IN RE: PETITION FOR VARIANCE 705 feet +/- E centerline of Baylight Avenue 15th Election District 7th Councilmanic District **(9001 Chesapeake Avenue)** Thomas Kline *Petitioner*	* * * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER FOR BALTIMORE COUNTY **Case No. 08-173-A**

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

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the legal owner of the subject property, Thomas Kline. Petitioner is requesting variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 12 feet for a deck in lieu of the required 18.75 feet (waterfront). The subject property and the requested relief are more fully described on the redlined site plan which was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the variance request was Petitioner Thomas Kline and Bernadette Moskunas with Site Rite Surveying, Inc., the consultant who prepared the site plan. Appearing as an interested citizen was the immediate neighbor to the west, Matthew Smith, of 8919 Chesapeake Avenue. There were no Protestants or other interested citizens in attendance at the hearing.

Testimony and evidence offered revealed that the subject property is a rectangular-shaped parcel containing 9,361 square feet or 0.215 acre, more or less, zoned D.R.5.5. The property is located in the Millers Island area of Baltimore County and has waterfront on the Chesapeake Bay to the south. The property is improved with an existing two-story frame dwelling. As shown on the real property data search and deeds which were marked and collectively accepted into

ORDER RECEIVED FOR FILING
Date 1-23-08
By PB

evidence as Petitioner's Exhibit 2, Petitioner has owned the property since September 2007. Prior to that time, the property was owned by George Asplen who acquired it from Bethlehem Steel Corporation in 1983. Bethlehem Steel acquired it from the previous owner, Ms. Faye Welfeld, in 1964. As shown on the plat of existing shore lots which was marked and accepted into evidence as Petitioner's Exhibit 3, the existing lot was created from Lot 16 on the plat of Miller's Island Land Company dated July 5, 1921 and January 3, 1922. Lot 16 was originally laid out to be 120 feet wide, however it was divided further into two lots. Petitioner's portion of Lot 16 is 65 feet wide and his neighbor, Mr. Smith's portion, is 55 feet wide.

The current dwelling is very small and is located on the eastern-most side of the lot, close to the property line. Petitioner proposes to raze the existing dwelling and replace it with a larger four-story dwelling. The proposed dwelling would be located 53 feet from the property line at Chesapeake Avenue, 10 feet from the west side property line, and 13 feet from the east side property line. Petitioner meets all the minimum lot area, width and side yard setback requirements; however, he was informed that he does not meet the required setback for a front yard (waterfront) of 18.75 feet for the proposed wood deck. This is because when Petitioner submitted his site plan to the Zoning Review Office, the projected measurement from the deck to a one foot high concrete retaining wall was labeled as 12 feet. At that time, the retaining wall was thought to be the property line. However, when Ms. Moskunas with Site Rite Surveying visited the site and located the property line and the bulkhead, it was found that the property line is beyond the retaining wall by an additional seven feet. This is shown as a concrete pad area in the photograph which was marked and accepted into evidence as Petitioner's Exhibit 6C. Hence the redlined site plan shows a setback of 55 feet from the dwelling to the bulkhead, 39 feet from the proposed wood deck to the bulkhead, and most importantly, 19 feet from the proposed wood

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Date 1-23-08
By PB

deck to the property line. Given the actual setback from the wood deck to the property line of 19 feet, Petitioner contends he is no longer in need of the variance from the front yard setback for the deck of 18.75 feet because he meets that setback requirement.

The Zoning Advisory Committee (ZAC) comments were received and are contained within the case file. Comments were received from the Office of Planning dated November 6, 2007 which indicate that it does not oppose Petitioner's request. The Office of Planning did recommend that Petitioner provide documentation at the hearing that the adjacent property owners do not oppose Petitioner's request. The comments from the Department of Environmental Protection and Resource Management (DEPRM) dated December 18, 2007 indicate that the development of the property must comply with Chesapeake Bay Critical Area Regulations. In addition, the property is within a Limited Development Area (LDA) and Buffer Management Area (BMA) and must meet all LDA and BMA requirements, including impervious surface limits of 31.25% and BMA setbacks.

Considering all the testimony and evidence presented, and as shown on the redlined site plan accepted into evidence as Petitioner's Exhibit 1, I find that Petitioner's actual setback from the proposed wood deck to the property line to be 19 feet -- in excess of the required 18.75 feet required for a front yard (waterfront) setback. As such, I also find that Petitioner is not in need of the instant variance relief, having met the minimum setback requirement.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered, I find that Petitioner's variance request should be dismissed as moot.

THEREFORE, IT IS ORDERED this 23rd day of January, 2008 by this Deputy Zoning Commissioner, that having found that Petitioner's actual setback from the proposed

ORDER RECEIVED FOR FILING
Date 1-23-08
By PM

wood deck to the property line to be 19 feet -- in excess of the required 18.75 feet required for a front yard (waterfront) setback, Petitioner's variance request from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 12 feet for a deck in lieu of the required 18.75 feet (waterfront) is hereby DISMISSED AS MOOT.

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

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILING
Date _____
By _____

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

January 23, 2008

THOMAS KLINE
912 ARMY ROAD
TOWSON MD 21204

Re: Petition for Variance
Case No. 08-173-A
Property: 9001 Chesapeake Avenue

Dear Mr. Kline:

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

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

Very truly yours,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Bernadette Moskunas, Site Rite Surveying, Inc., 200 East Joppa Road, Room 101, Towson MD 21286
Matthew Smith, 8919 Chesapeake Avenue, Sparrows Point MD 21219

CBCA Flood

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9001 Chesapeake Avenue

which is presently zoned D.R. 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.C.1, BCZR, TO PERMIT A FRONT YARD SETBACK OF 12 ft. FOR A DECK IN LIEU OF THE REQUIRED 18.75 ft. (WATERFRONT)

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

See attached

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):

THOMAS KLINE

Name - Type or Print

Signature

Name - Type or Print

Signature

912 Army Rd — 410 365-4224

Address — Telephone No.

Bowson — MD — 21204

City — State — Zip Code

Representative to be Contacted:

Site Rite Surveying, Inc.

Name

200 E. Joppa Road, #101 — (410(828-9060

Address — Telephone No.

Towson — MD — 21286

City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Case No. 08-173-A

Reviewed By _____ Date 10-12-07

REV 9/15/98

[illegible] FOR FILING

Date 1.23.08

By PB

REASONS TO ACCOMPANY
PETITION FOR VARIANCE
#9001 CHESAPEAKE AVENUE

1. There is no contiguous ownership of property to meet the B.C.Z.R.
2. This request is within the spirit and intent of the B.C.Z.R.
3. This request will not adversely affect the safety or general welfare of the neighborhood.

CBCA Flood

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9001 Chesapeake Avenue

which is presently zoned D.R. 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.C.1, BCZR, To permit a front yard setback of 12' for a deck in lieu of the required 18.75' (waterfront)

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

see attached.

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):

THOMAS KLINE

Name - Type or Print

Signature

Name - Type or Print

Signature

912 Army Rd 410 365-4224

Address Telephone No.

Towson Md 21204

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Representative to be Contacted:

Site Rite Surveying, Inc.

Name

200 E. Joppa Road, #101 (410(828-9060

Address Telephone No.

Towson MD 21286

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Case No. 08-173-A

Reviewed By Date 10.12.07

REV 9/15/98

ORDER RECEIVED FOR FILING

Date 1.23.08

By

REASONS TO ACCOMPANY
PETITION FOR VARIANCE
#9001 CHESAPEAKE AVENUE

1. There is no contiguous ownership of property to meet the B.C.Z.R.
2. This request is within the spirit and intent of the B.C.Z.R.
3. This request will not adversely affect the safety or general welfare of the neighborhood.

ZONING DESCRIPTION
#9001 CHESAPEAKE AVENUE

BEGINNING at a point on the south side of Chesapeake Avenue which is 20 feet wide at a point 705 feet distance from the centerline of Baylight Avenue which is 30 feet wide. As recorded in Liber 6542, folio 135 and thence running and binding N 71° 38' E, 65 feet along Chesapeake Avenue; thence running along the line of division between Lot 16 and 17, S 20° 12" E, 138.06 feet to the waters of the Chesapeake Bay, thence running along the shore of said Chesapeake Bay, S 71° 38' W, 65 feet; thence N 20° 12' W parallel to said line of division between Lot 16 and Lot 17 for a distance of 138.06 feet, containing 9,361 S.F., more or less. Also known as #9001 Chesapeake Avenue and located in the 15th Election District, 7th Councilmanic District.

NOTE: Metes and Bounds Survey described per a boundary survey by Head Engineering and Surveys of Md., Inc. dated 1983.

STATE OF MARYLAND
MICHAEL VINCENT MOSKUNAS
PROFESSIONAL LAND SURVEYOR
NO. 21175

Michael V. Moskunas
Reg. No. 21175

Site Rite Surveying, Inc.
200 E. Joppa Road
Suite 101
Towson MD 21286
410.828.9060

File: 9001 Chesapeake Ave.doc\'07 zoning

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: # 08-173-A
9001 Chesapeake Avenue
705 feet +/- east of Baylight Avenue
15th Election District
7th Councilmanic District
Legal Owner(s):
Thomas Kline
Variance: to permit a front yard setback of 12 feet for a deck in lieu of the required 18.75 feet (waterfront).
Hearing: Wednesday, December 12, 2007 at 10:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Ave., 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.
JT11/789 Nov.27. 156404

CERTIFICATE OF PUBLICATION

11/29/, 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 11/27/, 2007.

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

S. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. 05380

Date: 10-12-07

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
CDI	OCA		6150					65.00

Total: 65.—

Rec From: T. Kline

For: VAR

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS AFFAIRS TIME BOX
10/12/2007 10/12/2007 08:30/13 2
RECEIPT # 541175 10/12/2007
5 520 260100 VARIANCE
005320
Rept Tot 65.00
65.00 CK 65.00- CH

Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

October 23, 2007

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

NOTICE OF ZONING HEARING

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

CASE NUMBER: 08-173-A
9001 Chesapeake Avenue
705 feet +/- east of Baylight Avenue
15th Election District – 7th Councilmanic District
Legal Owners: Tomas Kline

Variance to permit a front yard setback of 12 feet for a deck in lieu of the required 18.75 feet (waterfront).

Hearing: Wednesday, December 12, 2007 at 10:00 a.m. in Room 106, County Office Building
111 West Chesapeake Avenue, Towson 21204

Timothy Kotroco
Timothy Kotroco
Director

TK:klm

C: Thomas Kline, 912 Army Road, Towson 21204
Site Rite Surveying, Inc., 200 E. Joppa Road, #101, Towson 21286

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, NOVEMBER 27,2007**
(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.

CERTIFICATE OF POSTING

RE: Case No: 08-173-A

Petitioner/Developer:
TOMAS KLINE

Date Of Hearing/Closing: 12/12/07

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

Attention:

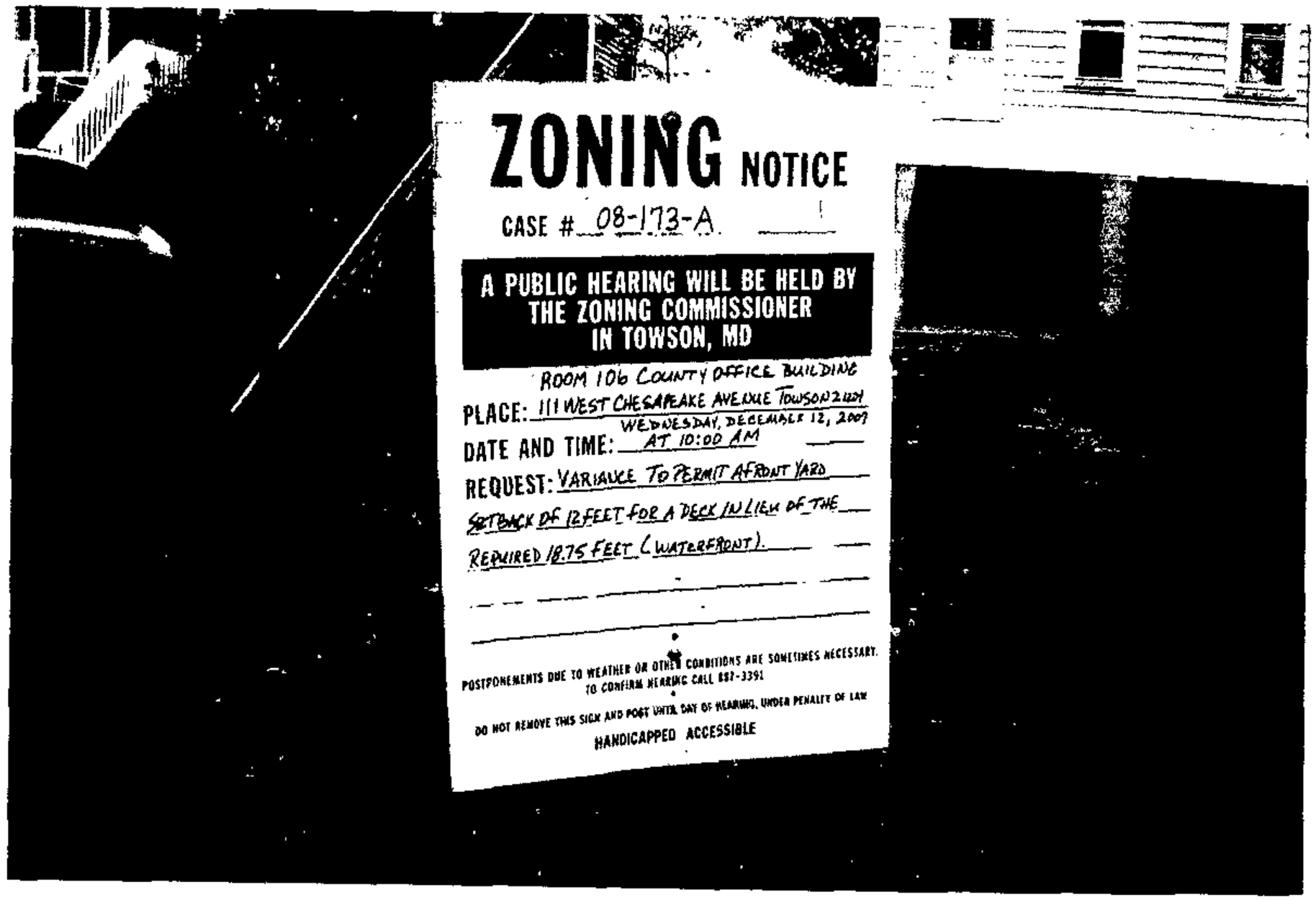
Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property at 9001 CHESAPEAKE AVE

This sign(s) were posted on November 27, 2007.
(Month, Day, Year)

Sincerely,
Martin Ogle 11/27/07
(Signature of sign Poster and Date)
Martin Ogle
Sign Poster
16 Salix Court
Address
Balto. Md 21220
(443-629 3411)

Martin Ogle
11/27/07



TO: PATUXENT PUBLISHING COMPANY
Tuesday, November 27, 2007 Issue - Jeffersonian

Please forward billing to:
Thomas Kline
912 Army Road
Towson, MD 21204

410-365-4224

NOTICE OF ZONING HEARING

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

CASE NUMBER: 08-173-A
9001 Chesapeake Avenue
705 feet +/- east of Baylight Avenue
15th Election District – 7th Councilmanic District
Legal Owners: Tomas Kline

Variance to permit a front yard setback of 12 feet for a deck in lieu of the required 18.75 feet (waterfront).

