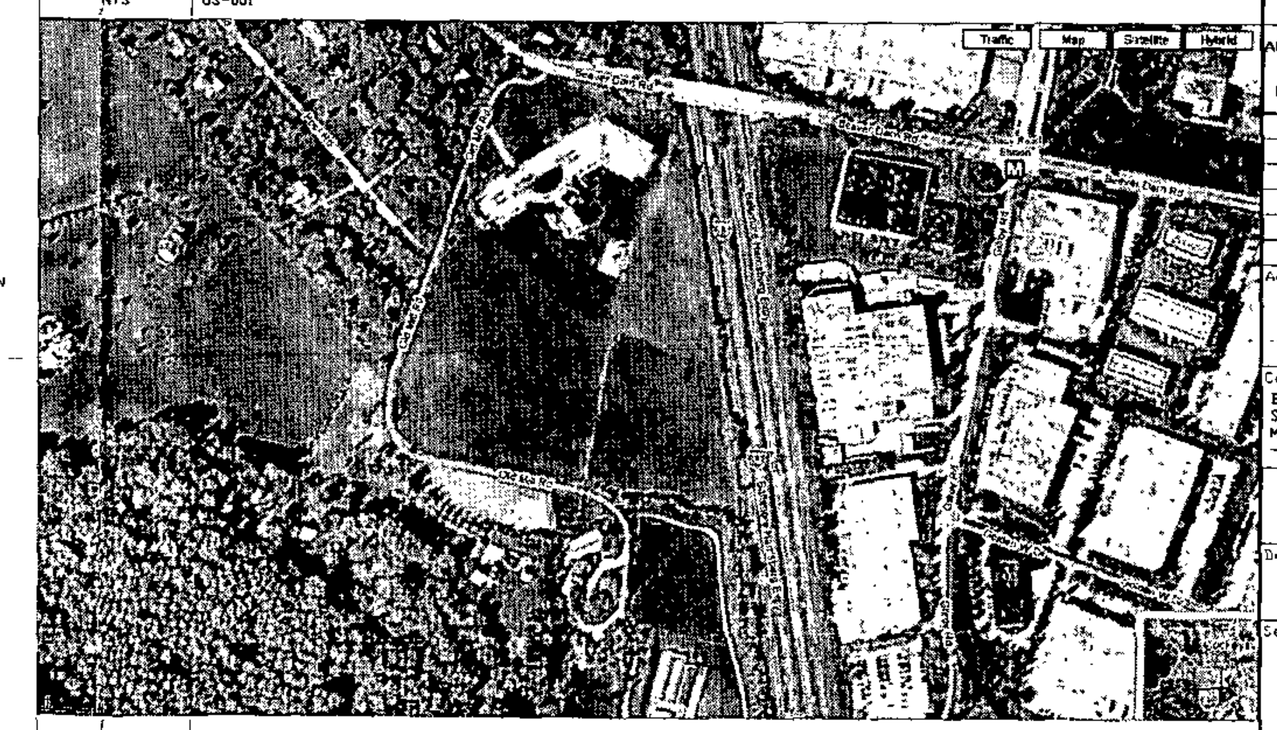
MATERIALS KEY

BLANKET INSULATION	CONCRETE BLOCK (CMU)	MARBLE	STEEL (LARGE SCALE)
BRICK	EARTH	PARTICLE BOARD (HARDBOARD)	WOOD FRAMING/ BLOCKING
CARPET & PAD	FINISH WOOD	PLASTER/ MORTAR/ GYPSUM BOARD	
CERAMIC TILE	GLASS (LARGE SCALE)	PLYWOOD	
CONCRETE	GRAVEL FILL	RIGID INSULATION	



E9 LOCATION MAP

NTS GS-001



A9 AERIAL PHOTOGRAPHY

NTS GS-001

CODE

PROJECT NORTH

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No	Revisions/Submissions	Date
-	-	-
-	-	-
-	-	-
-	-	-
1	BID SET	05/29/2007

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MECHANICAL	JLF DESIGN	(410) 893-2922
-	-	-

BOSLEY-WARNOCK POOL HOUSE

13023 BEAVER DAM ROAD, COCKEYSVILLE, MD 21030-1501

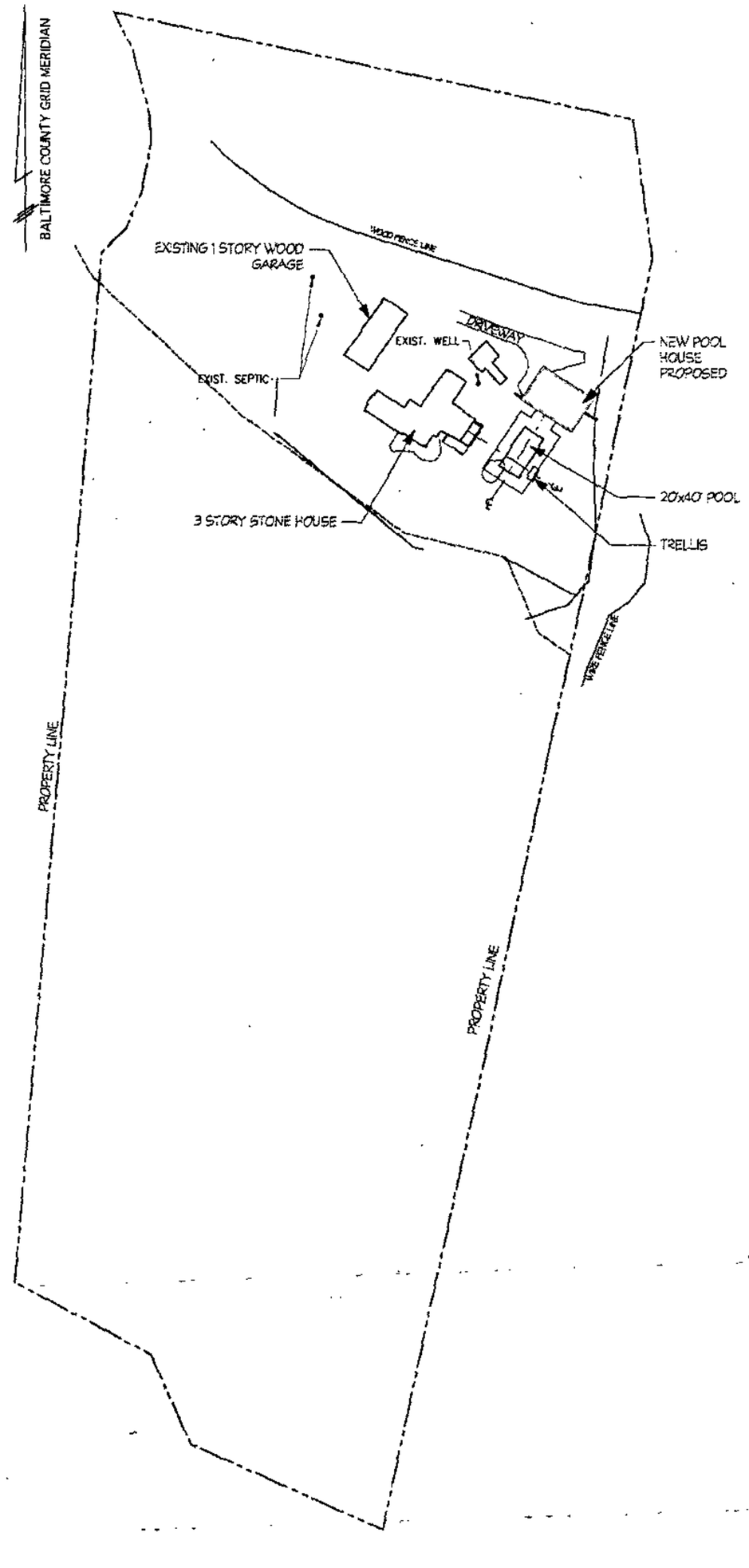
Drawing Title

GENERAL INFORMATION

Seal	Drawn AJG	Project No. 07006.00
	Checked TG	CAD File No DD.dwg
	Reviewed VS	Drawing No GS-001
	Date 5/29/07	
	Scale AS NOTED	

PROJECT: BOSLEY - WARNOCK BARN #07006.00

3/32" TEXT



A1 | LOT PLAN

1"=70' | GS-002

SITE NOTES

GENERAL SITE NOTES

1.) Scope of Work : All work related to driveways, foundations, concrete walks, and steps, all patios, terraces, utilities, and related items as applicable to the project necessary to complete the work as outlined on the drawings.

2.) Acceptance of the site : The Contractor shall inspect the site prior to starting his work for proper grades, soft spots, etc. This Contractor shall be responsible for fine grading the subgrade under all areas before placing finished surfaces.

3.) The Contractor's bid shall include the cost to provide appropriate sediment control devices including but not limited to straw bale dikes and silt fences. All such devices shall be maintained throughout the course of construction. When excavating trenches, the contractor shall place all spoil material on the uphill side of trenches. The Contractor shall control the grading around the building site so that the ground is pitched to prevent water from running into excavated areas or damaging the structure.

4.) The Contractor shall be responsible for all clearing, grubbing, excavating, filling, rough grading, finished grading and seeding, and related items to complete the work.

5.). Site verification of all affected grades should be done before work commences.

6.) Bid Line for excavation is the existing ground.

7.) The Contractor shall notify Miss Utility @ 1-800-257-7777 at least 48 hours prior to beginning work shown on these plans. Relocation of existing gas, electric, telephone, communication or CATV lines, if necessary shall be by the respective serviceprovider. Cost by Owner.

8.) Contractor shall maintain traffic along private drives/alleys at all times during the course of construction except during those times that excavation may pose a safety risk. Repair of damage to pavement during construction will be the Contractor's responsibility.

9.) The Contractor shall inspect the project site to verify the extent of removing trees, paving, structures, etc. prior to submitting his bid for this work.

10.) The contractor shall coordinate with the Owner for the removal/replacement of any trees/shrubbery that may be encountered during construction.

11.) The Contractor shall permanently stabilize any area disturbed by this construction with fine grade topsoil, non-invasive seed and mulch.

12.) Contractor shall submit a separate unit price for each of the following items. The Owner may have a recipient for suitable fill. Verify before disposal :

- A.) Borrow with offsite disposal of unsuitable material per cubic yard
- B.) Class 3 excavation with select backfill off site disposal of unsuitable material per cubic yard
- C.) Rock excavation in trenches with offsite disposal of unsuitable material per cubic yard

13.) Piping Notes :

- A.) All construction shown hereon will be accomplished in accordance with the current Local standard specifications and details for construction and the details for construction and the current National Standard Plumbing Code as amended by Local authority.
- B.) All cleanouts located per Code Verify location with the Owner.
- C.) The location of existing utilities shown hereon is approximate only. The Contractor shall identify all utilities to his own satisfaction prior to beginning construction.

14.) Provide all trenching and hook up for new electrical service if required. Verify all loads. (HVAC, appliances, lighting, outlets, etc...) Coordinate with the Owner for any possible future electrical load requirements (ie. pool equipment etc...).

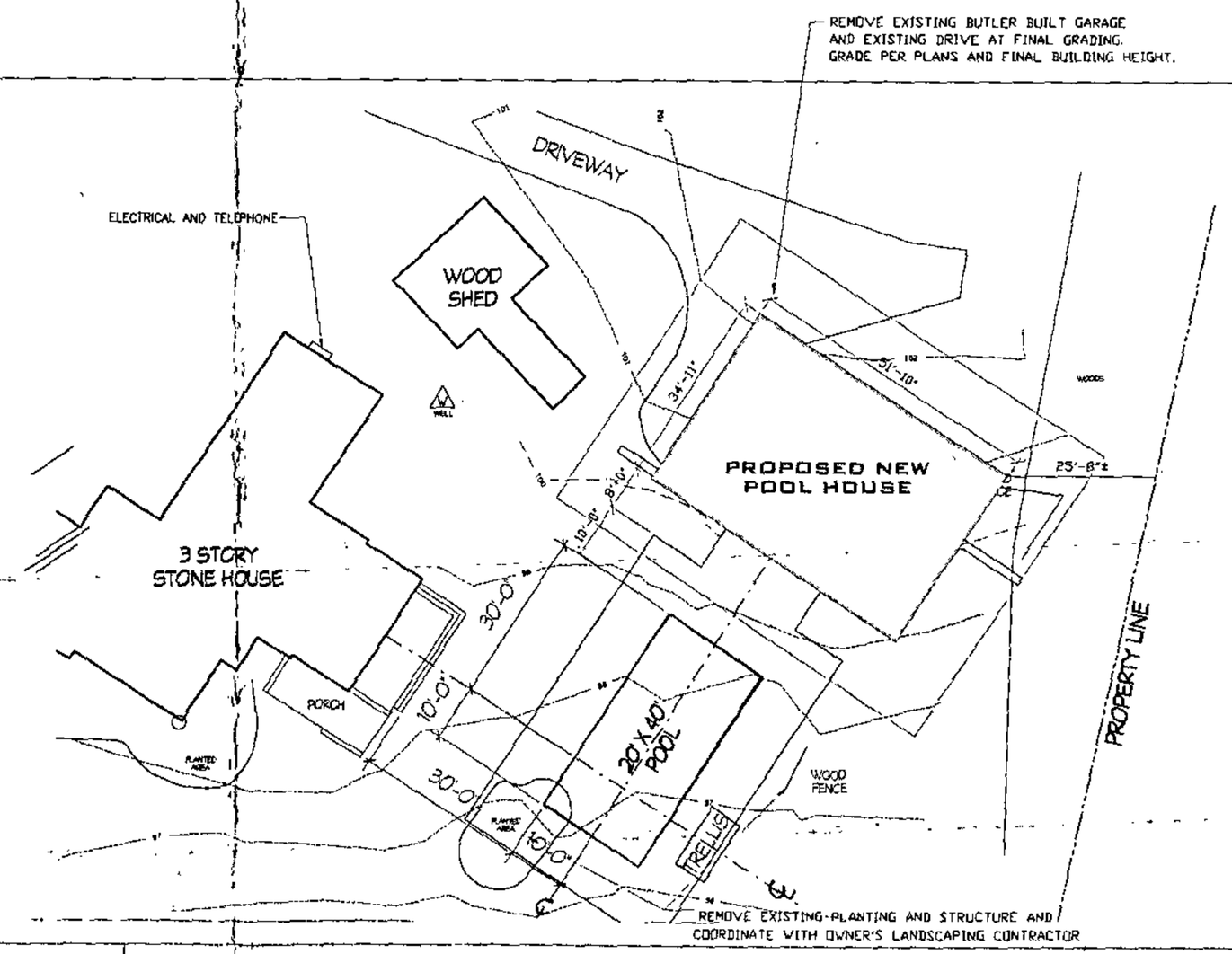
15.) Storm water, site drains, and foundation drainage tile will be piped to downhill outfalls which are to be sized and located per Code. Foundation drainage tile to be placed on bed of gravel over undisturbed soil. Gravel of a minimum depth of 2'-0" shall cover drainage tile topped with heavy burlap or felt paper. Rinse gravel of all fines before installation.

16.) Provide gravel for temporary gravel drive / work turn arounds etc. as required to handle heavy equipment to site. Remove fine grade and seed disturbed area at the end of construction. Coordinate with Owner on location of all access drives.

17.) Contractor to retain the services of a geotechnical engineer approved by the Architect to verify soil conditions before work begins. Owner to pay these services. Submit report to the Architect.

18.) The Contractor shall treat the soil for termite extermination with the strongest product permitted per Code.

19.) Contractor shall inspect site and install sanitary sewer hook up in most efficient manner possible.



A8 | SITE PLAN

1/16"=1'-0" | GS-002

GENERAL NOTES

PROJECT NORTH

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BOSLEY-WARNOCK POOL HOUSE

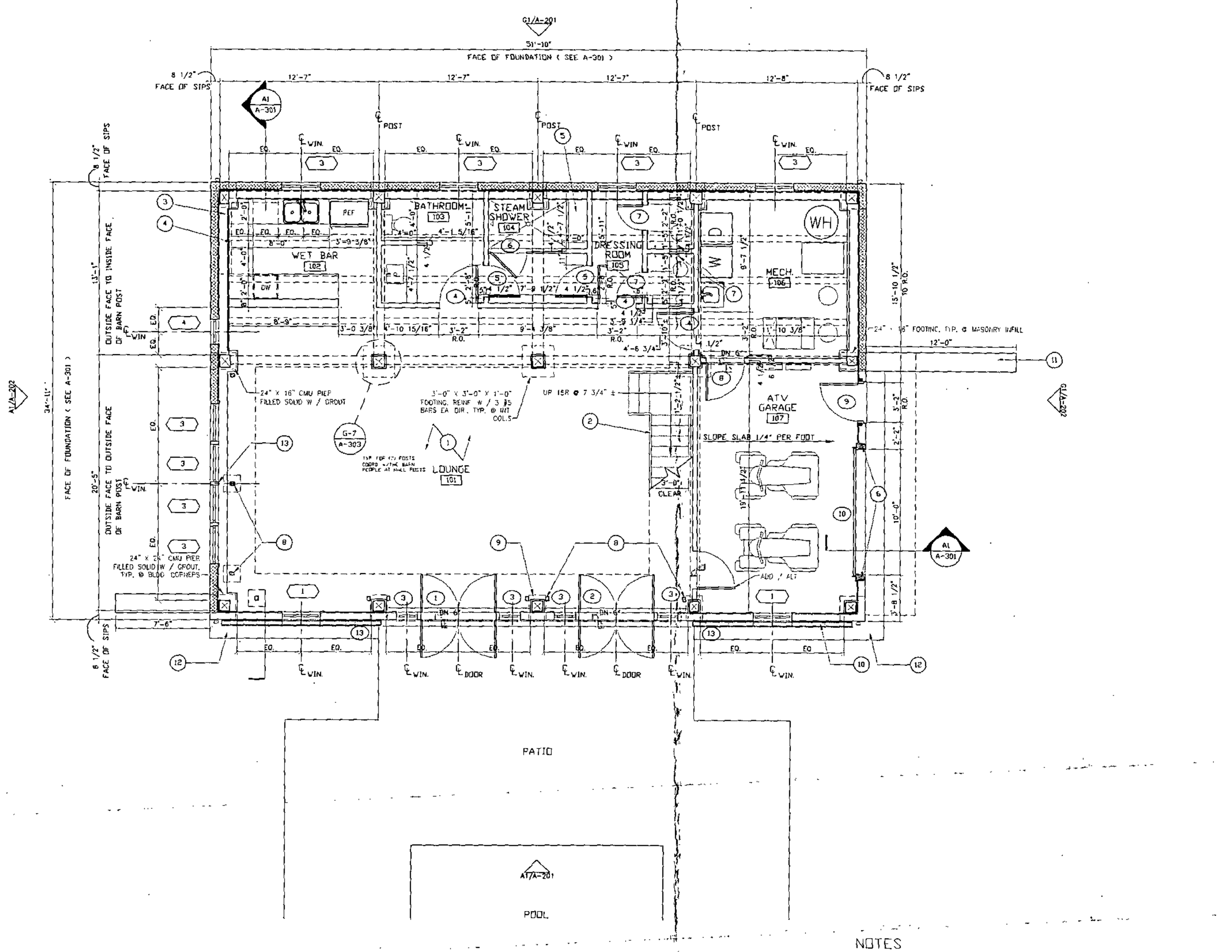
13023 BEAVER DAM ROAD, COCKEYSVILLE, MD 21030-1501

