

IN RE: PETITION FOR ADMIN. VARIANCE

NE corner Sunray Road and Sunnyking
Drive
4th Election District
4th Councilmanic District
(115 Sunnyking Drive)

Carol M. and Stewart L. Richardson, III
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 08-344-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, Carol M. and Stewart L. Richardson, III for property located at 115 Sunnyking Drive. The variance request is from Section 1A04.2.A(11)(f) of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a height of 20 +/- feet in lieu of the required 15 feet for an accessory garage building. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners' property contains a main residence, but no garage. They now wish to construct a detached accessory garage with a height of 20 +/- feet to allow for a work room and storage area on the second floor. The existing conditions of the property including the position of the driveway and location of the well and septic severely restricts the Petitioners' ability to construct the garage attached to the house. The new structure will be an attractive and aesthetically pleasing garage with stone in the front to match the existing residence. The size of the proposed garage measures 24 feet x 28 feet in size. The subject property contains 0.91 acre more or less zoned RC 5. The Petitioner's attorney, J. Neil Lanazi, Esquire, on March 6, 2008 indicated that the height for the proposed garage will be 21 feet.

APPROVED FOR FILE

3-4-08

AB

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: ZAC comments were received from the Office of Planning dated February 21, 2008 which 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 February 6, 2008 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. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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 should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 10th day of March, 2008 that a variance from Section 1A04.2.A(11)(f) of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a height of 21 feet in lieu of the required 15 feet for an accessory garage building is hereby GRANTED, subject to the following:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time

SHOULD BE RECEIVED FOR FILING

3-4-08

3-4-08

2

13

is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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

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

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3-14-08



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

March 10, 2008

J. NEIL LANZI, ESQUIRE
409 WASHINGTON AVENUE, #617
TOWSON, MD 21204

Re: Petition for Administrative Variance
Case No. 08-344-A
Property: 115 Sunnyking Drive

Dear Mr. Lanzi:

Enclosed please find the decision rendered in the above-captioned case. The petition for Administrative Variance has been granted in accordance with the enclosed Order.

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,

A handwritten signature in black ink, appearing to read "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Carol M. and Stewart L. Richardson, III, 115 Sunnyking Drive, Reisterstown MD 21136



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County for the property
located at 115 Sunnyking Drive
which is presently zoned

Deed Reference: 11367 - 1287 Tax Account # 0419086087

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)

See attached

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Administrative 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:

J. Neil Lanzi

Name - Type or Print

Signature

J. Neil Lanzi, P.A.

Company

409 Washington Ave Ste 617 410-296-0686

Address

Telephone No.

Towson, MD 21204

City

State

Zip Code

Legal Owner(s):

Stewart L. Richardson, III

Name - Type or Print

Signature

Carol M. Richardson

Name - Type or Print

Signature

115 Sunnyking Drive

410-526-1450

Address

Telephone No.

Reisterstown MD 21136

City

State

Zip Code

Representative to be Contacted:

J. Neil Lanzi

Name

409 Washington Ave, Ste 617 410-296-0686

Address

Telephone No.

Towson, MD 21204

City

State

Zip Code

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

Zoning Commissioner of Baltimore County

Case No.

DB-344-A

Reviewed By

CM

Date

2/1/08

REV 7/20/07

Estimated Posting Date

02-10-08

3408

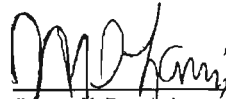
PM

Petition for Variance

Stewart L. Richardson, III and Carol M. Richardson, Property Owners/Petitioners, hereby petition for the following variance for the property known as 115 Sunnyking drive, Reisterstown, Maryland, Parcel 308, Tax Map 57, Baltimore County, Maryland.

1. Variance to allow a height of 20 +/-feet in lieu of the required 15 feet per Section 1A04.2A(11)(f) of the BCZR for an accessory garage building.
2. The basis for the variance relief is that special circumstances exist that are peculiar to this property and strict compliance with the Baltimore Count Zoning Regulations will result in practical difficulty for Petitioners. Specifically, in 1995 Petitioners purchased this .91 acre lot which contains a main residence but no garage. It is Petitioner's intention to construct an accessory garage building separate from the main residence. The garage will be 20 +/-feet in height to allow for a work room and storage area on the second floor. The existing conditions of the property, including the position of the driveway and location of the well and septic severely restricts Petitioner's ability to construct an attachment to the main house. Petitioner intends to construct an attractive and aesthetically pleasing garage structure with stone in the front to match the existing residence.

In conclusion, the existing conditions of the property, including the existing driveway, well, septic and irregular shaped property, confirm that strict compliance with the BCZR with regard to the height variance would result in practical difficulty and the granting of the requested variance will be in strict harmony with the spirit and intent of the zoning regulations without causing substantial injury to the public health, safety and general welfare of the neighborhood. Strict compliance with the height requirements under today's regulations and the denial of the variance requested would deny Petitioner a reasonable and significant use of their property intended purpose as a residence. The uniqueness of this property with the existing structures and the resulting practical difficulty warrant the granting of the variance requested as within the spirit and intent of the Baltimore County Zoning Regulations.



J. Neil Lanzi

J. Neil Lanzi, P.A.

409 Washington Avenue, Suite 617

Towson, MD 21204

410-296-0686

Affidavit in Support of Administrative Variance

The undersigned, Stewart L. Richardson, III and Carol M. Richardson, under penalties of perjury, attest to the Zoning Commissioner for Baltimore County and state the information herein and given below is within our personal knowledge and we are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

The undersigned are the current property owners of the property known as 115 Sunnyking Drive, Reisterstown, Maryland 21136, Parcel 308, Tax Map 57, Baltimore County, Maryland.

Based upon personal knowledge, the following are the facts upon which we base the request for an administrative variance at the above address:

We purchased the property known as 115 Sunnyking Drive in Baltimore County, Maryland in December of 1995. The property consists of approximately .91 acres and is improved with a main residence constructed in 1974. The residence is approximately 30 feet high. It is our intention to construct a separate garage 20 feet in height accessory to the main residence. Our property is irregular in shape and the existing driveway, well and septic substantially restricts our ability to construct an addition. The current zoning regulations would cause us extreme hardship and practical difficulty in the event the variance is not granted. The matters and facts hereinabove set forth are true and correct to the best of our knowledge and belief.


Stewart L. Richardson, III


Carol M. Richardson

STATE OF MARYLAND, COUNTY OF Balt, TO WIT:

I, the undersigned, do hereby certify that I am a duly commissioned, qualified, and authorized Notary Public in and for the aforesaid State and that Stewart L. Richardson, III, personally appeared before me this day within the territorial limits of my authority and executed said document after the contents thereof had been read and duly explained and acknowledged that the execution of said instrument was the free and voluntary act and deed of said Stewart Richardson for the uses and purposes therein set forth.

18 IN WITNESS WHEREOF, I have hereunto set my Hand and affixed my official Seal this day of January, 2008.



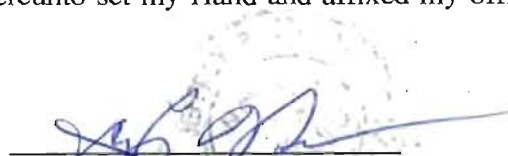
Notary Public

My Commission Expires: 1/1/2011

STATE OF MARYLAND, COUNTY OF Balt, TO WIT:

I, the undersigned, do hereby certify that I am a duly commissioned, qualified, and authorized Notary Public in and for the aforesaid State and that Carol M. Richardson, personally appeared before me this day within the territorial limits of my authority and executed said document after the contents thereof had been read and duly explained and acknowledged that the execution of said instrument was the free and voluntary act and deed of said Carol Richardson for the uses and purposes therein set forth.

18 IN WITNESS WHEREOF, I have hereunto set my Hand and affixed my official Seal this day of January, 2008.



Notary Public

My Commission Expires: 1/1/2011

ZONING DESCRIPTION FOR
NO. 115 SUNNYKING DRIVE
4TH ELECTION DISTRICT
4TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND 21136

BEING LOT NO. 12 of Block 'E' as shown on "Plat Of Section 2, Sunnybrook Farms" as recorded among the Land Records of Baltimore County in Plat Book GLB 22 at Folio 79. Said property being located at the northeast quadrant of the intersection of Sunnyking Drive, 50 feet wide right of way, with Sunray Road, 50 feet wide right of way.

CONTAINING 0.91 acres of land, more or less.

ALSO KNOWN AS No. 115 Sunnyking Drive and located in the 4th Election District and the 4th Councilmanic District of Baltimore County.

Donald B. Herbert



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **09778**

Date: **2-1-08**

PAID RECEIPT

BUSINESS ACTUAL TIME
 2/1/2008 2/01/2008 10:40:14 1

REC'D BY WALTON JRIC JNR
 >>RECEIPT # 363440 2/01/2008 GFLH

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001		0076		1.151				105.00

Total: **105.00**

Rec

From: **J. N. LAOZI**

For:

REIMBURSEMENT - AG VARIANCE
113500/1/1/00 2/1/36

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

08-344-A

Dept: 5 528 ZONING VERIFICATION

CR NO: 009778

Recpt Tot \$85.00

\$85.00 CK 1.00 CA

Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS

DATE: 02/07/08

Case Number: 08-344-A

Petitioner / Developer: STEWART RICHARDSON~J. NEIL LANZI, P.A.

Date of Hearing (Closing): FEBRUARY 25, 2008

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
115 SUNNYKING DRIVE

The sign(s) were posted on: FEBRUARY 6, 2008



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 08- 344 -A Address 115 SUNNYKING DR
Contact Person: CRAB McGRAW Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 2-1-08 Posting Date: 2-10-08 Closing Date: 2-25-08

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

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 08- 344 -A Address 115 SUNNYKING DR
Petitioner's Name STEWART L RICHARDSON Telephone 410-526-1450
Posting Date: 2-10-08 Closing Date: 2-25-08
Wording for Sign: To Permit A HEIGHT OF 20' FEET IN LIEU OF THE
REQUIRED 15 FEET PER SECTION 1A04.2A(1)(A) OF
THE ZONING FOR AN ACCESSORY GARAGE BUILDING

WCR - Revised 6/25/04

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: 08-344-A

Petitioner: MR. STEWART L. RICHARDSON, III

Address or Location: 115 SUNNYKING DRIVE REISTERSTOWN, MD 21136

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. STEWART L. RICHARDSON, III

Address: 115 SUNNYKING DRIVE
REISTERSTOWN, MD 21136

Telephone Number: 410-526-1450



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

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

February 25, 2008

J. Neil Lanzi, P.A.
409 Washington Avenue, Suite 617
Towson, MD 21204

Dear Mr. Lanzi:

RE: Case Number: 08-344-A, 115 Sunnyking Drive

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 1, 2008. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Stewart L. Richardson, III Carol M. Richardson 115 Sunnyking Drive Reisterstown 21136



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

State Highway
Administration

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

Maryland Department of Transportation

Date: Feb. 11, 2008

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

RE: Baltimore County
Item No. 8-344-A
115 SUNNY KING DRIVE
RICHARDSON 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. 8-344-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,

Foster Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street · Baltimore, Maryland 21202 · Phone: 410.545.0300 · www.marylandroads.com



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

County Office Building, Room 111
, 2007
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

February 11, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: February 11, 2008

Item Number: 342, 343, 344, 345, 346, 347, 350, 351, 353, 354

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

3. The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4880 (C) 443-829-2946
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: February 14, 2008

FROM: ^{DMC}
Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For February 18, 2008
Item Nos. 08-343, 344, 345, 346, 347,
350, 351, 352, 353, and 354

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-02142008.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 21, 2008

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

RECEIVED
FEB 26 2008

BY:

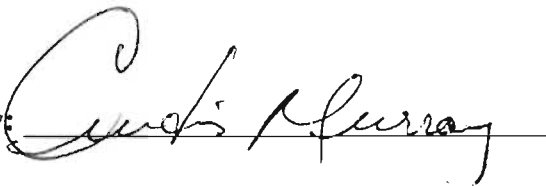
SUBJECT: 8-344-Administrative Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 20 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 Dave Green at 410-887-3480.