Hearing: Wednesday, December 12, 2007 at 10:00 a.m. in Room 106, County Office Building
111 West Chesapeake Avenue, Towson 21204

WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 08-173-A

Petitioner: Thomas Kline

Address or Location: 9001 Chesapeake Avenue

PLEASE FORWARD ADVERTISING BILL TO:

Name: Thomas Kline

Address: 912 Army Road
Towson, MD 21204

Telephone Number: 410 365-4224

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

December 5, 2007

Thomas Kline
912 Army Road
Towson, Maryland 21204

Dear Mr. Kline:

RE: Case Number: 08-173-A, 9001 Chesapeake Avenue

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 12, 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
Site Rite Surveying, Inc. 200 E. Joppa Road, #101 Towson 21286

TB
12-12-07

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED
DEC 18 2007
BY:

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination JWL

DATE: December 18, 2007

SUBJECT: Zoning Item # 08-173-A
Address 9001 Chesapeake Avenue
(Kline Property)

Zoning Advisory Committee Meeting of October 22, 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:

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

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

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

Additional Comments:
The property is within a Limited Development Area (LDA) and Buffer Management Area (BMA) and must meet all LDA & BMA requirements, including impervious surface limits of 31.25% and BMA setbacks.

Reviewer: Regina Esslinger Date: 11/27/07

S:\Devcoord\1 ZAC-Zoning Petitions\ZAC 2008\ZAC 08-173-A.doc

TB 12/12
10AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 6, 2007

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

RECEIVED
NOV 1 5 2007
BY:

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-173- Variance**

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request. It is the understanding of the Office of Planning that the petitioner will provide documentation that the adjacent property owners do not oppose the petitioner's request. Such documentation should be provided at the hearing.

For further questions or additional information concerning the matters stated herein, please contact John Alexander in the Office of Planning at 410-887-3480.

Prepared By: Curtis Murray

Division Chief: John Alexander

CM/LL

W:\DEVREV\ZAC\8-173.doc

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: October 23, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For October 29, 2007
Item Nos. 08-171,172, 173, 174, 175, 176, 177, 178, 179, 180, 181, and 182

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-10232007.doc

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: October 29, 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. 8-173-A
9001 Chesapeake Ave.
Kune Property
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. 8-173-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 A. Bailey

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

RE: PETITION FOR VARIANCE 9001 Chesapeake Avenue; 705' E c/line of Baylight Avenue 15th Election & 7th Councilmanic Districts Legal Owner(s): Thomas Kline Petitioner(s)	* * * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 08-173-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 and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 31st day of October, 2007, a copy of the foregoing Entry of Appearance was mailed to, Site Rite Surveying, Inc, 200 E Joppa Road, Suite 101, Towson, MD 21286, Representative for Petitioner(s).

RECEIVED
OCT 31 2007
Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

PLEASE PRINT CLEARLY

CASE NAME
CASE NUMBER 08-173-A
DATE

CITIZEN'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Matt Smith	8919 Chesapeake Ave	Sparrows Point, MD 21219	masmith2@cisco.com

PLEASE PRINT CLEARLY

CASE NAME 08-173-A
CASE NUMBER 9001 Chesapeake Ave
DATE 12/12/07

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
Bernadette Moskunas	200 E. Joppa Road Room 101	Towson MD 21286	siteritelnc@aol.com
Tom Klein	912 Army Rd	Towson Md 21204	

1776

Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw3.1)

Go Back
View Map
New Search

Account Identifier: **District** - 15 **Account Number** - 1900009315

Owner Information

Owner Name:	KLINE THOMAS	**Use:**	RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	912 ARMY RD BALTIMORE MD 21204-6703	**Deed Reference:**	1) /26242/ 631 2)

Location & Structure Information

Premises Address
9001 CHESAPEAKE AVE

Legal Description
PT LT 16 0.2149 AC
9001 CHESAPEAKE AVE
BAYLIGHT BEACH

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
112	15	5					16	3	Plat Ref: 7/ 26

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1954	1,008 SF	9,361.00 SF	04

Stories	Basement	Type	Exterior
1 1/2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments As Of 07/01/2007	As Of 07/01/2008
Land	135,090	226,090		
Improvements:	72,950	86,500		
Total:	208,040	312,590	277,740	312,590
Preferential Land:	0	0	0	0

Transfer Information

Seller: ASPLEN GEORGE H	**Date:** 10/05/2007	**Price:** $550,000
Type: IMPROVED ARMS-LENGTH	**Deed1:** /26242/ 631	**Deed2:**
Seller: BETHLEHEM STEEL CORP	**Date:** 06/16/1983	**Price:** $57,500
Type: IMPROVED ARMS-LENGTH	**Deed1:** / 6542/ 135	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *

Pet 2

Franklin Title Group, Inc.
File No. **8737FT07**
Tax ID # **15 19-00-009315**

This Deed, made this **21st** day of **September, 2007**, by and between **George H. Asplen**, GRANTOR, and **Thomas Kline**, GRANTEE.

- Witnesseth -

That for and in consideration of the sum of Five Hundred Fifty Thousand Dollars 00/100 ($550,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said Thomas Kline, as sole owner, his heirs, personal representatives and assigns in fee simple, all that lot of ground situate in the County of Baltimore, State of Maryland and described as follows, that is to say:

All that certain lot or parcel of land situate in the County of Baltimore, State of Maryland, and being more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 16 on the plat of Miller's Island Land Company dated July 5, 1921 and January 3, 1922 and recorded among the Land Records of said Baltimore County, Maryland, in Plat Book W.P.C. No. 7, folio 26.

SAVING AND EXCEPTING, HOWEVER, those two (2) portions of Lot No.16 which are designated as follows:

(a) the westerly forty (40) feet of Lot No.16, as laid out on the plat of Miller's Island Land Company dated July 5, 1921, and January 3, 1922, and recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 7, at folio 26, and

(b) that certain tract of land bounded and described as follows:

BEGINNING at a point on the south side of a twenty- (20-) foot road, said point being distant forty (40) feet east of the northerly end of the division line between Lots No. 15 and 16, as shown on the above-mentioned plat of Miller's Island Land Company: thence, easterly binding on the northerly line of said Lot No. 16 on said road for a distance of fifteen (15) feet, thence, southerly and parallel to said division line between Lots No. 15 and 16 for a distance of one hundred forty-eight (148) feet, more or less, to the waters of the Chesapeake Bay; thence binding on the shore of said Chesapeake Bay, westerly fifteen (15) feet, more or less; thence, northerly and parallel to said division line between Lots No. 15 and 16 for a distance of one hundred forty-eight (148) feet, more or less, to the point of beginning, being a portion of said Lot No. 16 on said plat.

Being the same lot of ground which by Deed dated June 8, 1983 and recorded among the Land Records of Baltimore County, Maryland in Liber 6542, folio 135 was granted and conveyed by Bethlehem Steel Corporation, a body corporate of the State of Delaware unto George H. Asplen and Ellen R. Asplen, as tenants by the entireties. The said Ellen R. Asplen having departed this life on or about October 9, 2002 thereby vesting fee simple into the survivor, George H. Asplen.

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

BALTIMORE COUNTY CIRCUIT COURT (Land Records) [MSA CE 62-26097] SM 26242, p. 0631. Printed 12/12/2007. Image available as of 10/15/2007.

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE
SIGNATURE DATE 6-17-83

STATE DEPARTMENT OF
ASSESSMENTS & TAXATION
CLERK DATE 6-17-83

THIS DEED, made this 8th day of June, in the year one thousand nine hundred eighty-three (1983), by and between BETHLEHEM STEEL CORPORATION, a body corporate of the State of Delaware, of the first part, Grantor, and GEORGE H. ASPLEN and ELLEN R. ASPLEN, his wife residing at 3007 Dunglow Road, Baltimore, Maryland 21222, of the second part, Grantees.

Witnesseth: that in consideration of the sum of Fifty-seven Thousand Five Hundred Dollars ($57,500), the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, convey and assign unto Grantees, as tenants by the entireties, their heirs and assigns, in fee simple, all that certain tract of land, together with the improvements thereon, situate in Baltimore County, in the State of Maryland, and described as follows, that is to say:

BEING known and designated as Lot No. 16, on the plat of Miller's Island Land Company dated July 5, 1921, and January 3, 1922, and recorded among the Land Records of said Baltimore County, Maryland, in Plat Book W.P.C. No. 7, folio 26.

EXCEPTING, HOWEVER, those two (2) portions of Lot No. 16 which are designated as follows:

(a) the westerly forty (40) feet of Lot No. 16, as laid out on the plat of Miller's Island Land Company dated July 5, 1921, and January 3, 1922, and recorded among the Land Records of Baltimore County in Plat Book W. P. C. No. 7, at folio 26, and

(b) that certain tract of land bounded and described as follows:

BEGINNING at a point on the south side of a twenty- (20-) foot road, said point being distant forty (40) feet east of the northerly end of the division line between Lots No. 15 and 16, as shown on the above-mentioned plat of Miller's Island Land Company; thence, easterly binding on the northerly line of said Lot No. 16 on said road for a distance of fifteen (15) feet; thence, southerly and parallel to said division

B 156*****86250Da 817QA

UNTY CIRCUIT COURT (Land Records) [MSA CE 62-6397] EHK Jr. 6542, p. 0135. Printed 12/12/2007. Image available as

line between Lots No. 15 and 16 for a distance of one hundred forty-eight (148) feet, more or less, to the waters of the Chesapeake Bay; thence, binding on the shore of said Chesapeake Bay, westerly fifteen (15) feet, more or less; thence, northerly and parallel to said division line between Lots No. 15 and 16 for a distance of one hundred forty-eight (148) feet, more or less, to the point of beginning, being a portion of said Lot No. 16 on said plat.

The tract of land hereby conveyed is part of the premises which were conveyed to Bethlehem Steel Company, a former Pennsylvania corporation, by deed dated February 21, 1957, and recorded among said Land Records in Liber G.L.B. No. 3109, folio 498, from Miriam Lyon, Trustee, and the same premises which were conveyed to said Bethlehem Steel Company by deed dated June 12, 1964, and recorded among said Land Records in Liber R.R.G. No. 4313, folio 72, from Faye P. Welfeld, widow. Said Bethlehem Steel Company merged with and into said Grantor by virtue of Plan and Agreement of Merger effective midnight, December 31, 1964, and recorded among the Corporation Records of said Baltimore County, Maryland, in Liber R.R.G. No. 76, folio 539.

SUBJECT, HOWEVER, to the covenants, conditions, restrictions and easements of public record.

SUBJECT, MOREOVER, to any lien or liens arising from the installation of water or sewer facilities serving the tract of land hereby conveyed or other properties.

SUBJECT, FURTHER, to the rights of others, if any, in and to that part of said tract of land hereby conveyed that lies below the mean high water line of Chesapeake Bay.

SUBJECT, FURTHER, to any state of facts that would be revealed by an inspection or up-to-date survey of tract of land hereby conveyed.

Together with the buildings and improvements thereupon; and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

NTY CIRCUIT COURT (Land Records) [MSA CE 62-6397] EHK Jr. 6542, p. 0136. Printed 12/12/2007. Image available as

This Deed, Made this - - - 12th - - - - - day of - - - - JUNE - - - - -

in the year one thousand nine hundred and sixty-four , by and between FAYE P.

WELFELD, widow, -

of Baltimore County, - - - - - - - - - - in the State of Maryland, of the first part, and

BETHLEHEM STEEL COMPANY, INCORPORATED, a body corporate of the State of Delaware, -

of the second part.

Witnesseth, that in consideration of the sum of Five Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged,- - the said FAYE P. WELFELD -

do es grant and convey unto the said BETHLEHEM STEEL COMPANY, INCORPORATED, its successors -

heirs and assigns, in fee simple, all that lot - - - - - of ground, situate, lying and being in

Baltimore County, State of Maryland , aforesaid, and described as follows, that is to say: in accordance with the description prepared by Albert E. Pohmer, Surveyor and Civil Engineer, dated June 18, 1951, as follows, that is to say:

Beginning for the same at a point on the south side of a 20 foot road at the dividing line between Lots Nos. 16 and 17 as shown on "Plat of Shore Lots for sale by Miller's Island Land Co." recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 7, folio 26; and running thence and binding on said dividing line south 20 degrees 12 minutes east 140.7 feet, more or less, to the shore line and waters of Chesapeake Bay; thence westerly binding on the shore line and water of Chesapeake Bay 40 feet, more or less; thence north 17 degrees 23 minutes west 142.7 feet, more or less, to intersect the south side of said 20 foot road at a point located 33.00 feet west from the place of beginning; and thence binding on the south side of said 20 foot road north 71 degrees 38 minutes east 33.00 feet to the place of beginning. Being the easternmost portion of Lot No. 16 as shown on the plat herein referred to.

BEING the same lot of ground which by deed dated June 21, 1951, and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 1981, folio 443, was granted and conveyed by Henry John Weber and wife to Alvan A. Welfeld and Faye P. Welfeld, his wife. The said Alvan A. Welfeld departed this life on or about August 21, 1963 , whereby title to said lot of ground vested in the said Faye P. Welfeld, his wife.

PAID — Baltimore County, Md. — Office of Finance

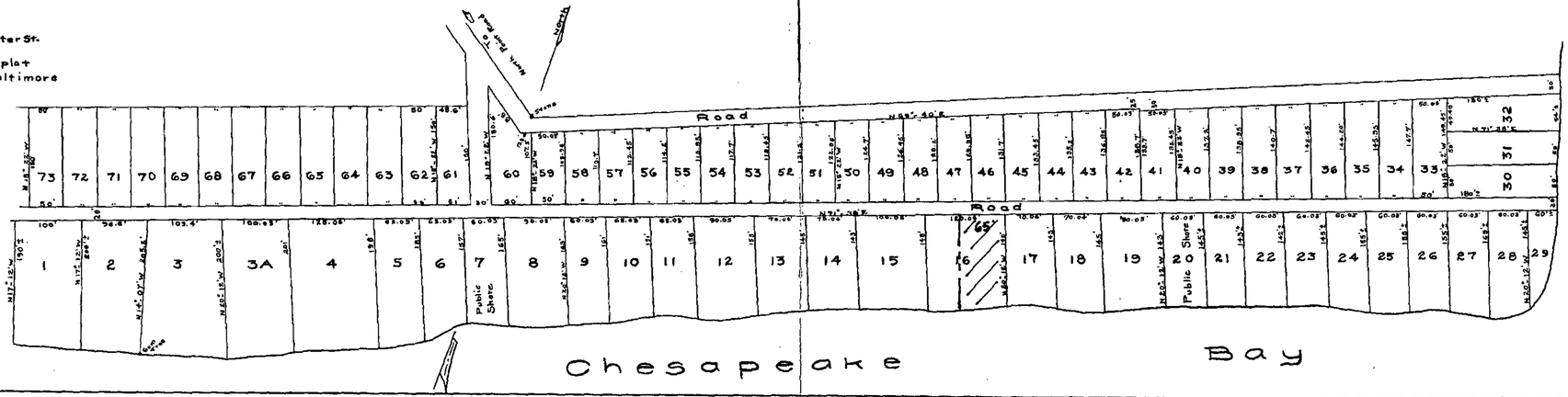
6-15-64 1424 • 48300 APD— 80.00

BALTIMORE COUNTY CIRCUIT COURT (Land Records) [MSA CE 62-4168] RRG 4313, p. 0072. Printed 12/12/2007. Image available as of 03/23/2007.

