

IN RE: PETITION FOR ADMIN. VARIANCE

S side of Boyce Avenue, 404 feet
+/- W of c/l of Carrollton Avenue
9th Election District
2nd Councilmanic District
(1401 Boyce Avenue)

Robert M. and Mary P. Stewart
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2008-0561-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, Robert M. and Mary P. Stewart for property located at 1401 Boyce Avenue. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) with a maximum height of 22 feet in lieu of the maximum height of 15 feet allowed in a residential zone; and from Section 1B02.3.c.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard depth for a principal structure of 27 feet in lieu of the minimum 40 feet allowed in a DR 2 zone. The Petitioners desire to construct a new two-story garage/studio measuring 33 feet x 24 feet in size. The studio is for use as an artist's studio by Mrs. Stewart. The dormer windows in the north facing wall and the windows in the south facing wall and skylights in the roof provide excellent natural daylight for artistic work. Renovating the principal structure to provide a work space with similar lighting would be extremely difficult and the only practical solution is the use of a separate building. The existing garage can be replaced as a studio; however, it provides two off-street parking spaces that the Stewarts would like to retain. A solution is to place the studio above the garage, but the height of the combined structure is greater than the zoning regulations allow. Strict compliance with the maximum height restriction presents a practical difficulty in that neither the studio nor the garage would be of adequate height for use.

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29.08
Bj

The proposed height of 22 feet represents the minimum relief required to be usable. The dormer windows on the street side (north) of the studio are in harmony with the house architecture. The existing house was constructed in 1928 prior to the current zoning regulations and has been used since that time as a single family residence. The variance request will bring the existing house into compliance.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated June 26, 2008 that indicate the property is within the Ruxton Riderwood Lake Roland Design Review area. The proposal is to raze an existing garage and rebuild a 22 foot high garage and artist's studio. Due to the minor nature of the request, a Design Review Panel meeting is not required. The Planning Office has reviewed a preliminary set of architectural elevation drawings dated May 25, 2008 titled Garage and Studio Elevation. The Planning Office recommends that they have final sign off on the architectural elevation drawings, and that the project retain a significant amount of plant material between the new building and the adjacent Coale and Edwards property lines.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on June 14, 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.

STAMP RECEIVED FOR FILED
7.9.08
[Signature]

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 9th day of July, 2008 that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) with a maximum height of 22 feet in lieu of the maximum height of 15 feet allowed in a residential zone; and from Section 1B02.3.c.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard depth for a principal structure of 27 feet in lieu of the minimum 40 feet allowed in a DR 2 zone are 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 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 Office of Planning shall have final sign off on the architectural elevation drawings.
3. The project retain a significant amount of plant material between the new building and the adjacent Coale and Edwards property lines.

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



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County for the property
located at 1401 BOYCE AVENUE TOWSON, MD. 21204
which is presently zoned DR-2

Deed Reference: B167 1745 Tax Account # 09 0367 2930

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)

PLEASE 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:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

ROBERT M. STEWART
Name - Type or Print

Signature

MARY P. STEWART
Name - Type or Print

Signature

(W) 410-685-8007

1401 BOYCE AVENUE
Address

(H) 410-825-2406

Telephone No.

TOWSON
City

MD
State

21204
Zip Code

Representative to be Contacted:

RICHARD TRUELOVE
Name

406 W. PENNSYLVANIA AVE
Address

410-444-4914
Telephone No.

TOWSON
City

MD
State

21204
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. 2008-0561-A

Reviewed By [Signature]

Date 6-4-08

REV 7/20/07

Estimated Posting Date 6-15-08

ORDER RECEIVED FOR FILING

79.08

PM

Section 400.1 to permit an accessory structure with a maximum height of 22 feet in lieu of the maximum height of 15 feet allowed in a residential zone.

Section 1B02.3 c1 to permit a rear yard depth for a principal structure of 27 feet in lieu of the minimum 40 feet allowed in a DR-2 zone.

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 1401 BOYCE AVENUE
Address
TOWSON MD. 21204
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):

PLEASE SEE ATTACHED

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.

