IN RE: PETITION FOR ADMIN. VARIANCE

E side of Maple Road, 100 feet N of the c/l of Eugene Avenue 15<sup>th</sup> Election District 7<sup>th</sup> Councilmanic District (2501 Maple Road)

Richard and Michelle Moore Petitioners

- \* BEFORE THE
- \* DEPUTY ZONING
- \* COMMISSIONER
- \* FOR BALTIMORE COUNTY
- \* Case No. 08-203-A

### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Richard and Michelle Moore for property located at 2501 Maple Road. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (shed) with a height of 19.6 feet in lieu of the maximum required 15 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1 site plan.

The site plan shows a rectangular-shaped parcel consisting of approximately .32 acre, zoned D.R.5.5 and located on the east side of Maple Road, south of Sparrows Point Road in the Sparrows Point area of Baltimore County. The property measures approximately 100 feet wide by 140 feet deep and is improved with an existing dwelling. It also appears from photographs submitted with the Petition that the property is improved with an aboveground swimming pool. At this juncture, Petitioner desires to erect a garage-like accessory structure in the rear yard at the southeast corner of the property. This structure would measure 24 feet wide by 32 feet deep. In addition, the structure would have a height of 19.6 feet, thereby necessitating the request for variance from the maximum allowable height of 15 feet.

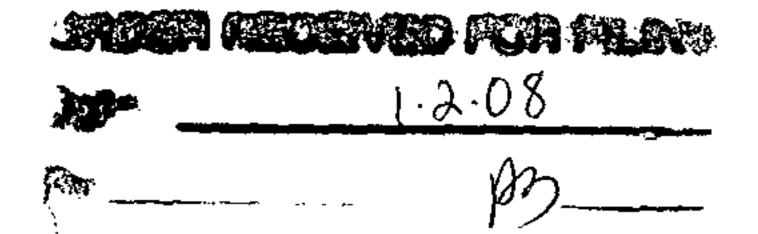
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	1-2-08
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The Zoning Advisory Committee (ZAC) comments were received and are made a part of the record of this case. The comments received from the Office of Planning dated November 28, 2007 indicate that the Office is not opposed to Petitioner's height variance request, but recommends that the accessory structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on November 11, 2007 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. The Petitioner states in his affidavit that the height and "Gambrel" style roof is necessary to maximize attic storage space in the structure, while allowing for a stairway to the attic instead of a hideaway ladder. Petitioner explains that he will also have sufficient space for a work area on the ground floor, and that it will minimize the yard space needed to provide sufficient storage for his purposes.

Due to the proposed large size of the structure and the height variance associated with this size, the undersigned requested additional information concerning this matter in a letter to the Petitioner dated December 5, 2007, including a schematic rendering of the proposed structure, elevations, window and door placements, rooflines, exterior materials, etc. The Petitioner submitted information on December 11, 2007. This included proposed shed styles, roofline examples, garage door examples, and a schematic drawing of the structure showing the elevation and a floor plan for the ground floor. In addition to a work area, the floor plan shows



planned storage for a boat/truck/car on one side and jet ski and ATV trailers on the other side, as well as storage for outdoor furniture, a snow blower, a riding mower, and a push mower.

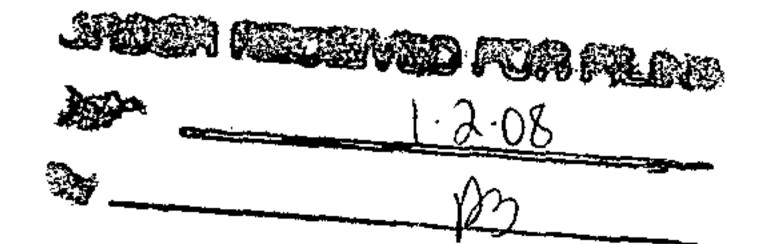
Turning now to the instant matter, I can certainly appreciate the Petitioner's desire to enhance the storage capabilities of his property. With storage of family and household items and lawn equipment, obviously storage space is often at a premium. However, notwithstanding the Petitioner's stated storage needs and the comment submitted by the Office of Planning not opposing the Petitioner's request, I must decide this case based on the merits of whether a variance is warranted in this particular case. That is, has Petitioner satisfied the variance requirements of the zoning regulations and the relevant case law to be granted relief from the requirements of Section 400.3 of the B.C.Z.R.?

Variance relief can be granted only if the requirements contained in Section 307 of the B.C.Z.R. are met. This section states that the Zoning Commissioner may grant variances:

... only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the zoning regulations of Baltimore County would result in practical difficulty or unreasonable hardship.

Variances are not favored under the law and presumed to be in conflict with the regulations. As stated in *Cromwell v. Ward*, 102 Md. App. 691, 703 (1995), "[t]he general rule is that the authority to grant a variance should be exercised sparingly and only under exceptional circumstances."

Considering all the testimony and evidence presented, I do not find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. In short, there is no evidence to suggest that this property meets the uniqueness requirement. In fact, Petitioner's Exhibit 1 site plan shows that the lot is rather unremarkable. As such, it does not meet the requirements for a finding of uniqueness as set forth in *Cromwell*,



supra. Attached to this Order is a copy of the Cromwell case for the Petitioner's review. Moreover, I cannot decide this case based on possible extenuating circumstances, particularly in light of the fact that the Petitioner can easily erect the structure in compliance with the applicable zoning regulations. As such, having determined that no uniqueness exists as to the Petitioner's property, I must therefore deny the variance requested by the Petitioner. Finally, I believe the proposed structure with a height almost 20 feet and the attendant size will overcrowd the land and will have an adverse impact on the overall appearance and character of the neighborhood, especially vis-à-vis other properties nearby.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance shall be denied.

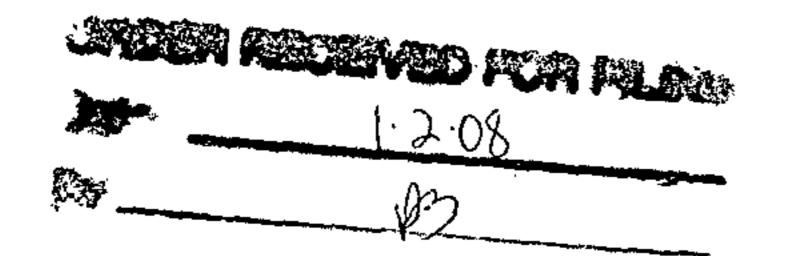
THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County, this And day of January, 2008 that a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (shed) with a height of 19.6 feet in lieu of the maximum required 15 feet is hereby DENIED.

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





JAMES T. SMITH, JR. County Executive

THOMAS H. BOSTWICK Deputy Zoning Commissioner

January 2, 2008

RICHARD AND MICHELLE MOORE 2501 MAPLE ROAD BALTIMORE MD 21219

Re: Petition for Administrative Variance

Case No. 08-203-A

Property: 2501 Maple Road

Dear Mr. and Mrs. Moore:

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





## Petition for Administrative Variance

### to the Zoning Commissioner of Baltimore County

for the property located at 2501 Maple RD. Balto. HD. 2129 which is presently zoned DR 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) 400.3 おくて足

To permit an accessory structure (shed) with a height of 19'6" in lieu of the maximum to required 15.

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. Legal Owner(s): Contract Purchaser/Lessee: Richard Frank Moore Jr Name - Type or Print Name - Type or Print Signature Signature MOOR Name - Type or Print Telephone No. Address Signature Zip Code State City Attorney For Petitioner: Telephone No Address Zip Code State Name - Type or Print Representative to be Contacted: Signature Name Company Telephone No. Address Telephone No. Address Zip Code Zip Code State City State City A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning day of regulations of Baltimore County and that the property be reposted...... Zoning Commissioner of Baltimore County 10/30/07 CASE NO. **Estimated Posting Date** REV 10/25/01

# Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are 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	2501 MARCHE	ROAD	
	Address	MARYLAND	11219
	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 height and style of a Bambrel roof allows me to maximize and make efficient use of the attic storage space. I am trying to get the most storage possible out of this structure. The attic space provided by the Bambrel roof provides sufficient storage without taking away from the work area on the ground floor. It minimizes the yard space needed to provide sufficient storage for my purposes.
- \* The height and style of the roof will allow me to stand erect when carrying or moving items into the attic area. The design allows for stairs instead of a hide away ladder, which will provide me with more stable footing. It will be safer for me to move around.
- . A motorcycle accident left me with physical problems due to a broken back, such as artheritis, muscle cramping, nerve damage, and balance problems. The height and style of the Gambrel roof will allow me to maneuver about in the affic area with least amount of problems.

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 Signature	Michele ann Moore Signature
RICHARD TRANK MOOKE UR.  Name - Type or Print	Michele ANN Moore  Name - Type or Print
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:	
I HEREBY CERTIFY, this × 5th day of × Octor of Maryland, in and for the County aforesaid, personally appe	ared $\frac{2007}{2000}$ , before me, a Notary Public of the State
Mosspland Count of Ballonge the Afflant(s) herein, personally known or satisfactorily identification	DRIVEro I ic ense ied to me as such Affiant(s).
AS WITNESS my hand and Notarial Seal	

Notary Public

My Commission Expires My Commission Expires August 01, 2010

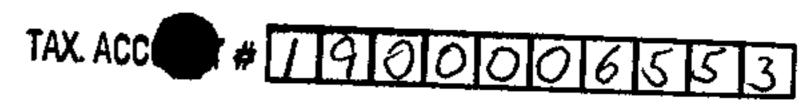
REV 10/25/01

# Affida Vit in Support of Administrative Variance

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Notary Public	My Commission F	xpires August 01, 2010
	Address  Baltimore  City  wing are the facts upon por practical difficulty)  mbrel roof alloworage space. I without taking a state needed of will allow the design alloworth physical prerve damage, will allow the tems.  The design allow the tems.  With physical prerve damage, will allow the tems.  The demand is filed, additional information.  The design allow the tems.  The damage prevents and the tems.  The damage prevents and the tems.  The design allow the tems.  The damage prevents and the tems.  The damage prevents and the tems.  Name  Blenda Notary Public and the tems.  Blenda Notary Public and the tems.	wing are the facts upon which I/we base the request por practical difficulty):  mbrel roof allows me to maximize the road allows me to maximize the road space. I am trying to get the corage space. I am trying to get the e. The attic space provided by the work of space needed to provide sufficiently allow me to stand event to the design allows for stairs instead with more stable footing. It would have stable footing. It would allow me to maneuwer about it will allow me to maneuwer about it will allow me to maneuwer about it additional information.  Michele Ann Mame-Type or Print  Name-Type or Print  DORE, to wit:  Do J. before me, a Notary Public to me as such Affiant(s).

REV 10/25/01





### Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at	2501	Maple	Road	Balto MD 21219
which	h is prese	ntly zoned	DR.	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) 400.3 BCZR

To permit an accessory structure (shed) with a height of 19'6" in hew of the maximum required 15'

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. Legal Owner(s): Contract Purchaser/Lessee: Richard Frank Moore Jr. Name - Type or Print Name - Type or Print Signature Signature Name - Type or Print Telephone No. Address Signature Zip Code State City Attorney For Petitioner: Telephone No. Baltimore Name - Type or Print Representative to be Contacted: Signature Name Company Telephone No. Address Telephone No. Address Zip Code State Zip Code City State City A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning day of regulations of Baltimore County and that the property be reposted. Zoning Commissioner of Baltimore Sounty Reviewed By CASE NO. Estimated Posting Date 3.08 REV 10/25/01

### Zoning Description For 2501 Maple, Baltimore, Maryland 21219

Beginning at a point on the east side of Maple Road which is 50 feet wide at the distance of 100 feet north of the centerline of the nearest improved intersection street Eugene Avenue which is 50 feet wide. Being lots #2340 and #2341 in the subdivision of Lodge Forest as recorded in Baltimore County Plat Book #10, Folio 76 containing 13,800 square feet. Also known as 2501 Maple Road and located in the 15<sup>th</sup> Election District, 7<sup>th</sup> Councilmanic District.

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### CERTIFICATE OF POSTING

RE: Case No.: 08 - 203 - A Date of Hearing/Closing: 11.26-07 **Baltimore County Department of** Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, Maryland 21204 ATTN: Kristen Matthews {(410) 887-3394} 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: 2501 11-11-07 The sign(s) were posted on (Month, Day, Year) Sincerely, (Signature of Sign Poster) SSG Robert Black (Print Name) 1508 Leslie Road TO PERMIT AN ACCESSOR STRUCTURE (SHEN) WITH A HEIGHT OF 19:6" IN LIEU OF THE MINIMUM REQUIRED (Address) **PUBLIC HEARING?** Dundalk, Maryland 21222 SECTION 28-127(b)(1), MALTIMOME COMMETY CODE, (City, State, Zip Code)

(410) 282-7940

(Telephone Number)

### ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case	Numbe	er 08-	203	-A	Addre	ess <u>2501</u>	MAPLE	RD.	<del></del>
Conta	act Pers	on:		Please Pr	rint Your Name		Phone Nu	mber: 410-887-	3391
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# DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

### ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:
Item Number or Case Number: <u>08-203-ム</u>
Petitioner: Richard & Michelle Moore
Address or Location: 250/ Maple Rd.
PLEASE FORWARD ADVERTISING BILL TO:
Name: Richard & Michele Moore
Address: 2501 Maple Rd
Baltimore, Md 2/219
Telephone Number: 410 - 388 - 1863



JAMES T. SMITH, JR. County Executive

TIMOTHY M. KOTROCO, Director

Department of Permits and

Development Management

November 26, 2007

Richard Frank Moore, Jr. Michele Ann Moore 2501 Maple Road Baltimore, MD 21219

Dear Mr. and Mrs. Moore:

RE: Case Number: 08-203-A, 2501 Maple Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 30, 2007. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr. Supervisor, Zoning Review

u. Callabal)

WCR:amf

Enclosures

c: People's Counsel



JAMES T. SMITH, JR. County Executive

THOMAS H. BOSTWICK Deputy Zoning Commissioner

December 5, 2007

RICHARD AND MICHELLE MOORE 2501 MAPLE ROAD BALTIMORE MD 21219

Re: Petition for Administrative Variance Case No. 08-203-A

Property: 2501 Maple Road

Dear Mr. and Mrs. Moore:

Your request for Administrative Variance has been given to me for review. I am concerned over the 24 foot x 32 foot size of the proposed shed, which appears excessively large as compared with others shown in the photographs which accompanied the Petition. The site plan does not adequately depict the size and appearance of the proposed shed. Therefore, before issuing a decision on this matter, please send us a schematic rendering of the shed, including elevations, window and door placements, rooflines, exterior materials, etc.