Drawing Title

SITE PLANS

Seal	Drawn AJG	Project No 07006.00
	Checked TG	CAD File No DD.dwg
	Reviewed VS	Drawing No
	Date 5/29/07	GS-002
	Scale AS NOTED	

PROJECT FILE: - WARNOCK BARN #07006.00



NOTES

1. COL. TO MASONRY -- SIMPSON HPAHD - 22-2P
   HOLD DOWN ANCHOR FOR BARN POSTS -- 14 7/16" EMBED.

GENERAL NOTES

FIRST FLOOR PLAN NOTES:

1. STAINED REINF. CONC. FLOOR W/ RADIANT HEAT
2. METAL STAIRS W/ WOOD TREADS PROVIDE GUARD AND HAND RAILS
3. BUILD COUNTER FULL DEPTH
4. 3'-0" (H) OVERHEAD CABINETS
5. 18" BENCH IN SHOWER
6. (3) 2X6 STUDS @ JAMB
7. SHAKER PEG HANGING HOOKS ON 1X MOUNTING BOARD
8. 4x3x1/4" TUBE COLUMN, TYP.
9. SEE G-7 / A-300 FOR POSTS AT FRONT WALL (TYP. FOR FREE-STANDING COL.)
10. BARN DOOR - (2) TOTAL
11. STONE WALL
12. CONC. PLINTH
13. (3) 2X AT JAMB OF GANG WINDOWS (SEE A-201 / 202)

CABINET NOTES:

1. CABINETS / VANITY: STAINED SHAKER STYLE
2. PULLS: STONE RIVER HARDWARE
3. COUNTERS TO BE CORIAN

PROJECT NORTH

NEW WALL CONSTRUCTION ON MASONRY KNEE WALL

NEW WALL CONSTRUCTION AT SLAB LEVEL

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BOSLEY-WARNOCK POOL HOUSE

13023 BEAVER DAM ROAD, COCKEYSVILLE, MD 21030-1501

Drawing Title
GROUND FLOOR PLAN

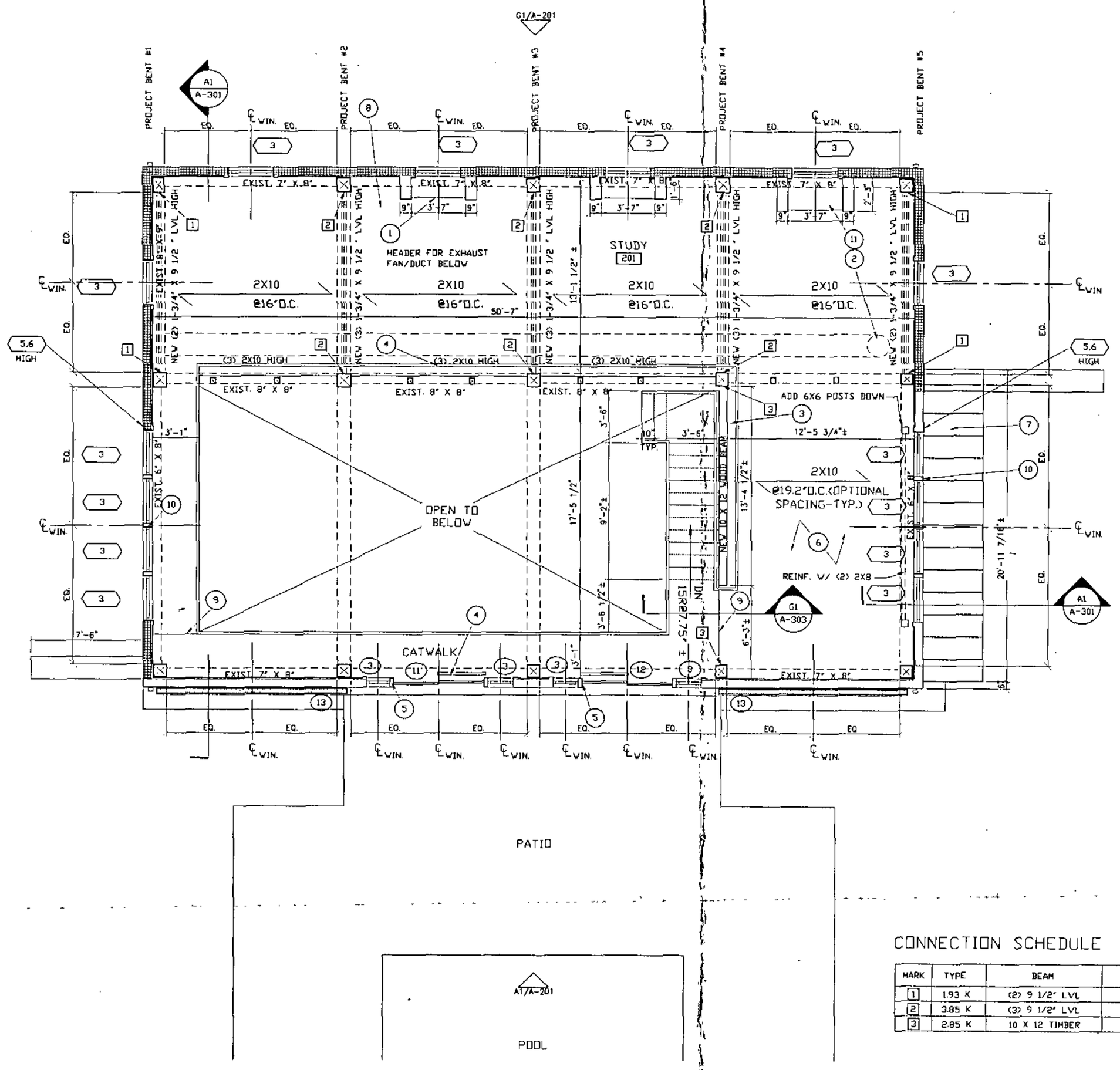
Seal

Drawn AJG	Project No 07006.00
Checked TG	CAD File No DD.dwg
Reviewed WS	Drawing No A-101
Date 5/29/07	
Scale AS NOTED	

A1 GROUND FLOOR PLAN

1/4"=1'-0" A-101

PROJECT SOLEY - WARNOCK FARM #07006.00



CONNECTION SCHEDULE

MARK	TYPE	BEAM	DETAIL
1	1.93 K	(2) 9 1/2" LVL	A-8 / A-304
2	3.85 K	(3) 9 1/2" LVL	G-8 / A-304
3	2.85 K	10 X 12 TIMBER	G-8 / A-304

NOTES:

1. TYP. - ATTACH SIPS PANELS TO WOOD COL.'S, BEAMS, AND DIA. BRACES PER MANUFACTURER'S REQ'D WITH MAX. SPACING OF 8" (SEE A-303 / A-1 & A-6)
2. BARN COLUMN TO MASONRY CONNECTION -- SIMPSON HPAMD-22-2P (14 7/16 ") EMBEDMENT

A1 | LOFT FLOOR PLAN

1/4"=1'-0" | A-102

GENERAL NOTES

SECOND FLOOR PLAN NOTES:

1. PLUMBING CHASES WITH BUILT IN SHELVES
2. SPIRAL RING SUPPLY (SEE SDM-1)
3. EDGE OF NEW STRUCTURE AND FLOORING
4. 40" METAL RAILING
5. (2) 2X JAMBS
6. WOOD FLOORING - 1X T&G FROM VINTAGE LUMBER
7. GARAGE ROOF OVERHANG
8. HEADER OFF JOISTS FOR EXHAUST FAN CHASES
9. JOINT IN FLOOR TYPE
10. (3) 2X JAMB AT GANG WINDOWS
11. RETURN AIR ENCLOSURE (SEE SDM-1)

NEW WALL CONSTRUCTION ON MASONRY KNEE WALL

NEW WALL CONSTRUCTION AT SLAB LEVEL

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- — -

BOSLEY-WARNOCK POOL HOUSE

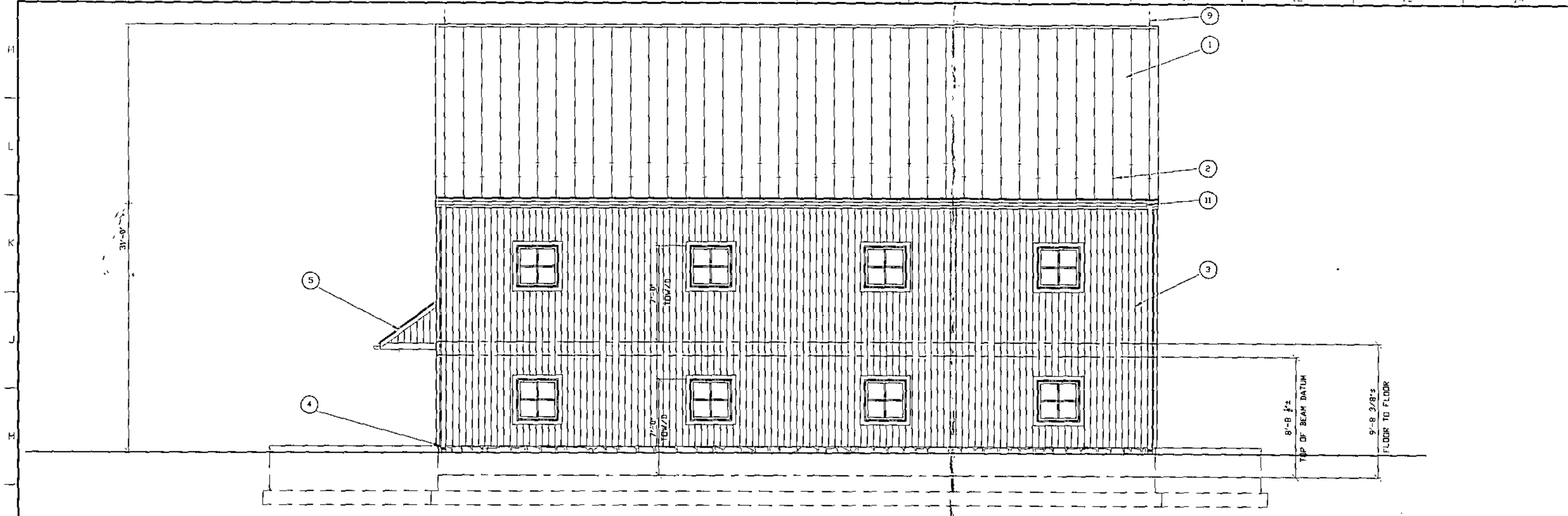
13023 BEAVER DAM ROAD, COCKEYSVILLE, MD 21030-1501

Drawing Title

LOFT FLOOR PLAN

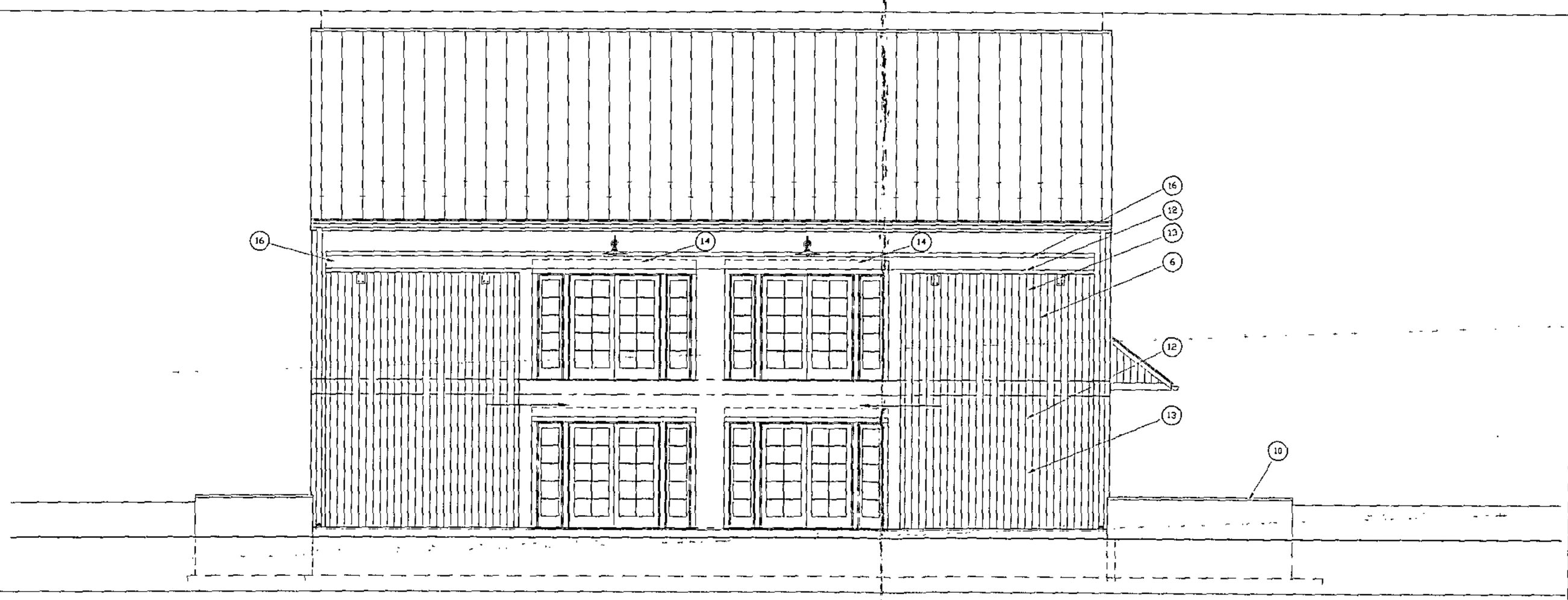
Seal	Drawn AJG	Project No 07006.00
	Checked TG	CAD File No. DD.dwg
	Reviewed VS	Drawing No. A-102
	Date 5/29/07	
	Scale AS NOTED	

PROJECT FOLDER - WARNOCK BARN #07006.00



G1 NORTH ELEVATION

1/4"=1'-0" A-201



A1 SOUTH ELEVATION

1/4"=1'-0" A-201

GENERAL NOTES

ELEVATION NOTES:

1. GALVALUME STANDING SEAM METAL ROOF - MEYFAB 1" HISTORIC PROFILE
2. BERGER STANDING SEAM SNOW GUARDS
3. 1X6 V GROOVE WRC (SELECT KNOTTY) - ADD/ALT. 1X8 V GROOVE
4. STONE SKIRT AT FOUNDATION
5. GARAGE OVERHANG
6. 12' - 7" x 17' -6" SLIDING BARN DOORS WITH WINDOWS
7. 8'-0" X 10'-0" CARRIAGE STYLE GARAGE DOORS
8. GUTTERS TO SUBSURFACE DRAINAGE SYSTEM
9. LIGHTNING RODS BY DILLON LIGHTNING PROTECTION (301) 696-9029
10. 18" STONE WALL W / 2" BLUESTONE CAP
11. 6" ROUND "PLAIN" GALVALUME GUTTER W / BRACKETS BY CLASSIC GUTTER SYSTEMS (269) 665-2700
12. (2) 2x6 SOLID LINTEL IN SIPS PANELS OVER WINDOWS (TYP.)
13. DBL. 2X SPLINE @ WINDOW JAMBS (TYP.)
14. 2x10 SOLID LINTEL
15. 2X12 SOLID LINTEL IN SIPS PANEL
16. BARN HARDWARE HOUSING (SEE A-301)