Plat of
Shore Lots for sale by
Miller's Island Land Co.,
T.B. Williams, 1161 Calvert Bldg. — G.M. Stengel, 206 Water St.
Baltimore, Md.

Notes: Lots 1 to 29, inclusive, were shown on a plat heretofore filed in the Land Records of Baltimore County in Plat Book W.P.C. No. 7 Fol. 14

Scale, 1" = 100'



Plat accompanying deed from Thomas B. Todd et al to Louis Kretscher
Filed for record January 18th 1922
Test: Wm P. Cole, Clerk

Traced from original, June, 1964

Thos. H. Disney, Surveyor.
July 5, 1921 & Jan. 3, 1922.

W.P.C. 7 Part 1 - 26

Pet 3

EWER
NO. 75-0553

51 50 49 48 47 46 45 44 43 42 41 40

BETHLEHEM STEEL - 15-02-024400

3008-118 3000-434 3326-425 4518-61

BERNARD J. & SUE T. KAHL
503-444
15-11-000140

PROP. 10' CONST. EASEMENT
PROP. 5' UTILITY EASEMENT

46971

46972

8" SEWER

CHESAPEAKE

LOOSE

SLAG

AVENUE

FLOW

19.04 GARDEN WELL

MAC PATIO

14

1+60

#86 F.F. 10.6 C.E. 2.9

#8917

WELL

#8919

0+59

#9003

#9001

#9005

2+16

#9007

2+77

Parcel 1

W'LY Lot 19

18

19

3+76

WATER DWG. 76-0588

BALTIMORE COUNTY PUBLIC SHORE
15-02-190201

20

21

0+60

#90 F.F. 9.4 C.E.

#88 F.F. 9.9 C.E. 2.6

#87 F.F. 8.5 NO CELLAR

#89 F.F. 8.5 NO CELLAR

PATIO

#91 F.F. 8.4 NO CELLAR

#92 F.F. 8.5 NO CELLAR

#89-A F.F. 7.6 NO CELLAR

65'

55'

1+36

BETHLEHEM STEEL
15-02-024400

4423-374
15-16-751330

CONC. #9001

CONC.

RAYMOND T. & CECELIA M. PRICE

BETHLEHEM STEEL
15-02-024400

Janice Lykes
2200004
20691/347

Kowalik
1675
1416

Jay Thorpe
Elaine Thorpe
19000011280
92/259

Matthew Smith
19000009314
25931/563

Georgeand
Ellen Aspden
19000009315
6542/135

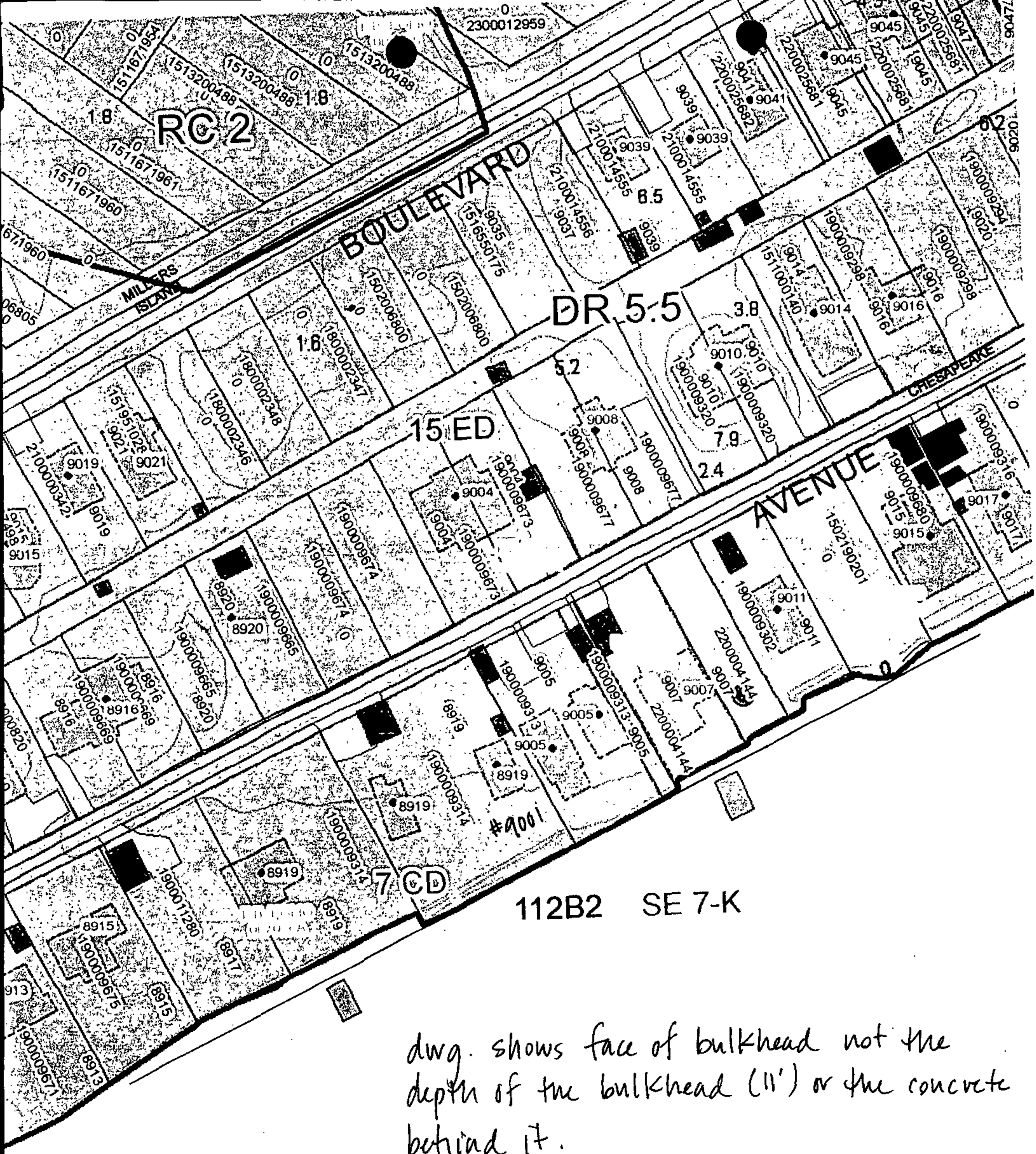
Westerly 40' of lot 17
David and Alisa Gilley
150420

Harry Wujek
19000093/3
6542/527

Sanitary sewer
dwg. no. 75-0554

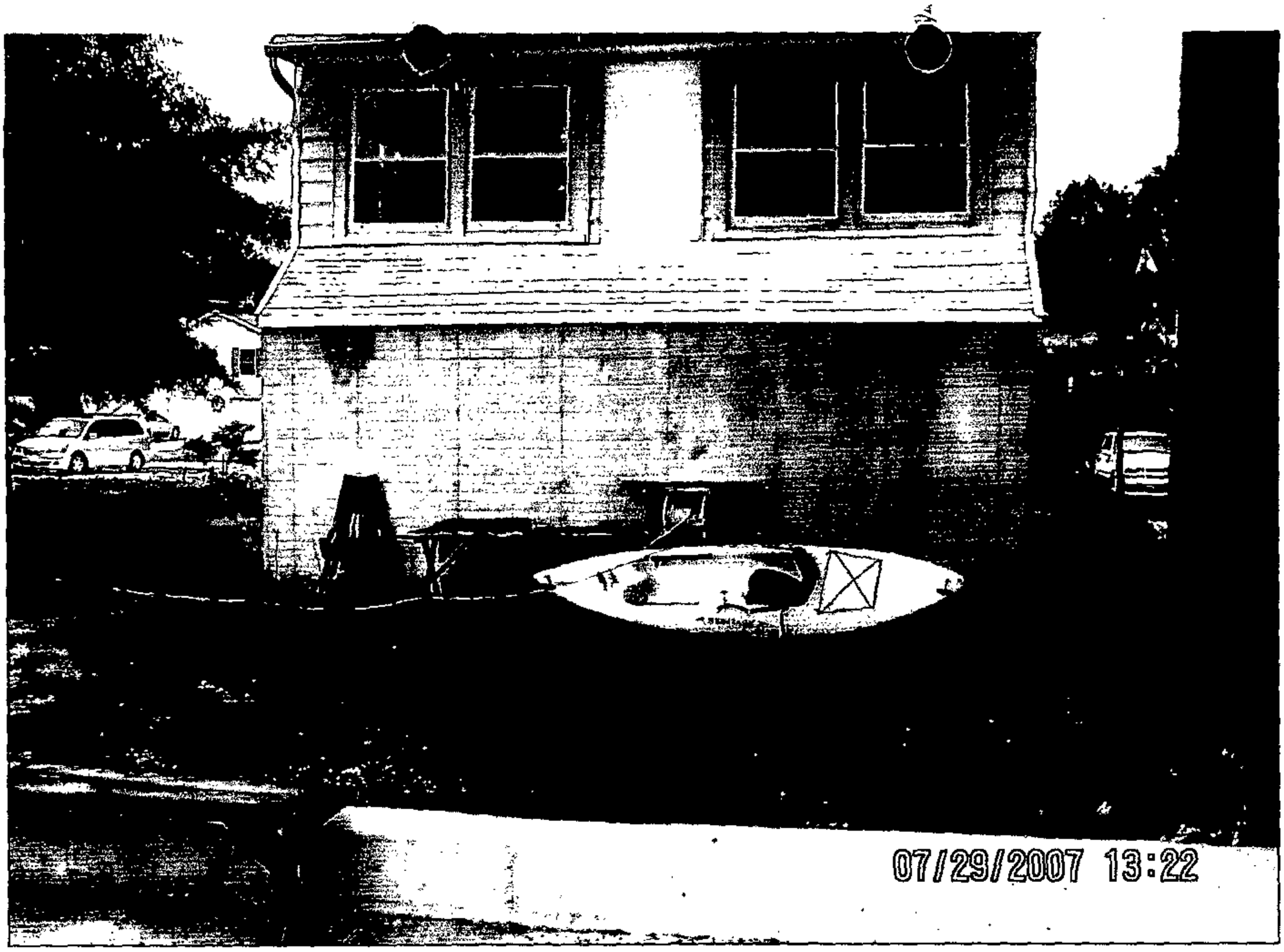
PLAN

RED 4



dwg. shows face of bulkhead not the depth of the bulkhead (11') or the concrete behind it.