Once I receive the information, I can then make my decision and prepare an Order or set the matter in for a public hearing.

Thank you for your attention and cooperation in this matter.

Very truly yours,

THOMAS H. BOSTWICK

Deputy Zoning Commissioner

for Baltimore County

THB:pz

### BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

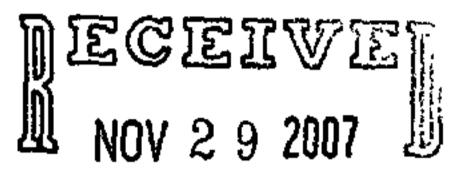
Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

DATE: November 28, 2007



BY:\_\_\_\_

**SUBJECT:** 

8-203 – Administrative Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 19.6 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

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

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

Reviewed by:

AFK/LL: CM

### BALTIMORE COUNTY, MARYLAND

### INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

**DATE:** November 6, 2007

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For November 12, 2007

Item Nos. 08-189, 197, 198, 199, 201,

202 (203) 204, and 205

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-11062007.doc



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

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

Maryland Department of Transportation

Date: 11/6/2007

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

RE:

**Baltimore County** 

Item No. 8-203-A

MOORE 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. 8-203- 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,

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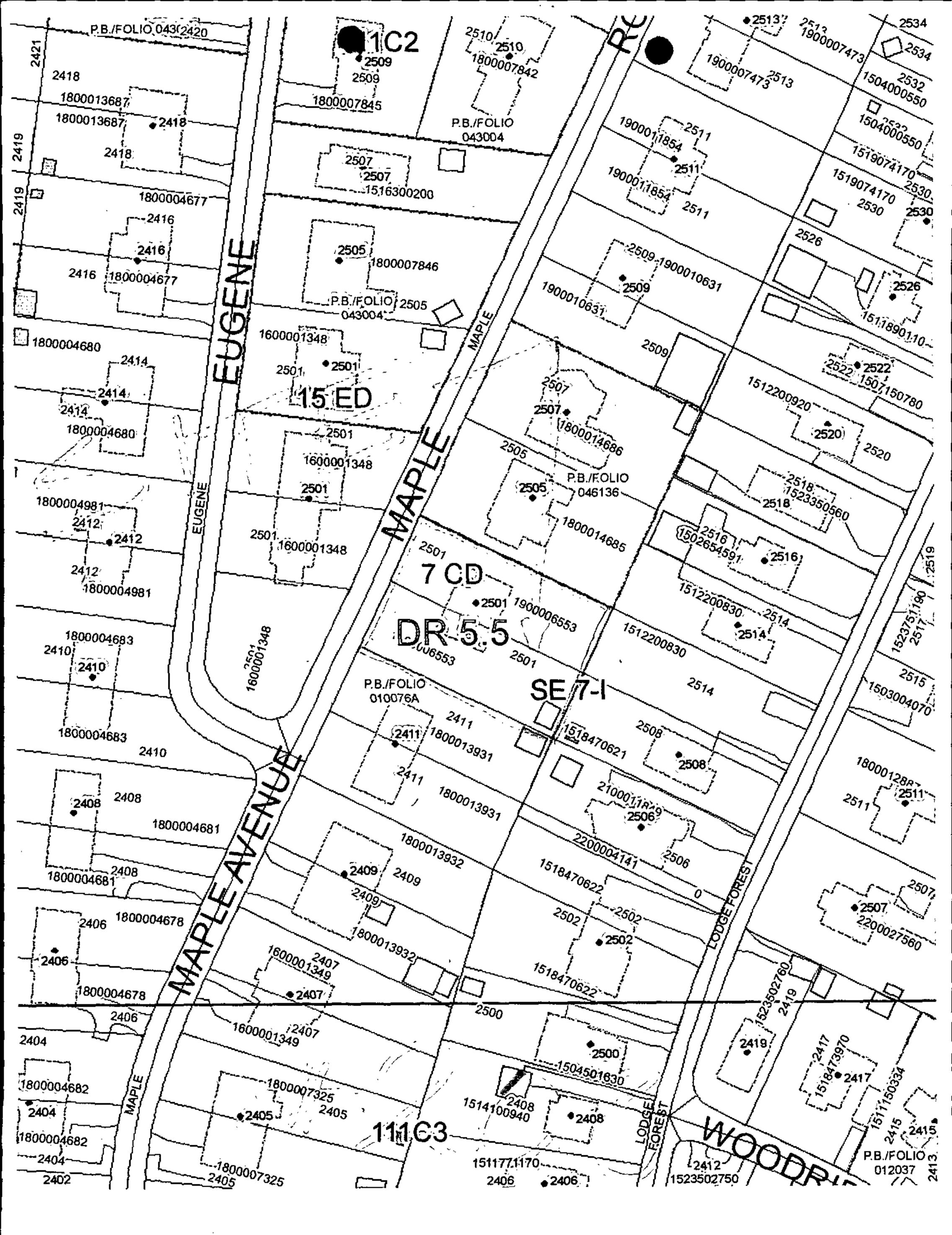
Steven D. Foster, Chiek

Engineering Access Permits

Division

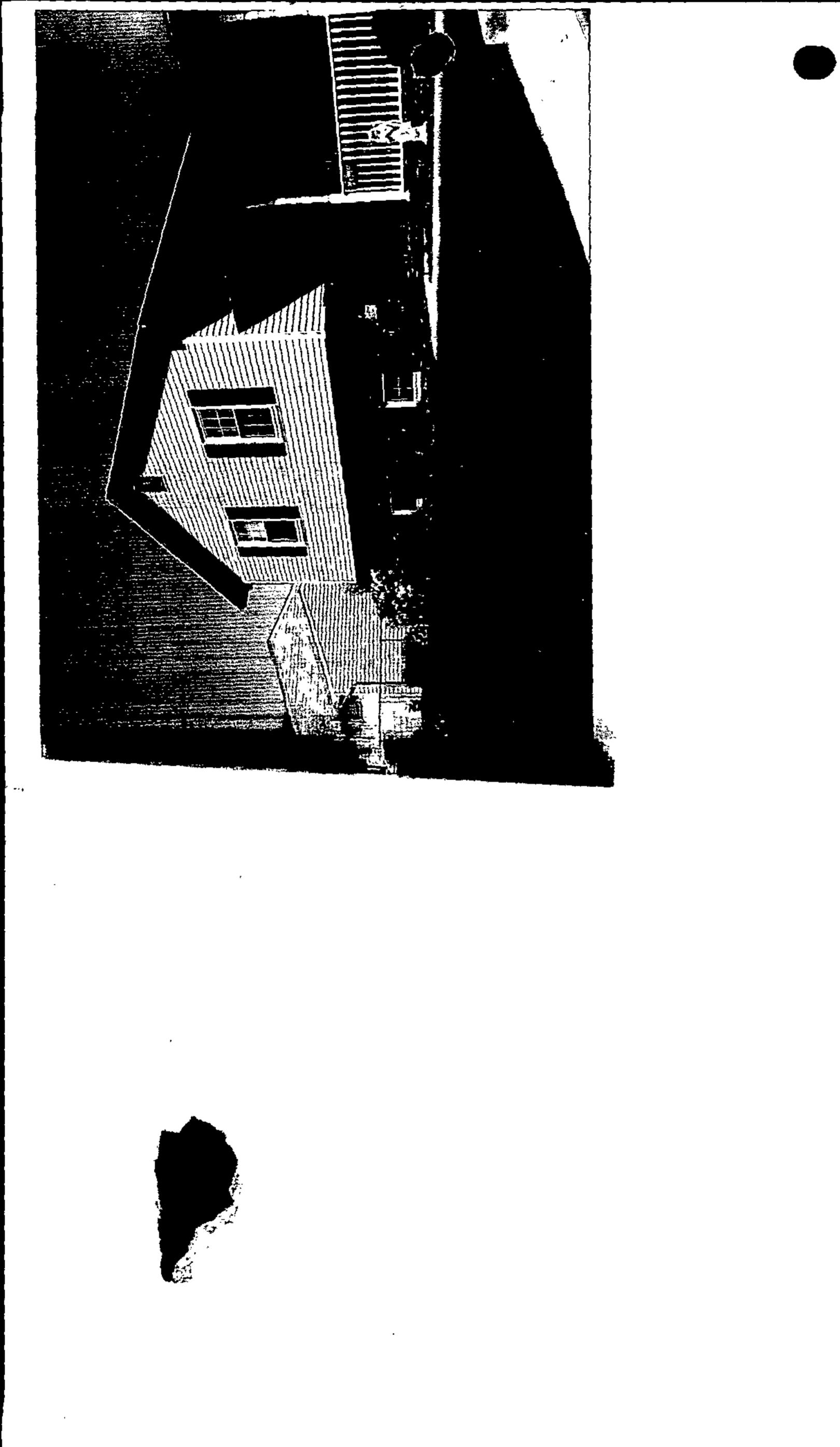
SDF/MB

PLAT TO ACCOMPANY PETITION FOR ZONING X VARIANC PROPERTY ADDRESS 2501 MADE ROAD SEE PAGES 5 & 6 OF THE CHECKLIST FOR	
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NORTH 50R/W MAPIE ROAD ENGENEAVE	ZONING OFFICE USE ONLY REVIEWED BY ITEM # CASE #
PREPARED BY RIF MOOKE SCALE OF DRAWING: 1" = 30	JE 1203



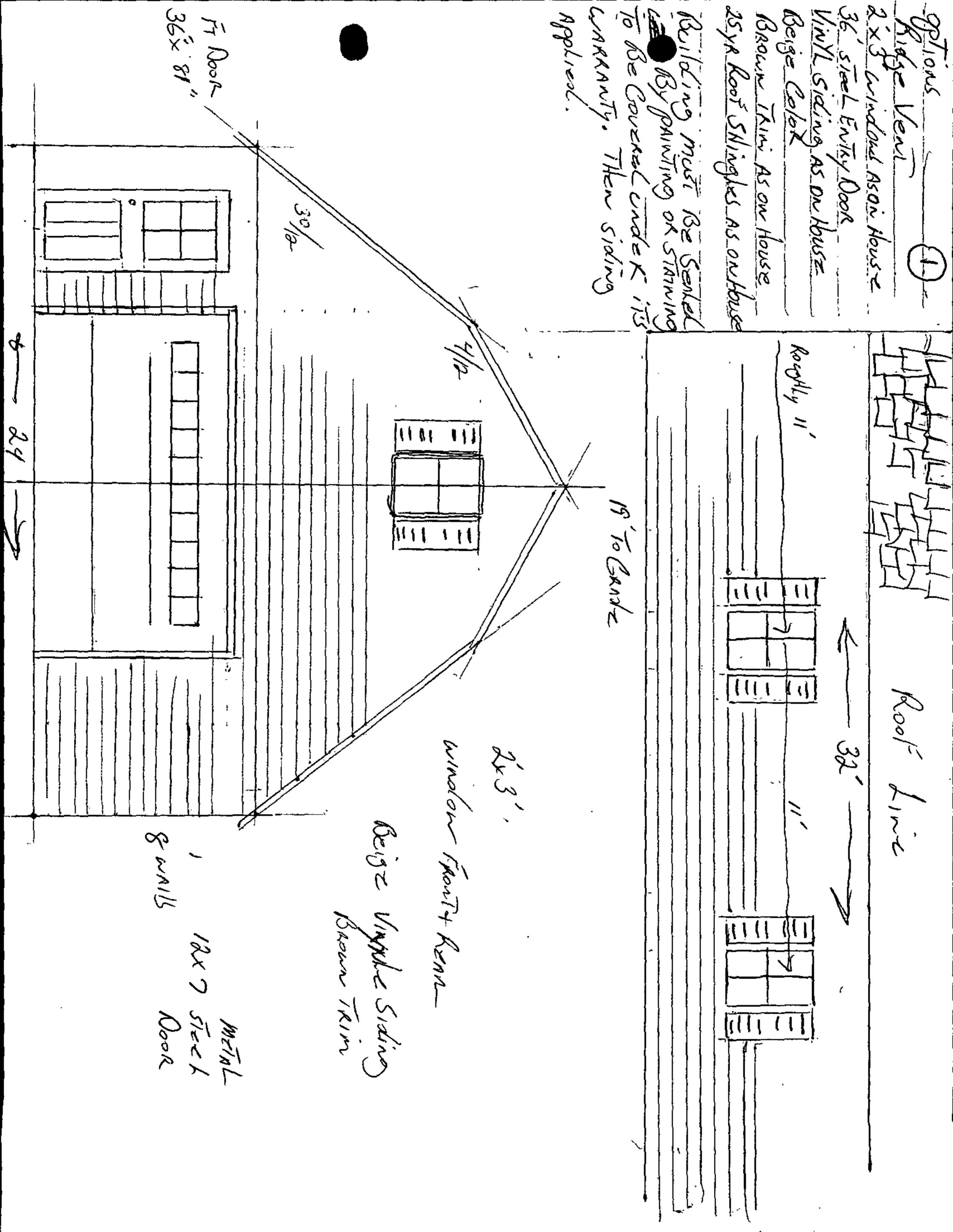
PLAT TO ACCOMPANY PETITION FOR ZONING X VARIANCE PROPERTY ADDRESS 2501 MAJORE ROAD SEE PAGES 5 & 6 OF THE CHECKLIST FO	SPECIAL HEARING R ADDITIONAL REQUIRED INFORMATION
SUBDIVISION NAME LOGGE FORAST  PLAT BOOK # 16 FOLIO #16+ That #441 SECTION #_  OWNER RICHARD + MICHELE MOORE	
l ?	
L. McLM. No10.	
ELEV 16 ±	
S 25° 41' W' 100'	
741	MAPLE ROAD
or constant	EUPENEKVE, MAP
SHOOT, 32 S 1 HT, 19 6"	SCALE: 1" = 1000"
2	LOCATION INFORMATION
	ELECTION DISTRICT 15
2341	COUNCILMANIC DISTRICT 7
	1"= 200' SCALE MAP # 11162
140	ZONING CASIS
EXISTING EXISTING FASTING	LOT SIZE 321395 14000.00 ACREAGE SQUARE FEET
Dwelling 12'-18'- 32 Dwelling +335 -> 24 -> Dwelling	PUBLIC PRIVATE SEWER (X)
2501 48.5 FRONT	WATER
TUCKER 5 FRANKS HOUSE	CHESAPEAKE BAY TO
30	100 YEAR FLOOD PLAIN
5	HISTORIC PROPERTY/
	PRIOR ZONING HEARING
N 25°41 E 100 -> 1 ENT 1 100 TO 4	ZONING OFFICE USE ONLY
PREPARED BY RIF MOOKE SCALE OF DRAWING: 1" = 30	REVIEWED BY ITEM # CASE #
PREPARED BY RIF MOOKE SCALE OF BRAWING: 11 = 30	203