SIPS BY INSULSPAN 1 (800) 726-3510
CABINET BLEACHING OIL #6241 - EDGE AND BACK STAIN BEFORE CEDAR INSTALLATION

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- - -

BOSLEY-WARNOCK POOL HOUSE

13023 BEAVER DAM ROAD, COCKEYSVILLE, MD 21030-1501

Drawing Title
ELEVATIONS

Seal	Drawn AJG	Project No 07006.00
	Checked TG	CAD File No DD.dwg
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	Date 5/29/07	A-201
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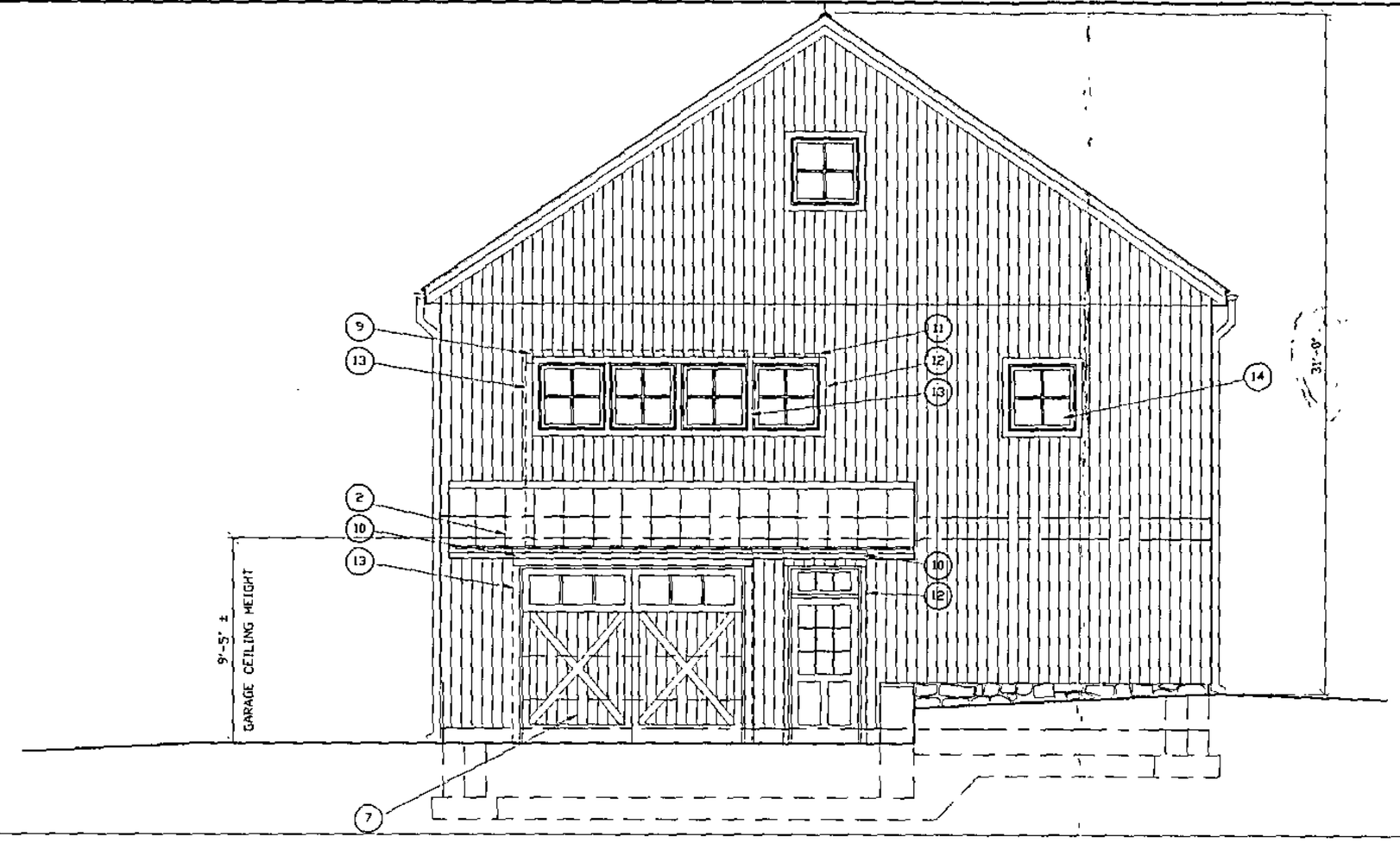
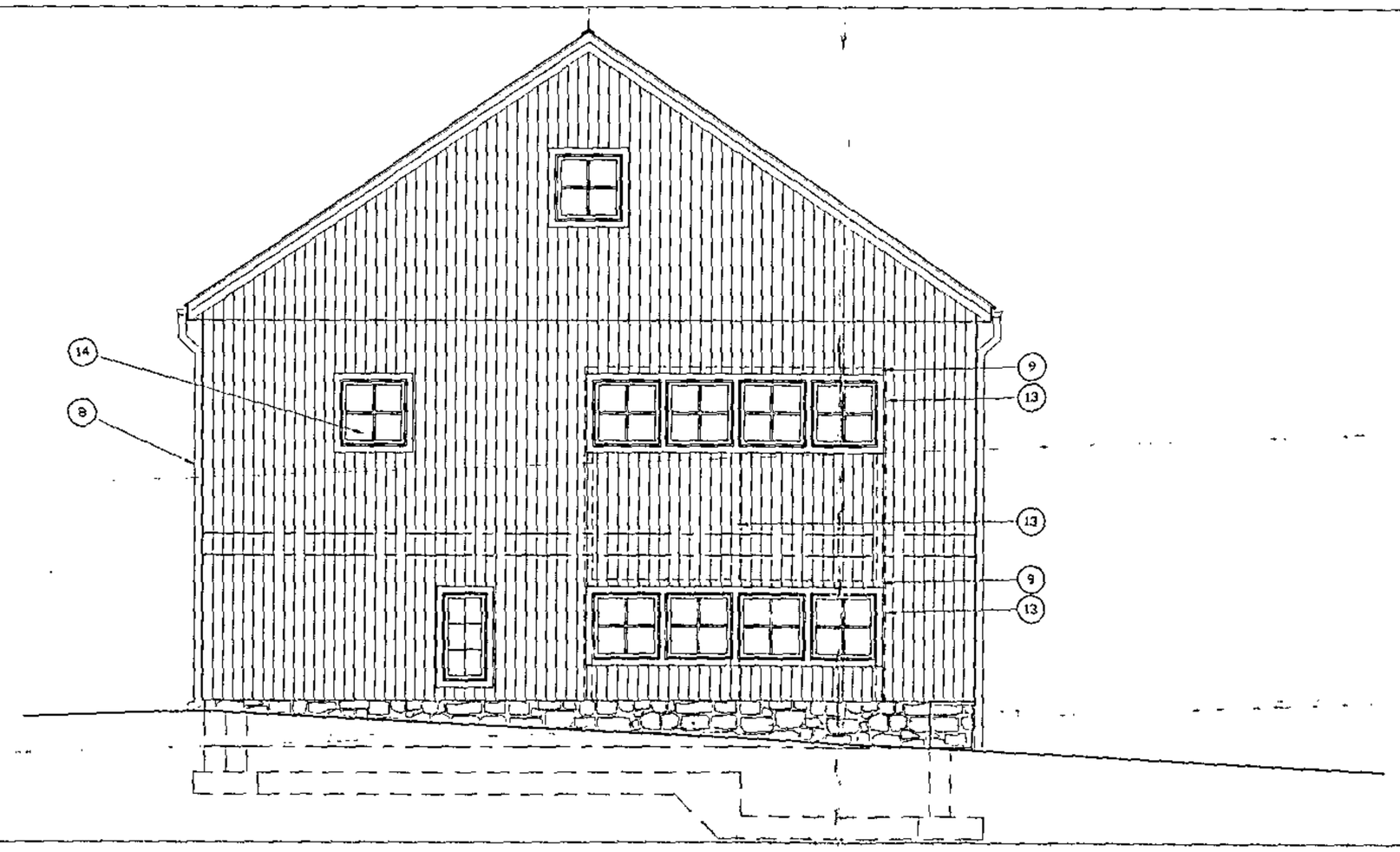


G1 | EAST ELEVATION

1/4"=1'-0" | A-202



A1 | WEST ELEVATION

1/4"=1'-0" | A-202

GENERAL NOTES

ELEVATION NOTES:

1. GALVALUME STANDING SEAM METAL ROOF - METFAB 1" HISTORIC PROFILE
2. BERGER STANDING SEAM SNOW GUARDS
3. 1X6 V GROOVE WRC (SELECT KNOTTY) - ADD/ALT. 1X8 V GROOVE
4. STONE SKIRT AT FOUNDATION
5. GARAGE OVERHANG
6. 12' - 7" x 17' -6" SLIDING BARN DOORS WITH WINDOWS
7. 8'-0" X 10'-0" CARRIAGE STYLE GARAGE DOORS
8. GUTTERS TO DEDICATED SUBSURFACE DRAINAGE SYSTEM
9. 2X8 SOLID LINTEL
10. 2X10 SOLID LINTEL
11. 2X6 SOLID LINTEL
12. (2) 2X @ JAMB
13. (3) 2X @ JAMB
14. DEDUCT /ALT. -- AWNING WINDOW AT REAR LOFT BAY

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BOSLEY-WARNOCK POOL HOUSE

13023 BEAVER DAM ROAD, COCKEYSVILLE, MD 21030-1501

Drawing Title

ELEVATIONS

Seal

Drawn AJG	Project No 07006.00
Checked TG	CAD File No DD.dwg
Reviewed WS	Drawing No A-202
Date 5/29/07	
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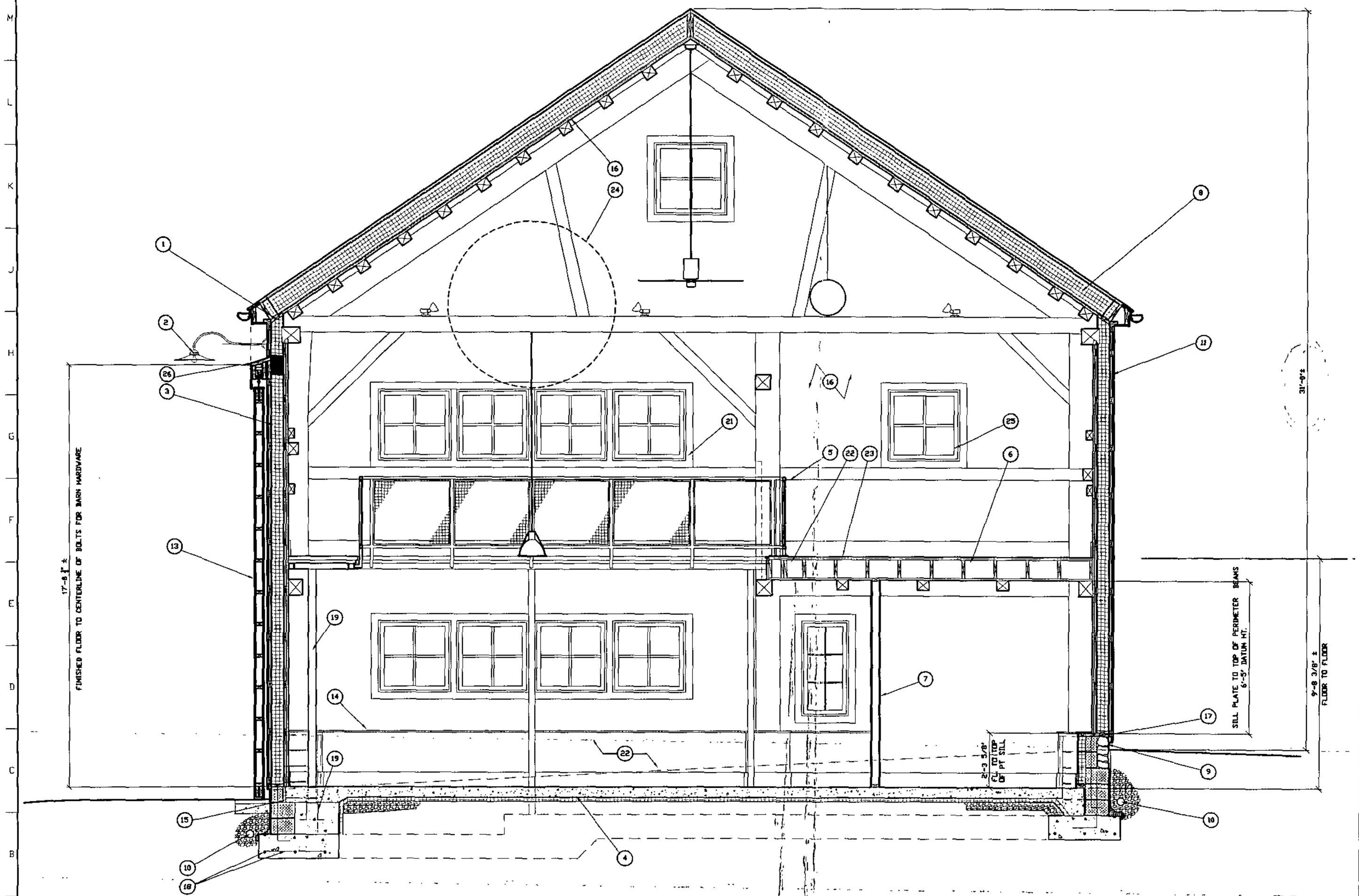
PROJECT DATA - WARNOCK BARN NEW PLAN



A1 SECTION - BENT #1 WEST GABLE

1/2"=1'-0" A-301

GENERAL NOTES

SECTION NOTES:

1. SEAL SIPS JOINT AT WALL / ROOF PANEL CONNECTION
2. HAMMERWORKS BARN LIGHT
3. SIPS WALL PANEL (R-19)
4. 5" STAINED REINF. CONC. SLAB W/ RADIANT HEAT
5. 40" METAL RAILING
6. WOOD FLOORING ON SUPPLEMENTAL STRUCTURE
7. 2X4 WALL AT HALLWAY
8. SIPS ROOF PANEL (R-38)
9. STONE SKIRT
10. 4" DRAINAGE TILE
11. CEDAR (VRC V GROOVE) SIDING ON 1X3 RAINWALL FURRING
12. RIGID INSULATION
13. BARN DOOR (PT 2X4 WITH STAINED CEDAR SIDING EA. SIDE)
14. WOOD LEDGE AT FOUNDATION
15. THERMAL BREAK AT FLOOR PERIMETER AT CONT. SIPS WALL
16. BARN BOARD FINISH
17. BARN COLUMN TO MASONRY CONNECTION -- SIMPSON HPAMD-22-2P (14 7/16 " EMBEDMENT)
18. (3) #5 EA. WAY AT CATWALK COLUMN
19. 4X3X1/4 CATWALK COLUMN
20. (4) 3/4" DIA. ANCHOR BOLT, W / 9" EMB.
21. RELOCATED BEAM BY THE BARN PEOPLE TO ALIGN W / TOP OF MIDDLE SASH
22. PROVIDE BLOCKING FOR RAILING
23. BARN WOOD INSTALLED BY CONTRACTOR - PROVIDED BY THE BARN PEOPLE
24. 7' DIA. (APPROX.) SLAUGHTER WHEEL, SUPPLIED BY THE BARN PEOPLE
25. AWNING WINDOWS IN SMALL LOFT BAYS, DEDUCT ALTERNATE
26. BREAK METAL FLASHING FOR BARN DOOR HARDWARE HOUSING WITH 2500 LB. CAPACITY. HARDWARE BY CROWN INDUSTRIAL SUPPLY

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BOSLEY-WARNOCK POOL HOUSE

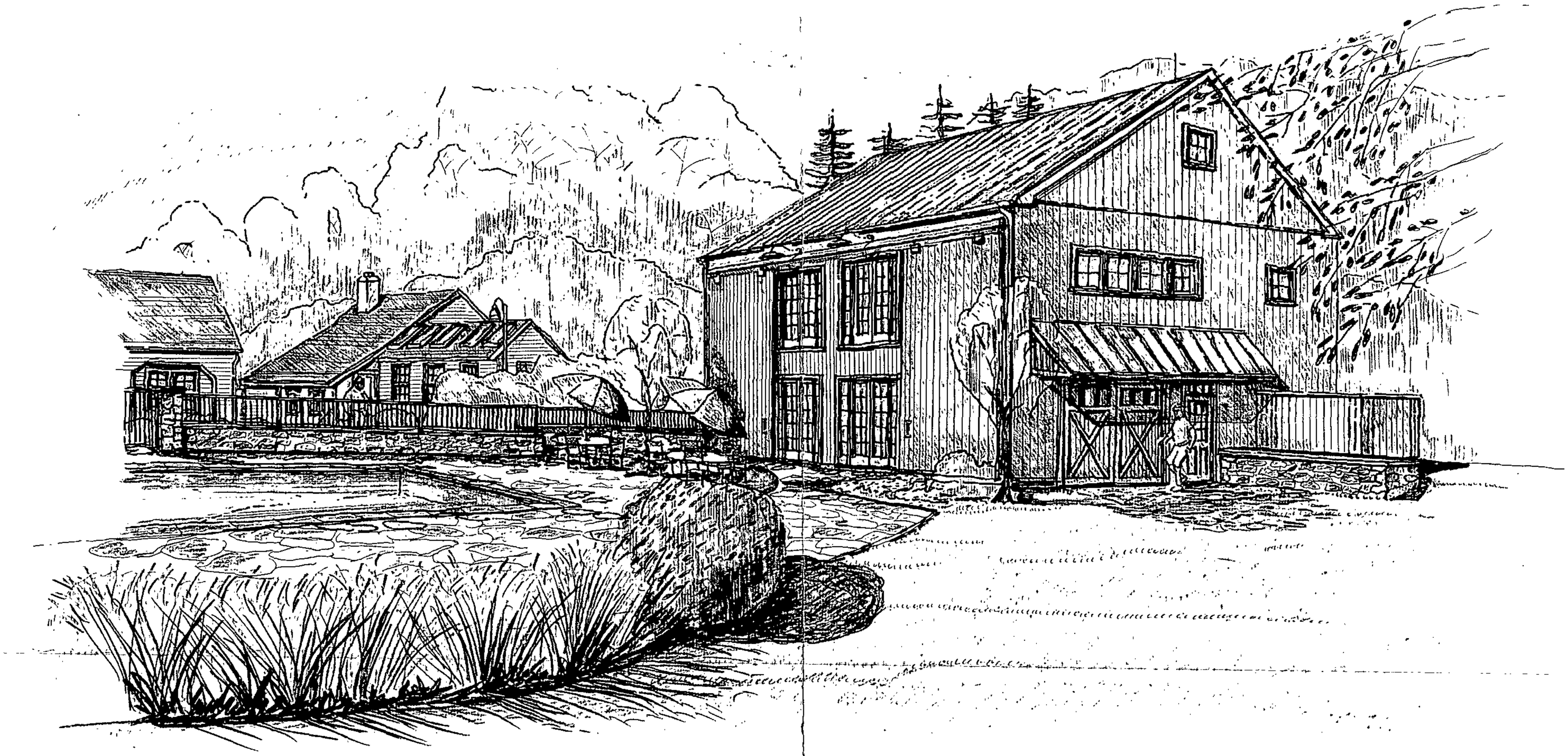
13023 BEAVER DAM ROAD, COCKEYSVILLE, MD 21030-1501

Drawing Title

SECTIONS

Seal	Drawn AJG	Project No. 07006.00
	Checked TG	CAD File No DD.dwg
	Reviewed WS	Drawing No A-301
	Date 5/29/07	
	Scale AS NOTED	