Prepared by:



AFK/LL: CM

Lee Gardner
112 Sunnyking Drive
Reisterstown, MD 21136

February 7, 2008

William J. Wiseman, III, Zoning Commissioner
401 Bosley Avenue
Suite 405, County Courts Building
Towson, MD 21204

Re: 115 Sunnyking Drive
Richardson Property

Dear Mr. Wiseman:

I live across the street from Stewart and Carol Richardson at 112 Sunnyking Drive. I have reviewed the Petition for Administrative Variance, proposed plat and plans for their garage and have no objections or concerns.

Sincerely,

A handwritten signature in cursive script that reads "Lee Gardner".

Lee Gardiner

Felix Agen-Davis
113 Sunnyking Drive
Reisterstown, MD 21136

February 9, 2008

William J. Wiseman, III, Zoning Commissioner
401 Bosley Avenue
Suite 405, County Courts Building
Towson, MD 21204

Re: 115 Sunnyking Drive
Richardson Property

Dear Mr. Wiseman:

I live next door to Stewart and Carol Richardson at 113 Sunnyking Drive. I have reviewed the Petition for Administrative Variance, proposed plat and plans for their garage and have no objections or concerns.

Sincerely,



Felix Agen-Davis

Meir Avrahami
502 Sunray Road
Reisterstown, MD 21136

February 9, 2008

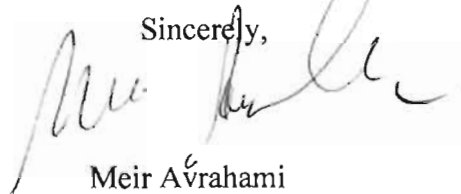
William J. Wiseman, III, Zoning Commissioner
401 Bosley Avenue
Suite 405, County Courts Building
Towson, MD 21204

Re: 115 Sunnyking Drive
Richardson Property

Dear Mr. Wiseman:

I live directly behind Stewart and Carol Richardson at 502 Sunray Road. I have reviewed the Petition for Administrative Variance, proposed plat and plans for their garage and have no objections or concerns.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Meir Avrahami', is written over a light gray rectangular background.

Meir Avrahami





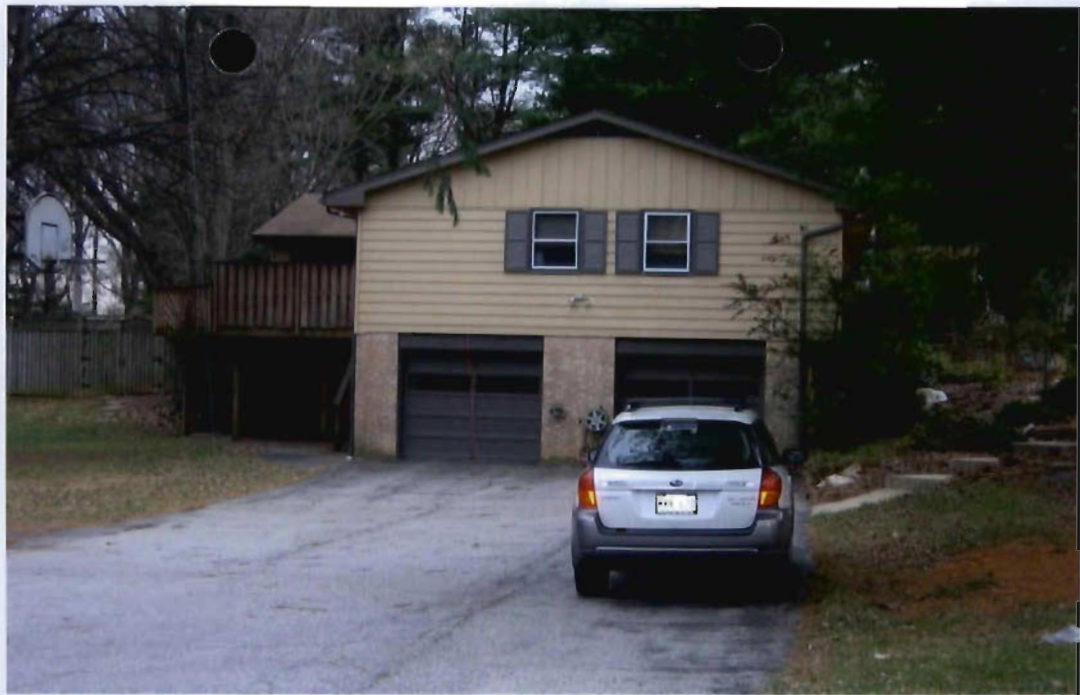




















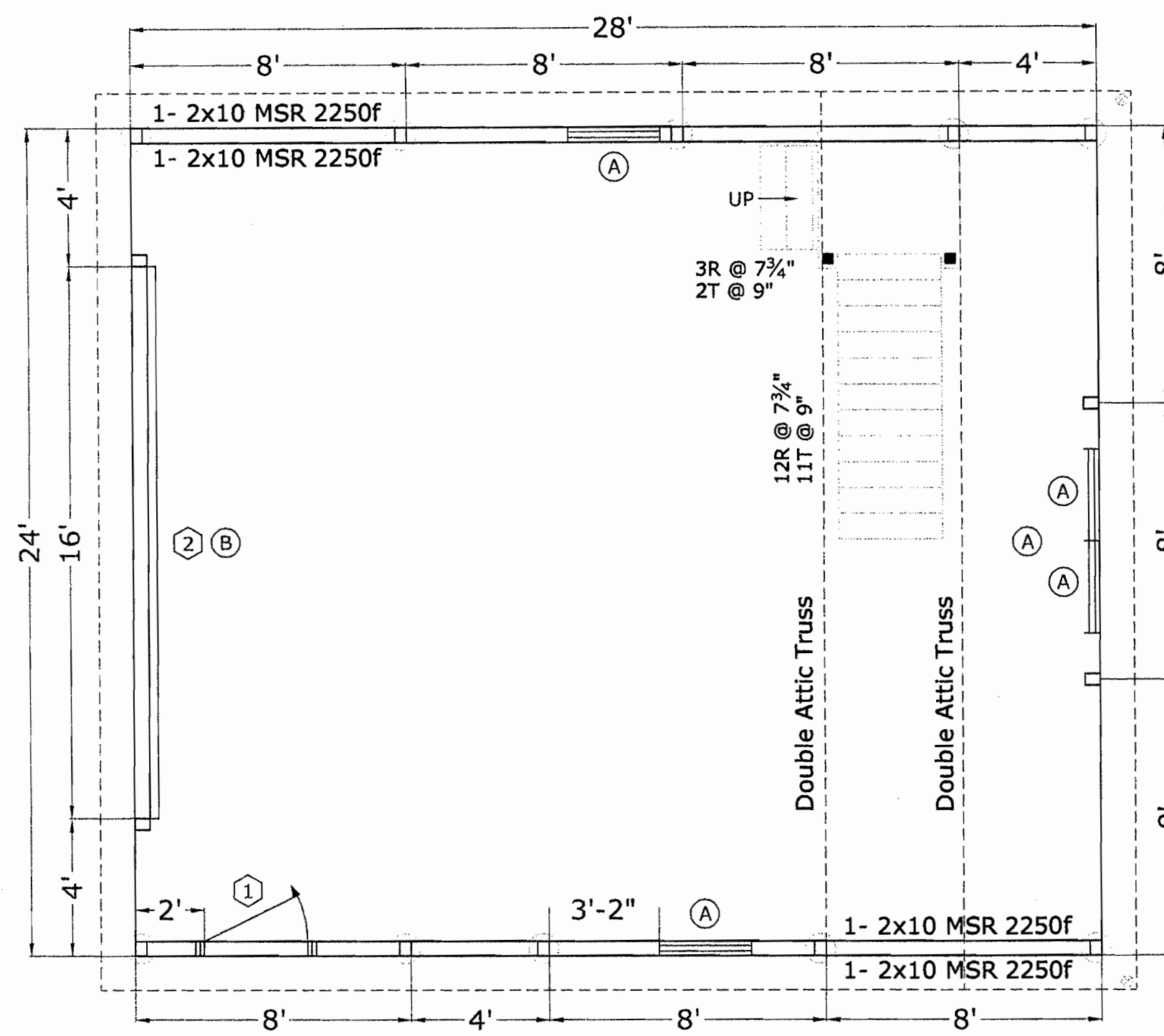












1st Floor Plan View
1/4" = 1'-0"

- 24' Attic Truss, 10 1/2" o.h., 9/12 Pitch, 24" o.c.
- Bottom Chord Ties As Per Truss Manufacturer
- 9'-4" Inside Height
- (A) (5) 32"x44" Vinyl S.H. Windows (One Centered In Each Gable Top)
- (B) (1) 36"x54" Vinyl S.H. Window w/ Shutters
- (1) (1) 3068 LHIS 9-Lite Service Door
- (2) (1) 16'x8' R.P. Ins. Overhead Door
- Cobra Ridge Vent
- 12" Gable Overhang
- USP RT-7 Hurricane Ties On Gable Trusses
- USP RT-16 Hurricane Ties On Interior Trusses
- Shingled Roof
- Vinyl Siding
- 2nd Floor w/ 40-10 Load
- Inside Stairway
- 36" Stone Veneer on Left Gable Only
- Seamless Gutter w/ () Downspouts
- All Footers 18" Ø x 8" Wet-Pour Concrete, Except:
○ = 20" Ø x 10"
- 3-Ply 2x6 Glulam PT Posts

Design Load Criteria:

Roof Load:

Top Chord Live Load= 30 psf
Top Chord Dead Load= 7 psf
Bottom Chord Live Load= 0 psf
Bottom Chord Dead Load= 10 psf