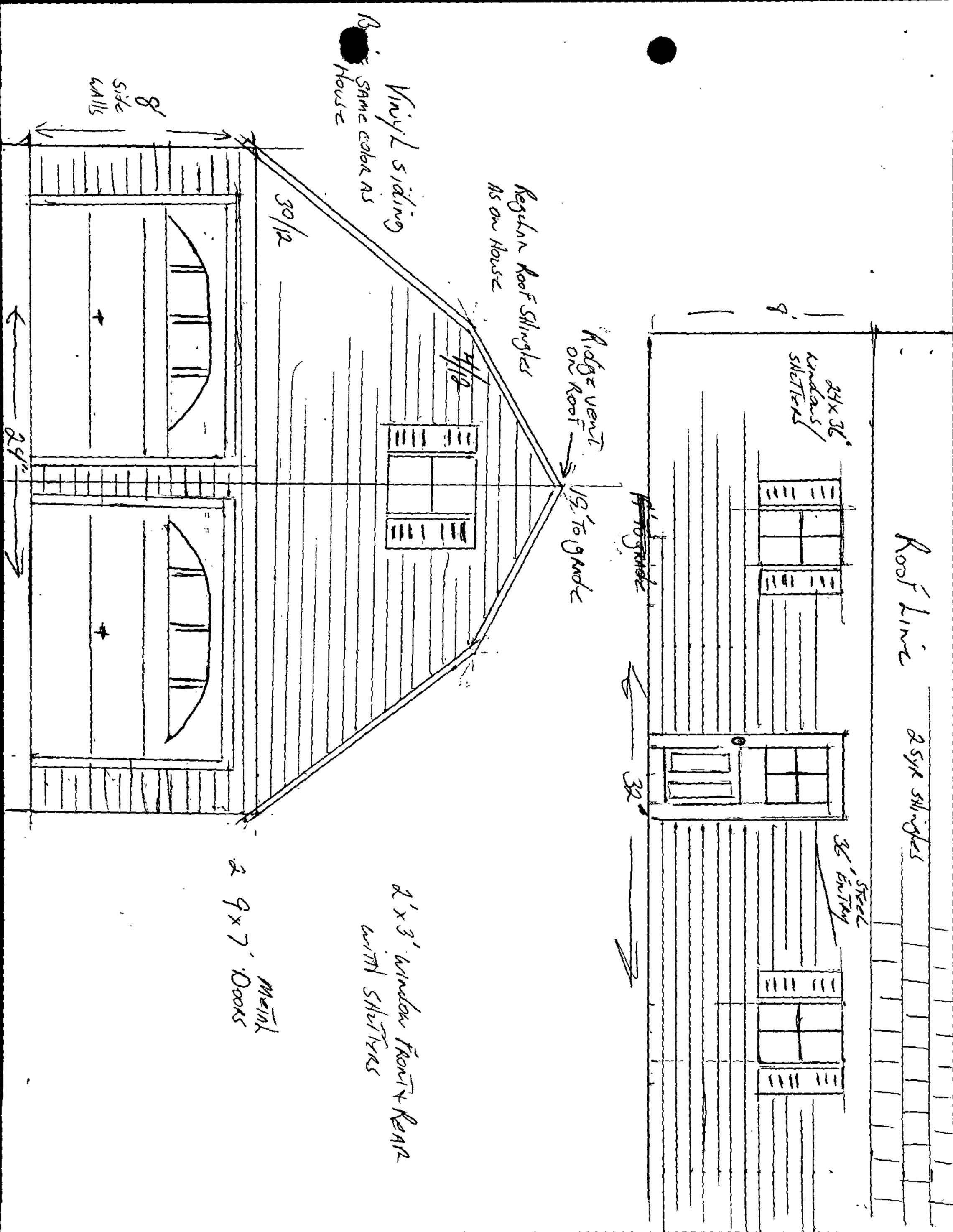
PLAT TO ACCOMPANY PETITION FOR ZONING XVARIANCE PROPERTY ADDRESS 2501 MAJORE ROAD SEE PAGES 5 & 6 OF THE CHECKLIST FOR	SPECIAL HEARING R ADDITIONAL REQUIRED INFORMATION
SUBDIVISION NAME LOGGE FORGST  PLAT BOOK # 10 FOLIO #16+ That # 41 SECTION #_  OWNER RICHARD + MICHELE MOORE	
4 MeLM, NODE  #SLESY 16 +	
S 25° 41' W 100'  Roposeol 241	MAPLE ROAD
24,532 SHOOL 32 1 HT. 19 6"	EUDENCHUE, SCALE: 1" = 1000'
2341	LOCATION INFORMATION ELECTION DISTRICT & COUNCILMANIC DISTRICT 7
EXISTING 140' EXISTING 103' EXISTING	1"= 200' SCALE MAP # 111 62 ZONING CASAS LOT SIZE 321395 140000
Duelling 12'-18'- 32' Owelling 4335 -> 24 -> Dwelling 48.5' FRONT	ACREAGE SQUARE FEET  - PUBLIC PRIVATE  SEWER []  WATER
TUCKER ST. FRANKS HOUSE	CHESAPEAKE BAY CRITICAL AREA  100 YEAR FLOOD PLAIN
N 25°41 E - 100 -> 1ENTAY 100'TO Q	PRIOR ZONING HEARING  ZONING OFFICE USE ONLY
NORTH  50 R/W MAPIE ROAD  ENGENE AVE  SCALE OF DRAWING: 1" = 30	REVIEWED BY ITEM# CASE #

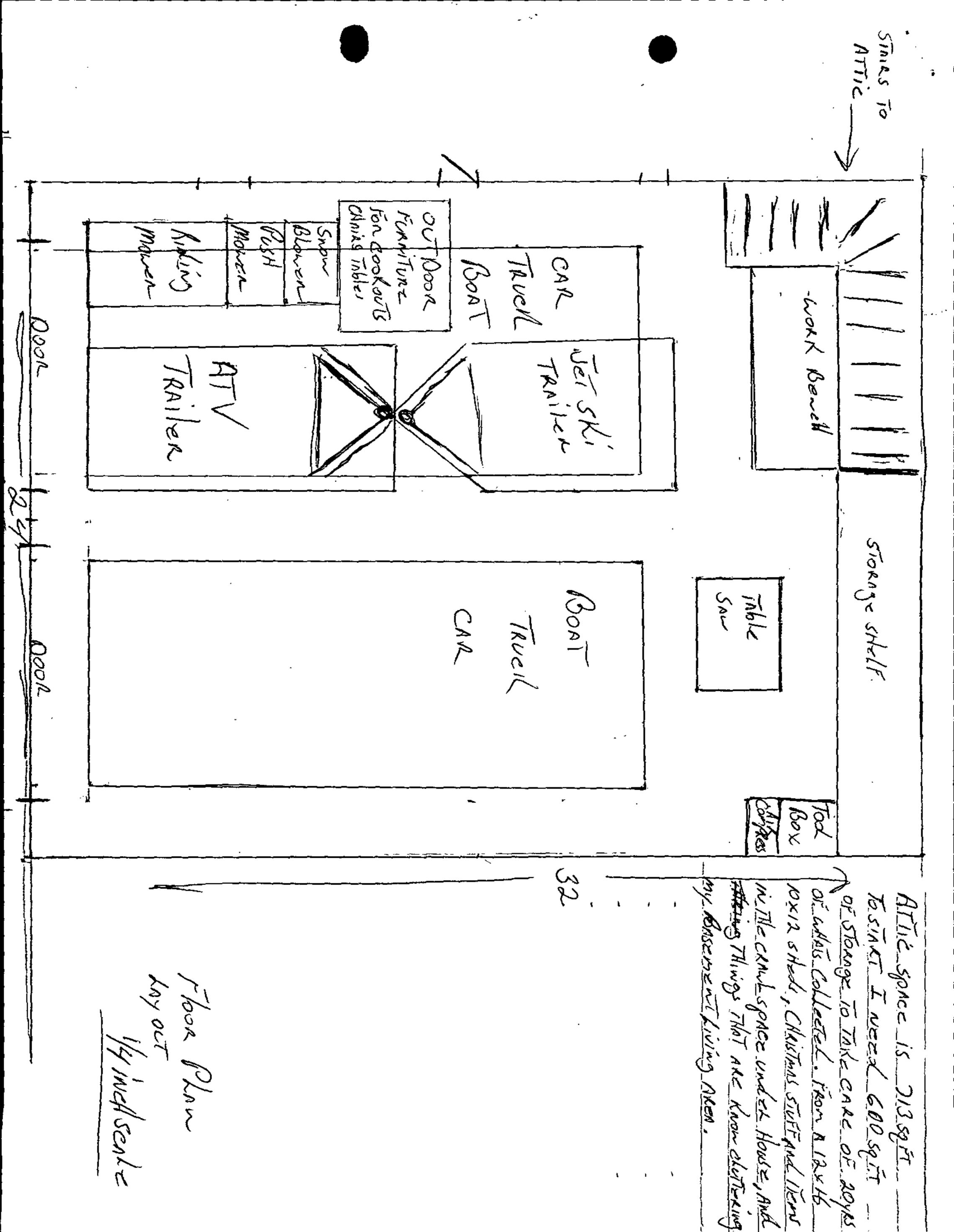


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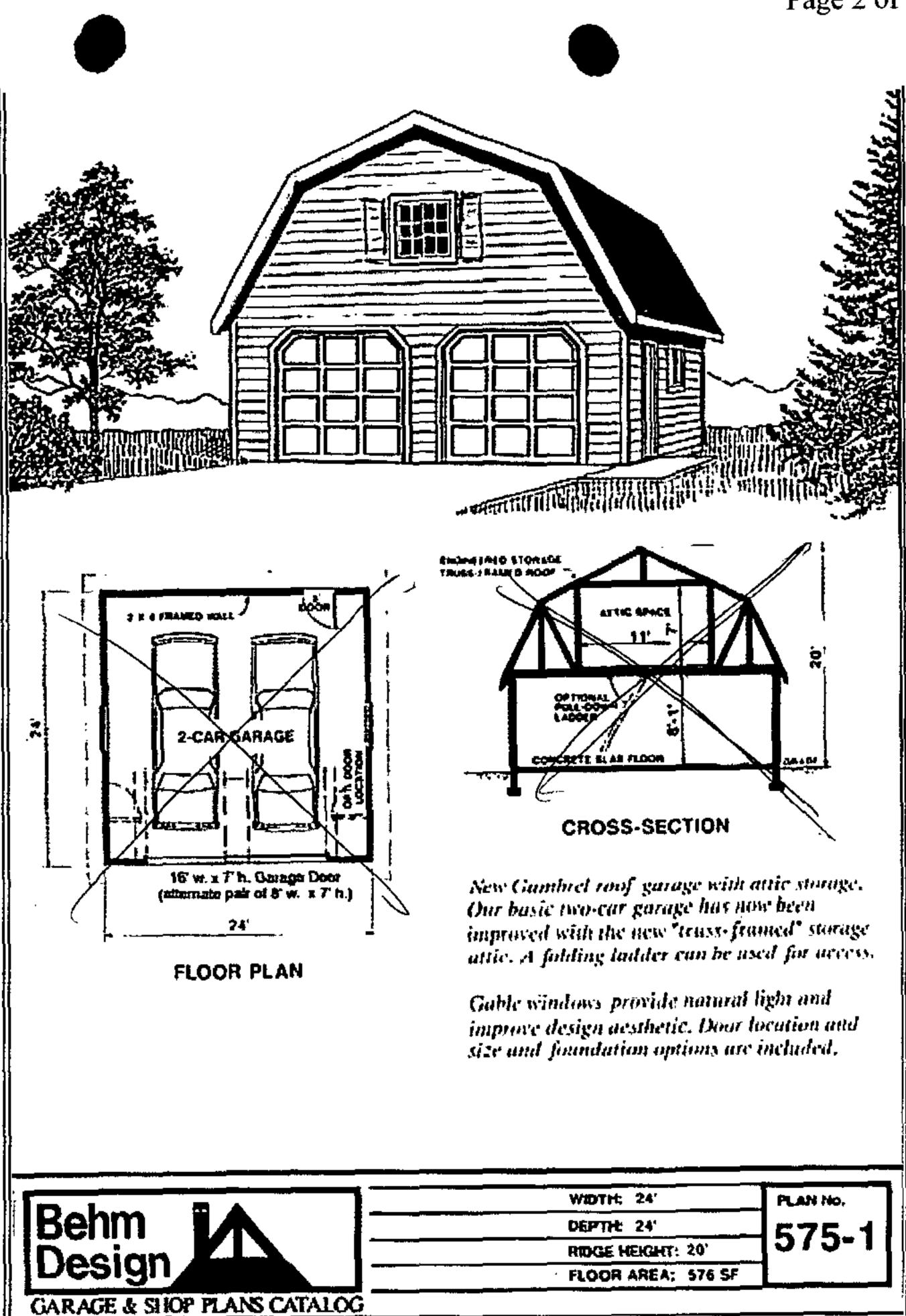
Page 2 of 3