PROJECT: BOSLEY - WARNOCK BARN #07006.00

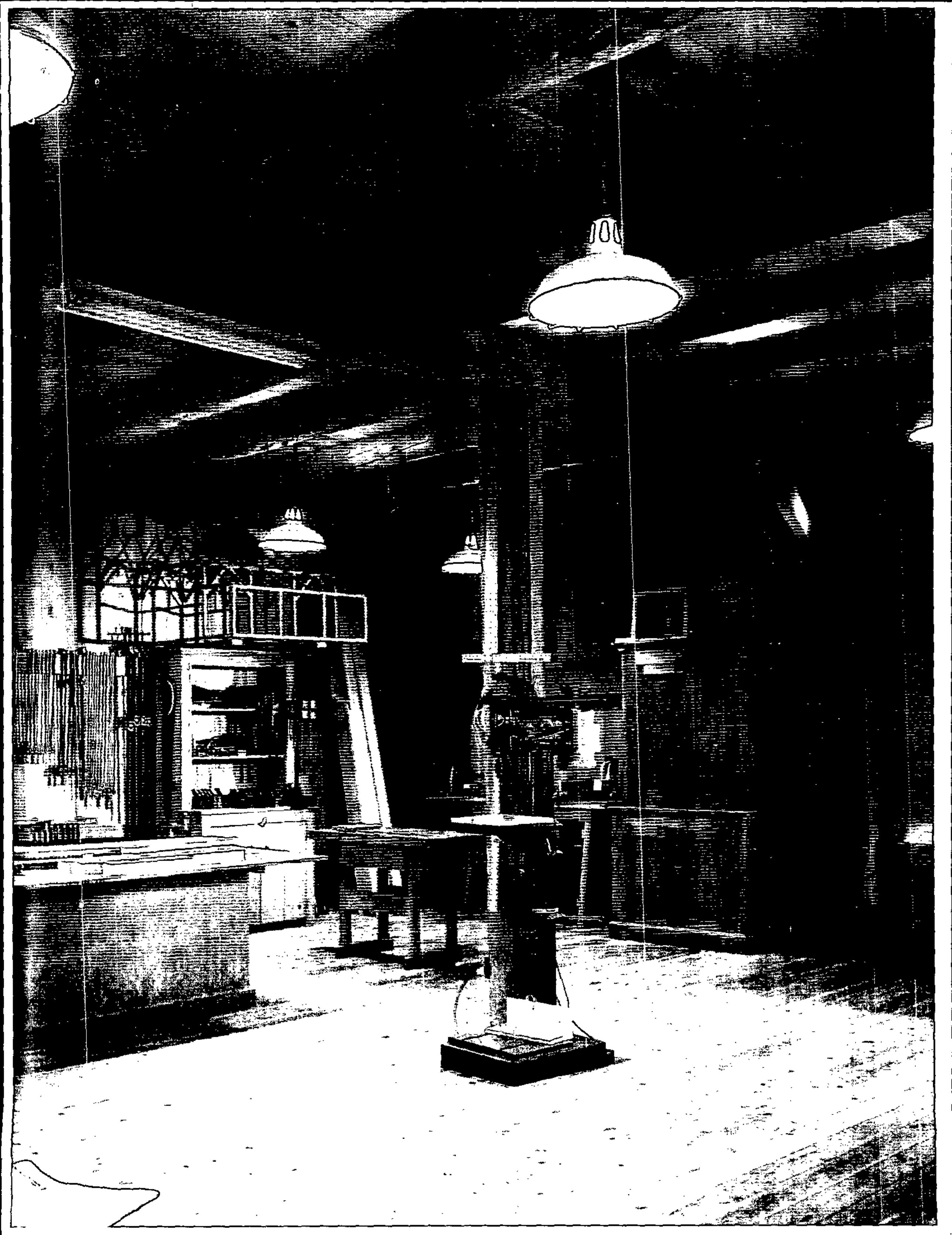


Bosley – Warnock Residence
Pool House
View from Southeast
Date 09.06.07

PETITIONER'S

EXHIBIT NO. 5

SMG ARCHITECTS



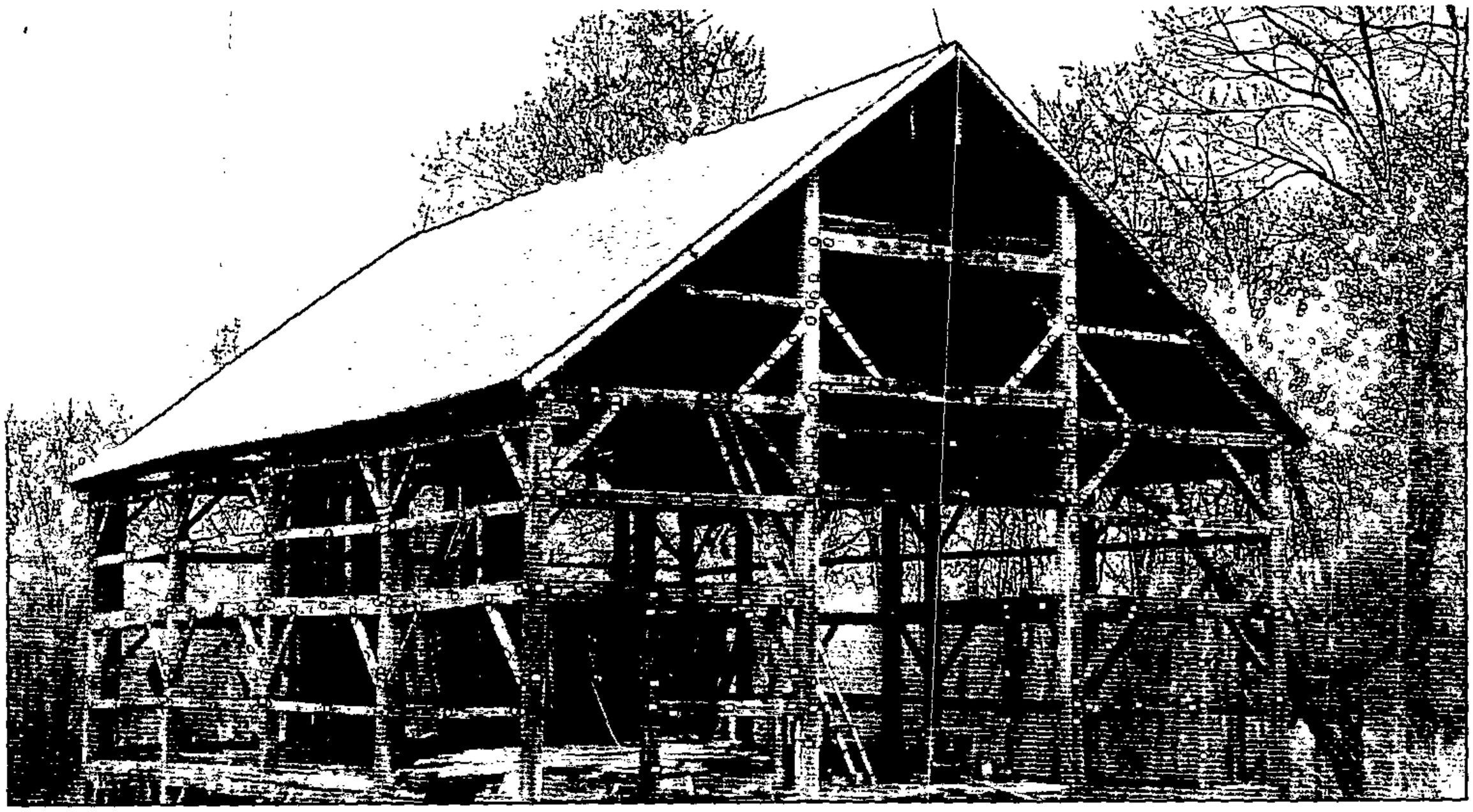
PRUNIER
LIVRE VITE ET BIEN
CAFE

A bird's-eye view of the new "farmstead" in Sun Valley shows some of the New England barn structures. The barn from Waltham is on the extreme right, the one from Orwell on the far left.

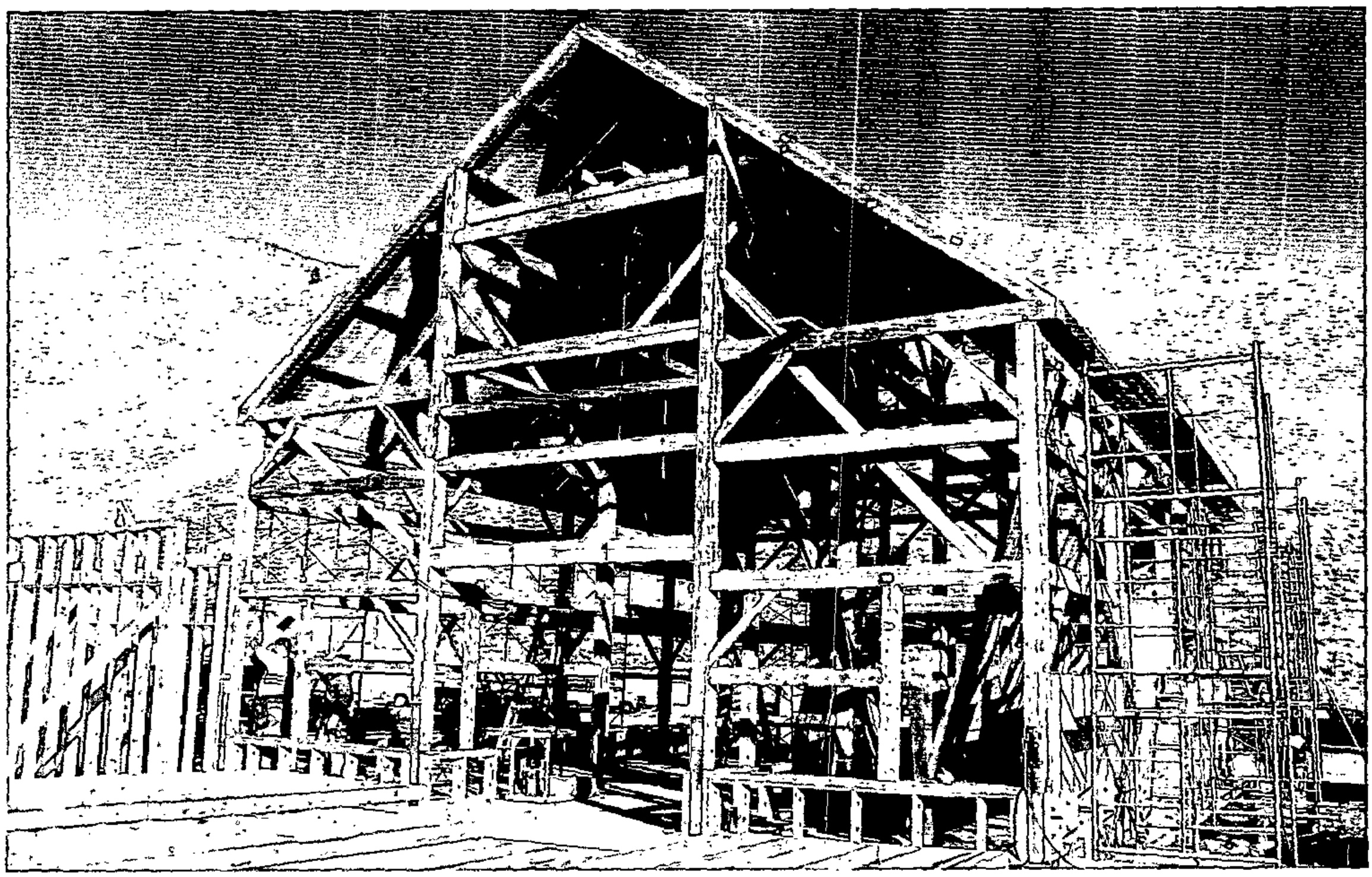
The juxtaposition of several farm buildings offers the pleasing, if unintended, playfulness of contrasting shapes and volumes and an inherent interplay of light and shadow, constantly changing with the advancement of the sun and the seasons. Achieving the same qualities in a reconstructed complex requires skill and understanding borne of studious observation of vernacular survivors in the rural landscape. Today, the restored, relocated, and reassembled barns from Vermont together form a sprawling assembly of domesticated buildings in Sun Valley, Idaho. The conversion may be faulted for its excessive size, but on the whole it successfully reinterprets the notion of gathered structures that informs its design.

The Sun Valley complex includes a plethora of interior spaces with room for such varied pursuits as painting and piano. Some offer sequestered intimacy; some soar. Original and introduced surfaces are differentiated by the use of alternative materials. The art studio, intimate and well-used, stands apart from the building complex, a separation that discourages interruption.

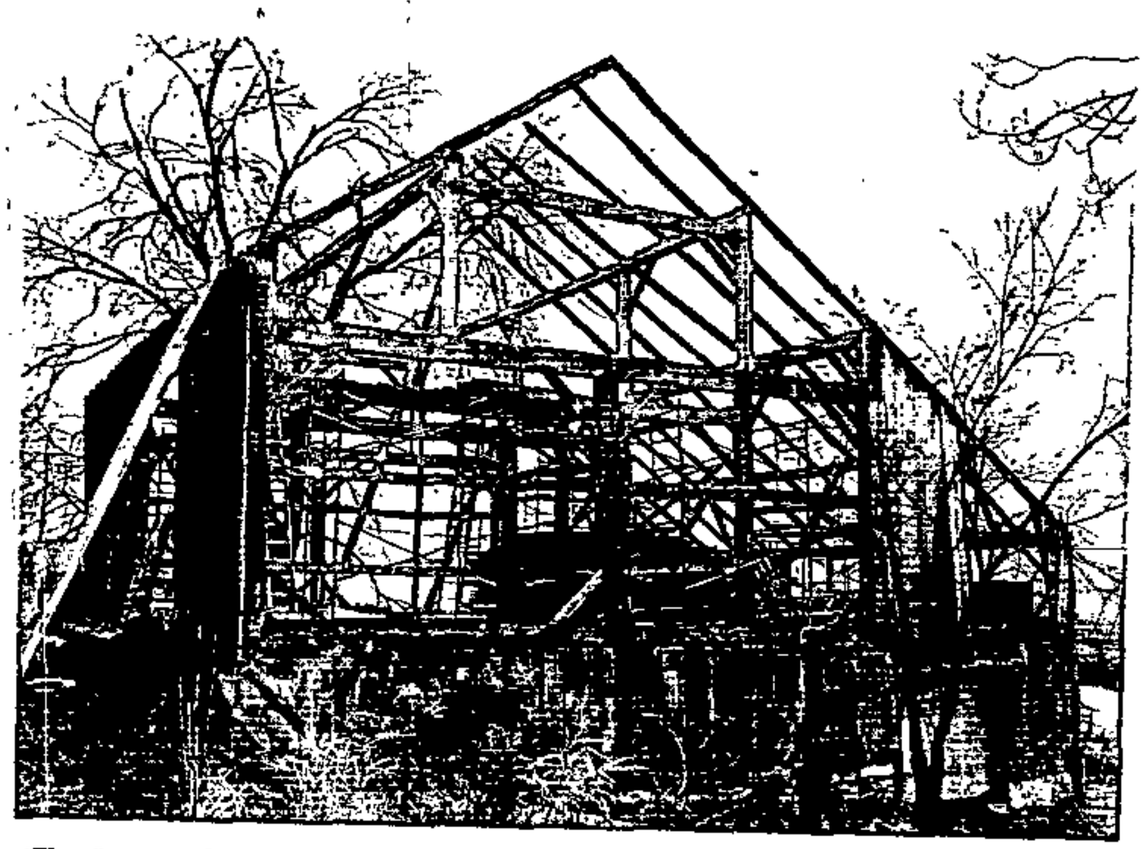
The dramatic verticality of the nave in the rough-sawn frame from Grafton, Vermont, provides circulation between four bedrooms in the aisles – two up, two down – each the same size with the same appointments. There has been great attention paid to the lighting. Dozens of custom-made sconces, in combination with indirect fixtures that illuminate the reused barn siding, create theatrical effects. The glow of a barn house after dark differs markedly from the play of daylight. Opportunities abound for the skilled lighting designer.



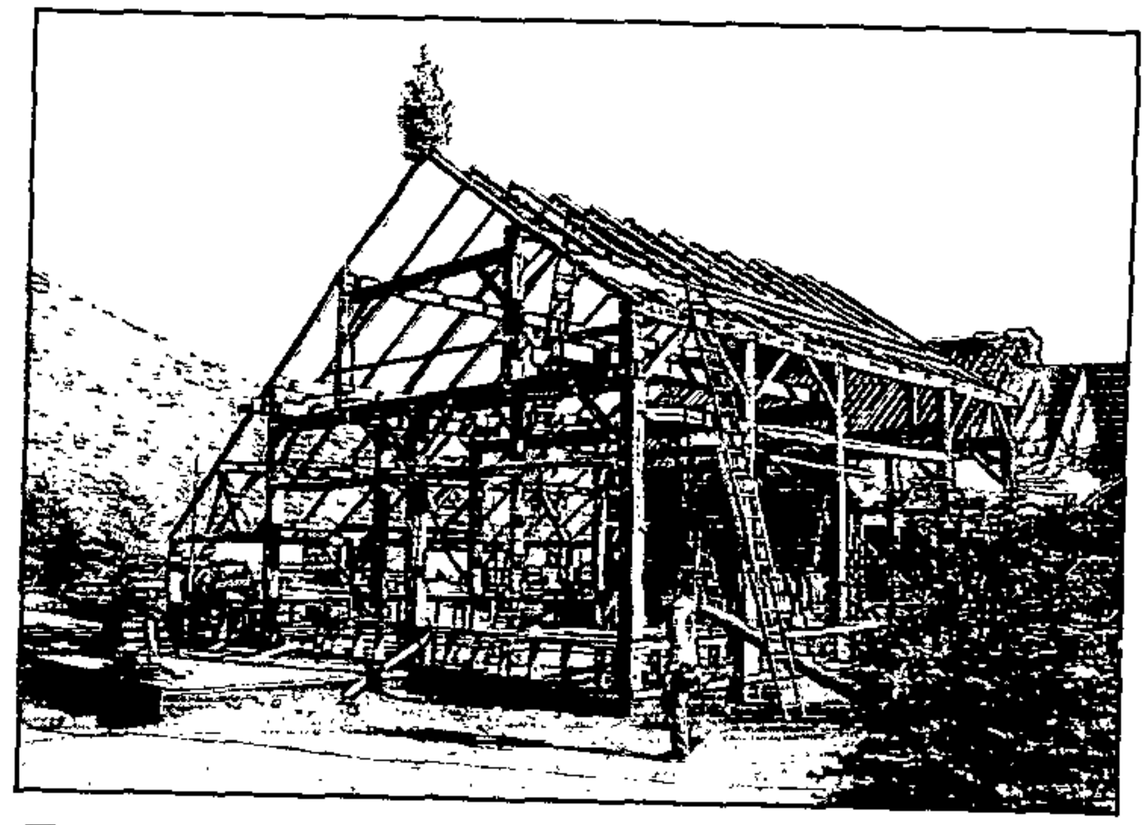
The Grafton, Vermont, barn, tagged and ready for dismantling and transportation.