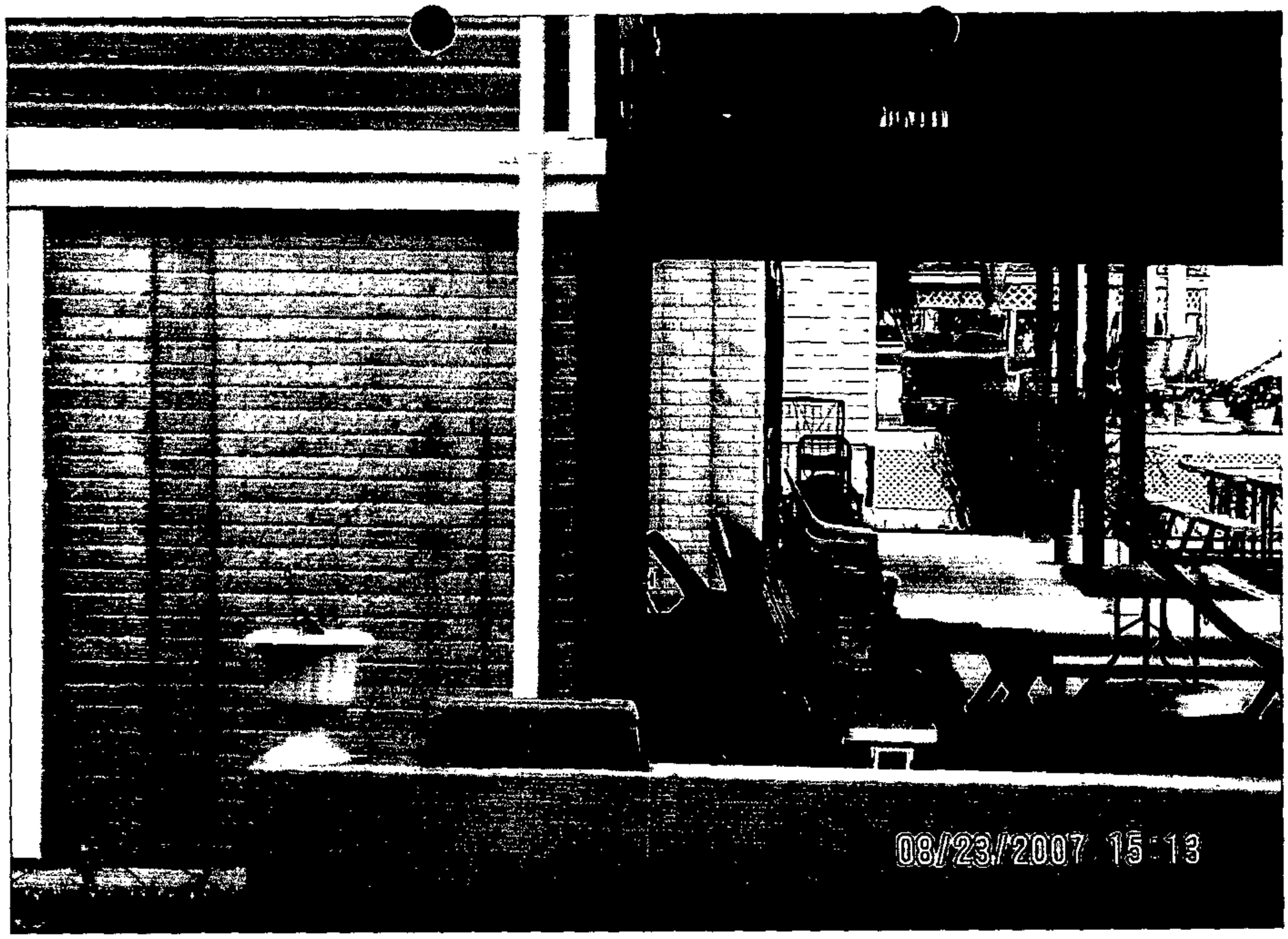
Pet 5



Pet 6 A-D

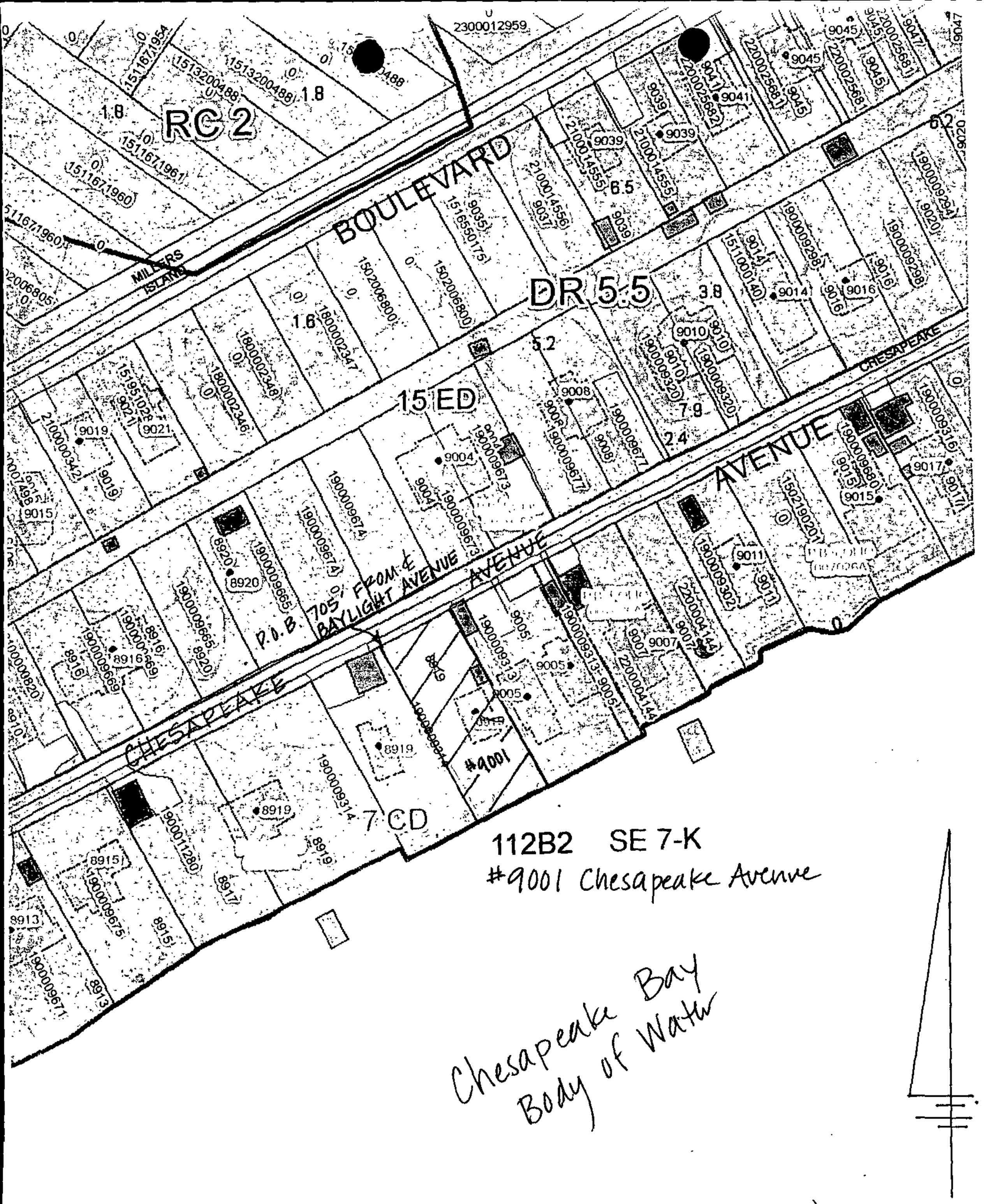
08/23/2007 15:13

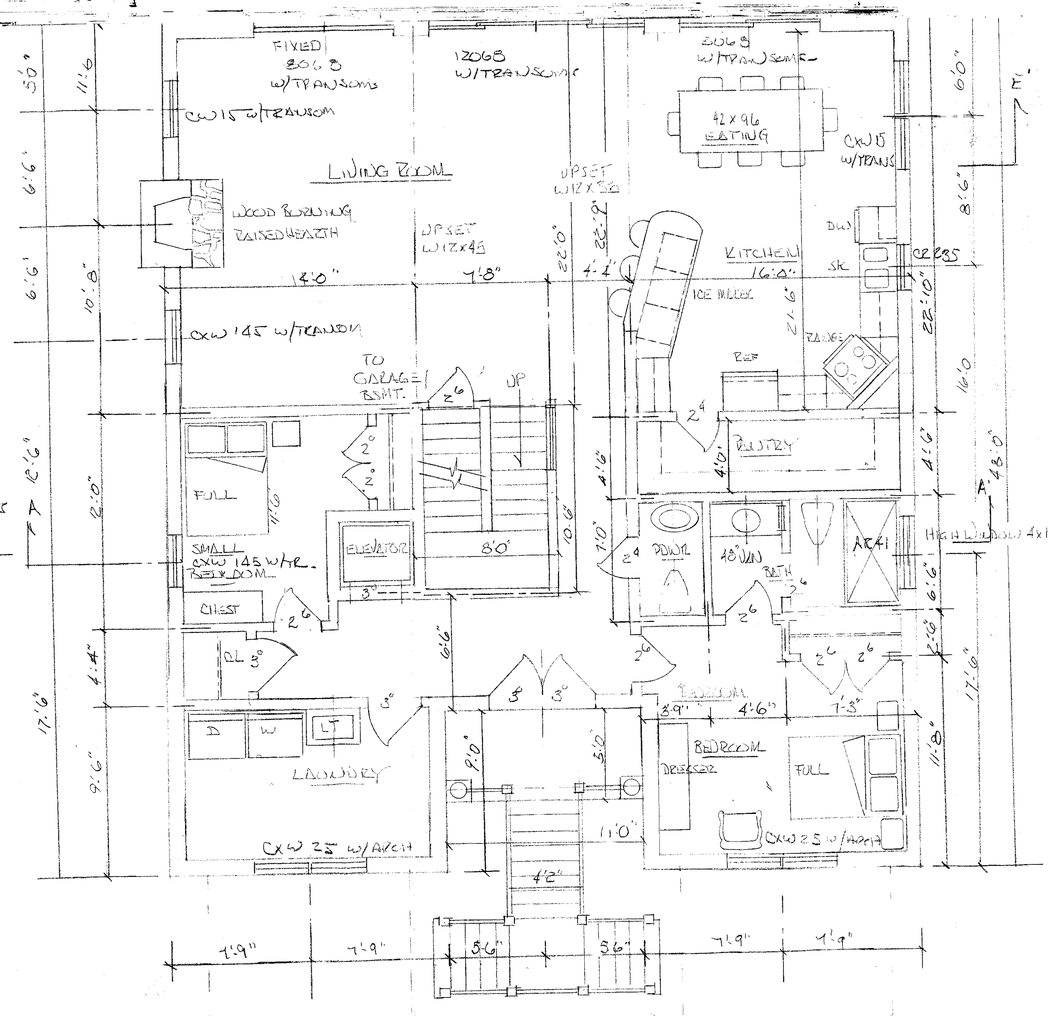
07/29/2007 13:21


08/23/2007 15:13

Dec.11.2007

Dec.11.2007

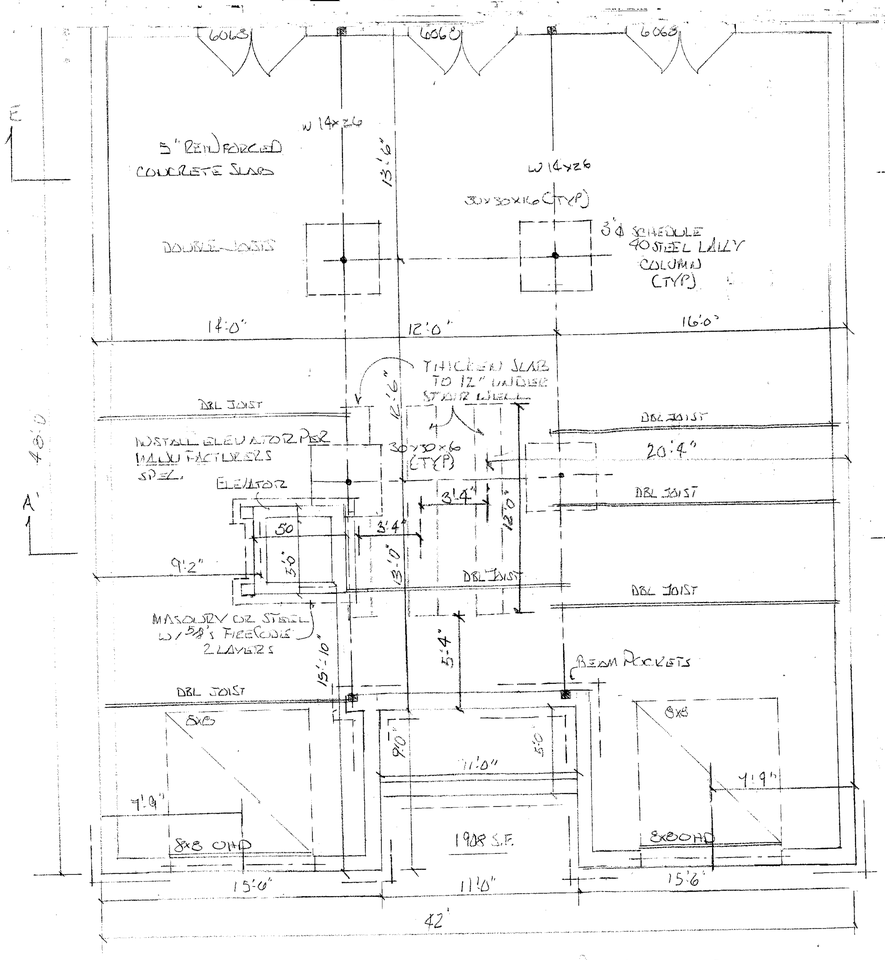

RC 2
BOULEVARD
MILLERS ISLAND
DR 5.5
15 ED
7 CD
CHESAPEAKE
AVENUE
BAYLIGHT AVENUE
P.O.B. 705' FROM ℄
#9001
112B2 SE 7-K
#9001 Chesapeake Avenue
Chesapeake Bay
Body of Water



1. EXTERIOR WALLS 6" GREEN BLOCK
2. INTERIOR WALLS ARE 2x6 16" O.C.
3. ELEVATOR WALLS 8" BLOCK.

FIRST FLOOR PLAN 1899 SQ FT

TOTAL 2686



GROUND LEVEL PLAN 1899 SQ FT.

FOUNDATION NOTES

1. UNLESS OTHERWISE NOTED ALL CONCRETE FOOTINGS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
2. PROVIDE TWO #5 REBARS CONTINOUS AT ALL CONTINIOUS FOOTINGS.
3. ALL INTERIOR CONCRETE SLABS TO HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
4. ALL INTERIOR CONCRETE SLABS 30' OR GREATER ON ANY DIMENSION SHALL BE PROVIDED WITH EXPANSION JOINTS OR 6 x 6 x #10 W.W.M. REINFORCING.
5. PROVIDE 4" GRAVEL BED WITH 4 MIL. VAPOR BARRIER AT ALL INTERIOR SLABS.
6. ALL EXTERIOR SLABS SHALL BE AIR ENTRAINED AND SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI.
7. PROVIDE A MINIMUM OF 3/8" PORTLANS CEMENT PARGING ON EXTERIOR FOUNDATION WALLS AND ASPHALT WATER PROOFING BELOW GRADE.
8. PROVIDE 2 x 6 PRESSURE TREATED MINIMUM SILL PLATES WITH SILL SEALANTS AT ALL BEARING CONNECTIONS SECURED AT 6'-0" ON CENTER AND 1'-0" AT ALL CORNERS.
9. ALL STEEL BEAMS AT MASONRY BEARING CONDITIONS TO HAVE 4" x 8" BEAM POCKETS WITH 8" SOLID MASONRY UNDER AND 4" MIN. FIRE SEPARATION.
10. PROVIDE 4" CONTINIOUS DRAIN TILE AROUND THE INSIDE OR OUTSIDE OF FOOTER. INSIDE DRAIN TO GO TO SUMP OUTSIDE DRAIN TO RUN TO POSITIVE OUTFALL.
11. PROVIDE 3/4" CONDENSATE DRAIN FROM WATER HEATER AND AIR HANDLER UNDER THE CONCRETE TO EITHER SUMP OR POSITIVE OUTFALL.
12. USE 12" C.M.U. OR 8" POURED CONCRETE FOR UNBALANCED FILL OVER 4". UNBALANCED FILL OVER 7" REQUIRES AN ENGINEERED WALL.
13. FOOTINGS AND STRUCTUAL FOUNDATIONS ARE DESIGNED FOR A MINIMUM OF 2,000 PSF. IF LESS THAN MINIMUM BEARING CAPACITY EXIST IT IS THE CONTRACTORS AND OWNERS RESPONSIBILITY TO CONTACT A PROFESSIONAL ENGINEER FOR RESOLUTION.
14. PROVIDE 1 1/2" x 24" RIGID PERIMETER INSULATION AT SLAB CONDITIONS WHERE SLAB IS WITH-IN 24" OF FINISHED GRADE.
15. PROVIDE 3 1/2" FOIL FACED R-11 FIBERGLASS BATT WITH MINIMUM FLAME SPREAD OF 25 AT UNFINISHED EXTERIOT WALLS.