**Colonial Style Garages** Garages With Storage Space One Story Garages Two Story Garages **Garages For Automotive** Lift **Hipped Roof Garages Gambrel Roof Garages** Garages Under 15' High Garages Under 20' High 14' Wide Garages 16' Wide Garages 18' Wide Garages 20' Wide Garages 22' Wide Garages 24' Wide Garages 26' Wide Garages 28' Wide Garages 30' Wide Garages



32' Wide Garages

Sample of Design



Coastal Areas | Canada | New Jersey | Nevada | Roof Trusses | Materials Lists | Planset Modifications |

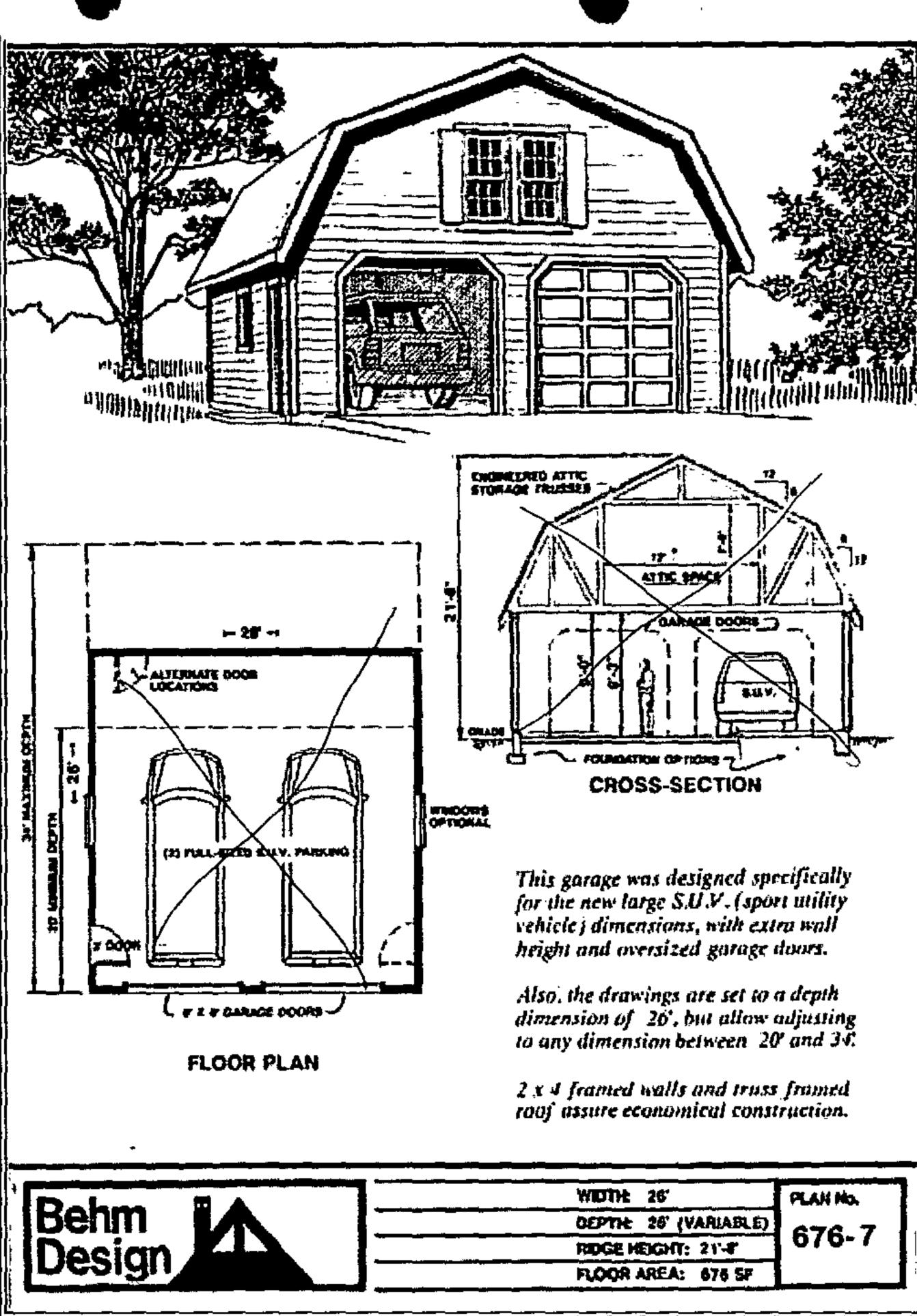
Prescriptive vs. Engineered |

Home | Resources | Shipping | Return Policy | Privacy Policy | Site map | Cart Help > > > > View Cart & Checkout

Colonial Style Garages Garages With Storage Space One Story Garages **Two Story Garages** Garages For Automotive Lift **Hipped Roof Garages Gambrel Roof Garages** Garages Under 15' High Garages Under 20' High 14' Wide Garages 16' Wide Garages 18' Wide Garages 20' Wide Garages 22' Wide Garages 24' Wide Garages 26' Wide Garages 28' Wide Garages 30' Wide Garages 32' Wide Garages



Sample of Dasign



Coastal Areas | Canada | New Jersey | Nevada | Roof Trusses | Materials Lists | Planset Modifications |

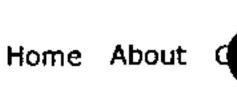
Prescriptive vs. Engineered |

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Press Room Where to Buy

Search

[Espanol]

### Residential Garage Doors

Home Owner Contractor Architect Products Where to Buy

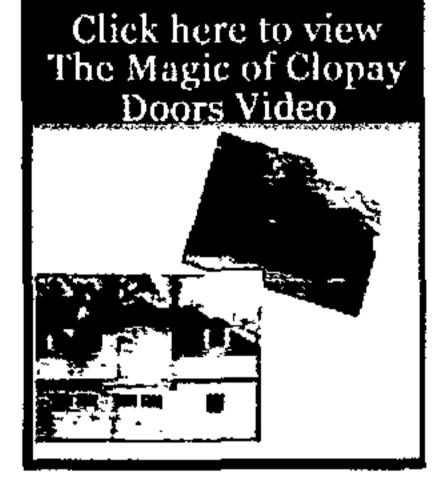


Showcase of Homes

Select **Another Home** 100 PT 100

American Traditional

Colonial



Click here for

Brochure

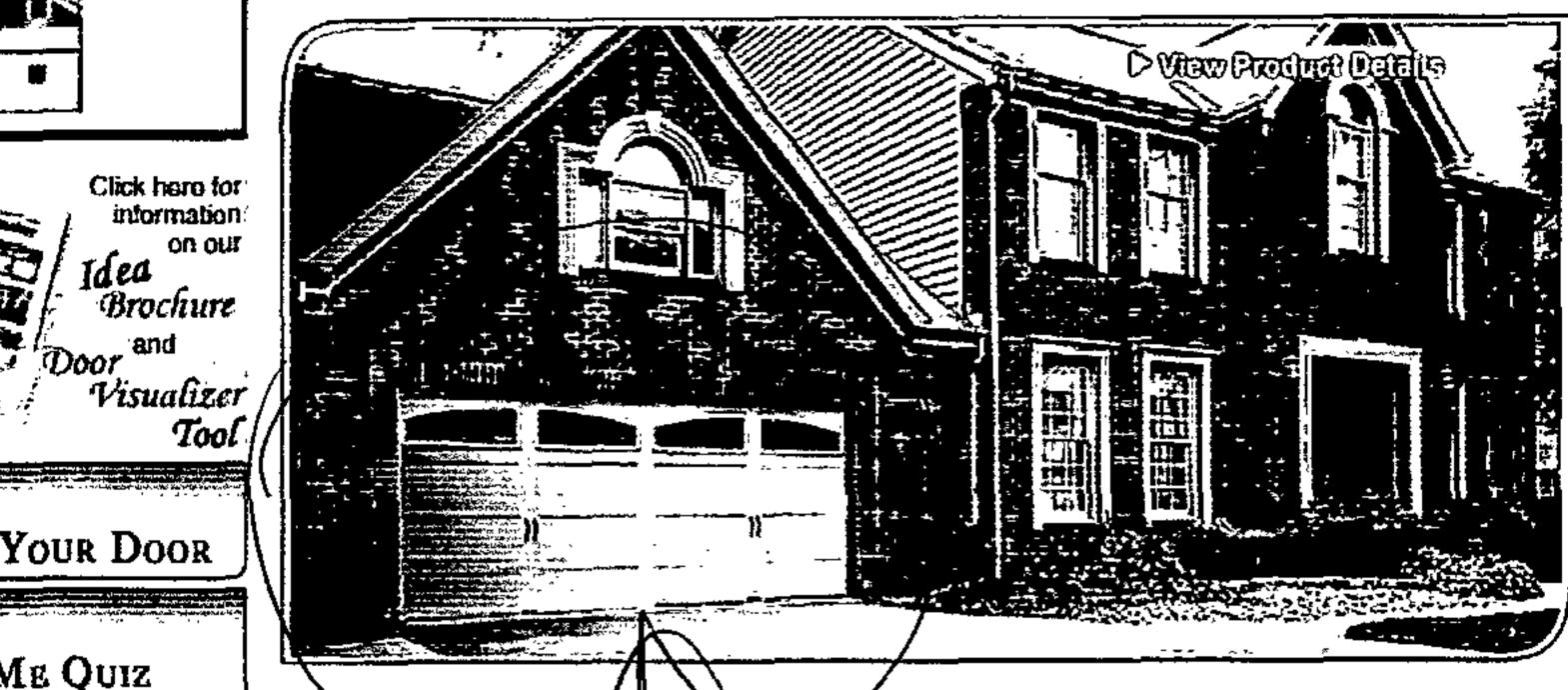
information:

on our

Tool



{Click one of the thumbnail images above to view Clopay door model options on this home.)



Design Your Door

Guide Me Quiz

COMPARISON TOOL

**Gallery Collection** 

Model GL4 with ARCH1 windows. Click the image above view the product page.

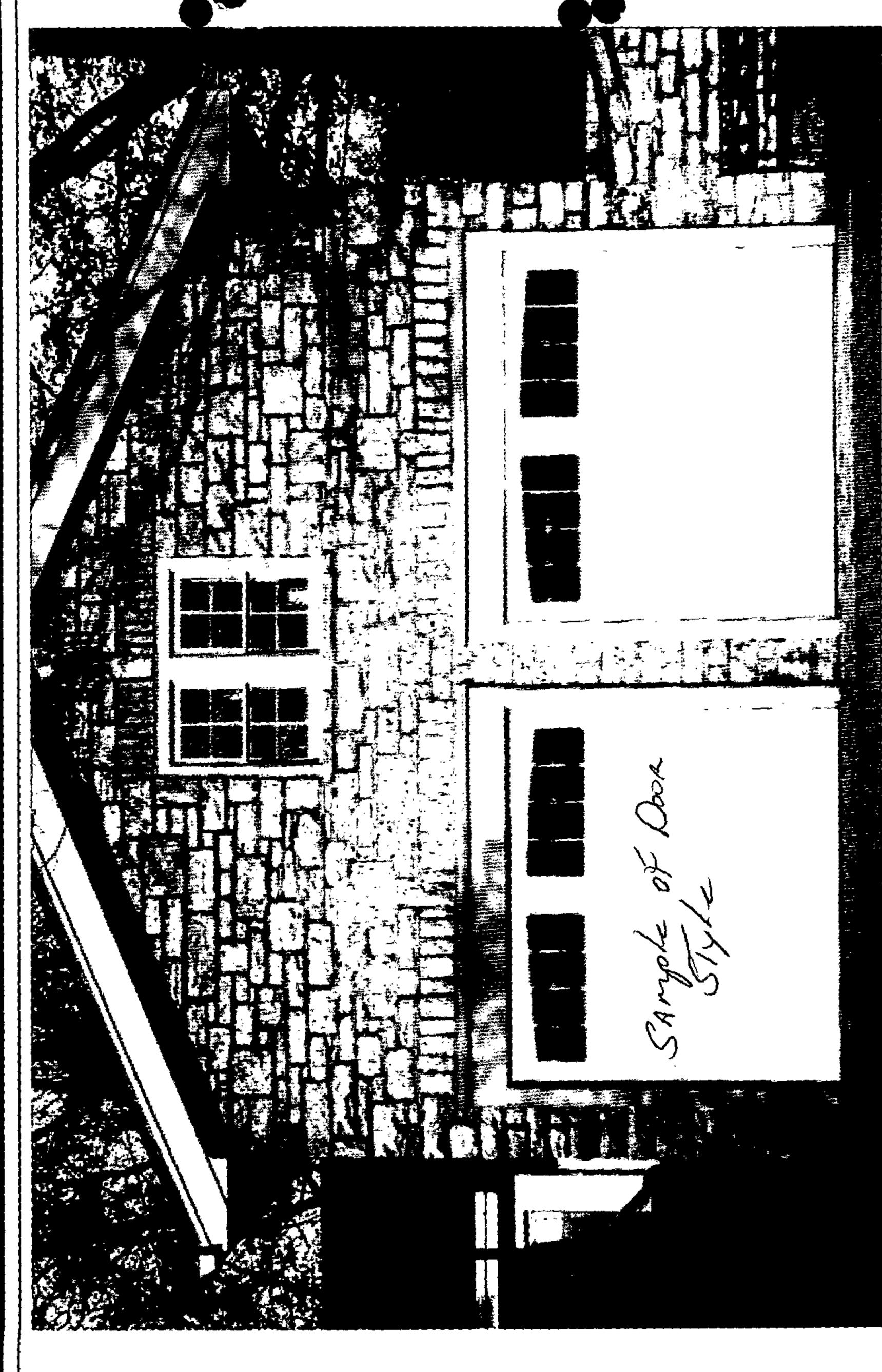
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© 2006 Clopay

SAVPORS.