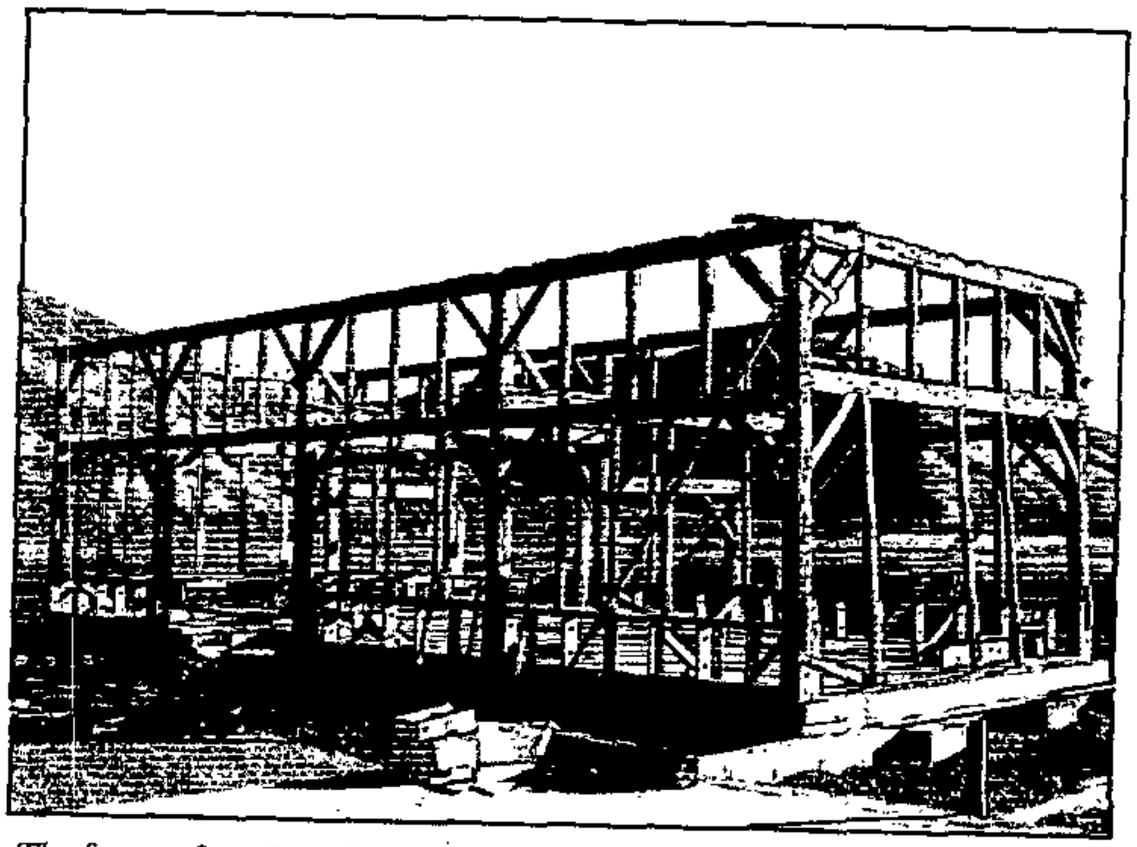
The Grafton barn becomes a domestic structure of the Sun Valley complex.



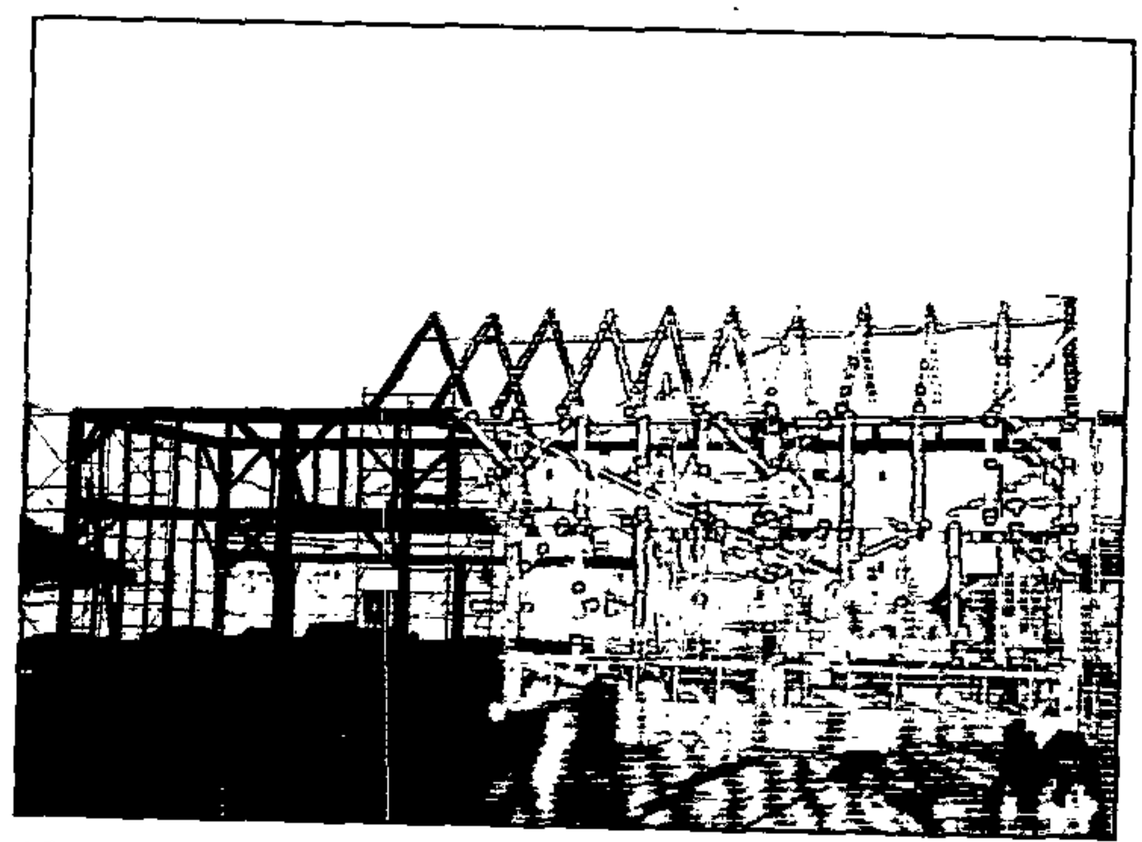
The frame of a Waltham, Vermont, barn is dismantled.



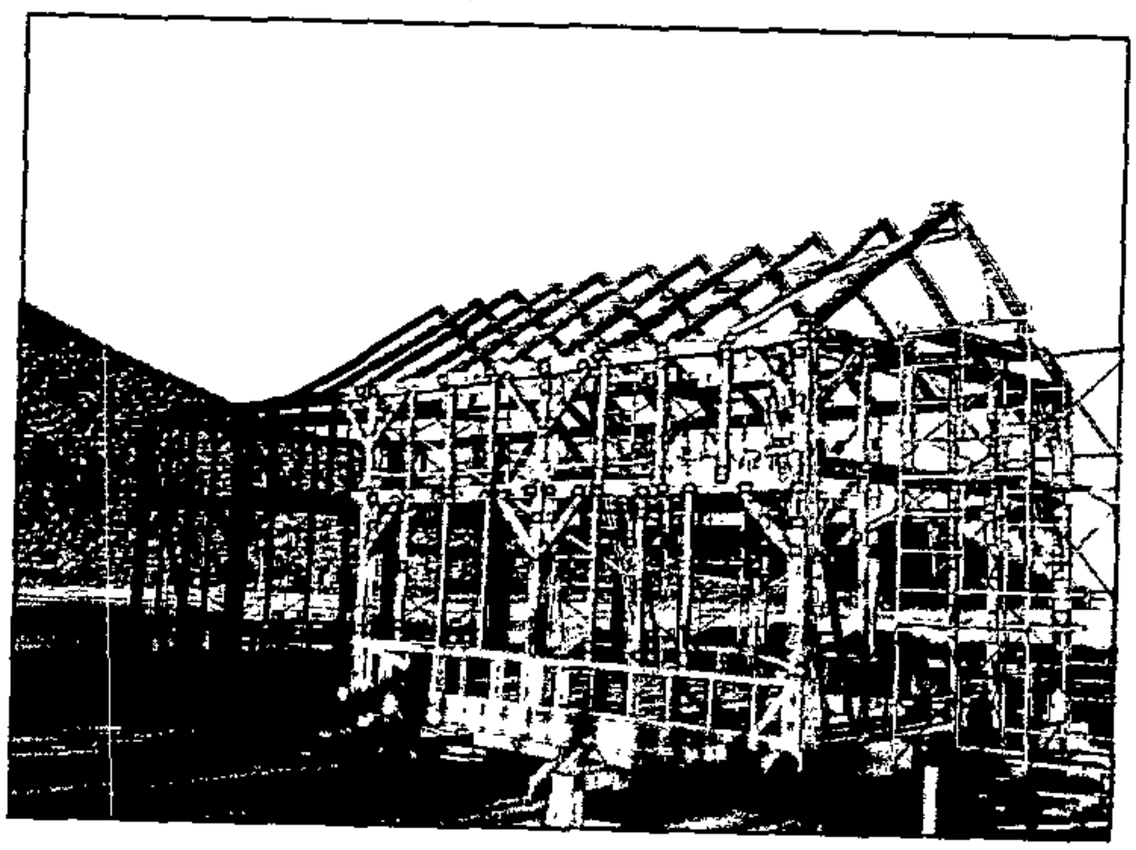
The same Waltham frame is reconstructed in Sun Valley, Idaho.



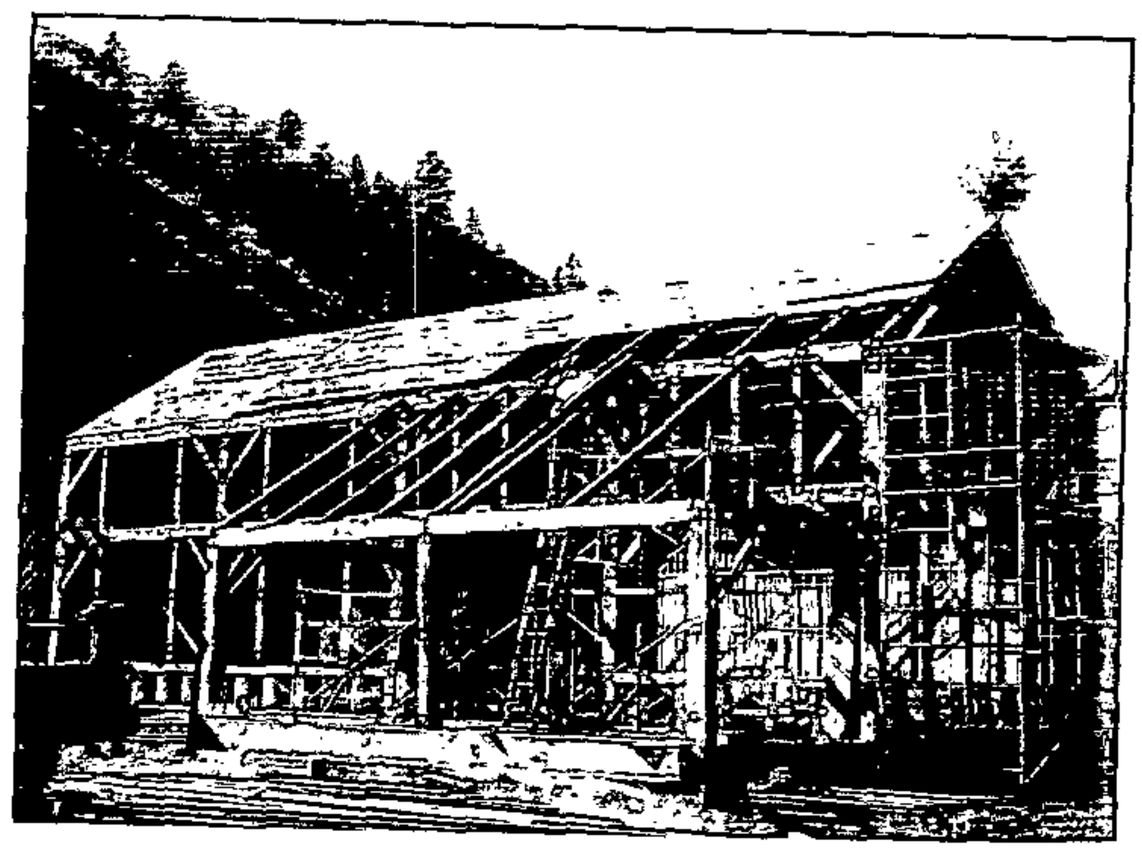
The frame of an Orwell, Vermont, barn is assembled at Sun Valley.



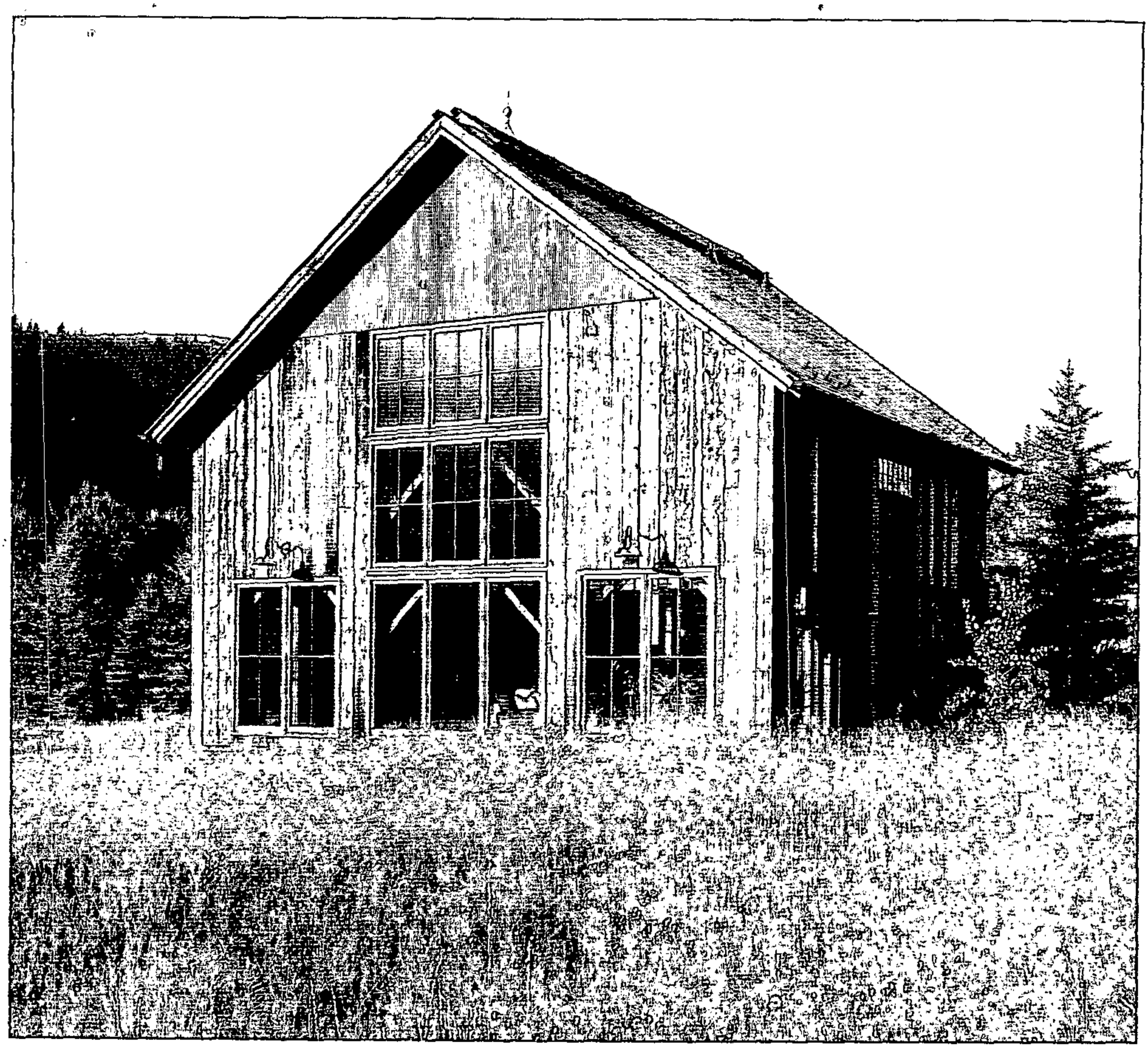
The rafters start to go up.



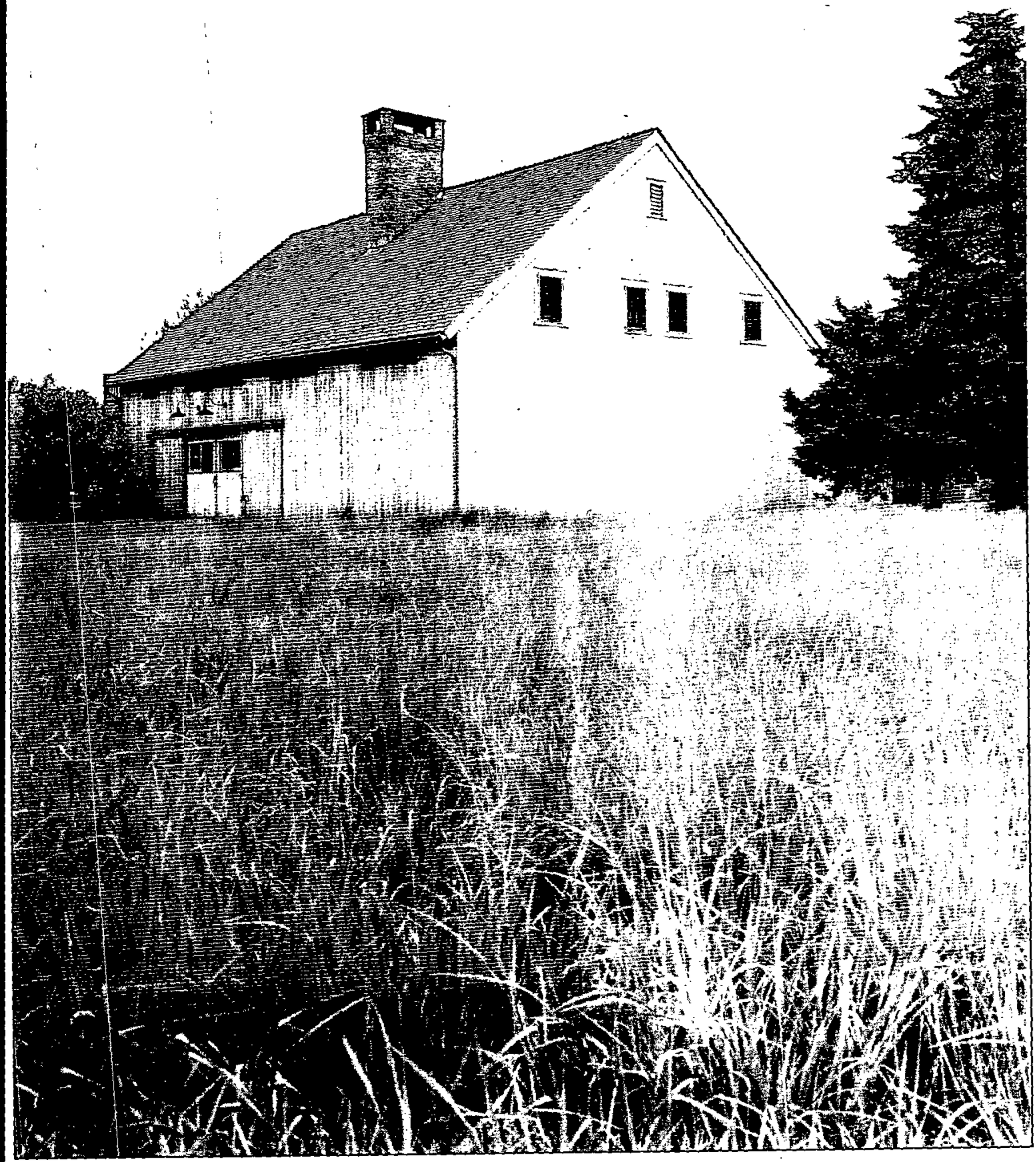
The Orwell frame at the end of a working day.