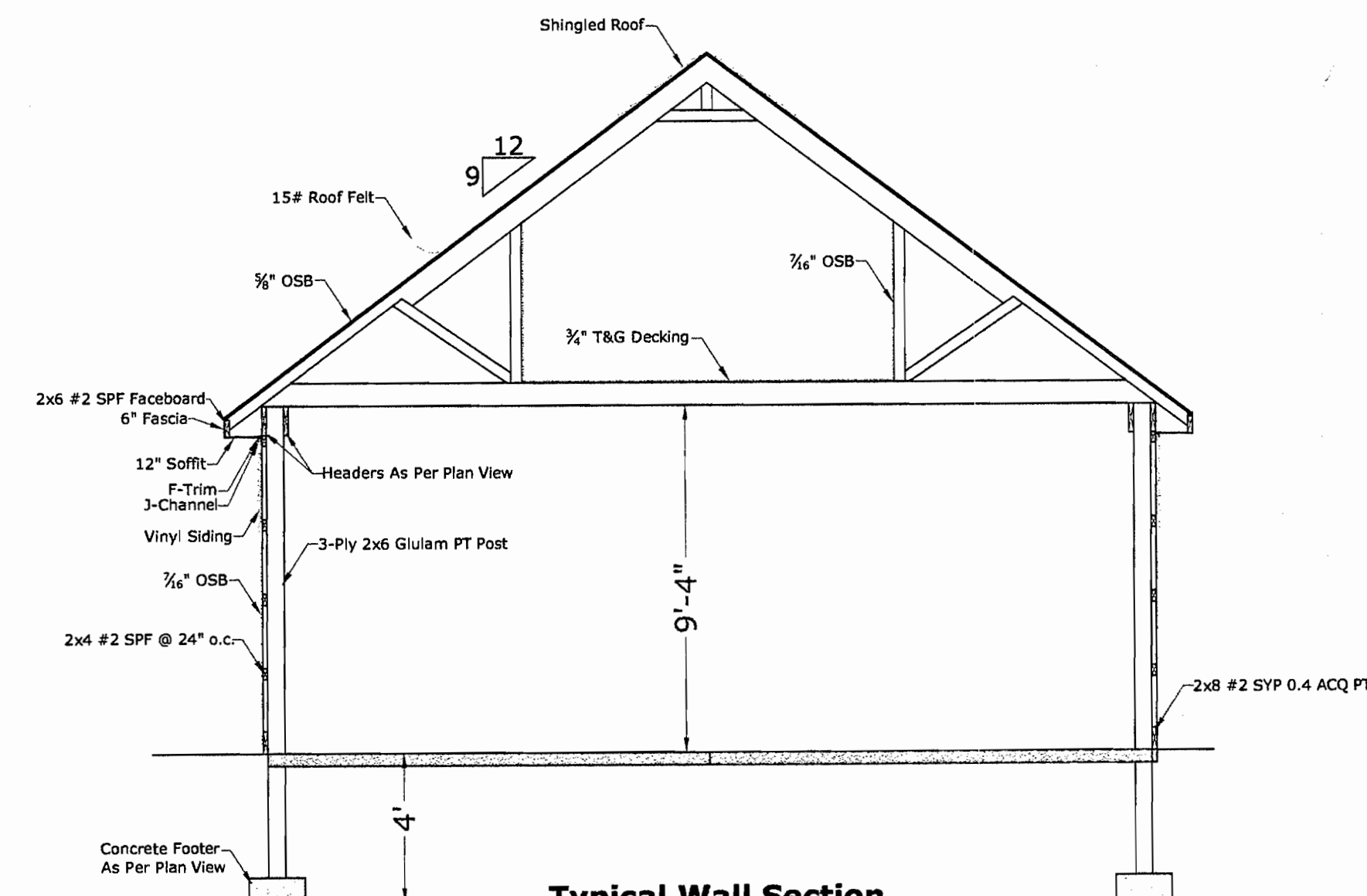
Snow Load:

Ground Snow Load= 30 psf

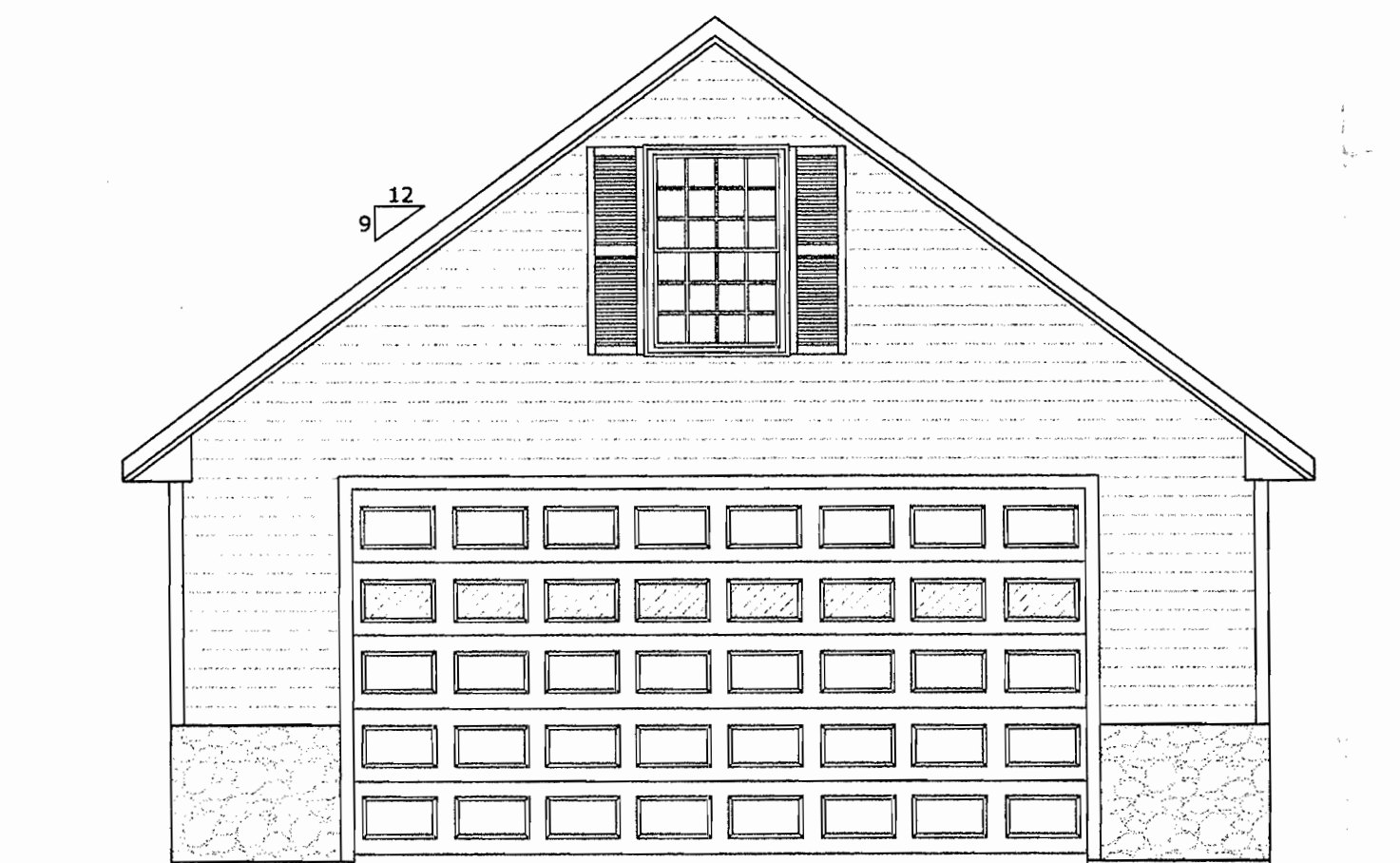
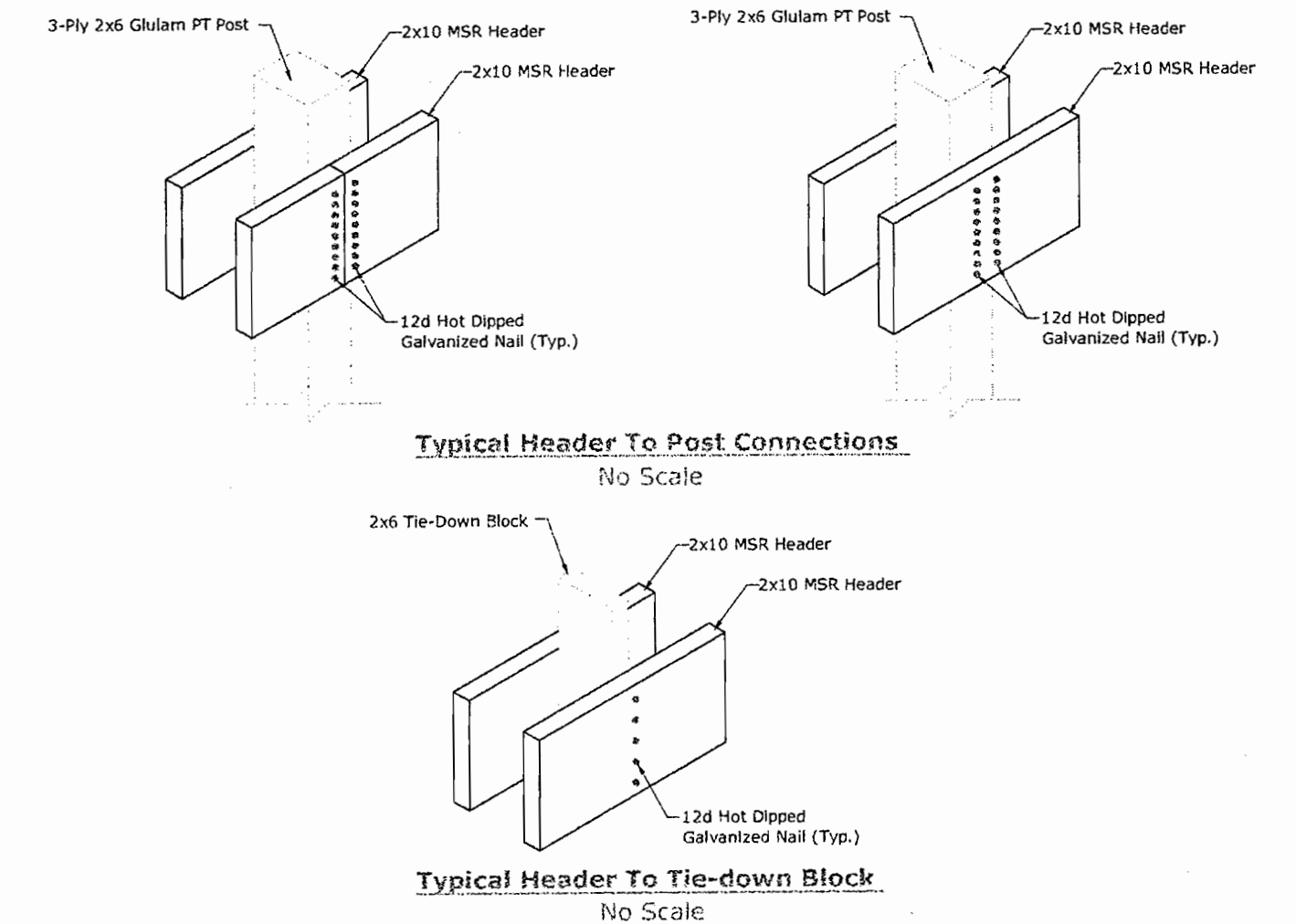
Wind Load:

Basic Wind Speed (3 second gust)= 115 mph

Building Peak Height: 18'-9 3/8"



Typical Wall Section
1/4" = 1'-0"