# WWAYNE-DALTON DOOF



Page 2 of 3

 Colonial Style Garages **Garages With Storage** Space One Story Garages Two Story Garages Garages For Automotive Lift Hipped Roof Garages **Gambrel Roof Garages** Garages Under 15' High Garages Under 20' High 14' Wide Garages 16' Wide Garages 18' Wide Garages 20' Wide Garages 22' Wide Garages 24' Wide Garages 26' Wide Garages 28' Wide Garages 30' Wide Garages 32' Wide Garages



SPACE UPSTAINS THIS

COULD LOAK BUT THE

ELEVATION IS MUCH Higher,

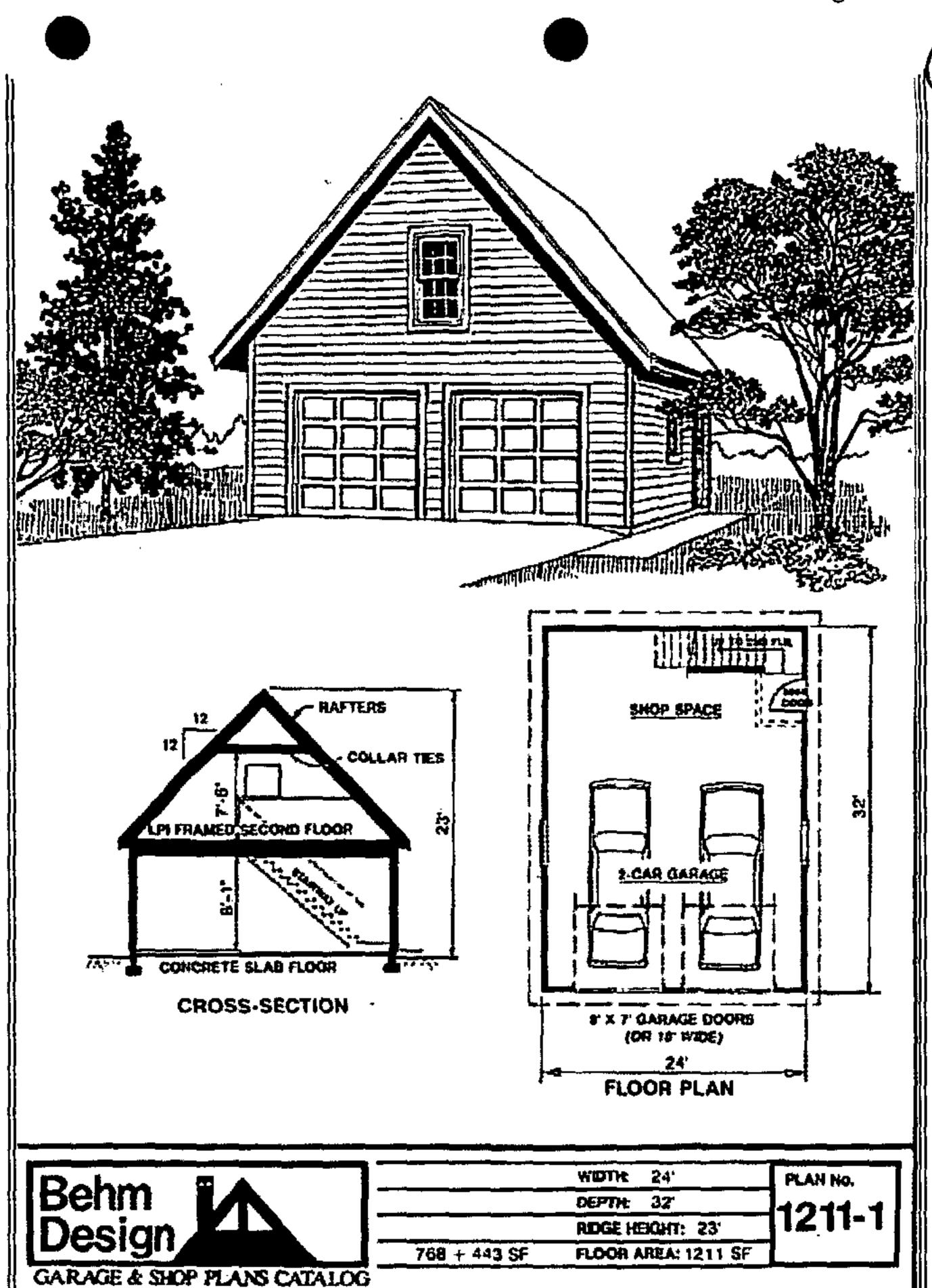
THAT A LOT OF ROOF TO LOOK

AT. WITH THE BUILDERS

Being picky + Selective

I CAN'T GET A STICK

BUILT TRUSE



Coastal Areas | Canada | New Jersey | Nevada | Roof Trusses | Materials Lists | Planset Modifications |
Prescriptive vs. Engineered |
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Colonial Style Garages **Garages With Storage** Space One Story Garages **Two Story Garages** Garages For Automotive Lift **Hipped Roof Garages Gambrel Roof Garages** Garages Under 15' High Garages Under 20' High 14' Wide Garages 16' Wide Garages 18' Wide Garages 20' Wide Garages 22' Wide Garages 24' Wide Garages 26' Wide Garages 28' Wide Garages 30' Wide Garages 32' Wide Garages

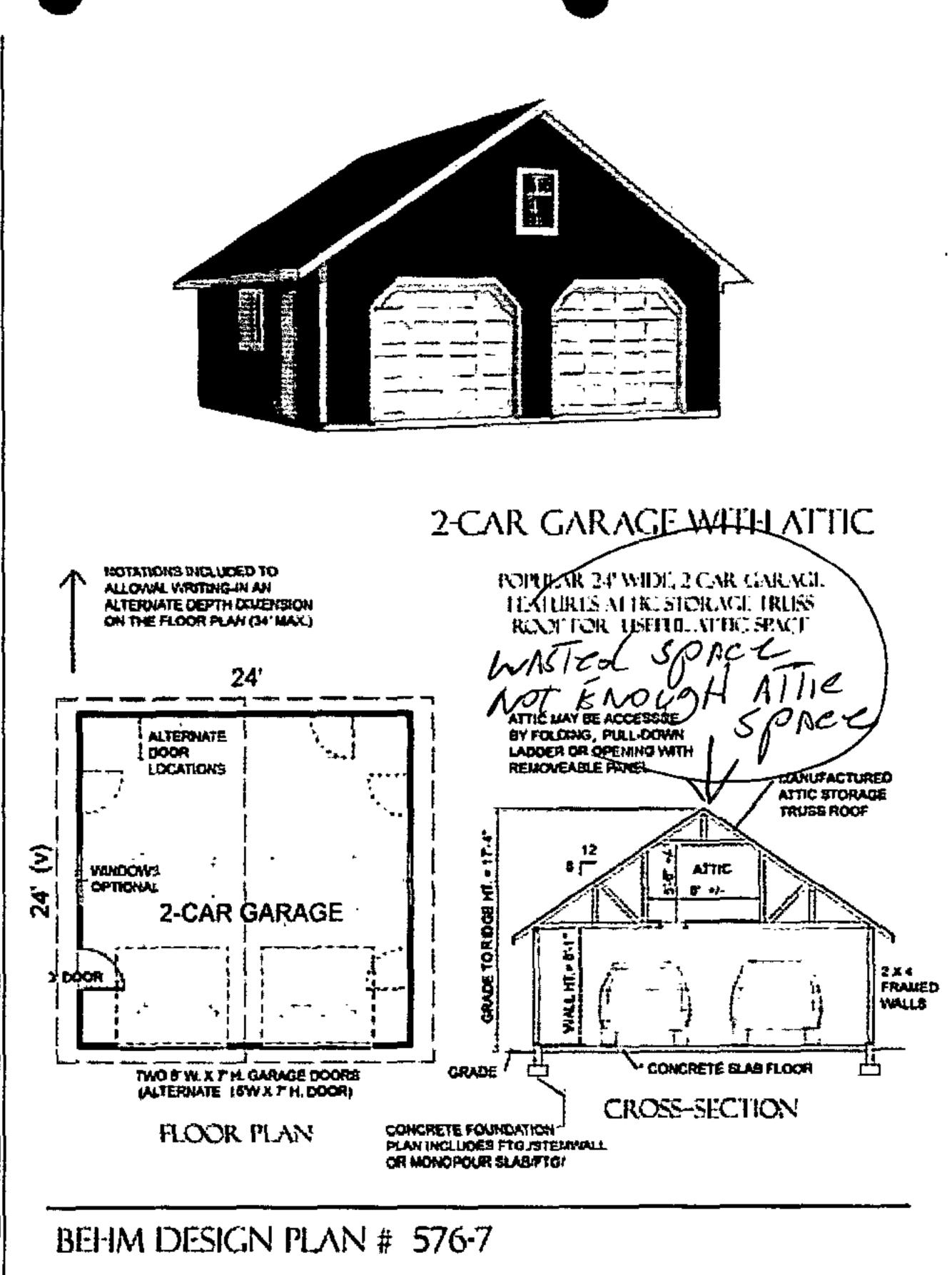


THE TRUSSES ARE PREMATE &

Allows FOR LITTLE ATTIC SPACE

SPACE, TO NO ATTIC SPACE

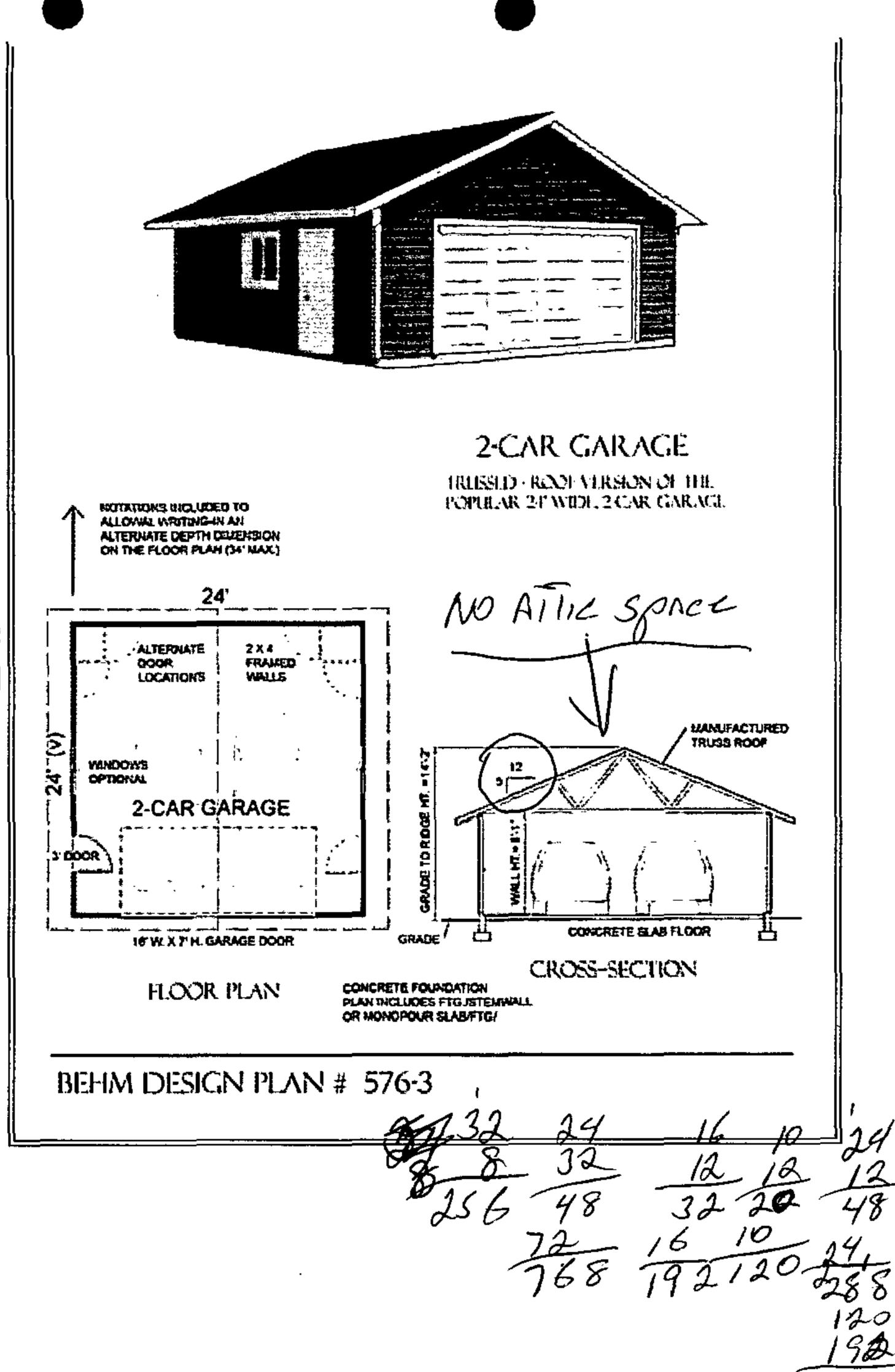
SPACE SPACE



Coastal Areas | Canada | New Jersey | Nevada | Roof Trusses | Materials Lists | Planset Modifications | Prescriptive vs. Engineered Home | Resources | Shipping | Return Policy | Privacy Policy | Site map | Cart Help > > > > View Cart & Checkout