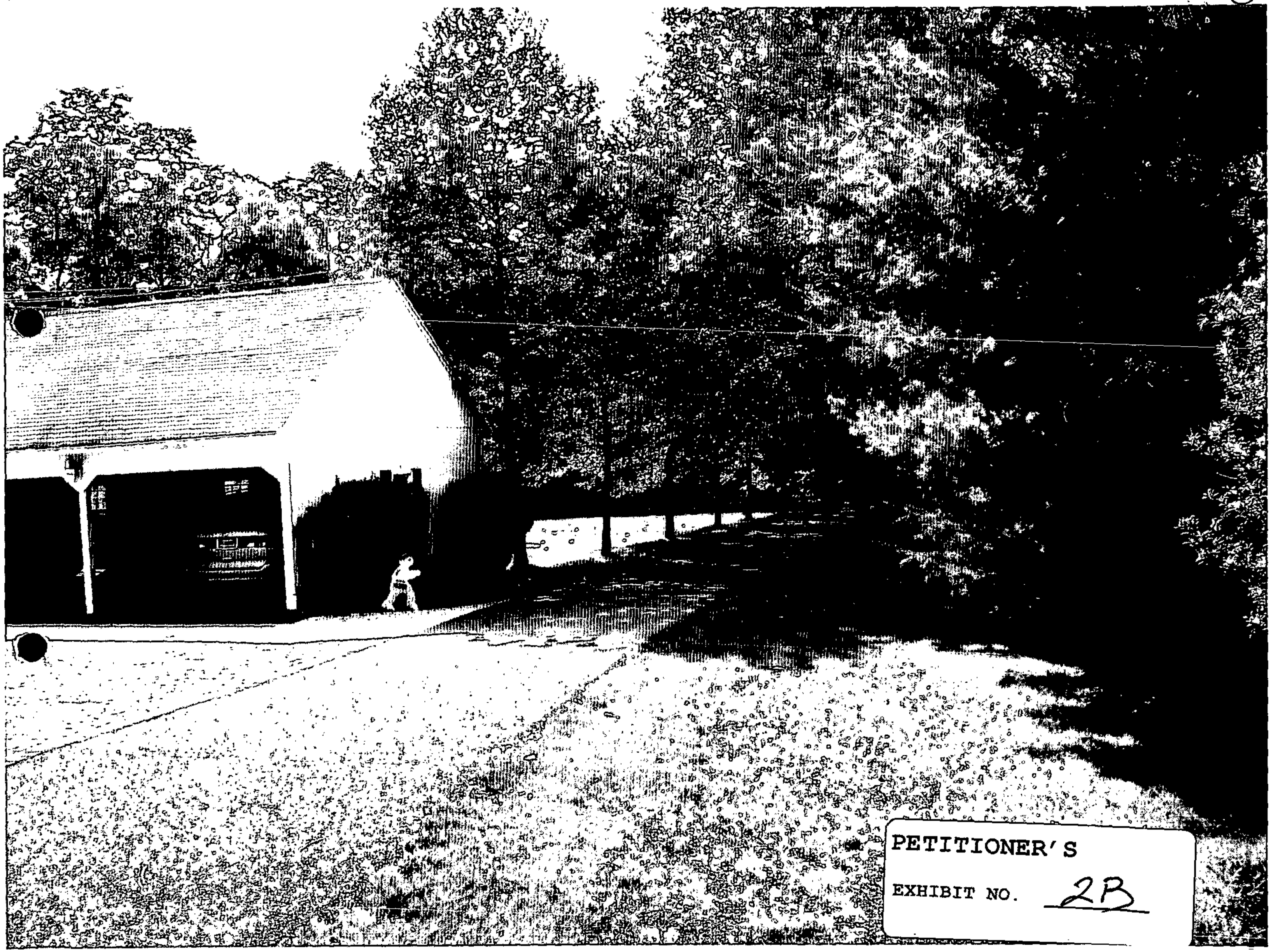
Work progresses on the lean-to and roof covering.



For another Vermont barn transported and reerected in Sun Valley, Idaho, a young architect found herself confronted with the opportunities and limitations of designing a house within the given strictures of an antique timber frame. Her comments are elucidating: "It was my intent to emphasize the building's form as the driver in the design. I'm appreciative of barns, and consider them quite bold in their simplicity of form, massive size, and complexity of joinery. I find it interesting that architects are always trying to be sensitive to massing [as] it relates to human scale. Barns can be absolutely huge and would typically be considered insensitive to that scale, but people gravitate to these structures, and love them as homes. Obviously, there are considerations when designing [a barn house] such as making human-scaled spaces within the confines of the structure and sizing windows and doors to respond appropriately to the scale of the barn." The result of her musings is a barn which shuns special effects for straightforward materials and chaste embellishment. It is further posited that it is important to "incorporate the framing as a feature rather than a hindrance to the windows, allowing braces, posts, and tie beams to be a defining and contributing part of [window design]."

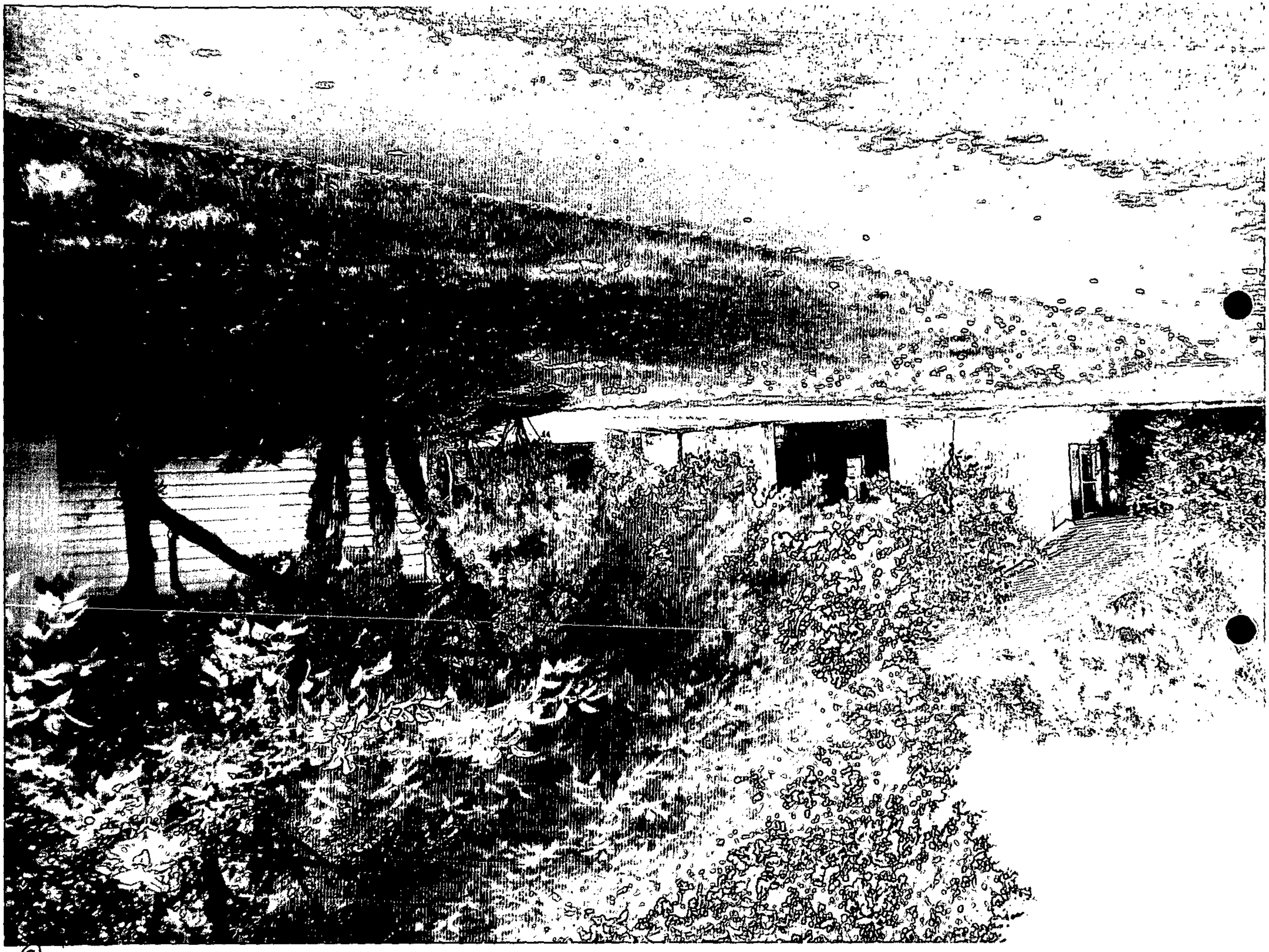


A workplace with accommodation above, on Long Island, New York.



PETITIONER'S

EXHIBIT NO. 2B



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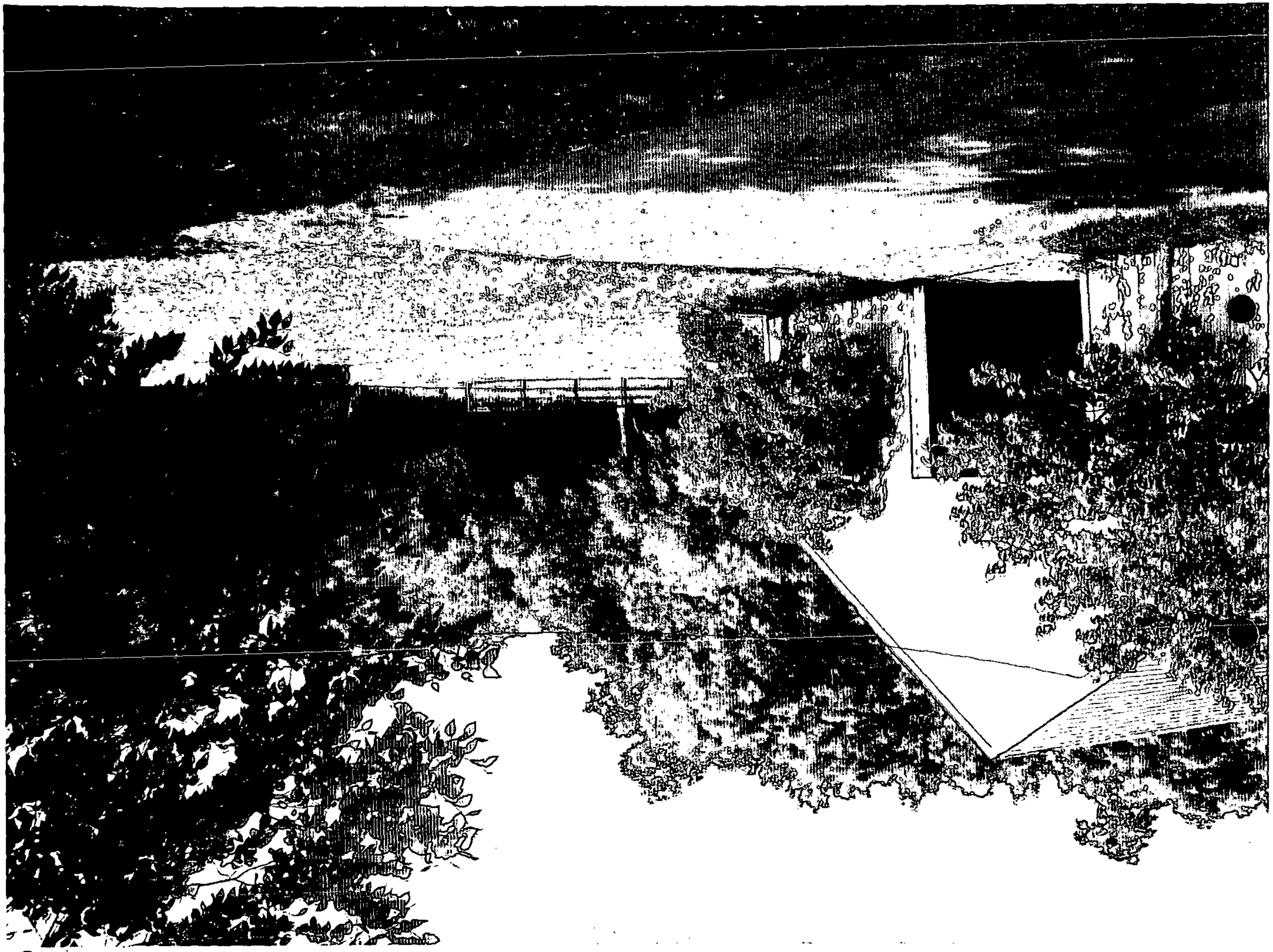
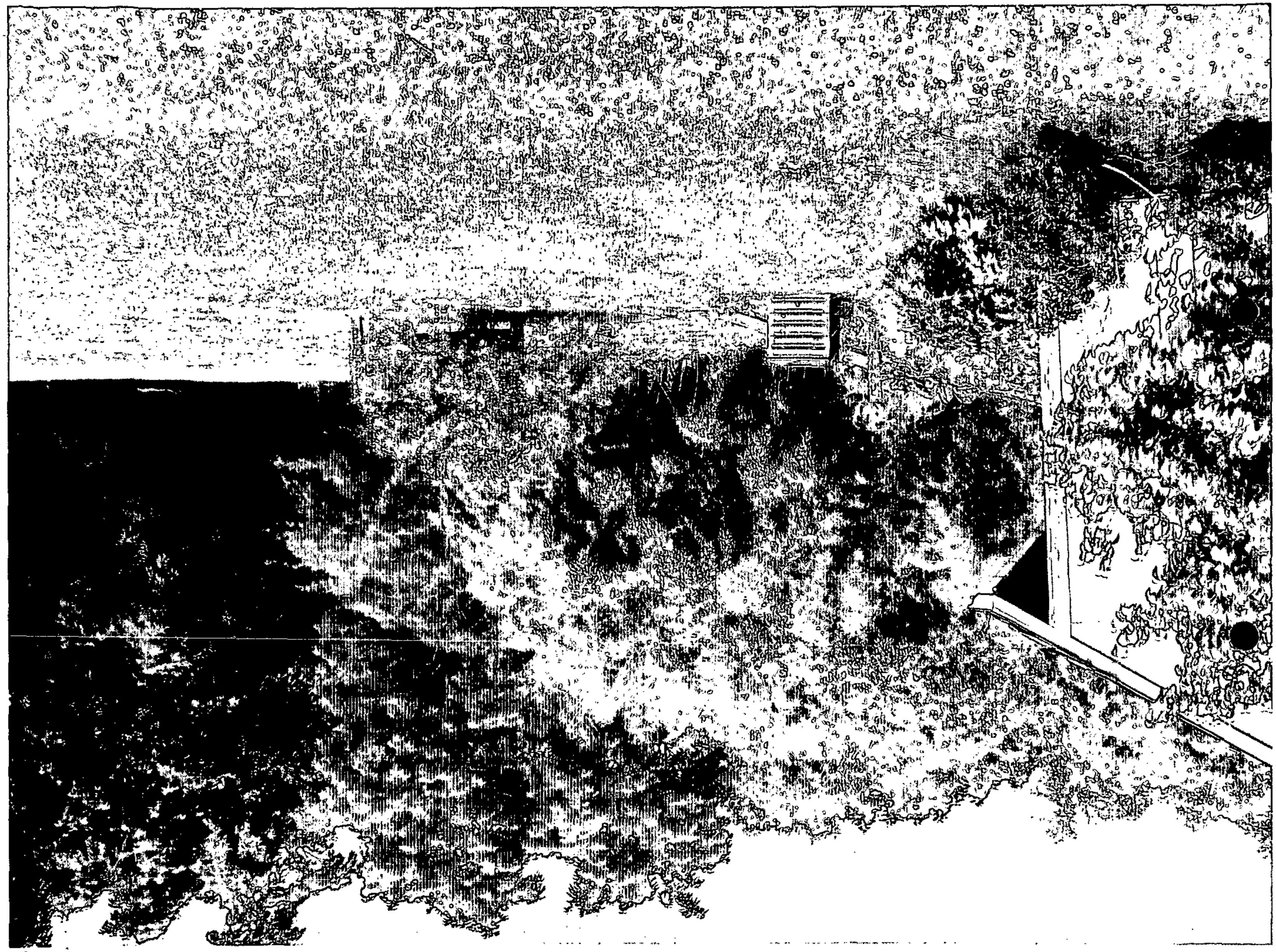
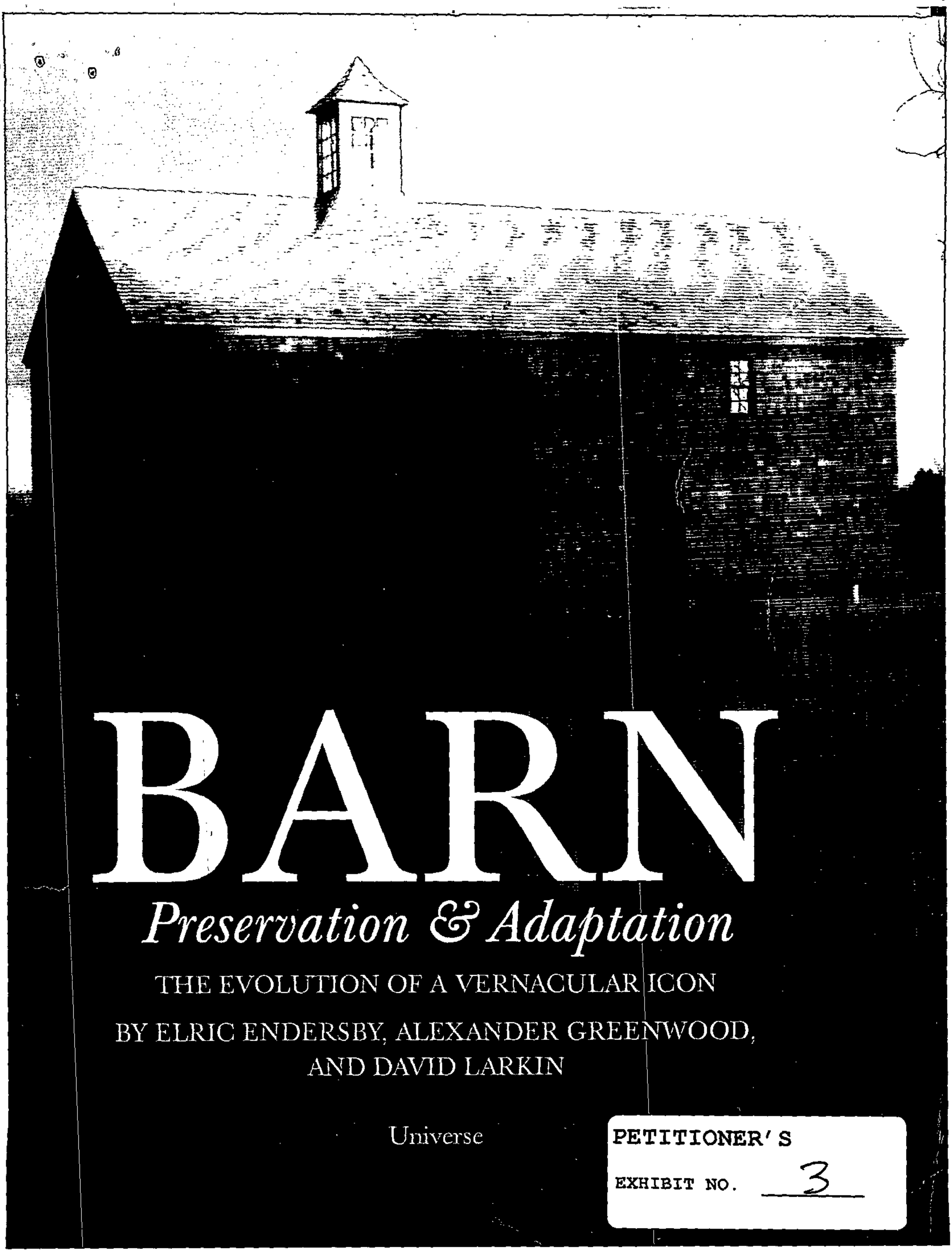
(4)