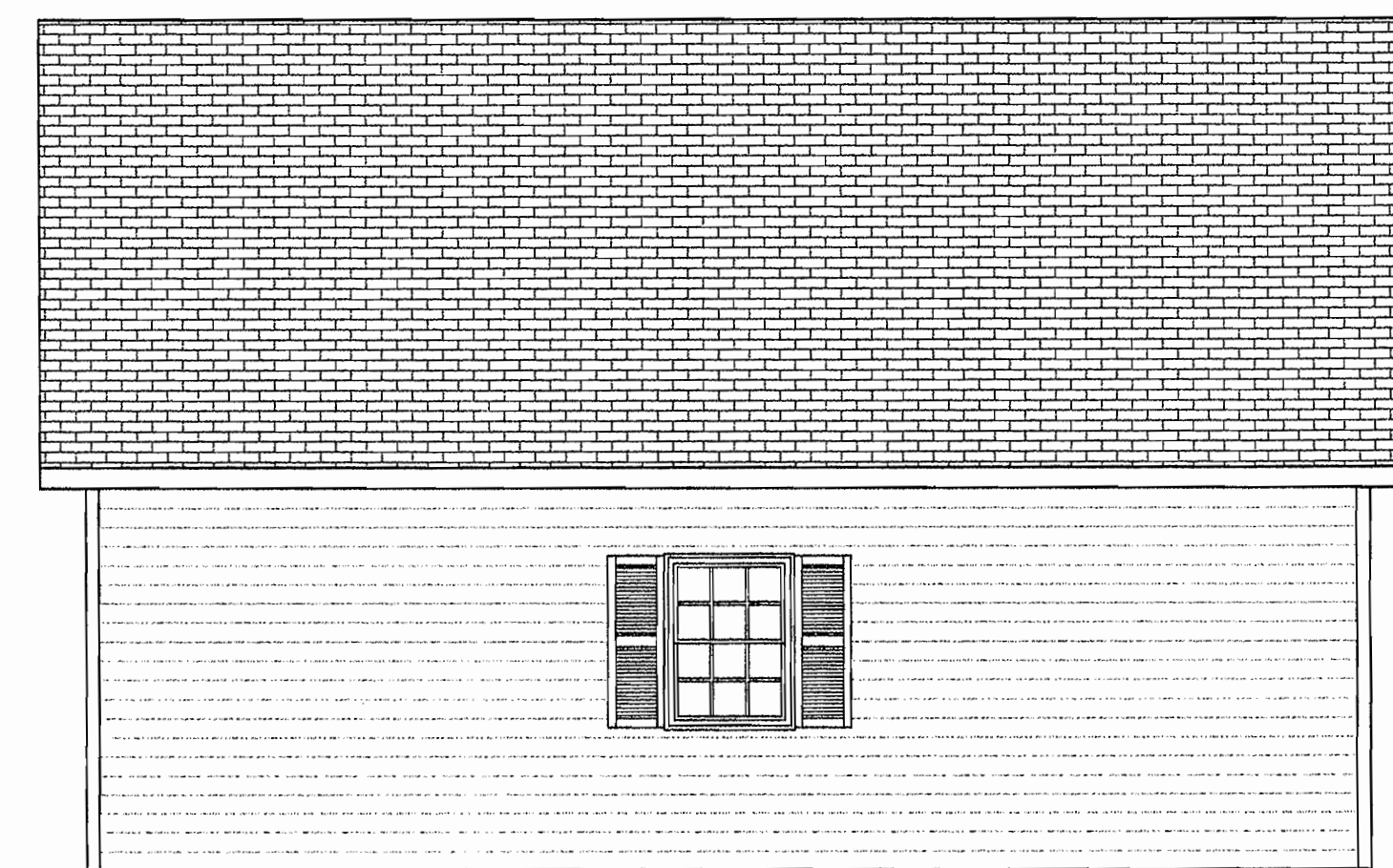
Left Gable Elevation



Front Eave Elevation



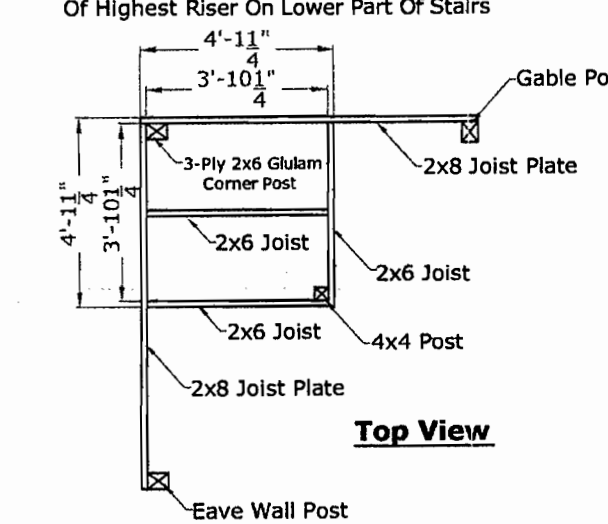
Right Gable Elevation



Rear Eave Elevation

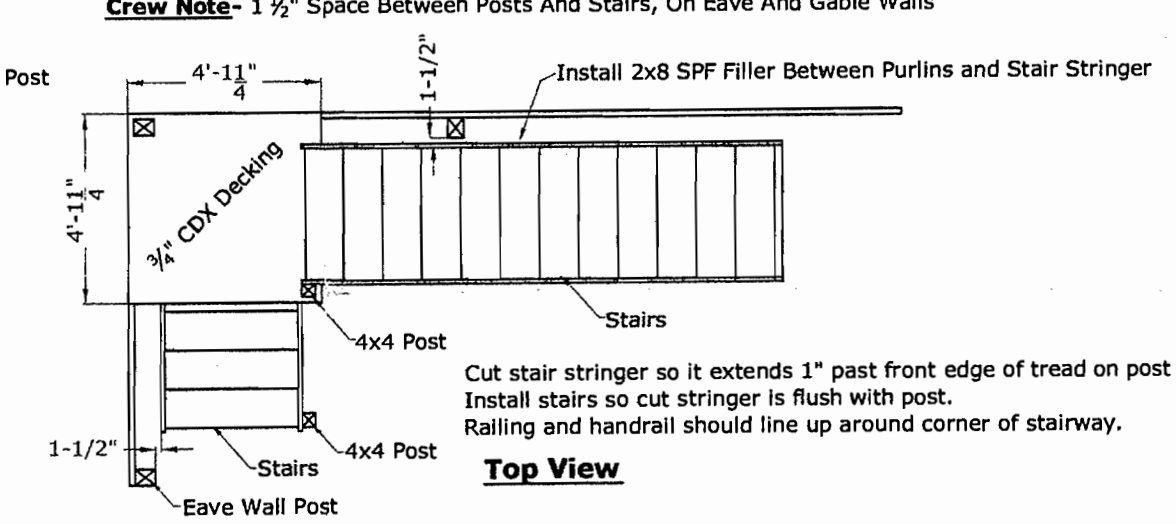
Elevations
1/4" = 1'-0"

Crew Note- Set Top Of 2x8 Joist Plates, & 2x6 Floor Joist At Top Of Highest Riser On Lower Part Of Stairs



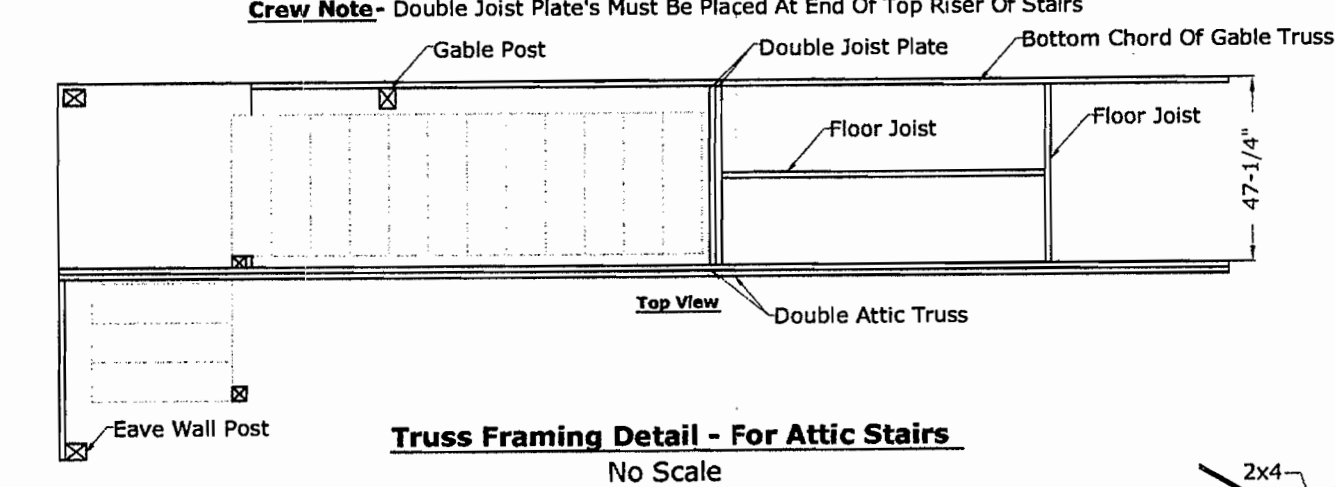
Stair Landing Framing Detail
No Scale

Crew Note- 1 1/2" Space Between Posts And Stairs, On Eave And Gable Walls

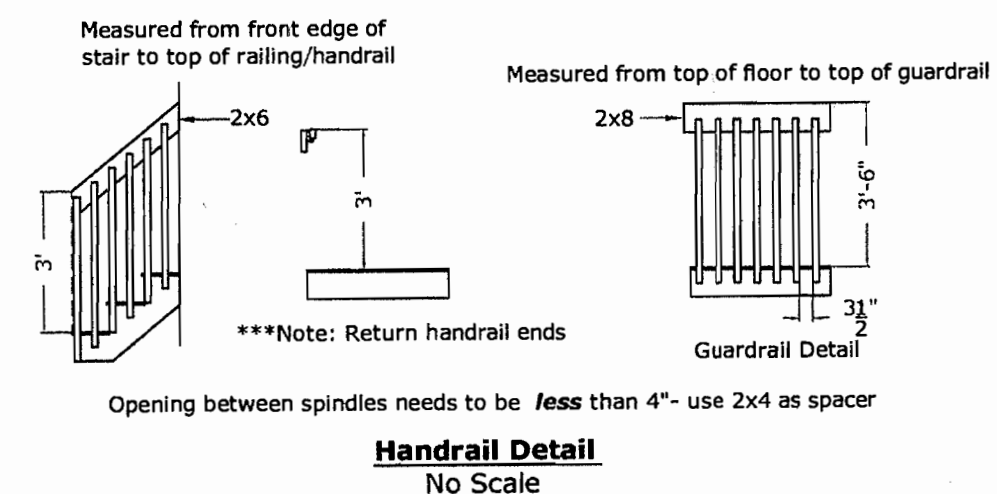


Stair Landing Detail
No Scale

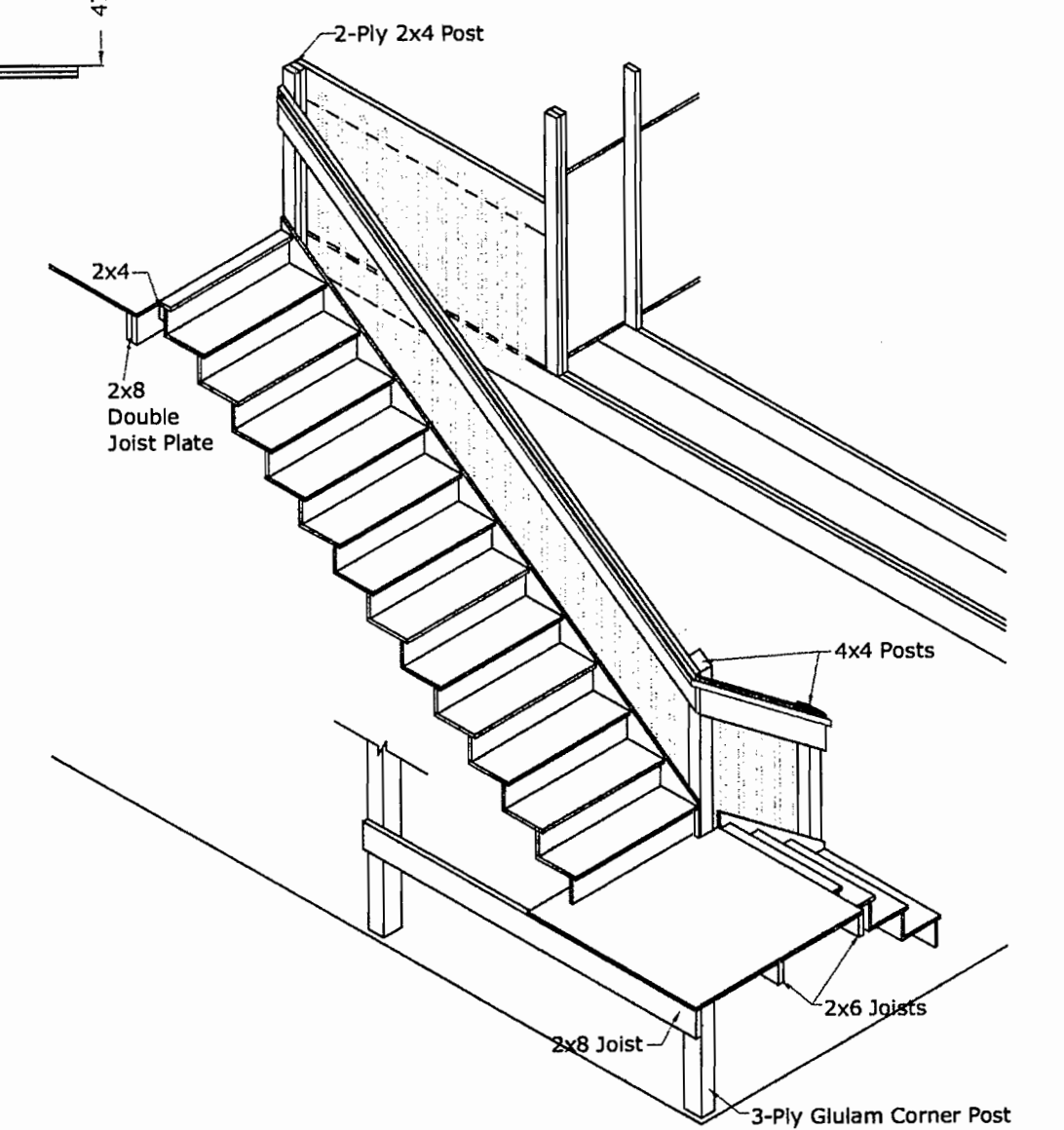
Crew Note- Double Joist Plate's Must Be Placed At End Of Top Riser Of Stairs