Robert M. Stewart
Signature

ROBERT M. STEWART
Name - Type or Print

Mary P. Stewart
Signature

MARY P. STEWART
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 2nd day of JUNE, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

ROBERT M. STEWART AND MARY P. STEWART
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Richard True Love
Notary Public

My Commission Expires MAY 31, 2010

Variance for Accessory Structure Height:

The studio is for use as an artist's studio by Mrs. Stewart. The dormer windows in the north facing wall and the windows in the south facing wall and skylights in the roof provide excellent natural daylight for artistic work. Renovating the principal structure to provide a workspace with similar lighting would be extremely difficult, and the only practical solution is the use of a separate building. The existing garage can be replaced as a studio, however, it provides two off-street parking spaces that the Stewarts would like to retain. A solution is to place the studio above the garage, but the height of the combined structure is greater than the zoning regulations allow. Strict compliance with the maximum height restriction presents a practical difficulty in that neither the studio nor the garage would be of adequate height for use. The proposed height represents the minimum relief required to be usable. The relief requested is in harmony with spirit and intent of the height, area, and parking regulations; and presents no negative effect to the public health, safety, and general welfare. Additionally, the dormer windows on the street side (north) of the studio are in harmony with the house architecture.

Variance for Principal Structure rear yard setback:

The existing house was built in 1928, prior to current zoning regulations, and has been used since that time as a single family residence. The Stewarts request that a variance to the rear yard setback for a principal structure in a DR-2 zone be granted to bring the existing house into compliance.

RICHARD J. TRUELOVE, P.E., INC.
CIVIL ENGINEER

408 WEST PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204-4228

(410) 494-4914
FAX (410) 296-5328

ZONING DESCRIPTION 1401 BOYCE AVENUE

Beginning for the same at a point in the center of Boyce Avenue. Said point being 404 feet more or less west of the center of Carrollton Avenue. Running along the center of Boyce Avenue, South 78° 10' West 37.12 feet.

Thence leaving the center of Boyce Avenue and running the following courses and distances viz:

- (1) South 18° 11' 40" East 170.28 feet thence,
- (2) South 77° 19' 20" West 157.23 feet thence,
- (3) South 01° East 117.67 feet thence,
- (4) North 89° East 260 feet thence,
- (5) North 47° 38' East 38.5 feet thence,
- (6) North 45° 04' West 129.5 feet thence,
- (6) North 11° 29' West 177.5 feet. to the place of beginning

Containing 38,354 square feet, or 0.88 acres of land, more or less.

Being all of that property recorded in the Land Records of Baltimore County in Liber SM 8167 Folio 747; also being part of Lot #11 on the plat of Ruxton Heights, said plat being recorded in the Land Records of Baltimore County in Plat Book W.P.C. No. 6 Folio 88. Located in the Ninth Election District, Second Councilmanic District, of Baltimore County, Maryland. Also known as 1401 Boyce Avenue.

June 2, 2008

reports\zondesc\1401 Boyce Ave.doc



Richard John Truelove P.E.

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number ²⁰08- 0561 -AAddress 1401 Boyce Ave.Contact Person: J. MERREY
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 6-4-08Posting Date: 6-15-08Closing Date: 6-30-08

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 ²⁰08- 0561 -AAddress 1401 Boyce Ave.Petitioner's Name ROBERT BOYCE STEWART Telephone 410-825-2406Posting Date: 6-15-08Closing Date: 6-30-08

Wording for Sign A VARIANCE
To Permit A ACCESSORY STRUCTURE WITH A
(MAXIMUM) Height of 22 feet IN LIEU of the PERMITTED
15ft. AND A REAR YARD SETBACK OF 27 feet
IN LIEU of THE REQUIRED 40ft. for THE DWELLING.

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: # 05G1

Petitioner: ROBERT M. STEWART

Address or Location: 1401 BOYCE AVENUE TOWSON MD. 21204

PLEASE FORWARD ADVERTISING BILL TO:

Name: ROBERT M. STEWART

Address: 1401 BOYCE AVENUE

TOWSON MD. 21204

Telephone Number: (H) 410-825-2406 (W) 410-685-8007

Revised 2/20/98 - SCJ

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. 15388

PAID RECEIPT

Date: 6.4.08

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006		6150					65. —

Total: 65. —

Rec
 From: R. STEWART

For: 2008-0561-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

BUSINESS ACTUAL TIME DEM
 04/2008 6/04/2008 11:19:32 2
 REF: 503 WALKIN DOOL INVO
 RECEIPT # 447593 6/04/2008 0813
 5 528 ZONING VERIFICATION
 015366
 Recpt Tot 145.00
 145.00 OK 1.00 CA
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No: 2008-0561-A