BARN

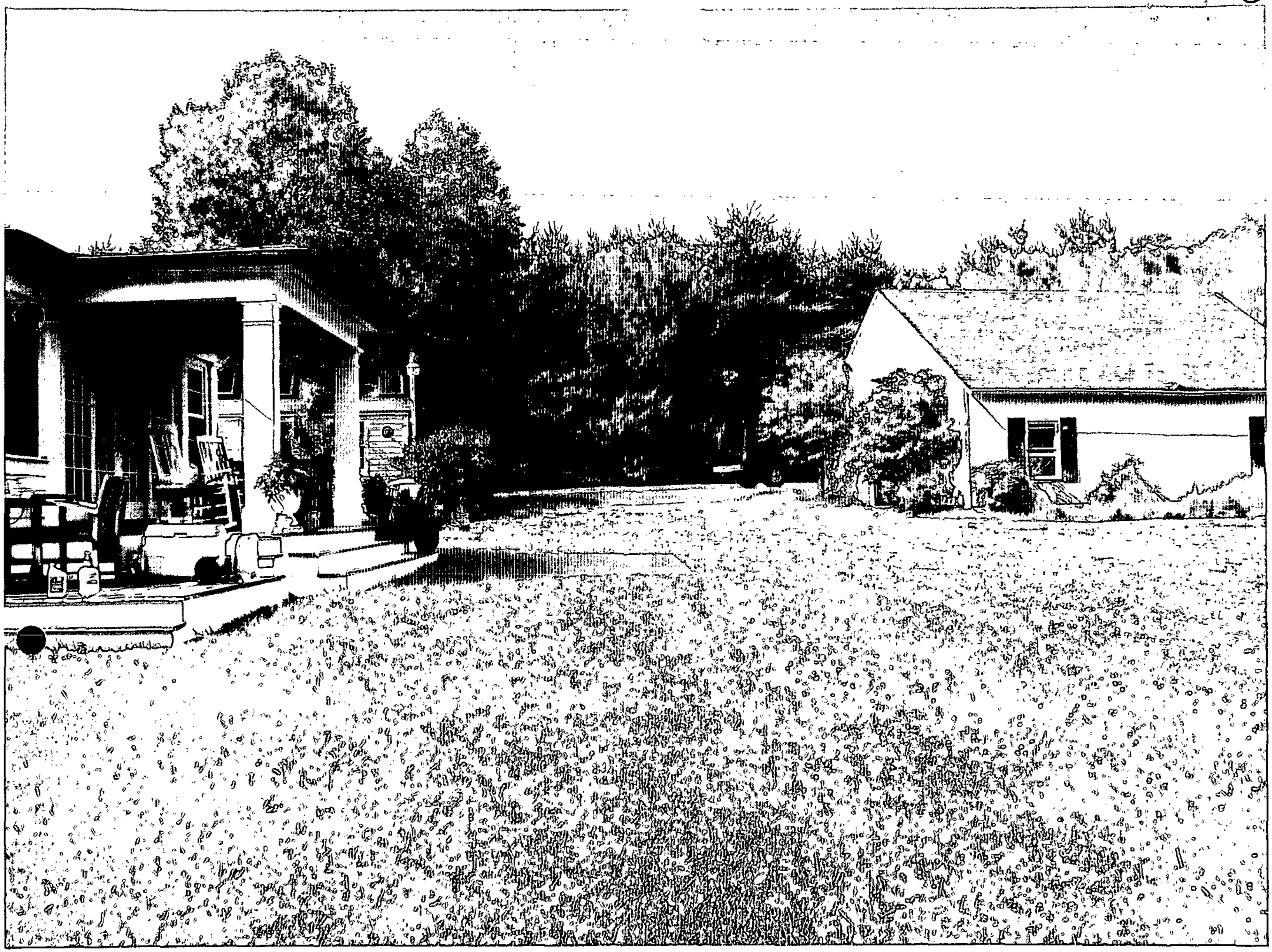
Preservation & Adaptation

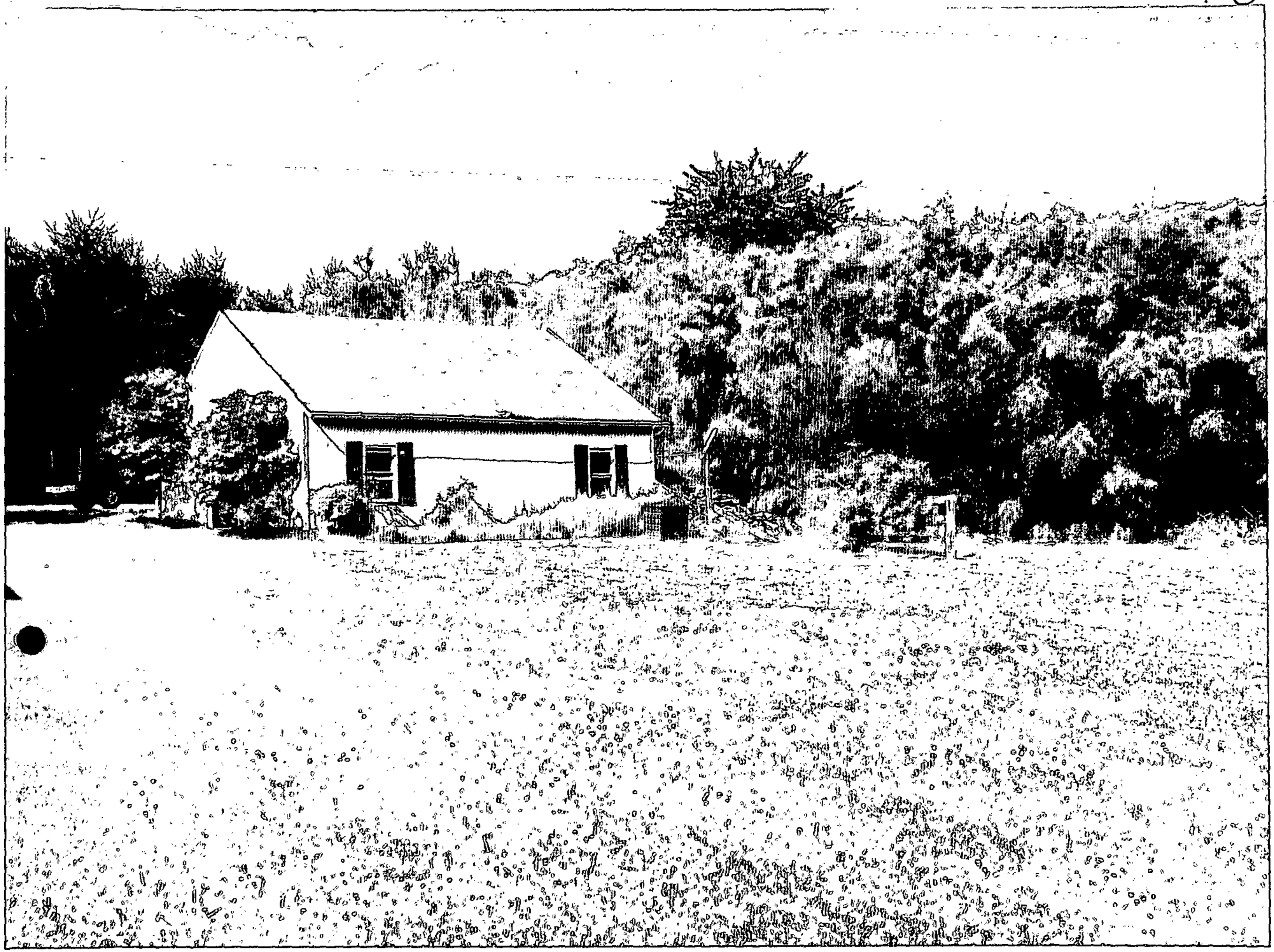
THE EVOLUTION OF A VERNACULAR ICON

BY ELRIC ENDERSBY, ALEXANDER GREENWOOD,
AND DAVID LARKIN

Universe

PETITIONER'S
EXHIBIT NO. 3





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poems by Peter Davison, are reproduced by permission
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ZONING NOTICE

ADMINISTRATIVE
VARIANCE

CASE # : 07-589-A

To permit: An accessory structure (Pool House) to have a height of 31 feet in lieu of the required max. height of 15 feet.

PUBLIC HEARING?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED IT IS DONE IN THE ZONING OFFICE BEFORE 4:30 p.m. ON July 23, 2007

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
TEL. 410-887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL ABOVE DATE, UNDER PENALTY OF LAW
HEARINGS ARE HANDICAPPED ACCESSIBLE

CHEVROLET
ZONING NO
ADMINISTRATIVE
VARIANCE
CASE # : 07-589-A
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PUBLIC HEARING?
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TEL

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- 589 - A

Petitioner: DEIDRE BOSLEY & DAVID WARNOCK

Address or Location: 13023 BEAVER DAM Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: DEIDRE BOSLEY & DAVID WARNOCK

Address: 13023 BEAVER DAM Rd.

Telephone Number: 410-785-6899

Revised 7/11/05 - SCJ

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: #07-589-A
13023 Beaver Dam Road
E/side of Old Mill Road from center of said road, 640 ft. along c/line of Old Mill Rd. from intersection of c/line of Old Mill Rd., and center of Pool Road
8th Election District - 3rd Councilmanic District
Legal Owner(s): Deidre Bosley & David Warnock

Variance: to permit an accessory structure (pool house) to have a height of 31 feet in lieu of the required maximum height of 15 feet.

Hearing: Thursday, September 6, 2007 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/8/689 Aug 21 146238

Comments Rec'd:

DEPRM
OP
SHA
FD
DPR

Posting ✓
Publication ✓
PC appearance ✓

CERTIFICATE OF PUBLICATION

8/23/, 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 8/21/, 2007.

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

S. Wilkinson

LEGAL ADVERTISING

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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Address or Location 13023 BEAVER DAM ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name DEIDRE BOSLEY & DAVID WARNOCK

Address 13023 BEAVER DAM ROAD

Telephone Number 410-785-6899

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07-589 -A Address 13023 BEAVER DAM RD

Contact Person: J. FERNANDO Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6-27-07 **Posting Date:** 7-8-07 **Closing Date:** 7-23-07

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.

2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.

3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.

4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 07-589 -A Address 13023 BEAVER DAM RD.

Petitioner's Name DEIDRE BOSLEY & DAVID WARNOCK Telephone 410-785-6899

Posting Date: 7-8-07 **Closing Date:** 7-23-07

Wording for Sign: To Permit AN ACCESSORY STRUCTURE (POOL HOUSE) TO HAVE A HEIGHT OF 31' FEET IN LIEU OF THE REQUIRED MAX. HEIGHT OF 15 FEET.

WCR - Revised 6/25/04

BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
County Executive

August 2, 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:

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13023 Beaver Dam Road
E/side of Old Mill Road from center of said road, 640 ft. along c/line of Old Mill Rd. from intersection of c/line of Old Mill Rd., and center of Pool Road
Legal Owners: Deidre Bosley & David Warnock

Variance to permit an accessory structure (pool house) to have a height of 31 feet in lieu of the required maximum height of 15 feet.

Hearing: Thursday, September 6, 2007 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: Deidre Bosley, David Warnock, 13023 Beaver Dam Road, Cockeysville 21030
Bruce Doak, 320 E. Towsontown Blvd., Towson 21286

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, AUGUST 22, 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, August 21, 2007 Issue - Jeffersonian

Please forward billing to:
Deidre Bosley
13023 Beaver Dam Road
Cockeysville, MD 21030

410-785-6899

NOTICE OF ZONING HEARING

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WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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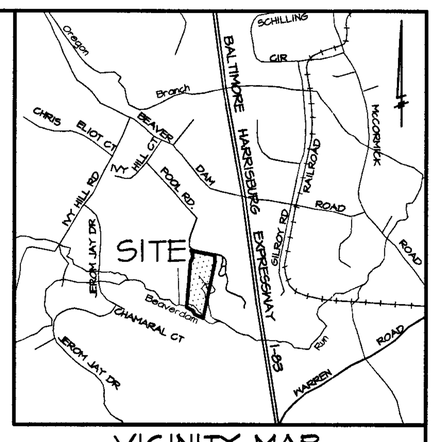


VICINITY MAP
1" = 2000'

MERIDIAN PER RESUBDIVISION PLAT OF LOT 3 BISHOPS POND CARROLL PROPERTY PLAT REF. S.M. 65/20

R.C. 4 RESIDENTIAL PRINCIPAL BUILDING SETBACKS

FROM ANY BUILDING FACE TO: PUBLIC STREET RIGHT OF WAY OR PROPERTY LINE	25'
FROM FRONT BUILDING FACE TO: THE EDGE OF PAVING OF A PRIVATE ROAD	35'
SETBACKS FOR BUILDINGS LOCATED ADJACENT TO ARTERIAL ROADWAY'S SHALL BE INCREASED BY	20'
FROM ANY BUILDING FACE TO: R.C.2 ZONE LINE	100'
FROM ANY BUILDING FACE TO: RESERVOIR PROPERTY LINE	100'
FROM ANY BUILDING FACE TO: ADJACENT CONSERVANCY AREA	50'

GENERAL NOTES

1. THE BOUNDARY SHOWN HEREON IS FROM PLAT S.M. 65/20 "RESUBDIVISION PLAT OF LOT 3 BISHOPS POND CARROLL PROPERTY"
2. THE TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM BALTIMORE COUNTY GIS TILE 51A1
3. THE SOIL TYPES SHOWN HEREON WERE TAKEN FROM BALTIMORE COUNTY SOIL SURVEY MAP No. 22
4. CENSUS TRACT 408301 REGIONAL PLANNING DISTRICT 307
   WATERSHED LOCH RAVEN SUBSEWERSHED 36 N
   SCHOOL DISTRICT: ELEMENTARY - POT SPRING E.S.; MIDDLE - COCKEYSVILLE M.S.; HIGH - DULANEY H.S.
   A.D.C. MAP & GRID 18 D5
5. THERE IS A PRIOR ADMINISTRATIVE VARIANCE ZONING CASE: 06-429-A ON THE SUBJECT PROPERTY.
6. THE SUBJECT PROPERTY IS NEITHER HISTORIC NOR WITHIN A HISTORIC DISTRICT.
7. THERE ARE NO KNOWN UNDERGROUND FUEL STORAGE TANKS ON THE SUBJECT PROPERTY.
8. THE SUBJECT PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
9. THE SUBJECT PROPERTY IS NOT WITHIN A 100 YEAR FLOOD PLAIN.
10. ALL APPARENT SEPTIC SYSTEMS, WELLS, AND SOIL PERCOLATION TESTS WITHIN 100' OF THE PROPERTY LINES WERE FIELD LOCATED.
11. ALL LOTS SHOWN HEREON ARE TO BE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS.
12. THERE ARE NO ZONNING LINES WITHIN 200' OF PROPERTY LINES
13. PRIOR ZONING CASE 92-442-SPH DIVIDING LOT 3 INTO TWO LOTS NOW KNOWN AS LOTS 3 AND 4, COMPRISED OF 11.17 ACRES AND 6.83 ACRES RESPECTIVELY.

OWNER
DEIDRE A BOSLEY & DAVID L WARNOCK
13023 BEAVER DAM RD
COCKEYSVILLE, MARYLAND 21030
410-785-6899

APPROVED VARIANCE:
1. TO PERMIT AN ACCESSORY STRUCTURE (POOL HOUSE) TO HAVE A HEIGHT OF 31 FEET IN LIEU OF THE REQUIRED MAXIMUM HEIGHT OF 15 FEET PER SECTION 400.3 (B.C.Z.R.).

LEGEND
EXISTING BUILDING
PROPOSED DWELLING
EXISTING WELL
SOIL LINE
WOODS LINE
EXISTING PAVING
PROPERTY LINE
CONTOURS

SOIL TYPES & LIMITATIONS

TYPE	SEPTIC FILTER FIELDS	HOMESITES W/BASEMENT	STREETS & PARKING
BmA	Slight	Slight	Slight
BmB2	Slight	Slight	Moderate: slope
CaB2	Severe: slow permeability; seasonally perched water table	Moderate: seasonally perched water table	Moderate: seasonally perched water table; slope
EsC2	Moderate: slope	Moderate: slope	Severe: slope
Hb	Severe: high water table; flooding hazard.	Severe: high water table; flooding hazard.	Severe: high water table; flooding hazard.