**Colonial Style Garages Garages With Storage** Space One Story Garages **Two Story Garages Garages For Automotive** Lift **Hipped Roof Garages Gambrel Roof Garages** Garages Under 15' High Garages Under 20' High 14' Wide Garages 16' Wide Garages 18' Wide Garages 20' Wide Garages 22' Wide Garages 24' Wide Garages 26' Wide Garages 28' Wide Garages 30' Wide Garages 32' Wide Garages





Coastal Areas | Canada | New Jersey | Nevada | Roof Trusses | Materials Lists | Planset Modifications |
Prescriptive vs. Engineered |

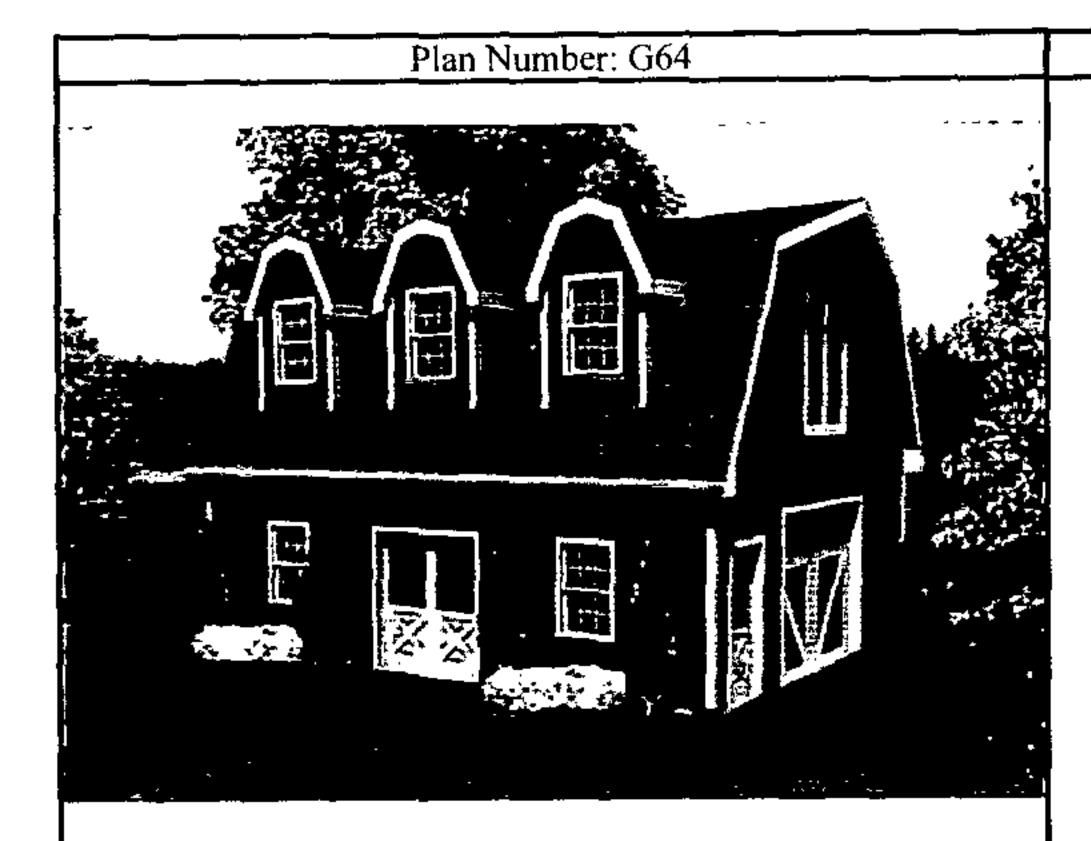
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3



### House Plans | Garage Plans | Ordering Info | Contact Us | FAQ



Plan Information:

1 Car Garage

Total Square Feet: 1290 Upper Square Feet: 570 Lower Square Feet: 720

Size: 30' X 24'
Ridge Height: 23'
Roof Framing: Stick
Ceiling Height: 10'-8"

Total Load: 45 lbs per sq. ft. Live Load: 30 lbs per sq. ft. Roof Pitch: 24/12 and 4/12

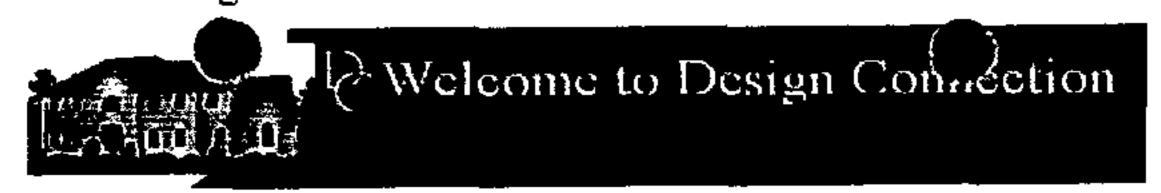
More plans by this designer.

Main Floor Plan:

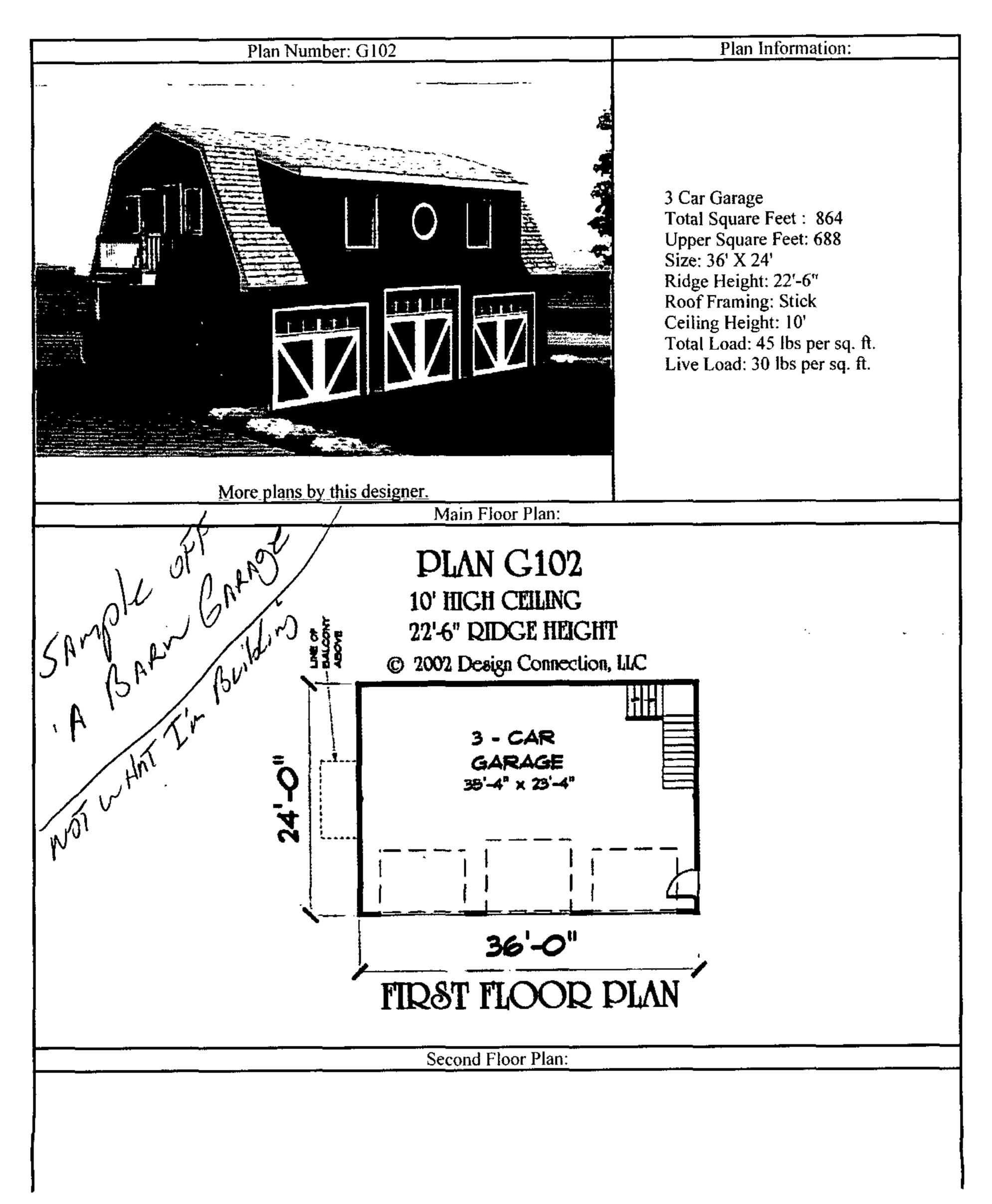
SAMPLE CAMBUILINGS
A BAPAT J.M.
AND WHOLE

MOT WHOLE

M



### House Plans | Garage Plans | Ordering Info | Contact Us | FAQ



4.



"Dear Jay, I bought a garage plan online from you a month or so ago. I have submitted it to two of the best builders in town that have remarked its' professionalism and exactness. You do some good work there. Your plansets are good value for money. . . Kind Regards, J. C. Savannah, GA "

Home | Site Map | Gallery | Behm Design | Contact | Guarantee | Parameters | Our Plansets | Checklist | Glossary | Cart Help > > > View Cart & Checkout

Garage Doors Info.

#576-7 ~ 24' x 24'

Attic Access Ladders Info.

\$169.95



Add to Cart 😝 Quantity:

price includes 4 copies of planset + materials list

\$89.95 to \$219.95 **FOR (4) PLANSET** PACKAGES - INCLUDING MATERIALS LISTS

Questions? .... Call 1-800-210-6776

**GARAGE MATERIALS PACKAGES AVAILABLE AT** 84 LUMBER

Search This Site:

G

Search by categories:

View All Garages . . . **Garages With Workshops Garages With Apartments Garages With Dormers** One Car Garages **Two Car Garages** Three Car Garages Four Car Garages **Garages With Lofts** 

**Garages With Attics** 

S.U.V. Sized Garages

**Craftsman Style Garages** 

12/10/2007









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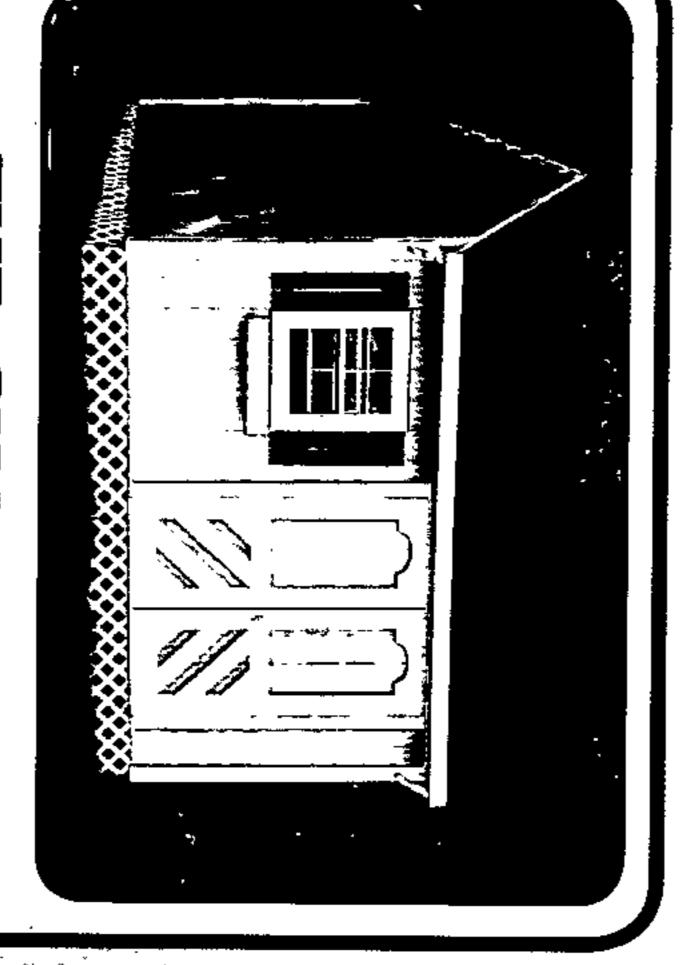