Truss Framing Detail - For Attic Stairs
No Scale



Handrail Detail
No Scale



Stair Detail - For Attic Stairs
No Scale

SITE DATA

DEED REFERENCE: 11367/287
 SITE AREA: 39,640 SQ.FT.
 OR 0.91 ACS.±.

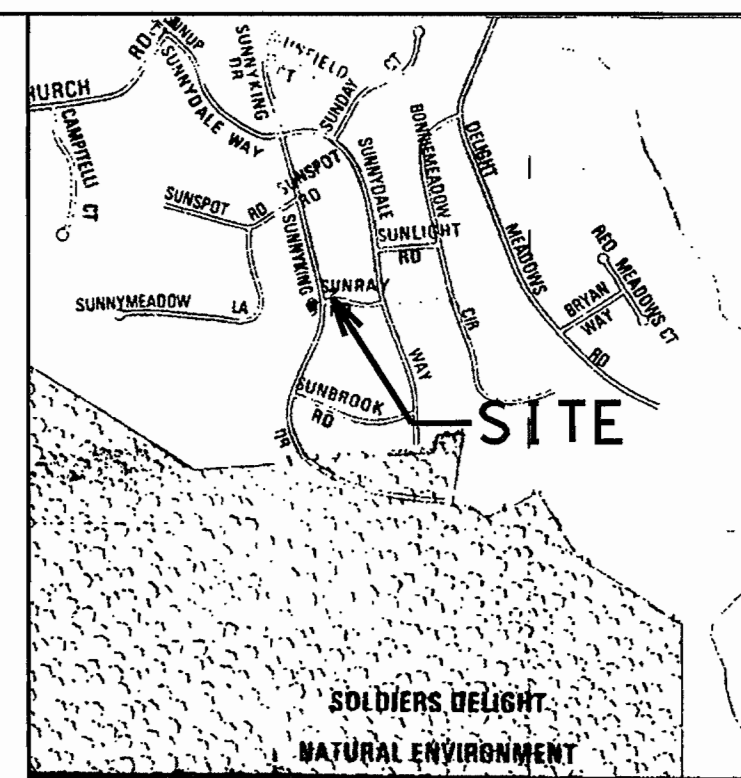
EXISTING ZONING: R.C. 5
 PLAT REERENCE: P.B. 22, PG. 79
 TAX ACCT.NO.: 0419086087

MAXIMUM HEIGHT
 OF BUILDINGS: 50 FEET
 ELECTION DISTRICT: 4
 COUNCILMANIC DISTRICT: 4

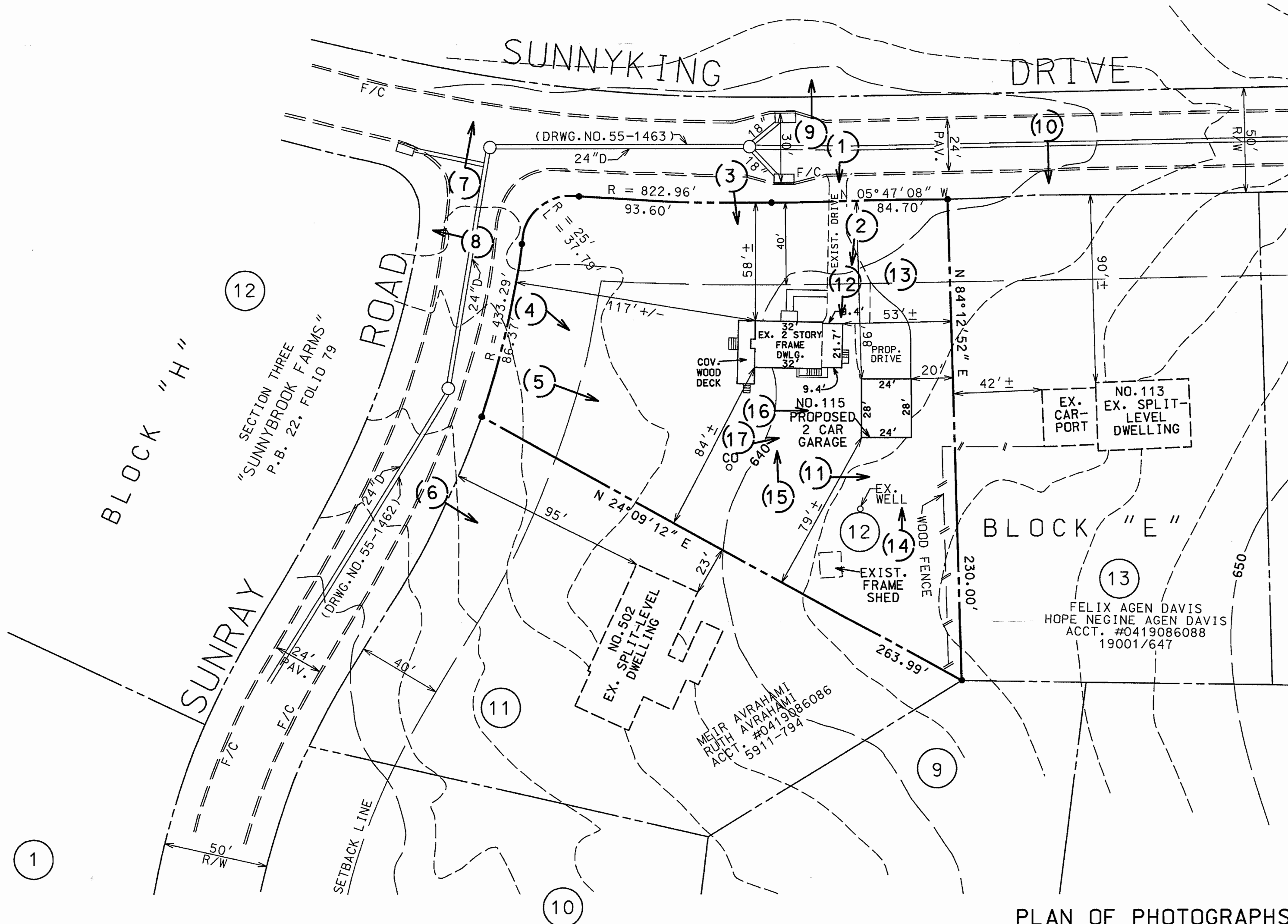
GENERAL NOTES

1. THE SUBJECT PROPERTY IS SERVED BY PUBLIC WATER AND SEWER FACILITIES.
2. THE SUBJECT PROPERTY IS NOT A HISTORICAL SITE NOR DOES IT LIE WITHIN A HISTORICAL DISTRICT.
3. THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
4. THE SUBJECT PROPERTY LIES WITHIN THE 100-YEAR FLOOD PLAIN. FLOOD ZONE C PER FEMA FIRM PANEL #240010 0215B. FLOOD ZONE 'C' IS ZONE OF MINIMAL FLOODING.

COPYRIGHT ADC THE MAP PEOPLE
 PERMITTED USE. NO. 20797515



VICINITY MAP
 SCALE: 1" = 2,000'



PLAN OF PHOTOGRAPHS

OWNER:
 STEWART L. RICHARDSON, 3RD
 CAROL M. RICHARDSON
 115 SUNNYKING DRIVE
 REISTERSTOWN, MD 21136
 ACCT. NO. 0419086087
 DEED REF: 11367-287
 TELEPHONE: 410-526-1450

H Hicks Engineering Associates, Inc.
 ENGINEERS, SURVEYORS & PLANNERS
 200 EAST JOPPA ROAD - SUITE 402
 TOWSON, MARYLAND 21286-3160
 (410) 494-0001 FAX: (410) 821-8890

PROJECT TITLE:
 #115 SUNNYKING DRIVE
 LOT 12 - BLOCK 'E' PLAT OF SECTION TWO
 "SUNNYBROOK FARMS"
 P.B. 22, FOLIO 79
 4TH ELECTION DISTRICT
 4TH COUNCILMANIC DISTRICT
 BALTIMORE COUNTY, MD.

DRAWING TITLE:
 PLAN TO ACCOMPANY
 APPLICATION FOR
 ADMINISTRATIVE VARIANCE

JOB NO.: 21913
 DRAWN BY: MEH
 CHECKED BY: DEH/LB
 DATE: REV. JANUARY 31, 2008
 DECEMBER 19, 2007
 SCALE: 1"=40'

DRAWING NO.:

SHEETS PER SET:
 1 OF 1

LEGEND

(1) → NUMBER & ORIENTATION
 OF PHOTOGRAPH



08-344-4

SITE DATA

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 SITE AREA: 39,640 SQ.FT.
 OR 0.91 ACS.±.