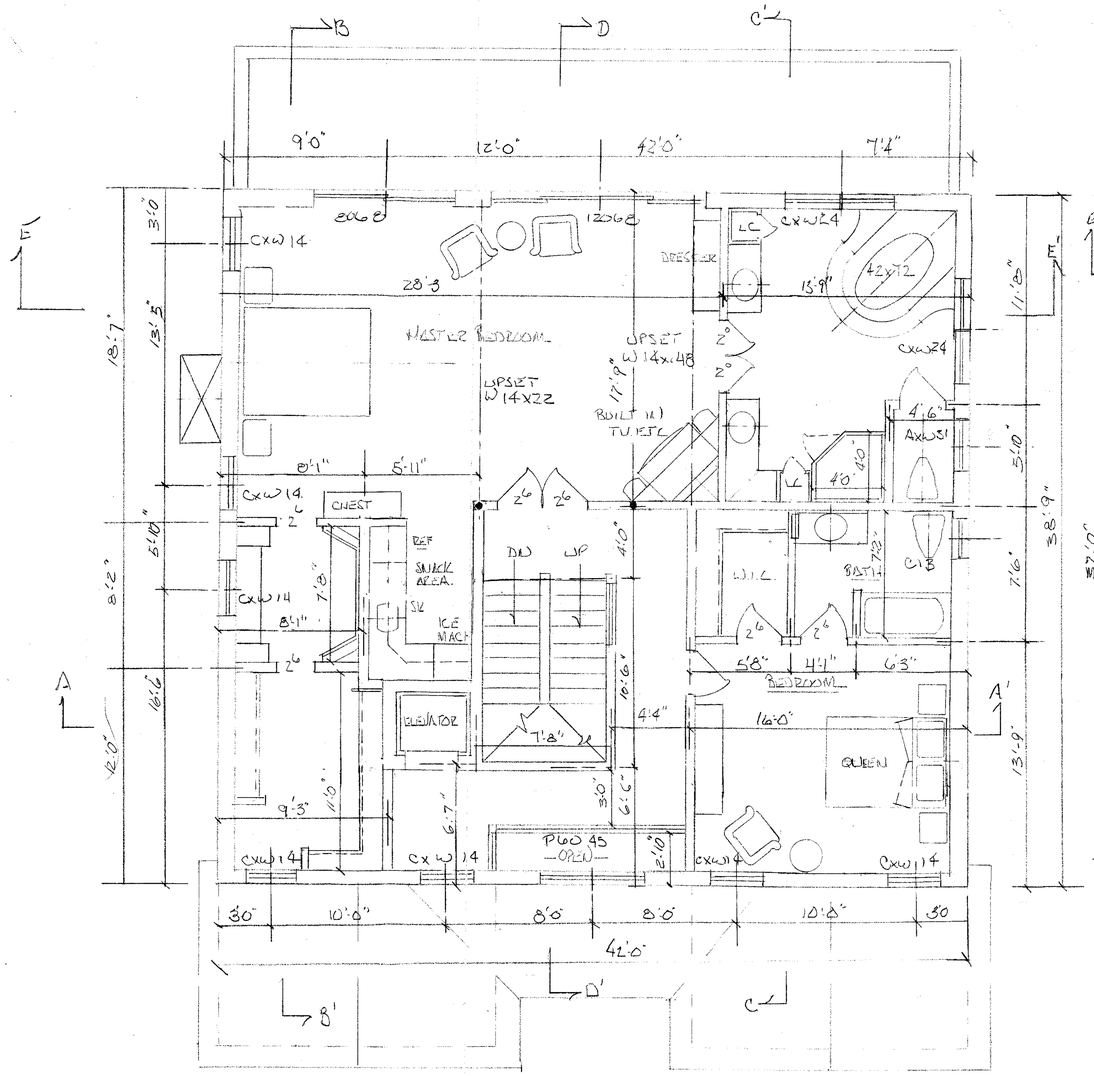
AR GRAPHICS
A. Randall Cassell
Design and Drafting Service
NKBA Kitchen Specialist
113 Gothard Road
Lutherville, MD.
410-825-8734

TOM KLINE

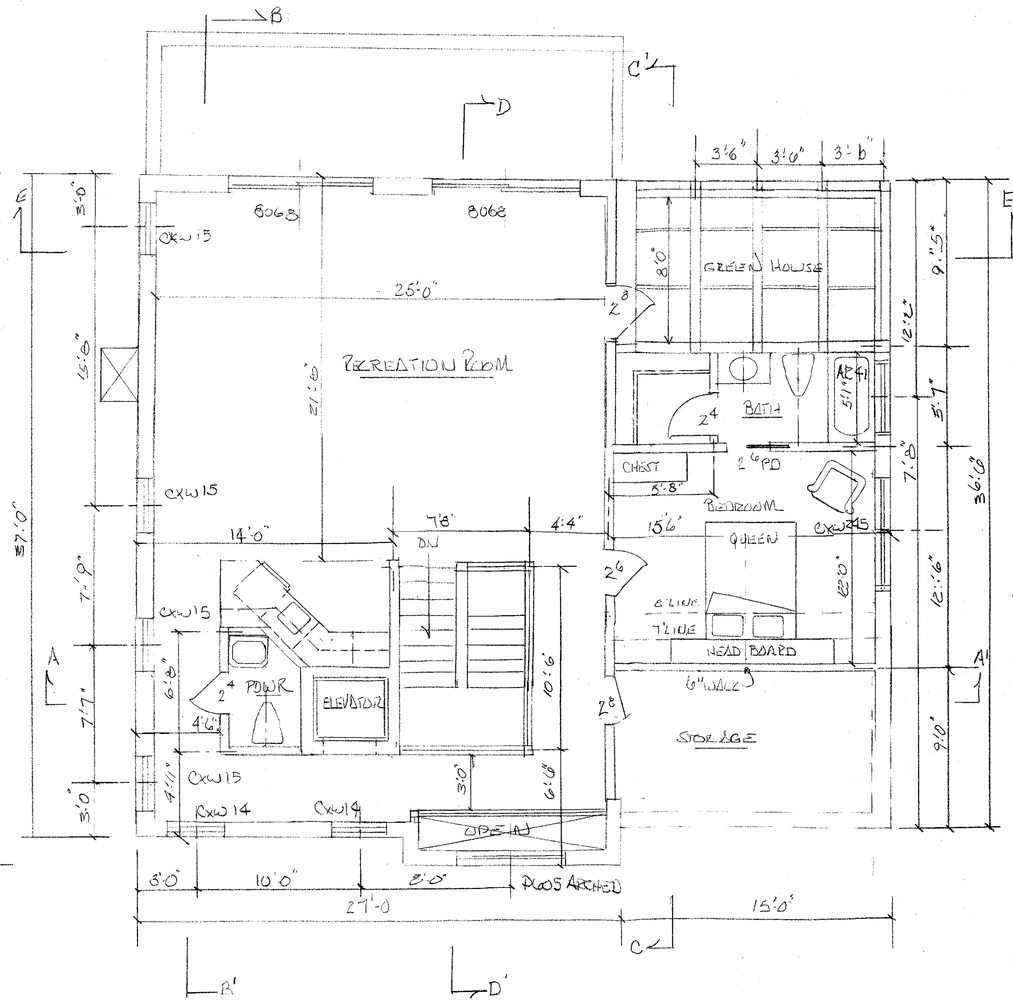
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY ARC
DATE: 9-6-07		REVISED
PLAN		DRAWING NUMBER 4

Ret. 6

SpecPrint 1 800 969-7732
AR623X36.TIF



SECOND FLOOR 1628 SQ FT.



THIRD FLOOR 1159 SQ FT.

DRAWINGS MAY BE SCALED FOR ESTIMATES AND PERMITS
DO NOT SCALE DRAWINGS FOR CONSTRUCTION
ALL DIMENSIONS SHALL BE VERIFIED OR CALCULATED

5A Bluebill Ct.
Berlin, MD.
410-641-7581

AR GRAPHICS
A. Randall Cassell
Design and Drafting Service
NKBA Kitchen Specialist

113 Gothard Road
Lutherville, MD.
410-825-8734

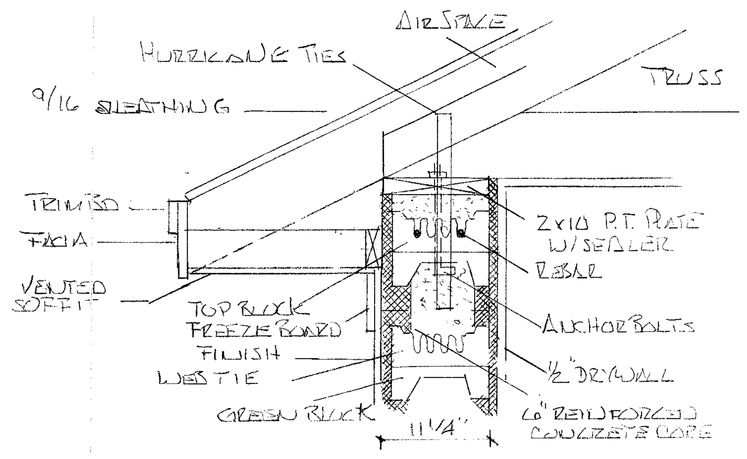
TOM KLINE

SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY ARC
DATE: 9-6-07		REVISED
PLANS		
		DRAWING NUMBER 5

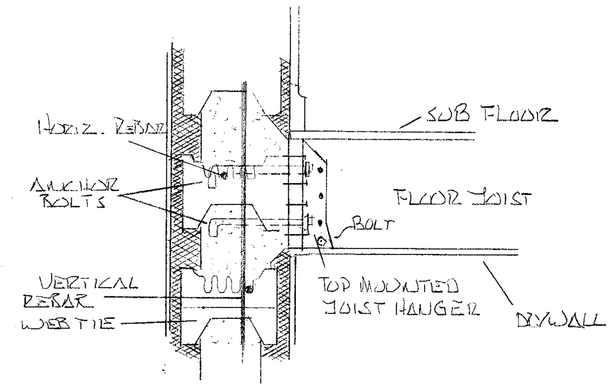
SpecPrint 1 800 969-7732

GENERAL FRAMING NOTES
(MINIMUM REQUIREMENT ONLY)

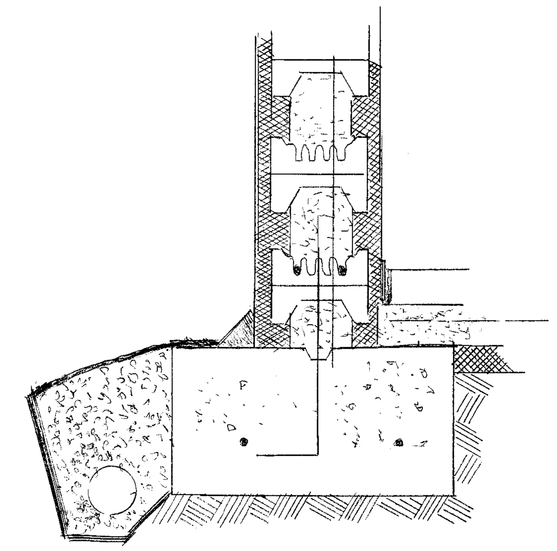
1. ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW OR ON BEARING POINTS DESIGNED TO CARRY THE LOAD.
2. ALL SHALL BE 2 X'S WITH PLYWOOD FLITCH PLATES UNLESS OTHERWISE NOTED AND SHALL MEET OR EXCEED CODE REQUIREMENTS.
3. FRAMER TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALLS PARALLEL TO JOIST DIRECTION OR LADDER BLOCKING 16" O.C.
4. PROVIDE 1 X 3 BRIDGING AT MID POINTS OF SPANS OR 8' O.C. ON ALL FLOORS.
5. ALL EXTERIOR CORNERS (INSIDE AND OUT) SHALL BE BRACED WITH 1/2" CDX PLYWOOD. SHALL BE NAILED WITH 8D COMMON NAILS 12"O.C. AT ALL ITERMEDIATE STUDS. APPROVED DIAGIONAL CORNER BRACING IN BOTH DIRECTIONS MAY ALSO BE USED AT CORNERS.
6. ALL COLUMN OR SOLID FRAMING SHALL EXTEND DOWN THRU ALL LEVELS AND TERMINATE AT THE BASEMENT AND BE SUPPORTED BY A THICKENED SLAB, GRADE BEAM, FOOTING OR BEARING POINT DESIGNED TO CARRY THE LOAD.
7. PROVIDE DOUBLE 2 X 8 STRONGBACKET MID SPAN FOR CIELING JOIST WITH SPANS GREATER THAN 10'.
8. PROVIDE COLLAR TIES AT UPPER 1/3 RD. OF VERTICAL BETWEEN RIDGE BOARD AND CIELING JOISTS 4' O.C. MAX.
9. HIP, VALLEY RAFTERS AND RIDGE BOARDS SHALL BE ONE 2 X SIZE LARGER THAN THE RAFTERS
10. ROOF DECKING SHOULD BE 1/2" 4 PLY CDX MINIMUM WITH PLY CLIPS. 1/2" APA RATED OSB SHEATHING MY BE SUBSTITUTED.
11. WHERE PRE-ENGINEERED TRUSSES AND FLOOR JOISTS ARE USED TRUSS MANUFACTURERS MUST PROVIDE SHOP DRAWINGS WHICH BEAR THE SEAL OF OF A REGISTERED ENGINEER IN THE STATE WHERE THE WORK IS TO BE PREFORMED.
12 ALL CIELING JOIST AND RAFTER BRACING TO REST ON LOAD BEARING DESIGNED TO CARRY THE LOAD THRU ALL LEVELS TO THE BASEMENT AND BE SUPPORTED BY THICKENED SLAB, GRADE BEAM OR FOOTER DESIGNED TO CARRY THE LOAD.
13 ALL BASEMENT WALLS, BEAMS AND COLUMNS MUST MEET ALL LOCAL CODES.
14. ALL SOLID FRAMING, COLUMNS, BEAMS ETC. TO MEET ALL LOCAL CODES