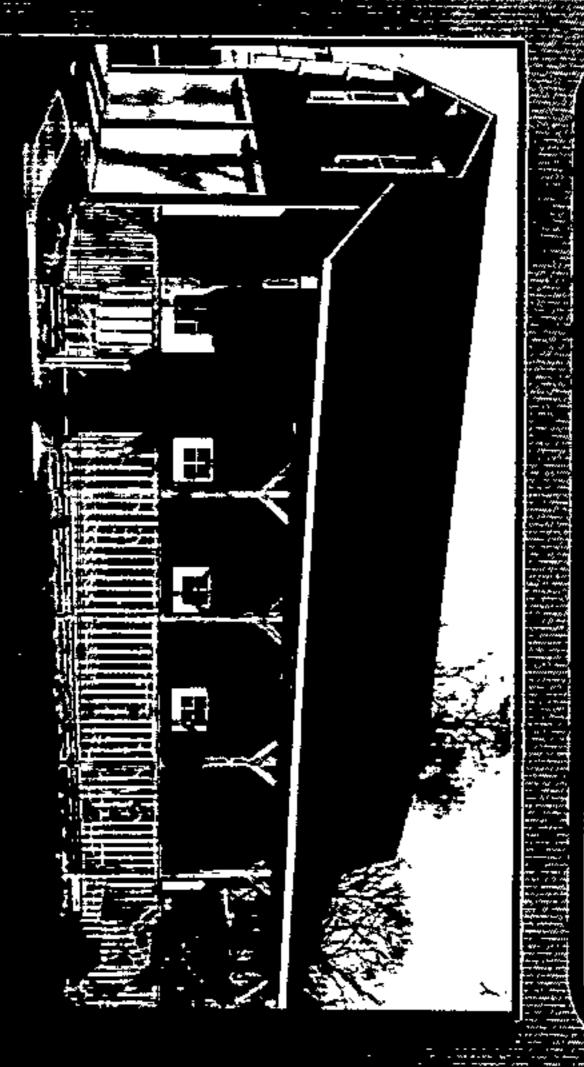


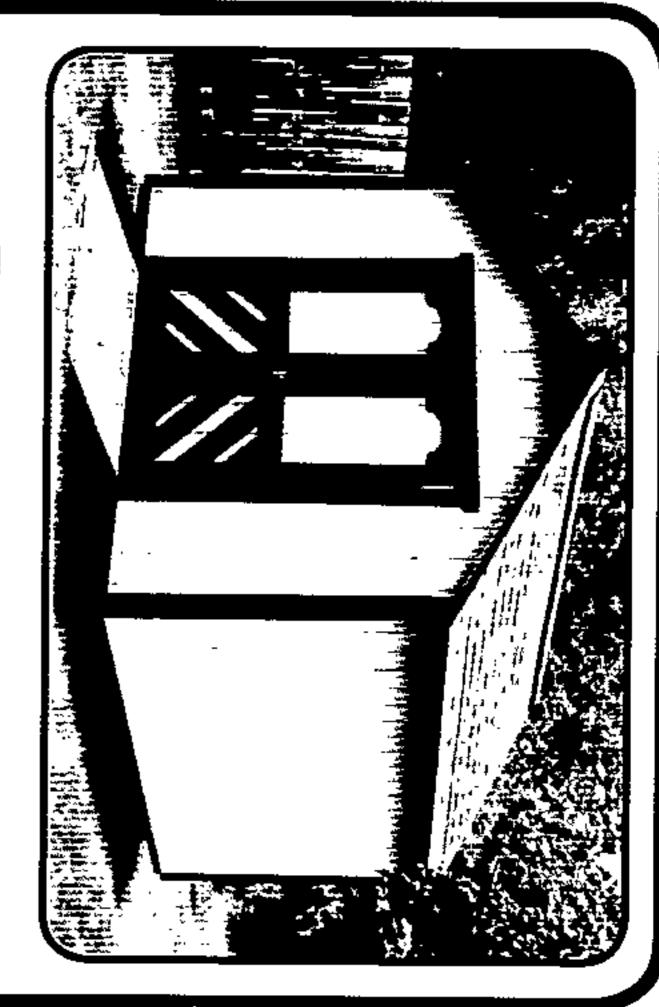
## Z

- Choice of 4' or 6' sidewalls
- style offers additional overhead space
- Our most popular model.

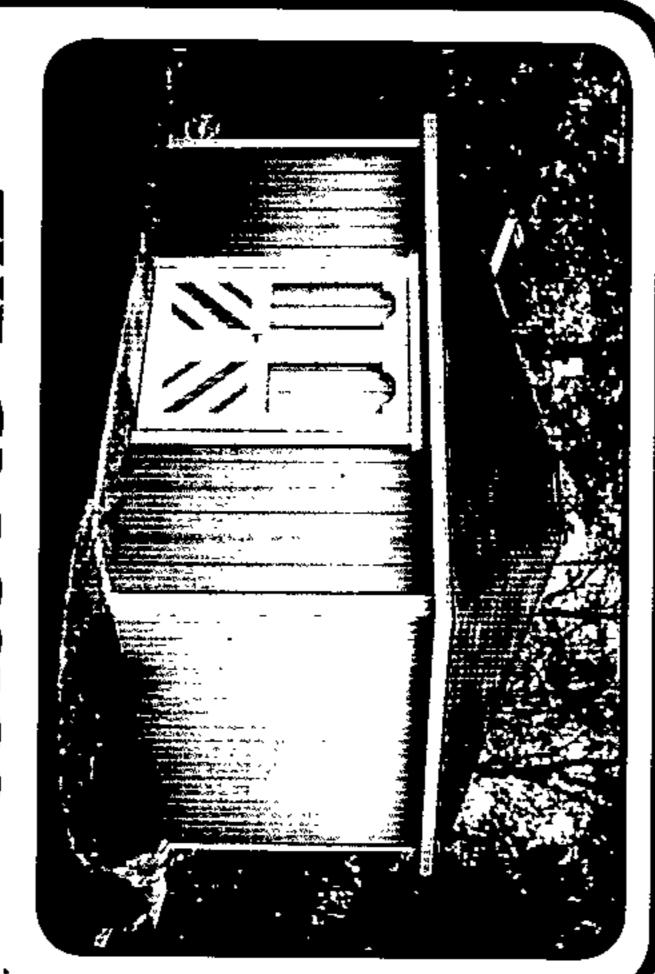


- Shutters.
- Includes: Window, 1x4 Trim 8 61/2' front wall 51/2' back wall.
- Built with  $6" \times (Length of Building)$ Soffit Venting.
- Double top plate on front wall.
- For the contemporary minded.





- sidewalls
- Widened top plates for extra overhang
- traditional ook | | with modern styling.



- 7' sidewalls
- Widened top plates for extra overhang.
- Classic Hip style roof.
- Double top plates 9 all four walls.
- aristocrat of all designs.



- 200 Through 24  $\approx$ 440
- Pole//Post & Beam foundations available.
- 致使 18, 6176.0 "ask for information).

# Minate. Somo.

The name says it all...





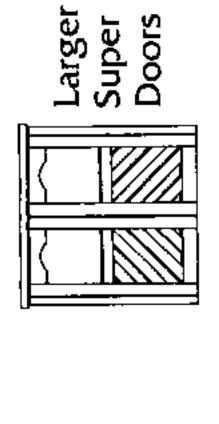
- colors.
- Quality double 5" dutchlap vinyl siding. Choice of 12 of 12 in Environmentally friendly, PVC white exterior trim.
- Aluminum reinforced (anti-warping) door system.
  Continuous soffit venting on Gables, Chalets & Classics
- Continuous ridge vent on Barns.
- All other construction features are identical to our standard wood buildings.

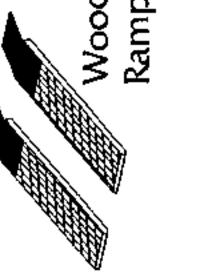
Storage Buildi Unlimited	Buildings STANDARD FEATURES  All buildings assembled on site \  All buildings assembled on site \	Brand X
Wall Framing:	$2 \times 4$ 's, 16" O.C. with $2 \times 8$ top plates. (double top plates on all 12' wide buildings).	-
Siding:	5/8" Premium grade T1-11 ALL WOOD siding.	
Doors:	2 x 6 and 2 x 8 door trim secured with galvanized screws. Patented Leading Edge Door (sheds water, helps prevent rot and decay). "Super Door" (over 200 screws). 5' Standard Door Size.	-4
Roof:	2 x 4's, 16" O.C. secured with screwed plywood gussets, and 1/2" plywood decking.	
Floor:	$2 \times 4$ joist 12" O.C. with $3/4$ " pływood decking. $4 \times 4$ treated skids: (2 on 8' wides) (3 on 10' wides) (4 on 12' wides).	••
Hardware:	Extra Secured 5-POINT Latching System on our Super Doors. Chrome (keyed) T-Handle, 2-Spring Latches, 2-4" Hook & Eyes.	
Hinges:	6 Super heavy gauge piano hinge (screwed to frame).	
Shingles:	25 year premium grade. (choice of white, black, dark brown, or medium brown)	
Warranty:	Warranty: 2 - 5 years on building and workmanship (kits - 30 day warranty on materials only)	

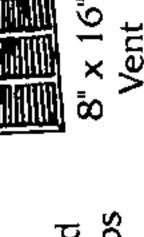
## THE KITS (a complete DEL /ERED package)

- Shingles, nails & hardware included.
- Doors pre built. Lumber is 80% 90% pre cut.
  - Load list, Detailed simple drawings. tape instructions.
- Har nd stacked on driveway or in garage.

### OPIIONS











Wood

Ramps

12.00

8"x16" Vents.....

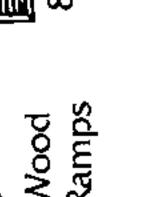
Ventilation:

Ridge Vent.....

Price

... Ask for







Steel Garage Door

\$70.00 \$33.00 \$25.00

12,

\$49.00 \$27.00

10,

10,

\$38.00 \$22.00

ó

**Shelves:** 

'n

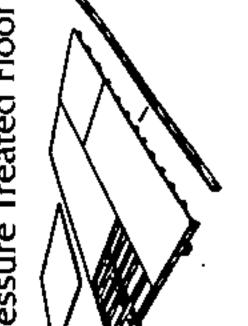
**Lofts**:

10,

- \$15,00

α

1' Shelves:



Aluminum Window (screened)

345.00

₩.

395.00

5' x 4' Permanent Ramp.....

Portable Ramps

Size / Type Againmost John (12) Building / Option CAMAZ Lidge 1 Ž 36"

370.00

85.00

360.00

18"x23" Aluminum ....... \$

Windows:

24"x27" Aluminum ......

RWIFS PRICE dring \$

339.00

\$49.00

45,00

Octagon Window......\$

18″

24" Octagon Window.....

708

........... 10% x base price

..... Ask for Price

Complete System .....

Pressure Treated Floors

Joist Only

1' Taller Sidewalls .....

Delivery ¥

TOTAL

\$75.00

8' wide

7' wide - \$55.00

Wider Super Doors

6' wide - \$35.00

E CONTRACTOR OF THE PARTY OF TH

Customer is responsible for permits if

required

staining.

Site preparation is customers responsibility.

Price does not include painting or

- completion, checks preferred All building are C.O.D. upon
- Visa, MasterCard & Discover are
- accepted upon approval

50 mile FREE delivery from Halethorpe.

# **2 YEAR WARRANTY**

Our 2 year warranty covers materials and workmanship not up to our standards as seen in comparison with our models on display at dealers or shows. Because we use building materials and methods that insure a quality product for you, we have and will go to great measure to assure your satisfaction. With normal maintenance, your building will easily last a lifetime. In order to achieve this, you must paint, caulk, and keep vegetation from growing around the edges of the building which would cut off ventilation.

Storage Buildings Unlimited, Inc., cannot be held responsible for acts of God, or abuse through neglect or vandalism. We also reserve the right to replace or repair any part of the building not up to our standards. The 2 year warranty is valid with a copy of your invoice.

The 5 year warranty is exactly the same as our 2 year, except it will be extended 3 additional years by simply mailing a photo or EMAILING A DIGITAL PHOTO of your building verifying that it was indeed painted or stained within 60 days of construction. If you have a problem with achieving this because of poor weather simply notify our of-ce at 1-800-396-BARN, and we will so note this on your invoice. At that time we will extend the 60 day requirement to another set date. All customers who take advantage of this warranty certi-cate. Photo's sent will become the property of Storage Buildings, Unlimited, Inc., and cannot be returned. WARRANTY **5 YEAR** 



STORAGE Authorized Representative 410-676-2666 2706 Pulaski Sheds Edgewood,

2116 Monumental Rd. • Baltimore, MD 21227 UNLIMITED BUILDINGS

0-396-BARN 681

### SHED OPTIONS

(ALL Shed and Option Prices Shown are Subject to Change Without Notice)

Screened WINDOWS*	VENTS	R * Pressure treated
(vinyl coated aluminum)	Peak Vents 8"x16" \$6 each	A * Built into floor
18" x 23 \$60		M * Door width
24" x 27 \$70	Ridge Vents	P * Permanent
24" x 36 \$85	(entire length of shed)	S * Strong
24" x 36" Single Hung	2' \$15 12' \$60 28' \$125	5' \$95
Vinyl Window \$140	4' \$20 14' \$70 32' \$140	6' \$105
	6' \$30 16' \$80 36' \$155	7' \$115
Wooden Shutters \$8/pair	8' \$40 20' \$95 40' \$170	8' \$125
VINYL Shutters \$15/pair	· 10' \$50 <u>24' \$110</u> 44' \$185	Extend 2' = 50% more

DOORS*	S	HELVES	<u> </u>	RAISE Shed WALLS
Upgrade the WOOD 5' wide door to:	<u>Length</u>	1' wide	2' wide	Allows our 72 1/2" tall door
6' wide \$35	8'	\$15	\$22	to be placed on "side" wall.
7' wide \$55	10'	\$20	\$27	or
8' wide \$75	12'	\$25	\$33	Can allow more wall space
Additional wood DOORS for shed:	14'	\$27	\$37	for hanging storage units.
30" wide Single \$50	16'	\$30	\$44	Raise walls 1' 10%
36" wide Single \$50	20'	\$35	\$55	(of base shed price)
5' wide Double \$95	24'	\$40	<b>\$65</b>	Raise walls 2' 15%
Convert any door above to a				(of base shed price)
DUTCH DOOR \$30/panel				

	Shed	LOFTS		SHINGLE Color
Steel track GARAGE Doors	Width	<u>4' deep</u>	<u>6 deep</u>	25 yr Roof Shingles are in
8' Wide & upstart at \$395 installed	8'	\$38	N/A	the price of the shed.
	10'	\$49	\$74	COLORS AVAILABLE
5' wide VINYL Doors \$195	12'	\$70	\$105	Black White (pale grey)
Upgrade the VINYL 5' wide door to:	14'	\$98	\$147	Med. Brown Dark Brown
6' wide \$35 36" single pass	sage	•		OR SUPPLY YOUR OWN!
7' wide \$55 VINYL Door \$	100			

### \* INSTALL . . . .

### Customer-supplied Doors and/or Windows:

PreHung Single Passage Door \$45 - \$75

Windows with Attached Casings: up to 30"wide \$35 - \$40 Windows with Attached Casings: 31"-48" wide \$55 - \$60

PAINTING/STAINING Your Shed

### Pressure Treated FLOORS

The 4"x4" Skids under each shed ARE pressure treated. 2"x4"s and 3/4" floor decking ARE NOT. Ask the sales rep if you need to upgrade your floor system, or a part of it, to pressure treated wood.