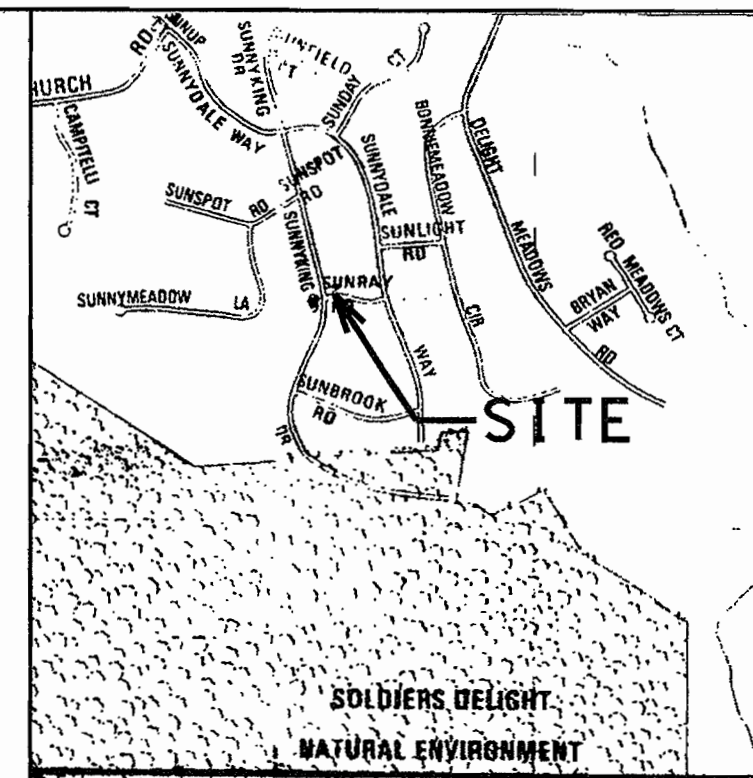
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 PLAT REERENCE: P.B. 22, PG. 79
 TAX ACCT.NO.: 0419086087

MAXIMUM HEIGHT
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 ELECTION DISTRICT: 4
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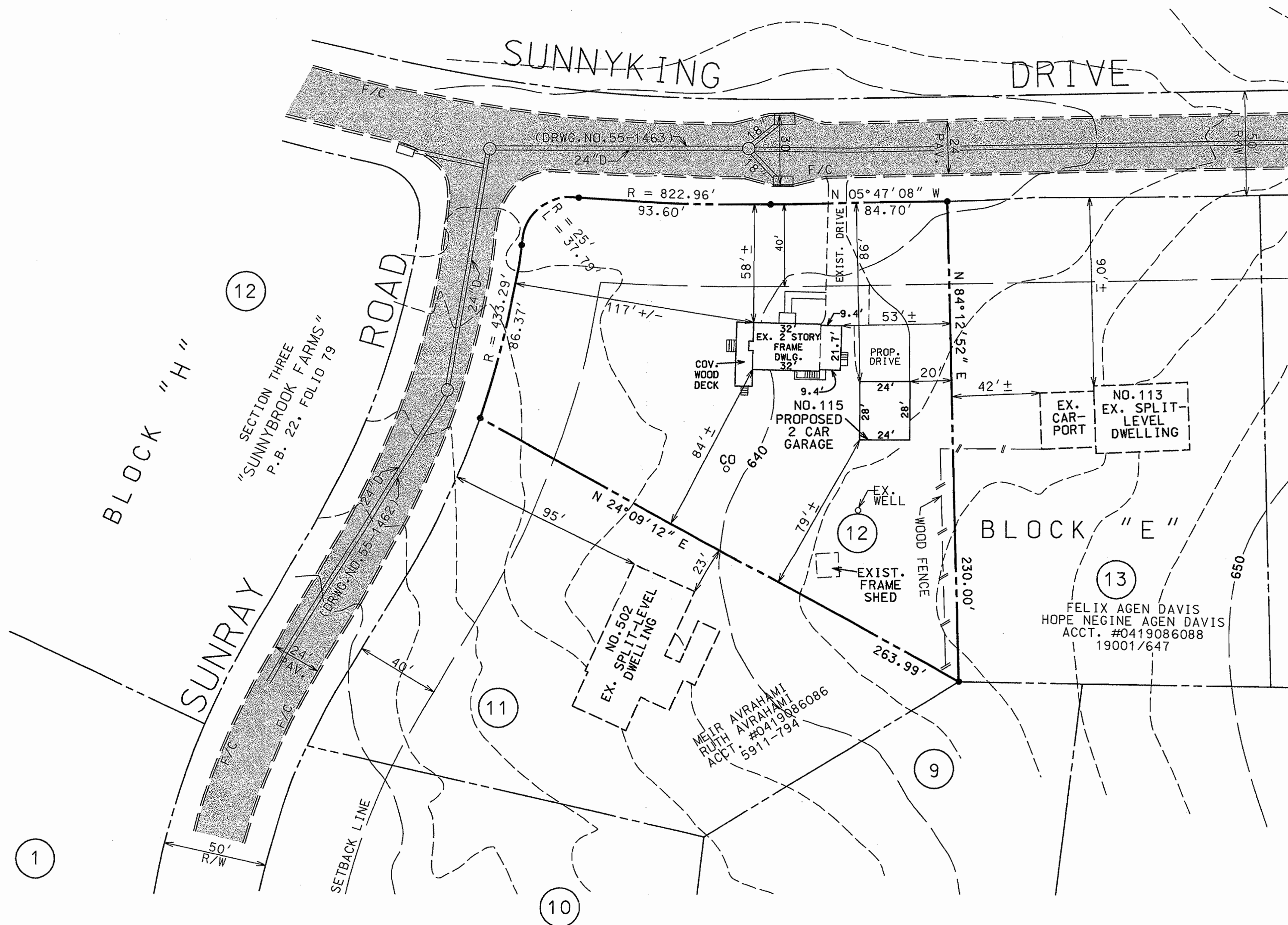
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VICINITY MAP
 SCALE: 1" = 2,000'



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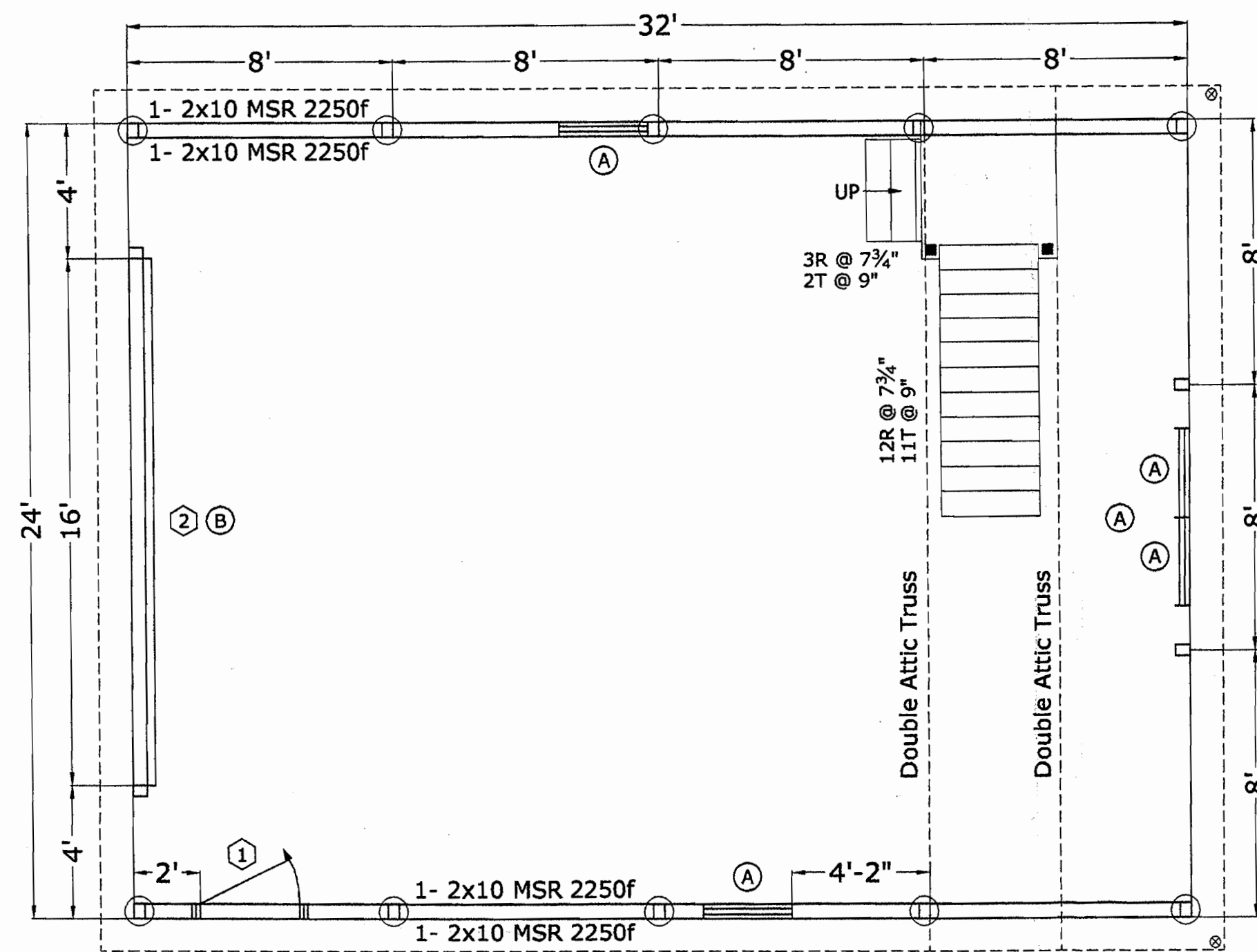
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DRAWN BY:	MEH		
CHECKED BY:	DEH/LB		
DATE:	REV. JANUARY 31, 2008 DECEMBER 19, 2007		
SCALE:	1"=40'	SHEETS PER SET:	1 OF 1

Donald L. Richardson, 3rd
 DONALD L. RICHARDSON, 3RD
 BALTIMORE COUNTY, MD.



DB-344-A



1st Floor Plan View
1/4" = 1'-0"

- 24' Attic Truss, 10 1/2" o.h., 9/12 Pitch, 24" o.c.
- Bottom Chord Ties As Per Truss Manufacturer
- 9'-4" Inside Height
- (A) (6) 32"x44" Vinyl S.H. Windows (One Centered In Each Gable Top)
- (B) (1) 36"x54" Vinyl S.H. Window w/ Shutters
- (1) (1) 3068 LHS 9-Lite Service Door
- (2) (1) 16'x8' R.P. Ins. Overhead Door
- Cobra Ridge Vent
- 12" Gable Overhang
- USP RT-7 Hurricane Ties On Gable Trusses
- USP RT-16 Hurricane Ties On Interior Trusses
- Shingled Roof
- Vinyl Siding
- 2nd Floor w/ 40-10 Load
- Inside Stairway
- 36" Stone Veneer on Left Gable Only
- Seamless Gutter w/ (e) Downspouts
- All Footers 18" Ø x 8" Wet-Pour Concrete, Except:
- = 20" Ø x 10"
- 3-Ply 2x6 Glulam PT Posts

Design Load Criteria:

Roof Load:

Top Chord Live Load= 30 psf
Top Chord Dead Load= 7 psf
Bottom Chord Live Load= 0 psf
Bottom Chord Dead Load= 10 psf