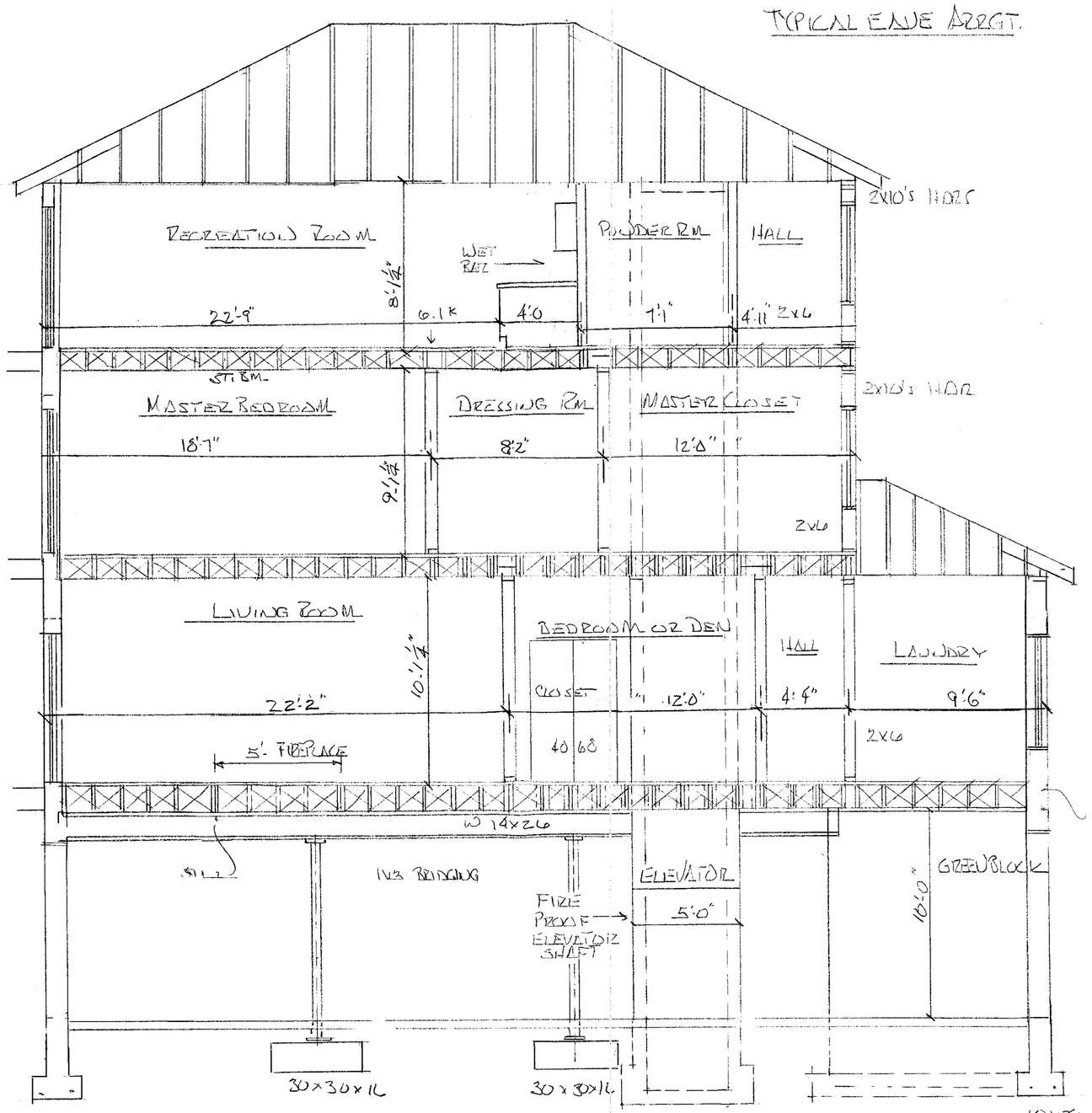


TYPICAL EAVE DETAIL



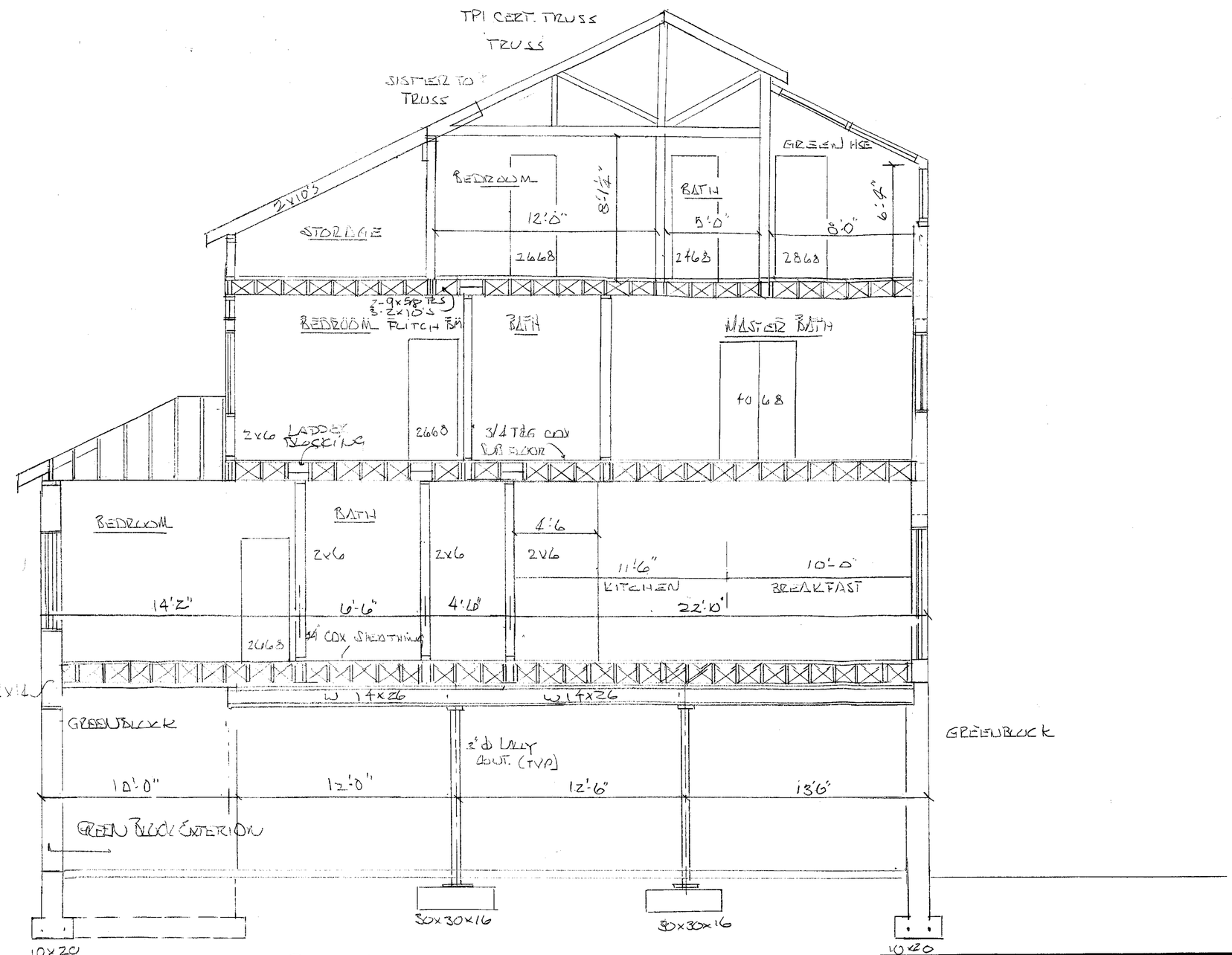
TYPICAL JOIST CONNECTION





SECTION LEFT SIDE

B-B'



SECTION RIGHT SIDE

C-C'

DRAWINGS MAY BE SCALED FOR ESTIMATES AND PERMITS
DO NOT SCALE DRAWINGS FOR CONSTRUCTION
ALL DIMENSIONS SHALL BE VERIFIED OR CALCULATED

5A Bluebill Ct.
Berlin, MD.
410-641-7581

A. Randall Cassell
Design and Drafting Service
NKBA Kitchen Specialist

113 Gothard Road
Lutherville, MD.
410-825-8734

TOM KLINE

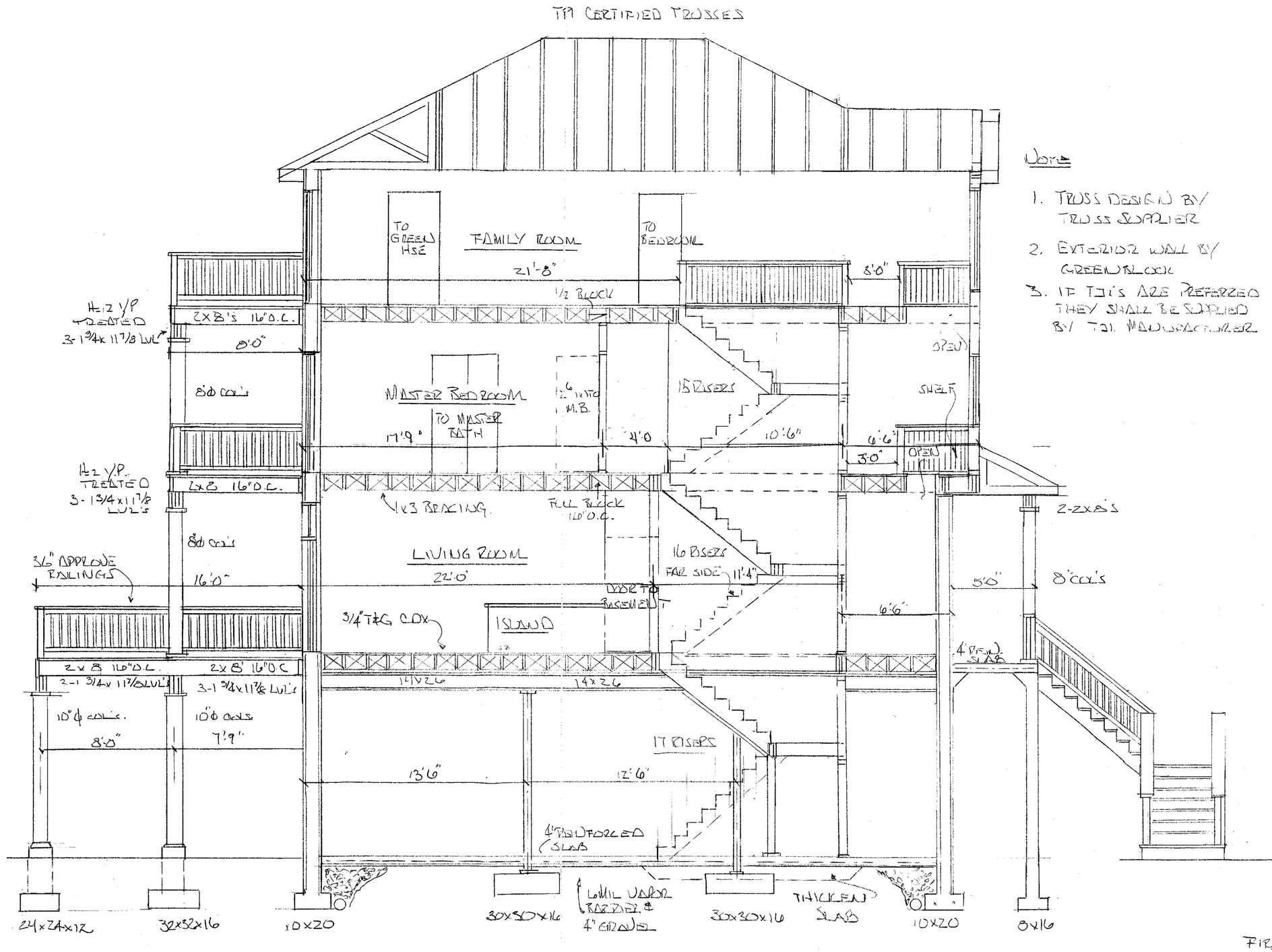
SCALE: 1/4" = 1'-0	APPROVED BY:	DRAWN BY A.R.C
DATE: 9-4-07		REVISED

SECTIONS & WALL DETAIL

DRAWING NUMBER 6

ARG24X36 TIF

SpecPrint 1 800 969-7732

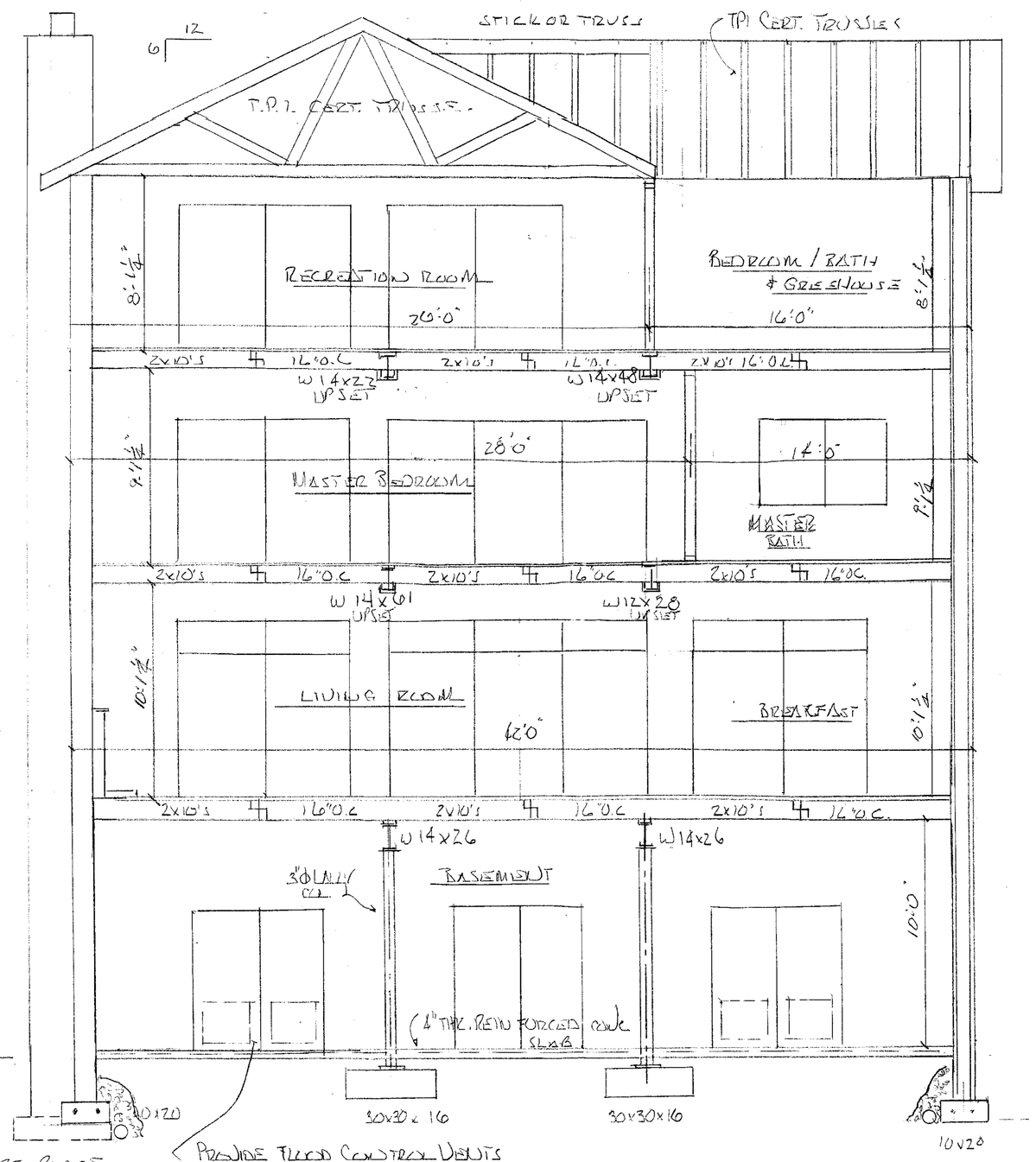


SECTION THRU CENTER OF HOME
VIEW ED FROM LEFT SIDE

D-D'

Note

1. TRUSS DESIGN BY TRUSS SUPPLIER
2. EXTERIOR WALL BY GREENBLOCK
3. IF TJI'S ARE PREFERRED THEY SHALL BE SUPPLIED BY TJI MANUFACTURER



LOOKING TOWARD REAR

E-E'

DRAWINGS MAY BE SCALED FOR ESTIMATES AND PERMITS
DO NOT SCALE DRAWINGS FOR CONSTRUCTION
ALL DIMENSIONS SHALL BE VERIFIED OR CALCULATED

5A Bluebill Ct.
Berlin, MD.
410-641-7581

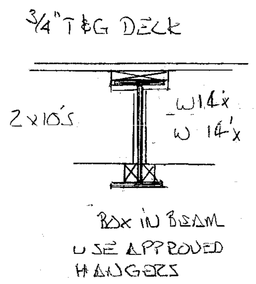
A. GRAPHICS
A. Randall Cassell
Design and Drafting Service
NKBA Kitchen Specialist