Petitioner/Developer: ROBERT
STEWART

Date Of Hearing/Closing: 6/30/08

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West 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 1401 BOYCE AVE

This sign(s) were posted on June 14, 2008
(Month, Day, Year)

Sincerely,

Martin Ogle 6/14/08
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

16 Salix Court

Address

Balto. Md 21220

(443-629 3411)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2007-0561-A

A VARIANCE TO PERMIT A RECESSORY STRUCTURE
WITH A HEIGHT OF 22 FEET IN LIEU OF THE
PERMITTED 15 FT. AND A REAR YARD SETBACK OF
27 FEET IN LIEU OF THE REQUIRED 40 FT. FOR
THE DWELLING.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON MONDAY, JUNE 24, 2008

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
101 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

myattmfg
6/14/08



BALTIMORE COUNTY

M A R Y L A N D

JOHN F. SKIDMORE
ARCHITECTS

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

June 30, 2008

Robert M. & Mary P. Stewart
1401 Boyce Avenue
Towson, MD 21204

Dear: Robert M. & Mary P. Stewart

RE: Case Number 2008-0561-A, Address: 1401 Boyce Avenue

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 4, 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:lnw

Enclosures

c: People's Counsel
Richard Trvelove, 406 W. Pennsylvania, Towson, MD 21204

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: June 19, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For June 23, 2008
Item Nos. 08-456, 0531, 0543, 0558, 0559, 0560,
0561, 0562, 0563, 0566, 0567, 0568, and 0571

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

DAK:CEN:lrk
cc: File
ZAC-06192008-NO COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 26, 2008

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

SUBJECT: 1401 Boyce Avenue

RECEIVED
JUN 27 2008

INFORMATION:

Item Number: 08-561
Petitioner: Robert and Mary Stewart
Property Size: .88 acres
Zoning: DR 2
Requested Action: Administrative Variance

BY:.....

The property in question is within the Ruxton Riderwood Lake Roland Design Review area. The proposal is to raze an existing garage and rebuild a 22' high garage and artist's studio that is 23 feet x 21 feet. Due to the minor nature of the request, a DRP meeting required.

The request also include a setback variance due to the fact that the existing dwelling has a non-conforming rear yard setback of 27 feet in lieu of 30.' It was constructed prior to the effective date of the BCZR.

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed a preliminary set of architectural elevations drawings dated May 25, 2008 titled Garage and studio elevation. If granted, the Office of Planning recommends the following:

1. Final sign off on the architectural elevation drawings
2. Retain a significant amount of plant material between the new building and the adjacent Coale and Edwards property lines

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

Prepared By:
CM/LL





EXISTING GARAGE



1317 BOYCE AVENUE FROM DRIVEWAY AT 1401 BOYCE AVENUE



VIEW OF BOYCE AVENUE FROM GARAGE



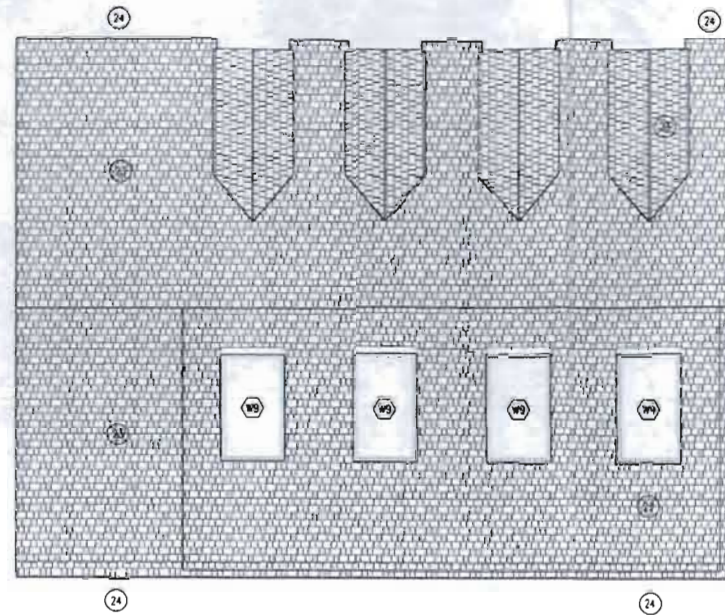
1407 BOYCE AVENUE FROM BACK YARD OF 1401 BOYCE AVENUE