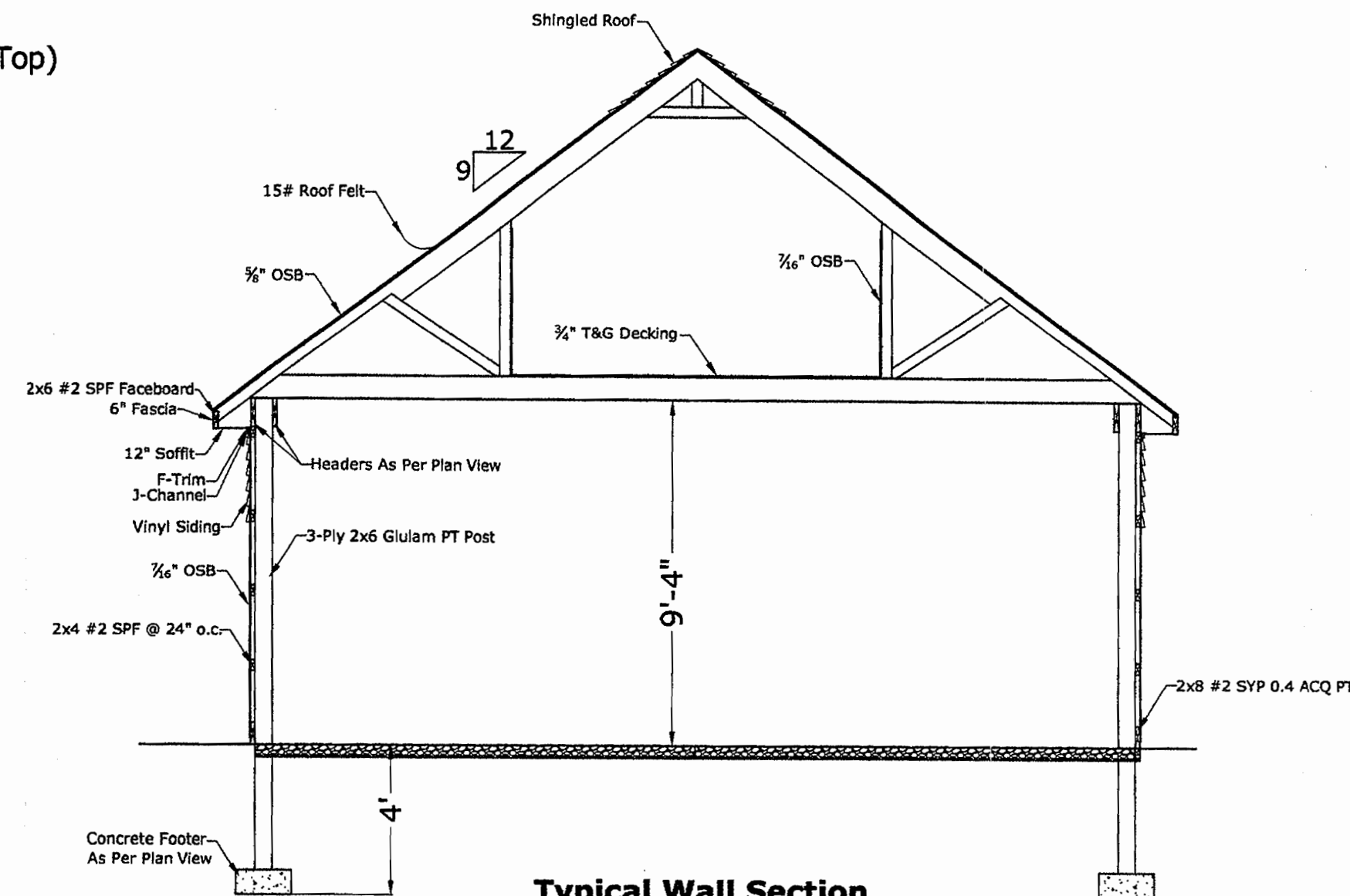
Snow Load:

Ground Snow Load= 30 psf

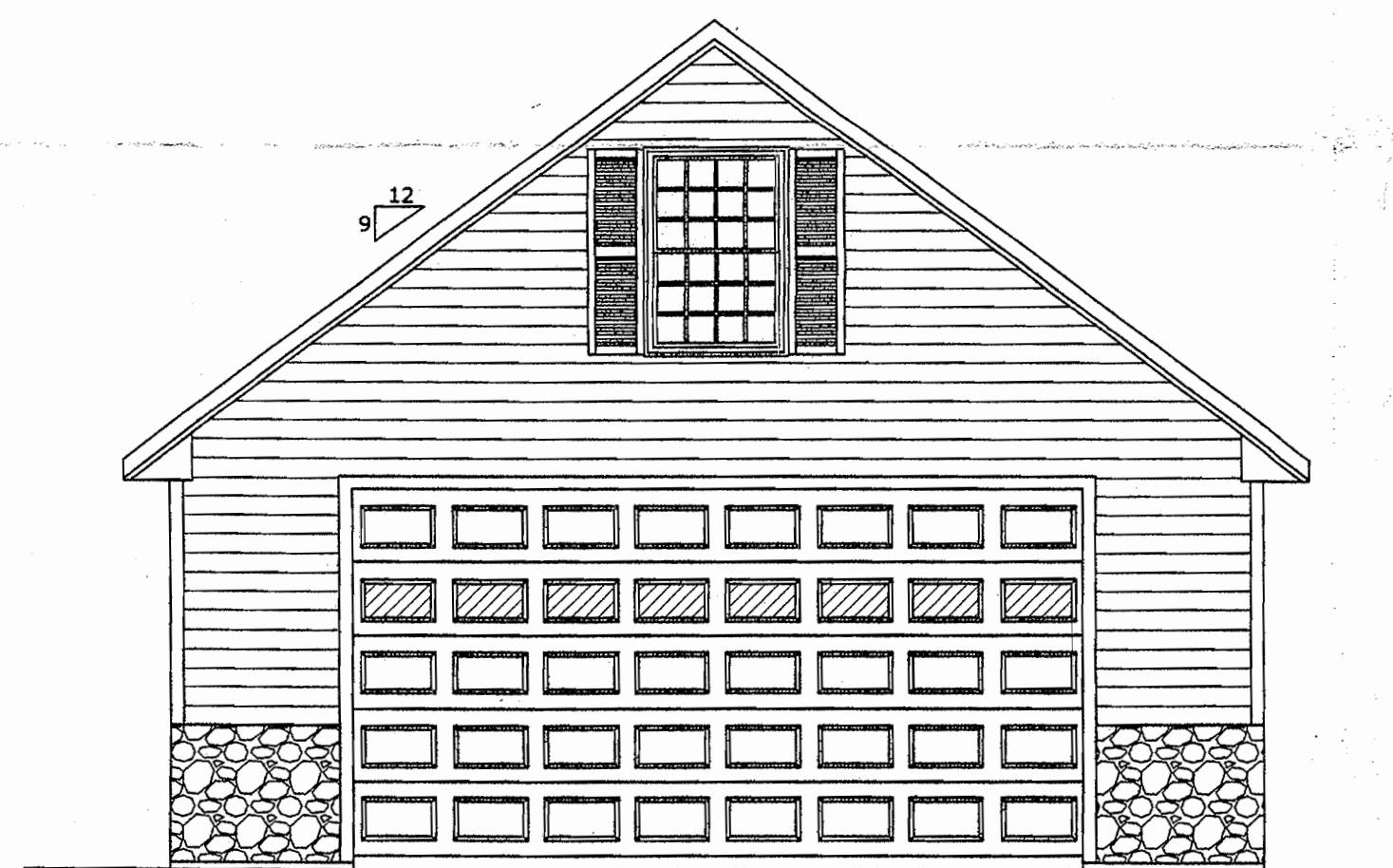
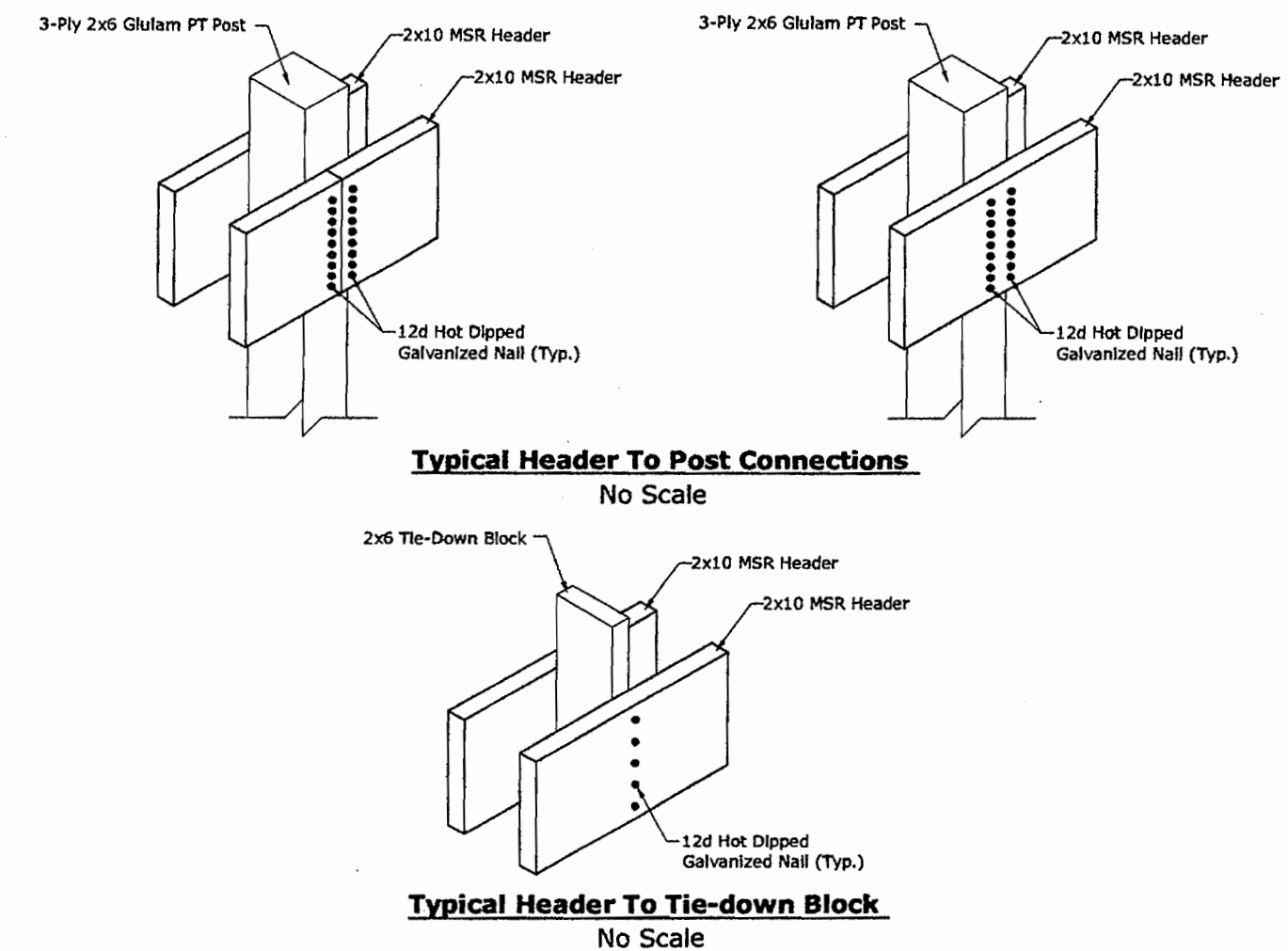
Wind Load:

Basic Wind Speed (3 second gust)= 115 mph

Building Peak Height: 18'-9 3/8"



Typical Wall Section
1/4" = 1'-0"