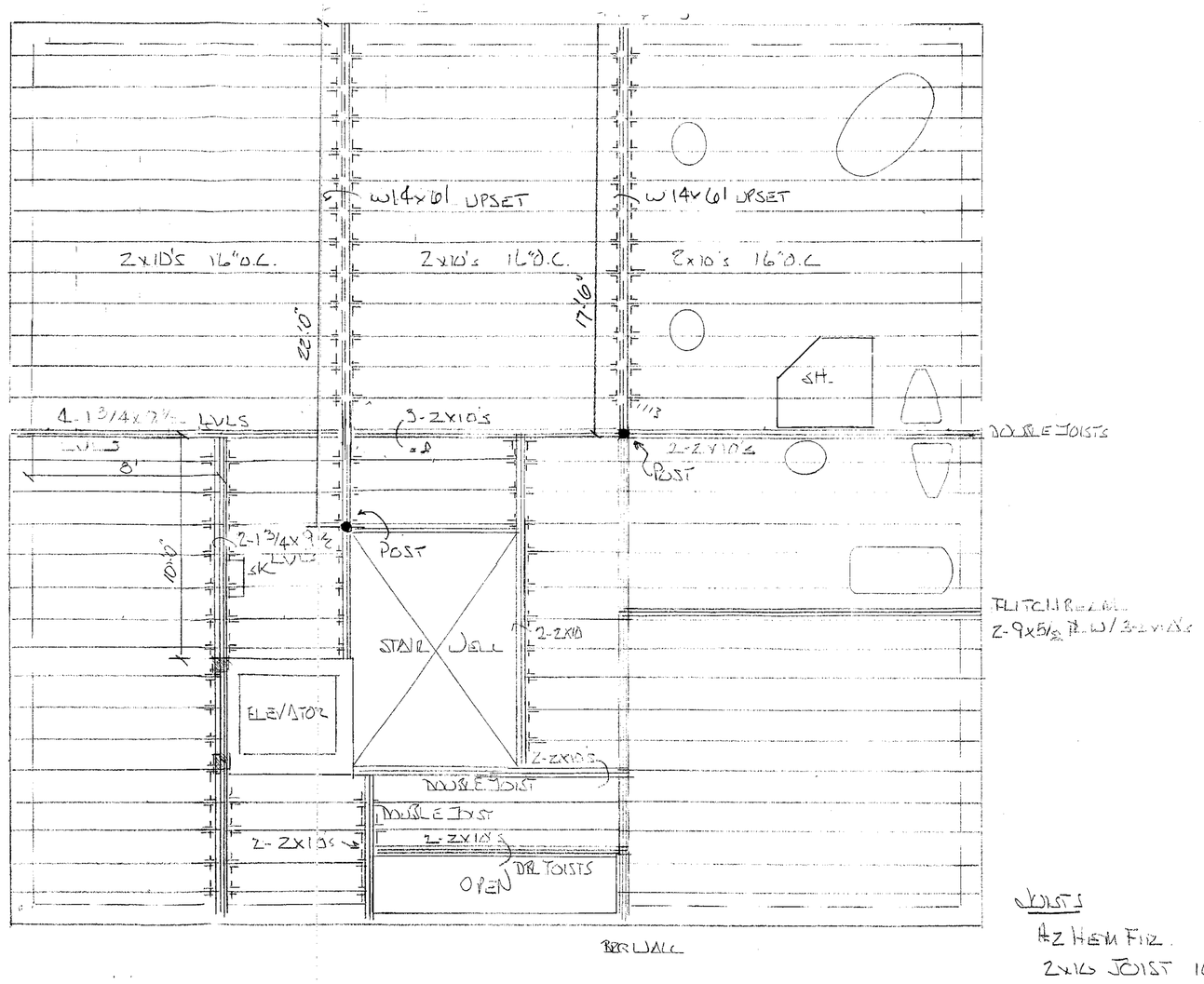
113 Gothard Road
Lutherville, MD.
410-825-8734

TOM KLINE RESIDENCE

SCALE: 1/4"=1'0	APPROVED BY:	DRAWN BY ARC
DATE: 9-6-07		REVISED
SECTIONS		DRAWING NUMBER 7

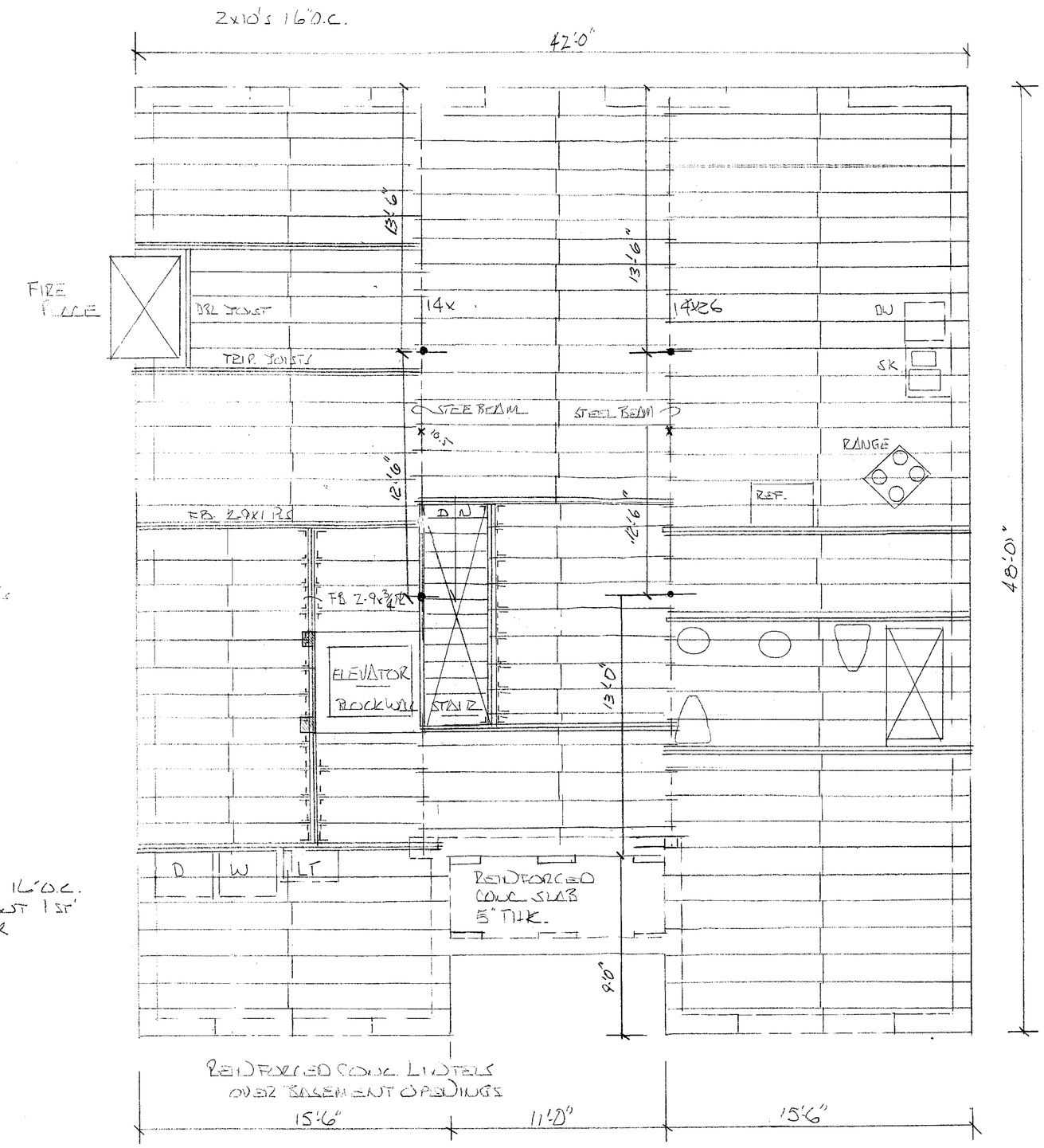
ARG24X36.TIF
SpecPrint 1 800 969-7732





JOISTS
#2 HEM FIR.
2x10 JOIST 16" O.C.
THROUGH OUT 1ST
& 2ND FLOOR

SECOND FLOOR FRAMING



FIRST FLOOR FRAMING PLAN

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410-825-8734

TOM KLINE

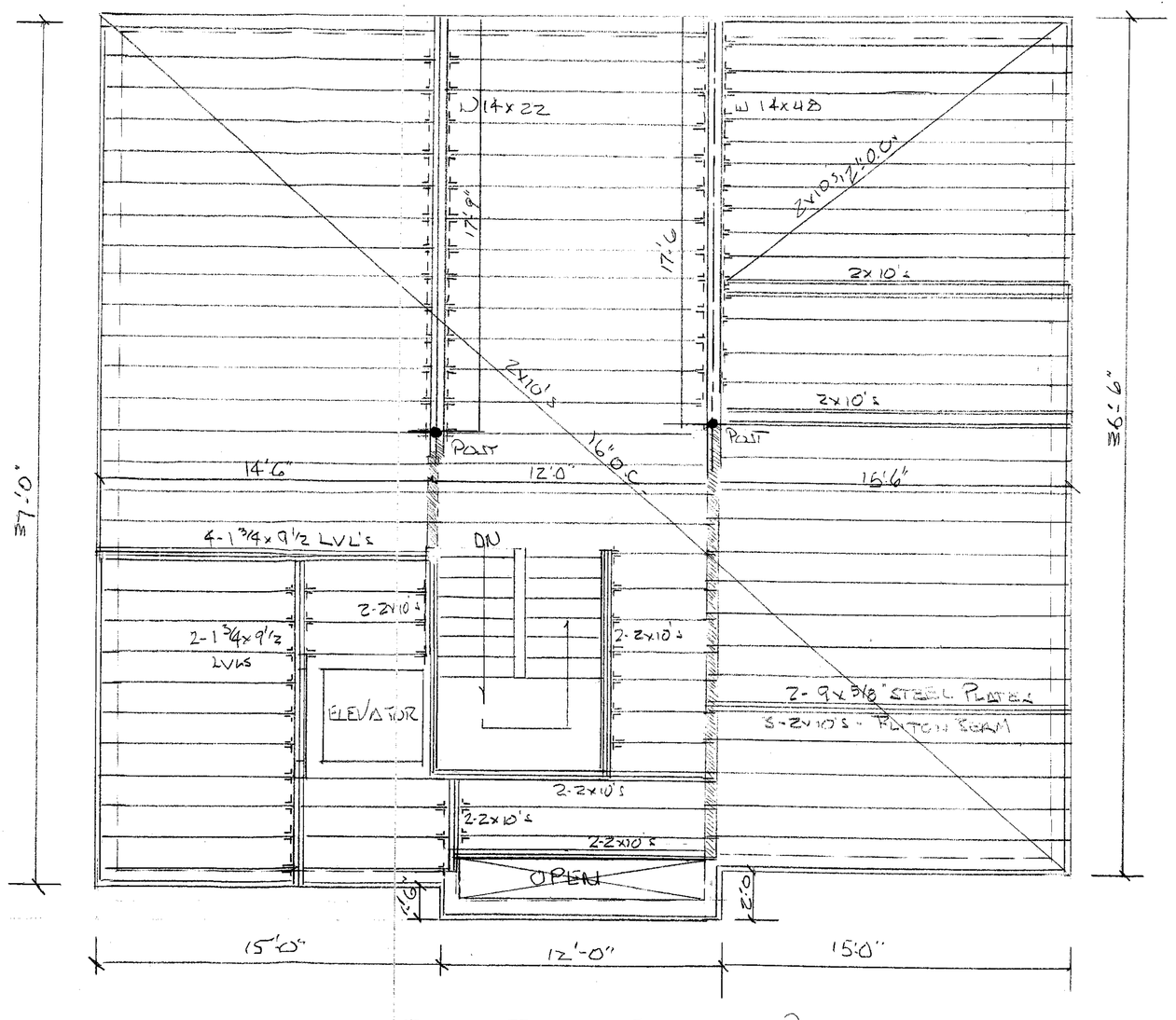
SCALE: 1/4"=1'-0	APPROVED BY:	DRAWN BY ARC
DATE: 9-6-07		REVISED

FIRST & SECOND FRAMING PLAN

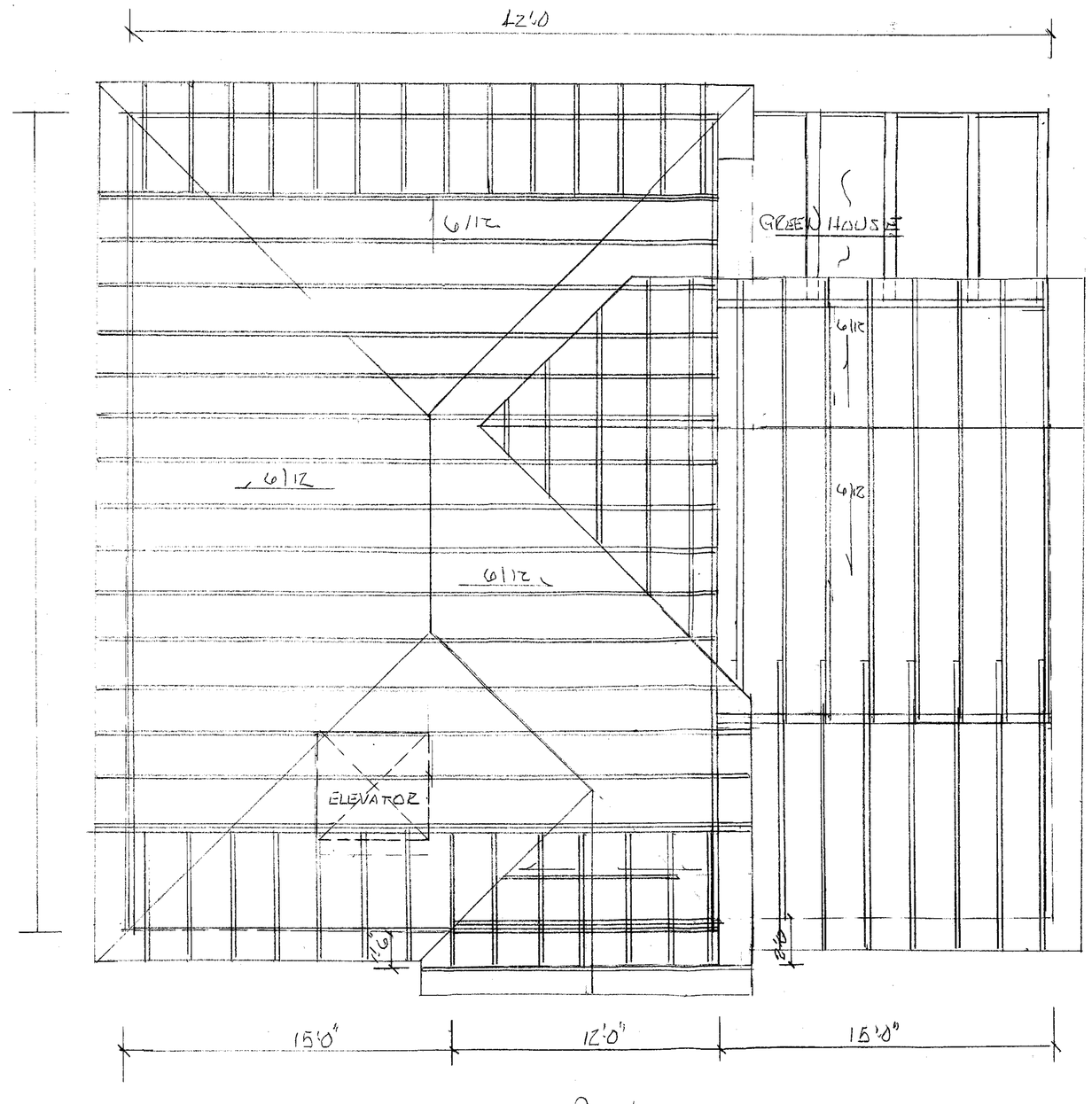
DRAWING NUMBER 8

ARG24X36.TIF

BrisPrint 1 800 969-7732



THIRD FLOOR FRAMING PLAN



ROOF PLAN

DRAWINGS MAY BE SCALED FOR ESTIMATES AND PERMITS
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Berlin, MD.
410-641-7581