Weather permitting, PAINT YOUR WOOD SHED within 60 days of build. Take a picture of the painted shed and mail it to Storage Buildings Unlimited or drop it off at a Sales Lot. Your 2 year warranty will be extended to 5 years. A written warranty will be mailed out to you. For sheds built during late Fall, Winter or early Spring the builder can spray the shed with a Weather Treament for an extra charge to protect it until the weather permits you to paint or stain it. It's Sherwin-Williams exterior stains on our displays.

Our maintenance free, vinyl-sided Ultimate sheds have an automatic 5-year warranty!

### ABOUT YOUR ORDER with STORAGE BUILDINGS UNLIMITED

Review your order and read over the order form, front and back. PLEASE NOTE the following:

- 1. YOU are responsible for having a clear and level site ready for your shed ....we need AT LEAST 3' of clear space all around the size of the shed to be able to construct it. If you want us to level the building on your current site (up to 18" max) YOU must provide concrete patio blocks. If the path to your build site is a long (over 150') or difficult carry there will be an additional charge assessed by the builder and added to your order total. The Sales Rep can tell you how many of the 2"x8"x16" concrete blocks you may need to have available for the builder.
- 2. YOU are responsible for any permits or association approvals. We do not even ask if you have a permit. If you get a permit and we are doing a <u>permanent foundation</u> please CALL US with the permit number as soon as you get it so we can schedule the county inspection.
- Once the scheduler has contacted you with a BUILD DATE you will <u>not</u> hear from us until the morning of the build. YOU <u>MUST</u> ANSWER THE TELEPHONE THE MORNING OF THE BUILD and speak with the builder directly or HE WILL NOT COME OUT THAT DAY. There may be an added delivery charge for rescheduling if we cannot contact you on your build date. IF IT IS RAINING on the morning of your build we will contact you after 9:00 am to reschedule for our earliest available date convenient for you.
- 4. Though we PREFER TO HAVE SOMEONE THERE, you do not need to be home the day of the build. HOWEVER, you MUST talk with the builder that morning to 1) let him know where he can plug in his compressor; 2) tell him how you will pay him; and, 3) give him a name & telephone number to contact in case there is a problem or emergency. The builder is instructed NOT TO LEAVE UNTIL HE IS PAID. If you plan to pay by Credit Card give us the CC number at time of order, when being scheduled or at least a week ahead of the build date. No charging will be done until the day after the build is completed.
- 5. IF YOU NEED TO MAKE ANY CHANGES to your order i.e. size, style, add or subtract options, etc. we need to know AT LEAST ONE WEEK PRIOR to your build date. The builders only bring out what is on your order...nothing more! REMEMBER...you CANNOT contact us the morning of your build as our builders leave before our offices open. Also note that changing the size of your shed may delay or change your scheduled build date.
- 6. If you need **TO CANCEL or POSTPONE** the build of your shed **please** have the courtesy to contact us **as soon as you can**. **DO NOT WAIT UNTIL THE DAY OF THE BUILD TO TELL** US! There may be an added delivery charge if you wait until that morning to reschedule.
- 7. **KITS**: If you purchase a KIT to build yourself please note that you MUST CONTACT the MAIN OFFICE with questions, problems, etc. and <u>not</u> the Sales Lot. **NOTE**: You CANNOT REACH ANYONE at the main office on Saturdays or Sundays or on weekdays before 9:00 am or after 3:00 pm!

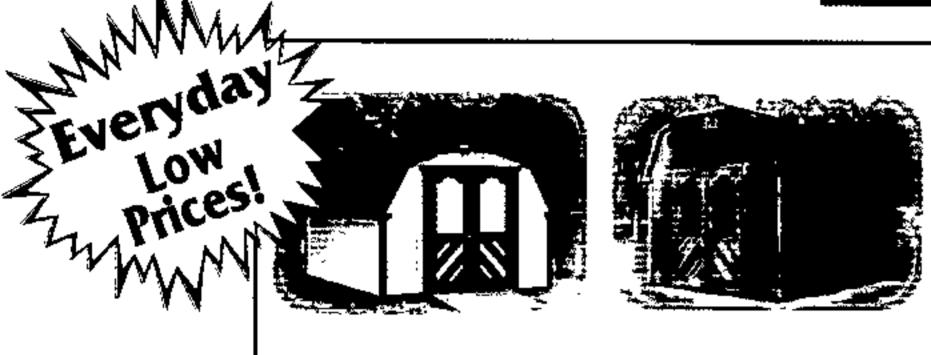
If you need to reschedule or contact someone with questions, changes, etc. please call

STORAGE BUILDINGS UNLIMITED 1-800-396-2276



## BUILT ON SITE PRICES

PRICES ARE REASSESSED EVERY 30 DAYS AND SUBJECT TO CHANGE WITHOUT NOTICE.



	THE BARNS			
Size	4' sidewalls	5	6' sidewall	s
8x8	1170		1365	
8x10	1295		1525	
8x12	1420		1660	
8x16	1695	ALL	2005	M
0x10	1540	8' T	1790	10.
0x12	1705		1940	
0x14	1875		2155	
0x16	2060		2350	
2x12	2135		2515	
2x16	2595	MI	2945	MA
2x20	2945	10, 1	3370	12.1
2×24	3345		3800	

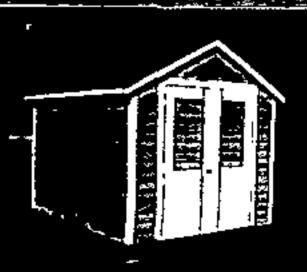
	A Section . 1
THE GABLE	S
6' sidewalls	
1270	
1420	TA
1600	1/2
1955	œ
1660	-
1875	TAL
2085	1/2
2300	6
2350	FALL
2775	TA
3205	1/2
3635	10

	13.1
THE CHALE	_
doors on 6½ w	/all
1385	
1550	ALL
1815	), T
2085	
1875	
2085	MI
2300	101
2515	
2515	
2945	IALI
3370	11,1

THE CLASSIC	CS
7' sidewalls	
1685	
1845	TA
2005	1/2
2380	6
2165	11
2380	TALI
2565	1/2
2775	10
2775	11
3265	TA
3800	1/2
4275	11

The varie vary is all.

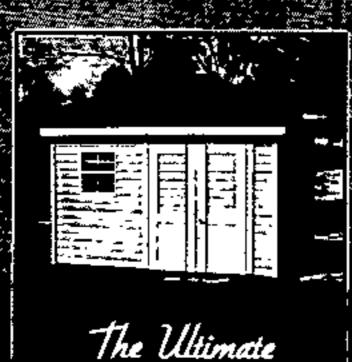
1911 40% (608), 10° & 12° Wides



The Ultimate
Gable



The Ultimate Chalet



Classic

THE KITS

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### THE LARGE BUILDINGS

The features below are in ADDITION to the standard features listed in our main brochure.

- 8' sidewalls standard
- 2 x 10 top plates
- 30 lb. felt paper
- 2 x 6 floor joist with 4 x 4 treated skids (4 on 16' wides) (5 on 20' & 24' wides)
- 2 x 6 rafters 16" O.C. with 2 x 4 rafter ties 4' O.C.
- · 2 x 8 ridge board (except 16' wide barns)
- · Fly Rafter Enhancement Package standard.
- The **BARNS** include full 2nd floor.
- · The BARNS include stairway, landing & handrail.

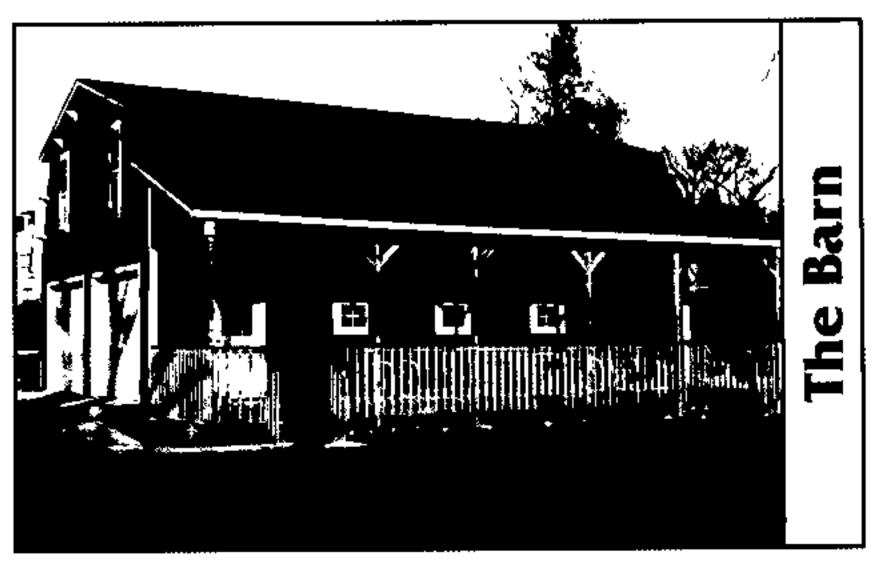
### **AVAILABLE OPTIONS**

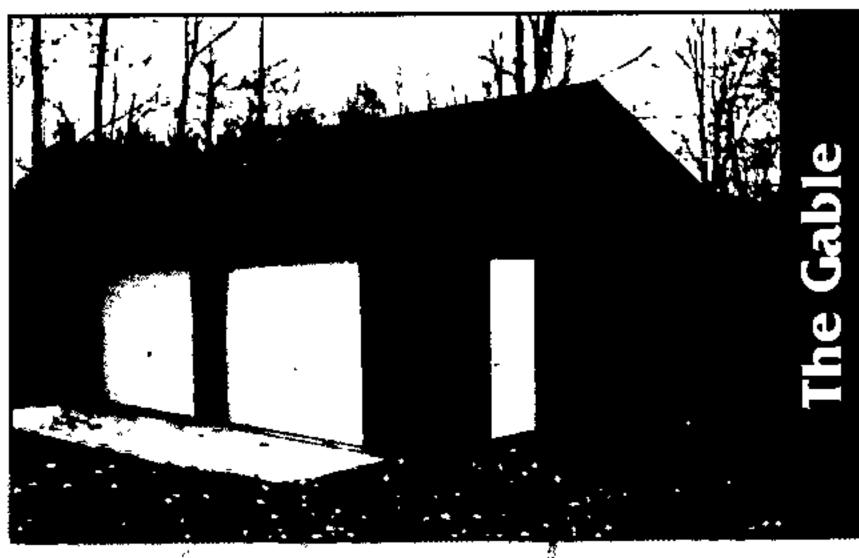
Garage doors • 10' and 12' sidewalls • Attatched decks
Car ports • Pole/Post & Beam foundations • Custom dormers

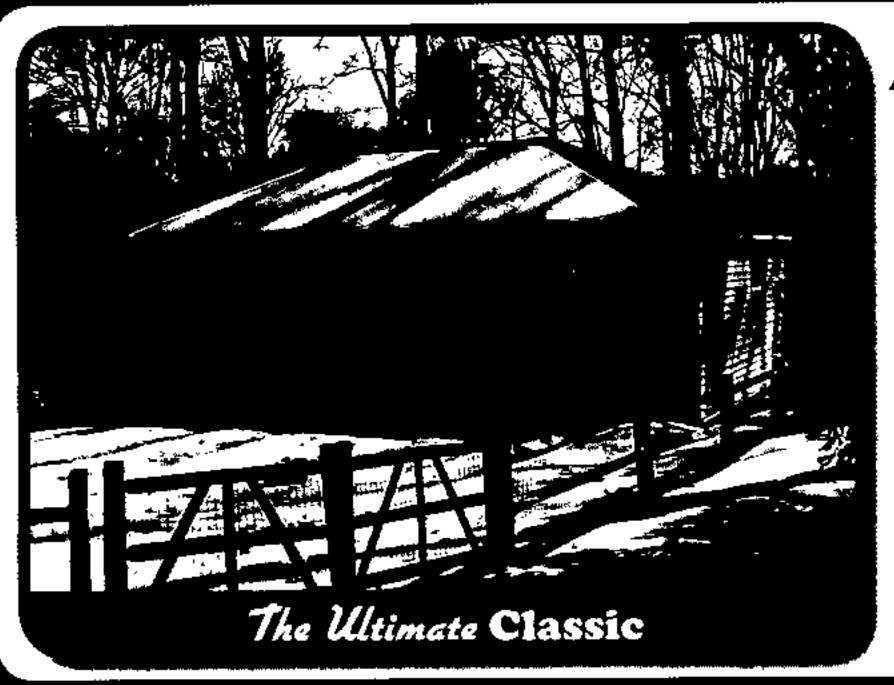
	BARNS	Size
	6,860	16x20
16'	7,735	16x24
	8,600	16x28
	8,775	20x20
2.6	9,865	20x24
	10,955	6020x28
	11,335	7624x24
61	12,645	72 24x28
Sht)	13,950	6524×32
Hei	15,260	24×36
erall	16,570	24×40
Š	17,875	2/4×44

GABLES	
5,070	
5,750	13,
6,430	
6,405	
7,250	14'
8,095	
8,395	
9,510	15
10,575	ght)
11,720	Hei
12,810	erall
13,870	Š

CLASSIC	S
5,830	
6,635	13,
7,395	
7,365	
8,340	14'
9,310	
9,655	•
10,935	15
12,160	ght)
13,480	Hei
14,730	erall
15,950	<u>Š</u>







### The Ultimate Series

"The name says it all...

Add 35% to 16' wides & larger Available in all larger models.