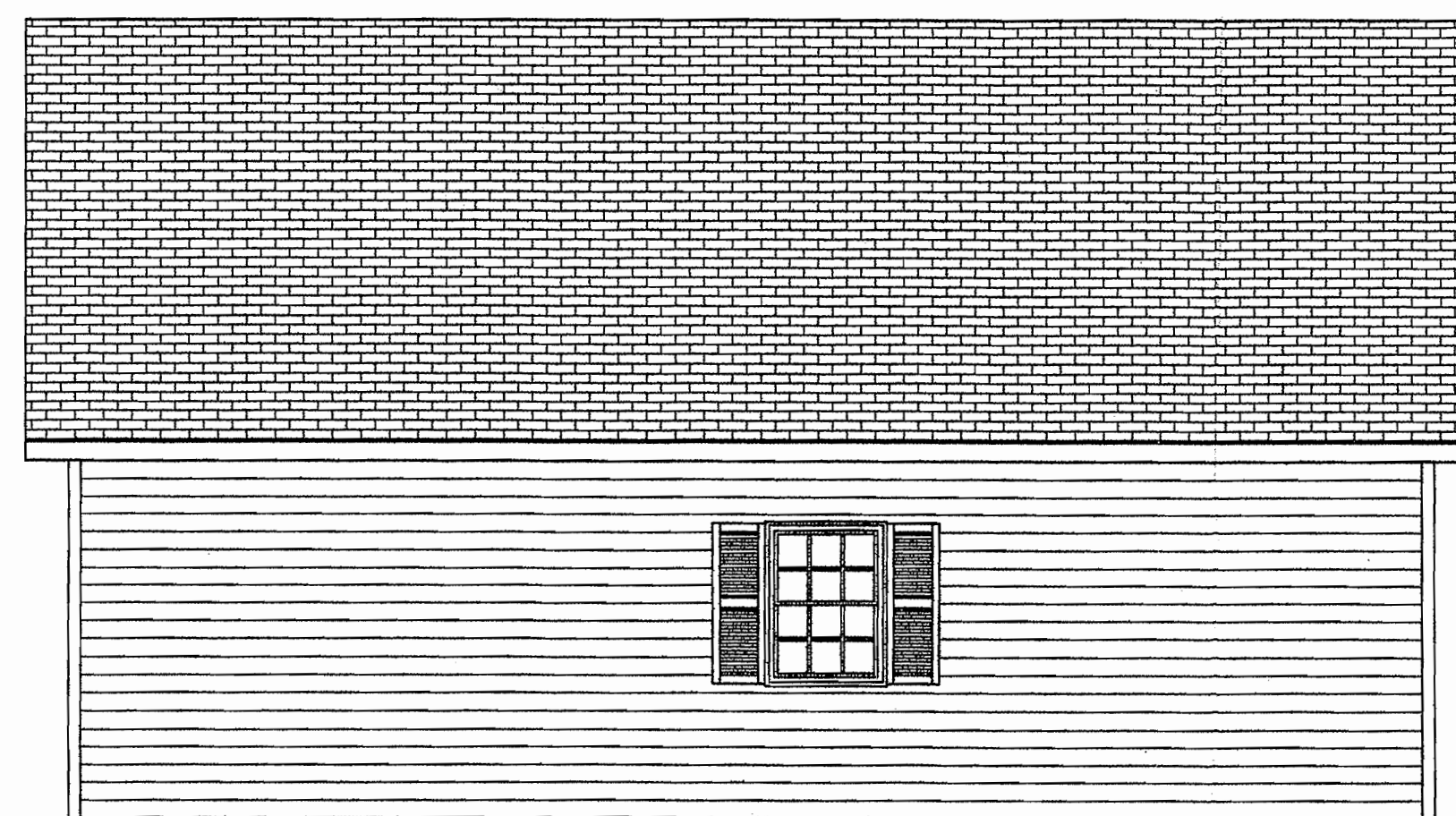
Left Gable Elevation



Front Eave Elevation



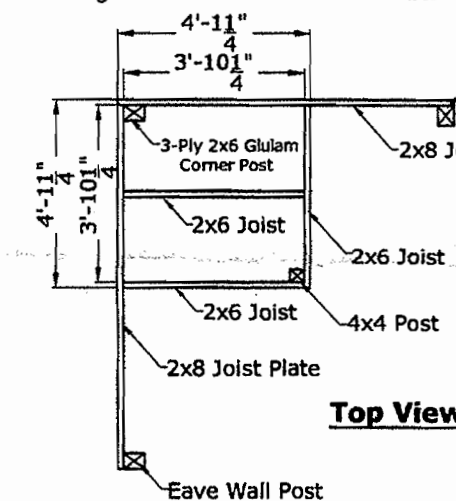
Right Gable Elevation



Rear Eave Elevation

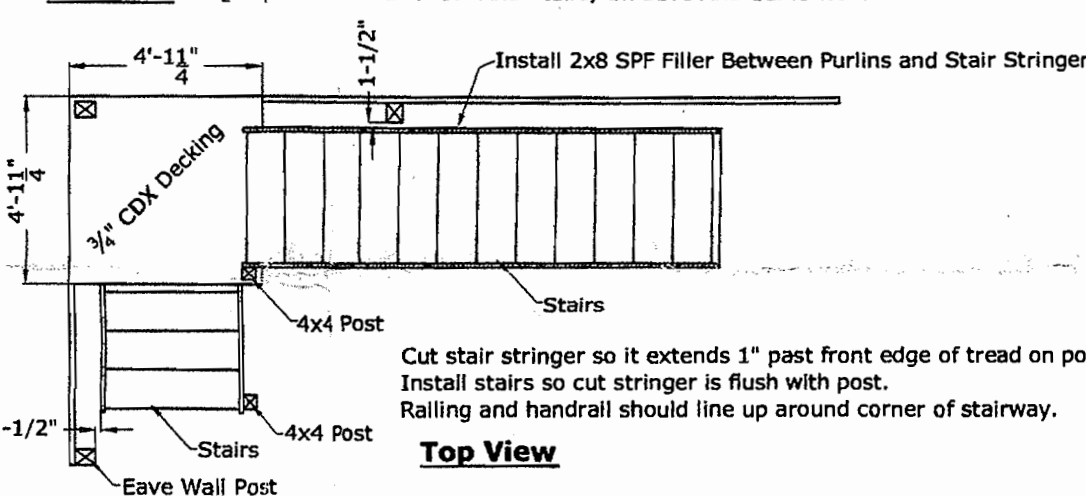
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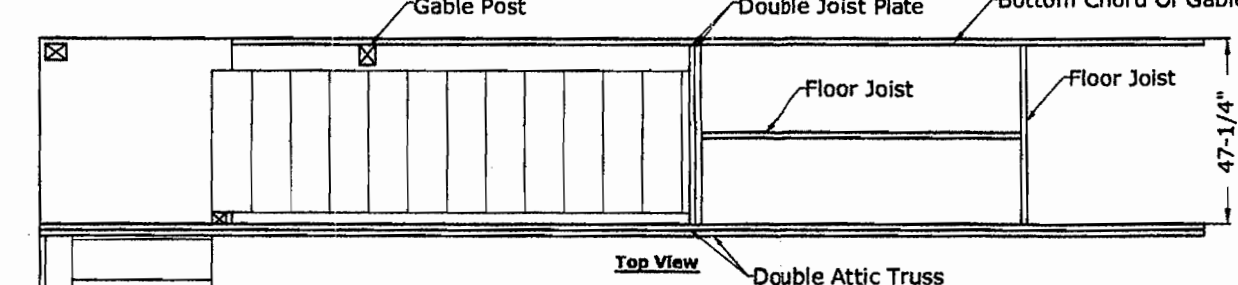
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No Scale

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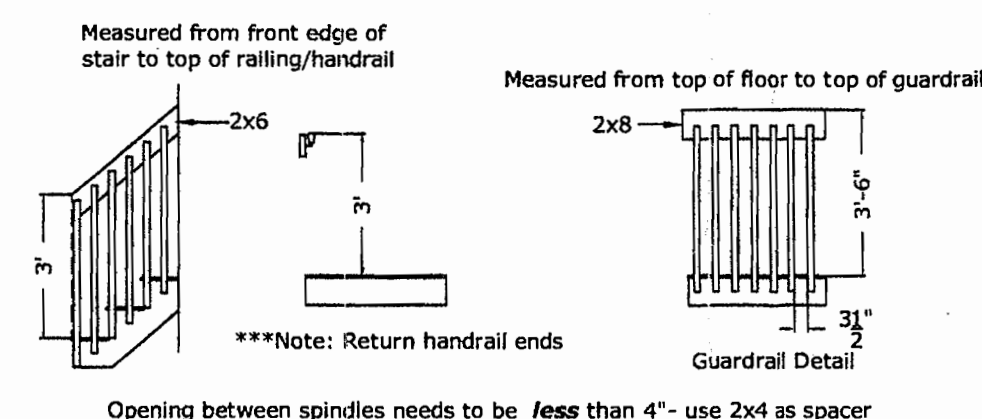


Stair Landing Detail
No Scale

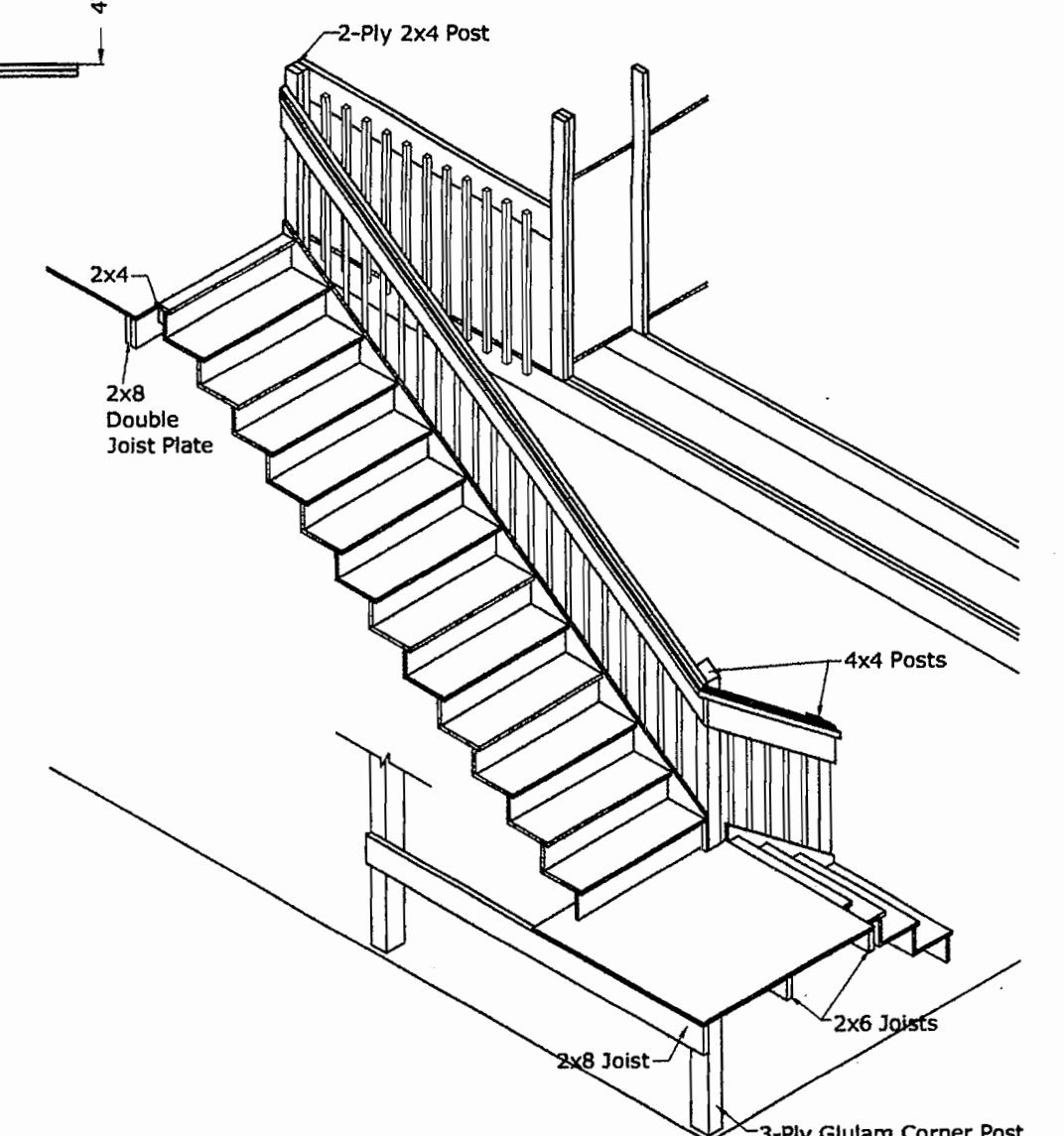
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Handrail Detail
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