REVISION	DATE

Plan to Accompany Photographs

PLAN TO ACCOMPANY A PETITION FOR AN ADMINISTRATIVE VARIANCE

BOSLEY AND WARNOCK PROPERTY

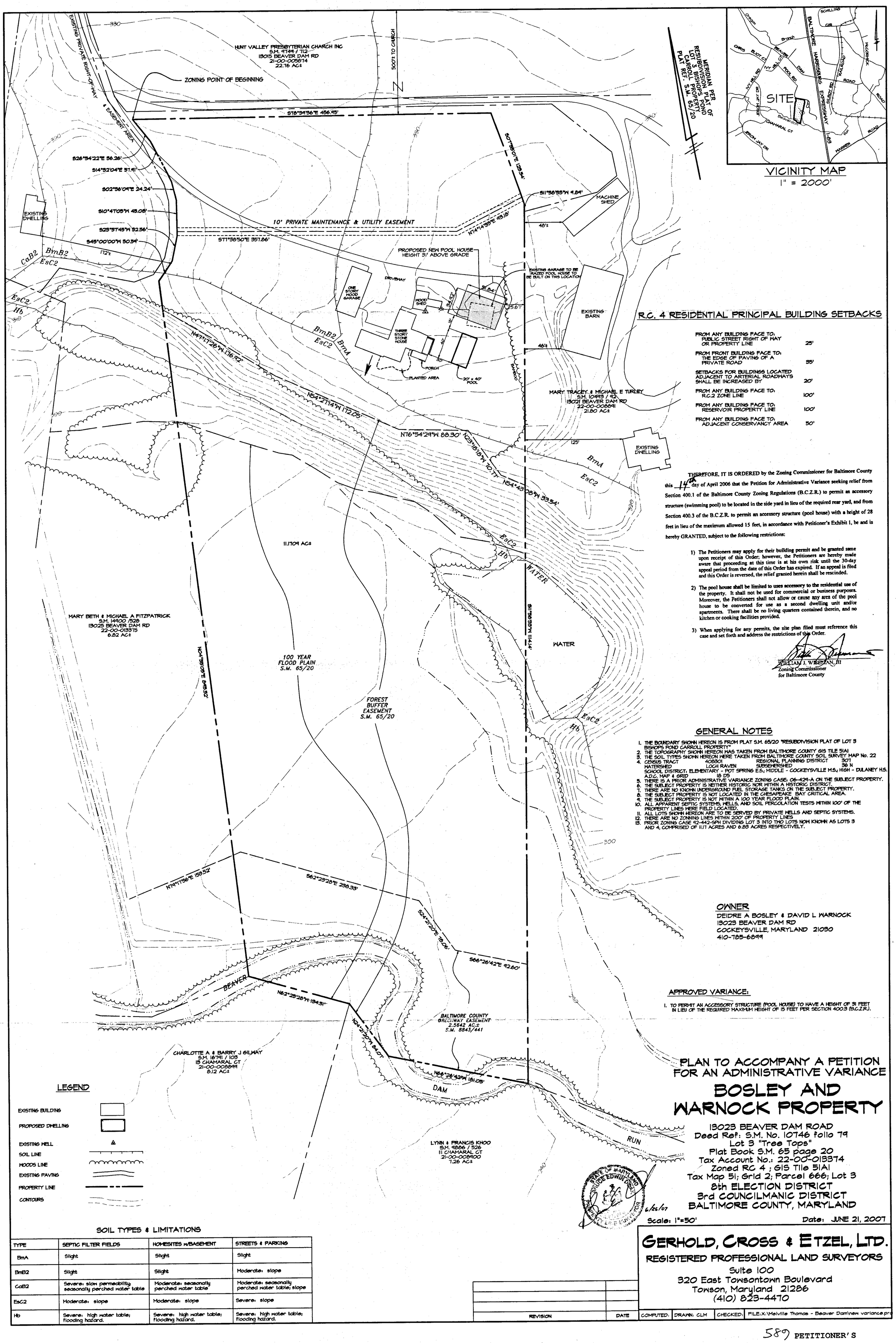
13023 BEAVER DAM ROAD
Deed Ref: S.M. No. 10746 folio 79
Lot 3 "Tree Tops"
Plat Book S.M. 65 page 20
Tax Account No.: 22-00-013374
Zoned RC 4 ; GIS Tile 51A1
Tax Map 51; Grid 2; Parcel 666; Lot 3
8th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

Scale: 1"=50' Date: JUNE 21, 2007

GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Towsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

COMPUTED: DRAWN: CLM CHECKED: FILE:X:\Melville Thomas - Beaver Dam\new variance.pro

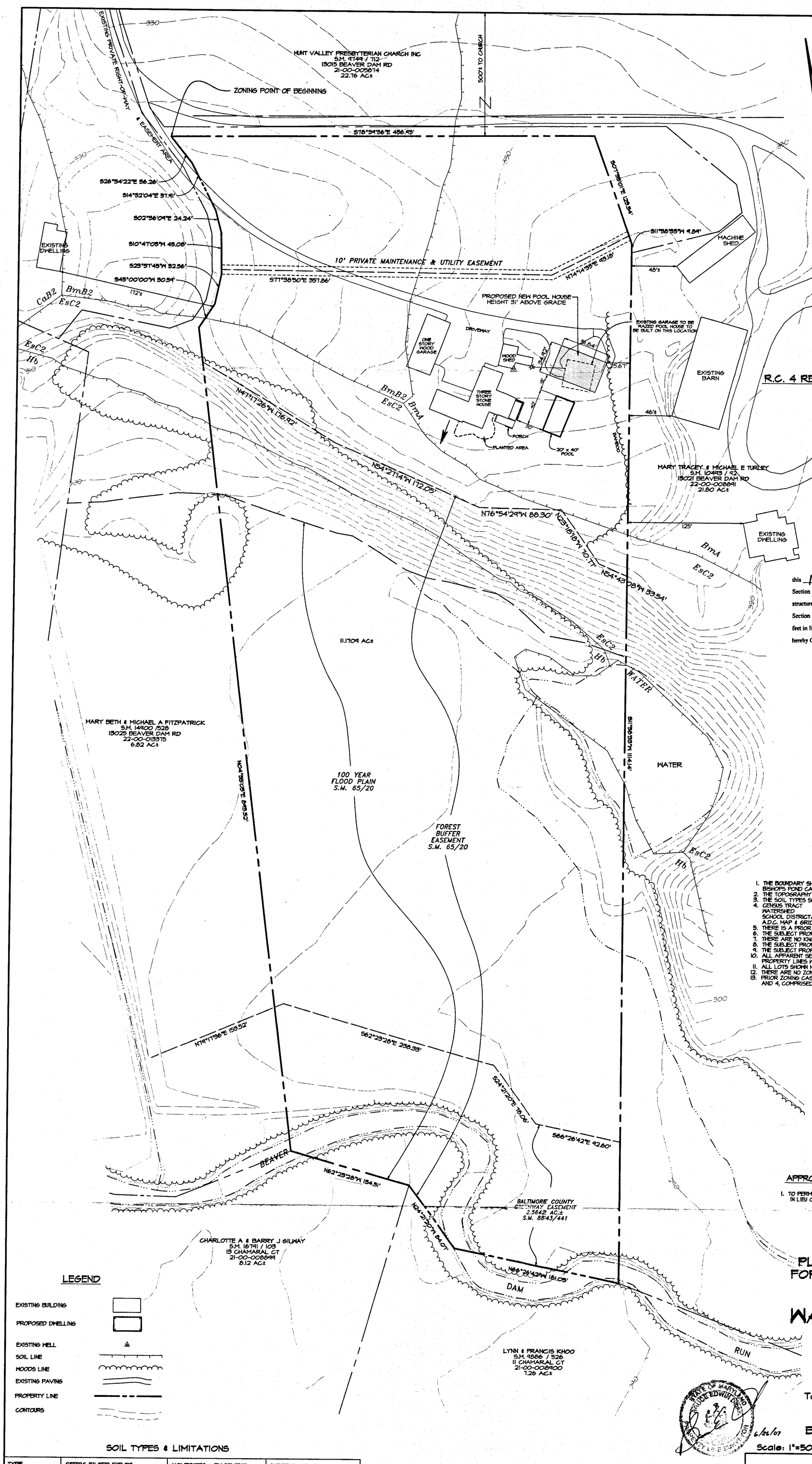
PETITIONER'S EXHIBIT NO. 2A



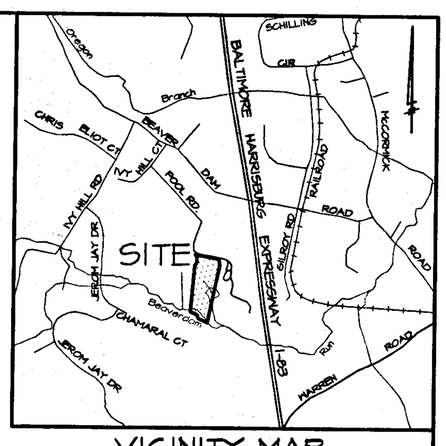
SOIL TYPES & LIMITATIONS

TYPE	SEPTIC FILTER FIELDS	HOMESITES W/BASEMENT	STREETS & PARKING
BmA	Slight	Slight	Slight
BmB2	Slight	Slight	Moderate: slope
CaB2	Severe: slow permeability; seasonally perched water table	Moderate: seasonally perched water table	Moderate: seasonally perched water table; slope
EsC2	Moderate: slope	Moderate: slope	Severe: slope
Hb	Severe: high water table; flooding hazard.	Severe: high water table; flooding hazard.	Severe: high water table; flooding hazard.

589 PETITIONER'S EXHIBIT NO. 1



MERIDIAN PER RESUBDIVISION PLAT OF LOT 3 BISHOPS POND CARROLL PROPERTY PLAT REF. S.M. 65/20



VICINITY MAP

1" = 2000'

R.C. 4 RESIDENTIAL PRINCIPAL BUILDING SETBACKS

FROM ANY BUILDING FACE TO: PUBLIC STREET RIGHT OF WAY OR PROPERTY LINE	25'
FROM FRONT BUILDING FACE TO: THE EDGE OF PAVING OF A PRIVATE ROAD	35'
SETBACKS FOR BUILDINGS LOCATED ADJACENT TO ARTERIAL ROADWAYS SHALL BE INCREASED BY	20'
FROM ANY BUILDING FACE TO: R.C.2 ZONE LINE	100'
FROM ANY BUILDING FACE TO: RESERVOIR PROPERTY LINE	100'
FROM ANY BUILDING FACE TO: ADJACENT CONSERVANCY AREA	50'

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 14th day of April 2006 that the Petition for Administrative Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (swimming pool) to be located in the side yard in lieu of the required rear yard, and from Section 400.3 of the B.C.Z.R. to permit an accessory structure (pool house) with a height of 28 feet in lieu of the maximum allowed 15 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at his own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

2) The pool house shall be limited to uses accessory to the residential use of the property. It shall not be used for commercial or business purposes. Moreover, the Petitioners shall not allow or cause any area of the pool house to be converted for use as a second dwelling unit and/or apartments. There shall be no living quarters contained therein, and no kitchen or cooking facilities provided.

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

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

GENERAL NOTES

1. THE BOUNDARY SHOWN HEREON IS FROM PLAT S.M. 65/20 "RESUBDIVISION PLAT OF LOT 3 BISHOPS POND CARROLL PROPERTY"
2. THE TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM BALTIMORE COUNTY GIS TILE 51A1
3. THE SOIL TYPES SHOWN HEREON WERE TAKEN FROM BALTIMORE COUNTY SOIL SURVEY MAP No. 22
4. CENSUS TRACT 408301 REGIONAL PLANNING DISTRICT 307
   WATERSHED LOCH RAVEN SUBSENERSHED 36 N
   SCHOOL DISTRICT: ELEMENTARY - POT SPRING E.S.; MIDDLE - COCKEYSVILLE M.S.; HIGH - DULANEY H.S.
   A.D.C. MAP & GRID 18 D5
5. THERE IS A PRIOR ADMINISTRATIVE VARIANCE ZONING CASE: 06-429-A ON THE SUBJECT PROPERTY.
6. THE SUBJECT PROPERTY IS NEITHER HISTORIC NOR WITHIN A HISTORIC DISTRICT.
7. THERE ARE NO KNOWN UNDERGROUND FUEL STORAGE TANKS ON THE SUBJECT PROPERTY.
8. THE SUBJECT PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
9. THE SUBJECT PROPERTY IS NOT WITHIN A 100 YEAR FLOOD PLAIN.
10. ALL APPARENT SEPTIC SYSTEMS, WELLS, AND SOIL PERCOLATION TESTS WITHIN 100' OF THE PROPERTY LINES WERE FIELD LOCATED.
11. ALL LOTS SHOWN HEREON ARE TO BE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS.
12. THERE ARE NO ZONNING LINES WITHIN 200' OF PROPERTY LINES
13. PRIOR ZONING CASE 92-442-SPH DIVIDING LOT 3 INTO TWO LOTS NOW KNOWN AS LOTS 3 AND 4, COMPRISED OF 11.17 ACRES AND 6.83 ACRES RESPECTIVELY.

OWNER

DEIDRE A BOSLEY & DAVID L WARNOCK
13023 BEAVER DAM RD
COCKEYSVILLE, MARYLAND 21030
410-785-6899

APPROVED VARIANCE:

1. TO PERMIT AN ACCESSORY STRUCTURE (POOL HOUSE) TO HAVE A HEIGHT OF 31 FEET IN LIEU OF THE REQUIRED MAXIMUM HEIGHT OF 15 FEET PER SECTION 400.3 (B.C.Z.R.).

LEGEND

EXISTING BUILDING
PROPOSED DWELLING
EXISTING WELL
SOIL LINE
WOODS LINE
EXISTING PAVING
PROPERTY LINE
CONTOURS

SOIL TYPES & LIMITATIONS

TYPE	SEPTIC FILTER FIELDS	HOMESITES W/BASEMENT	STREETS & PARKING
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EsC2	Moderate: slope	Moderate: slope	Severe: slope
Hb	Severe: high water table; flooding hazard.	Severe: high water table; flooding hazard.	Severe: high water table; flooding hazard.

REVISION	DATE

PLAN TO ACCOMPANY A PETITION FOR AN ADMINISTRATIVE VARIANCE

BOSLEY AND WARNOCK PROPERTY

13023 BEAVER DAM ROAD
Deed Ref: S.M. No. 10746 folio 79
Lot 3 "Tree Tops"
Plat Book S.M. 65 page 20
Tax Account No.: 22-00-013374
Zoned RC 4 ; GIS Tile 51A1
Tax Map 51; Grid 2; Parcel 666; Lot 3
8th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

STATE OF MARYLAND — BRUCE EDWIN DORF — PROFESSIONAL LAND SURVEYOR — 6/26/07

Scale: 1"=50' Date: JUNE 21, 2007

GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Towsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

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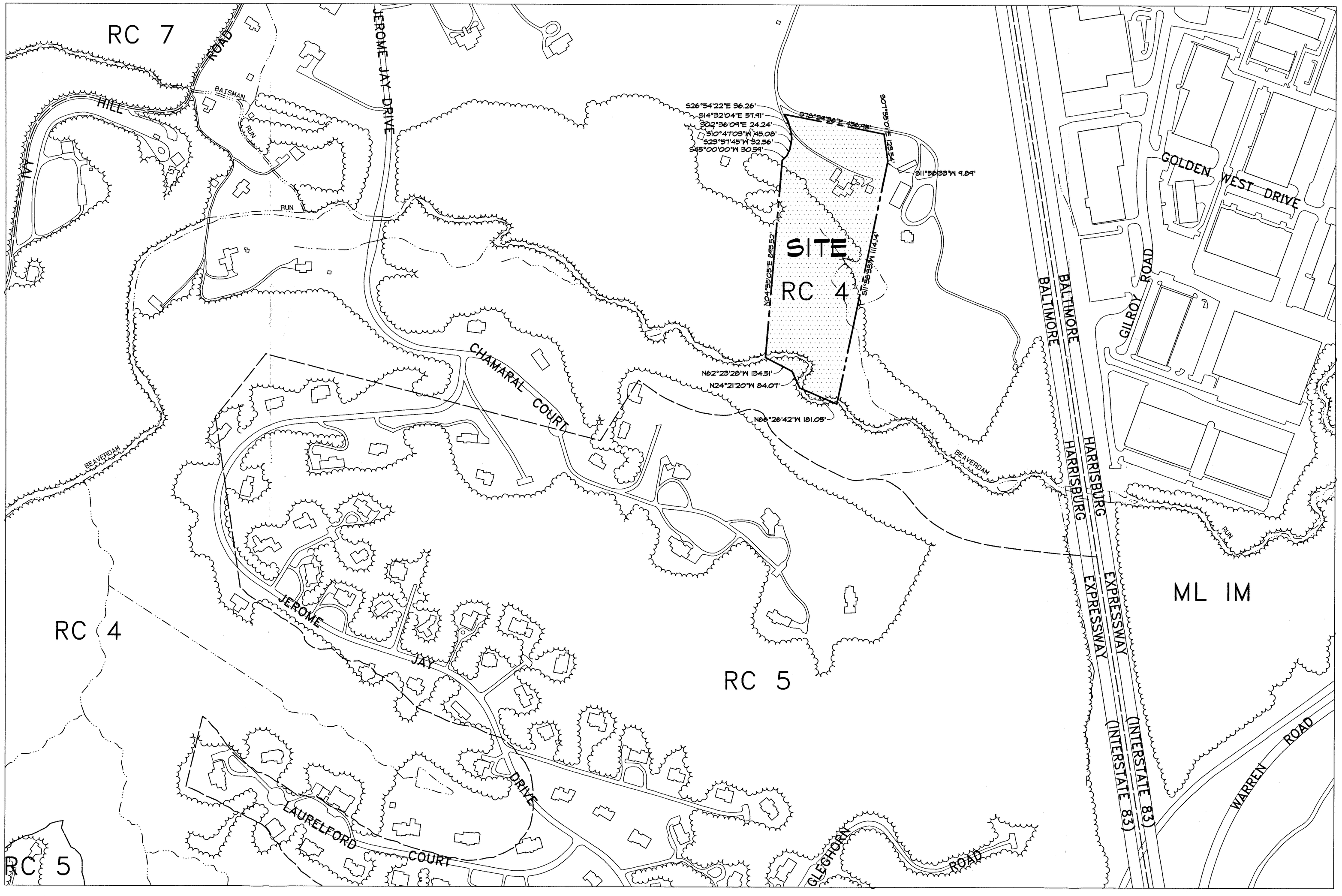

ZONING MAP

GIS TILE: 51A1

SCALE: 1" = 200'