AR GRAPHICS
A. Randall Cassell
Design and Drafting Service
NKBA Kitchen Specialist

113 Gothard Road
Lutherville, MD.
410-825-8734

TOM KLINE

SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY A.R.C
DATE: 9-6-07		REVISED

THIRD FLOOR FRAMING & ROOF PLAN

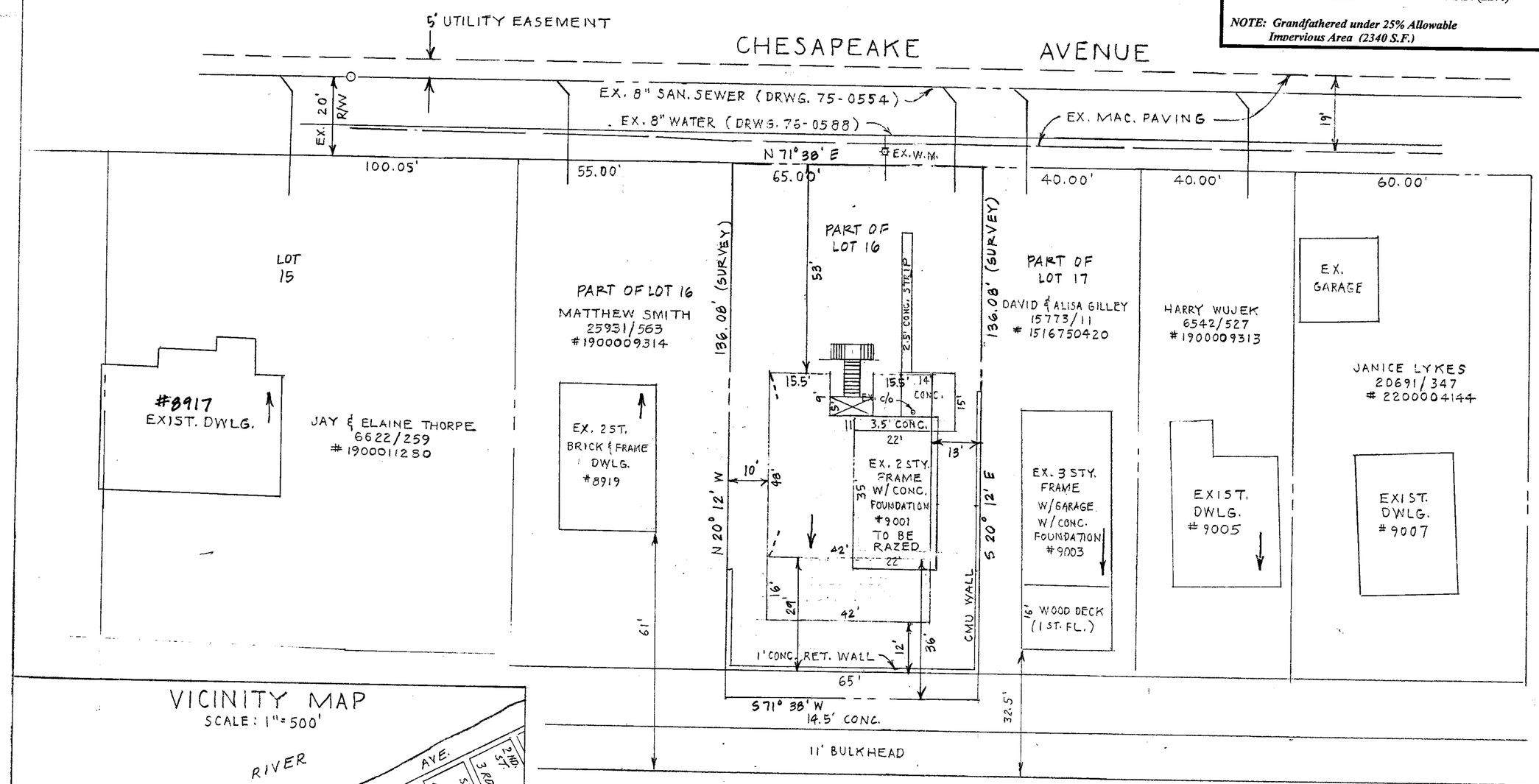
DRAWING NUMBER 9

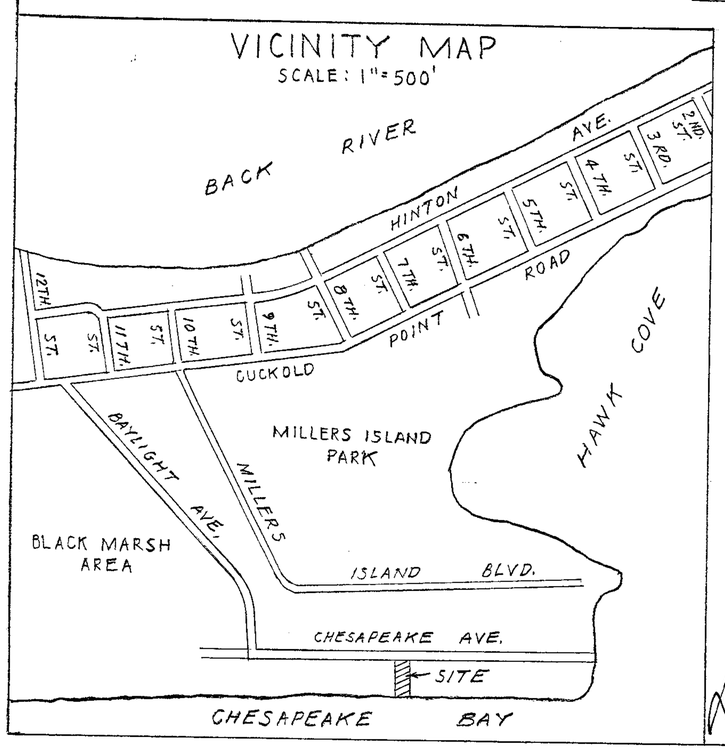
ARC2X36.1#
PlotPrint 1 800 969-7732

EXISTING IMPERVIOUS AREA
DWELLING: 770 S.F.
CONCRETE PAD, SIDEWALK, RETAINING WALL: 534.5 S.F.
TOTAL: 1304.5 S.F. (14%)

PROPOSED IMPERVIOUS AREA
DWELLING/COVERED PORCH: 2056 S.F. (22%)

NOTE: Grandfathered under 25% Allowable Impervious Area (2340 S.F.)





CHESAPEAKE BAY
(BODY OF WATER)

GENERAL NOTES:

1. EXISTING ZONING: D.R.5.5. (112B2)
2. LOT AREA: 9,361 S.F. ± / 0.215 Ac ±
3. EXISTING USE: SINGLE FAMILY DWELLING TO BE RAZED
   PROPOSED USE: REPLACEMENT SINGLE FAMILY DWELLING
4. PUBLIC WATER AND SEWER ARE AVAILABLE TO SITE
5. NOT LOCATED IN AN HISTORIC DISTRICT
6. LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA
7. LOCATED IN A 100 YEAR FLOOD PLAIN AREA
   COMMUNITY PANEL NO. 240010 0560C ZONE: A9
8. NO PRIOR ZONING HEARING
9. PART OF LOT 16 IN "BAYLIGHT BEACH" DATED 1922
10. EXISTING DWELLING WAS CONSTRUCTED IN 1954

STATE OF MARYLAND MICHAEL VINCENT MOSKUNAS PROFESSIONAL LAND SURVEYOR NO. 21175

site rite SURVEYING, INC.
200 E. JOPPA ROAD RM. 101
TOWSON, MARYLAND 21286
PHONE:410-828-9060
FAX:410-828-9066

OWNER: THOMAS KLINE
912 ARMY ROAD
TOWSON MD 21204
(410) 365-4224
TAX MAP: 112 GRID: 15 PARCEL: 5
TAX ACCT. NO. 1900009315
DEED REF.:

PLAN TO ACCOMPANY PETITION FOR VARIANCE
#9001 CHESAPEAKE AVENUE
PART OF LOT 16
"BAYLIGHT BEACH" 7/26
ELECTION DISTRICT NO. 15 C7
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 20'
SEPTEMBER 20, 2007
JOB #9609

EXISTING IMPERVIOUS AREA
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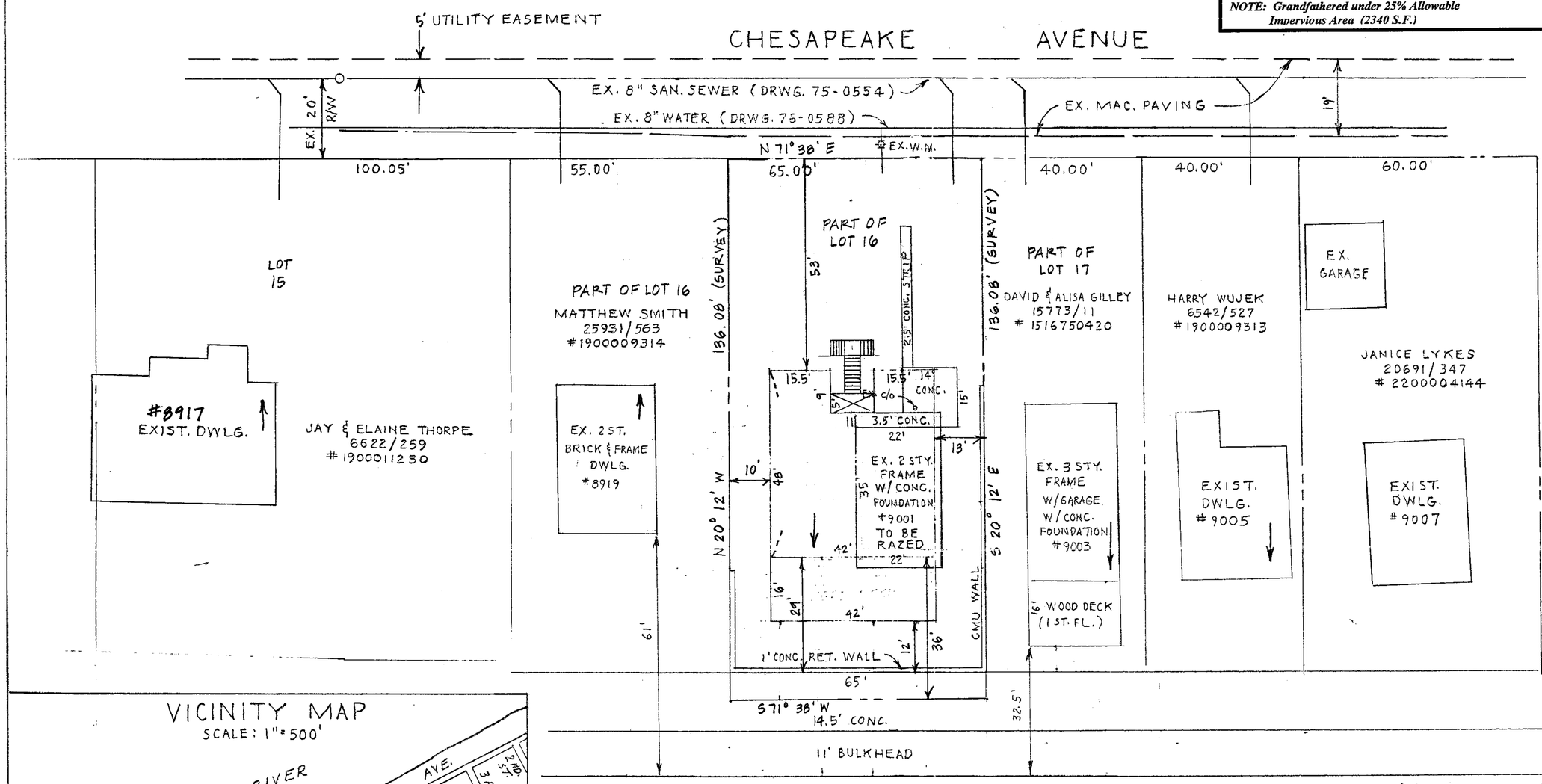

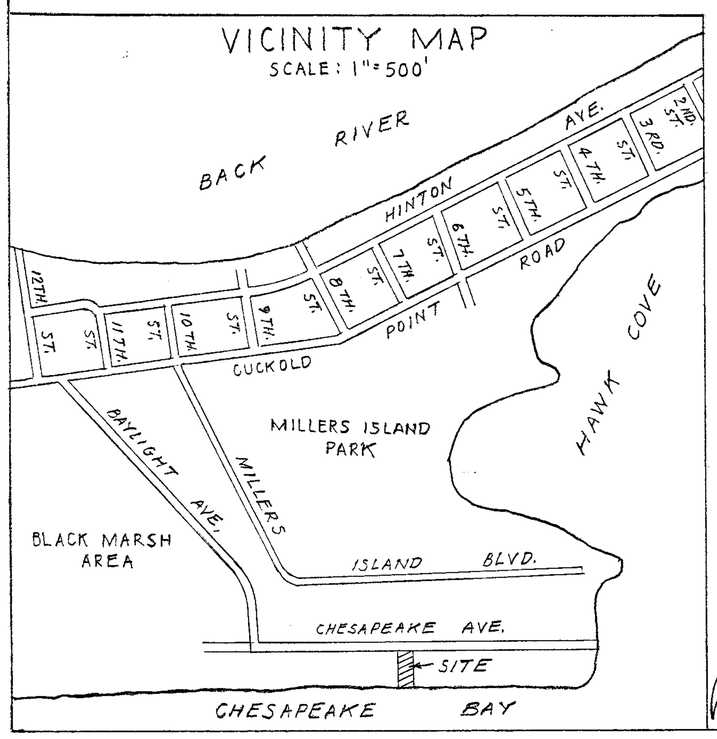

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