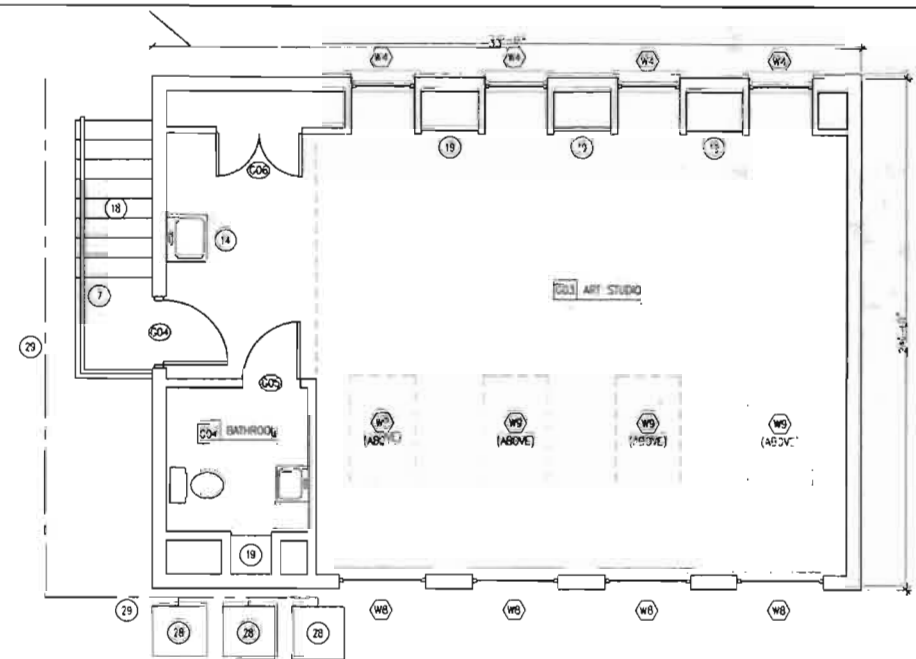
1406 LOCUST AVENUE (HOUSE BEHIND GARAGE) FROM GARAGE

NEW CONSTRUCTION NOTES

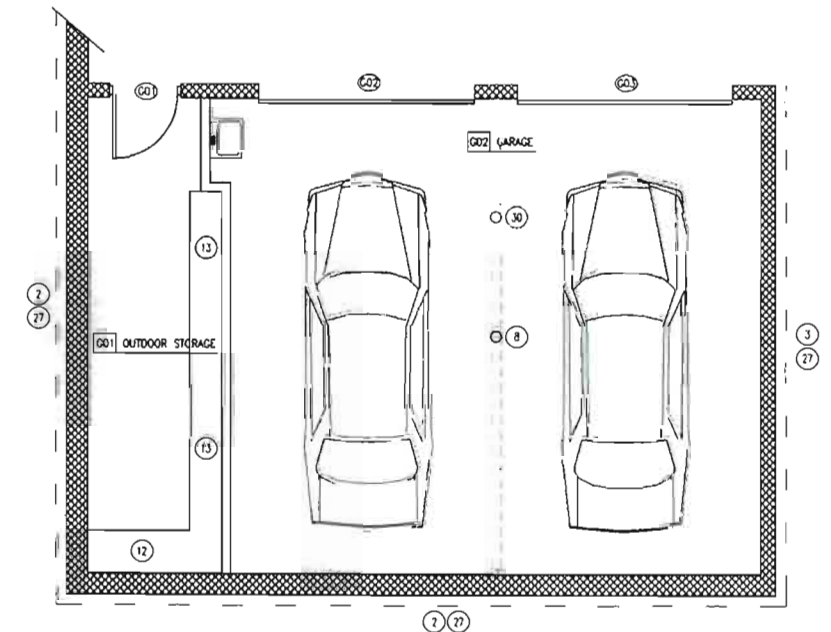
1. CONCRETE FOOTING FOR NEW MASONRY CHIMNEY ON WALL.
2. 12 INCH REINFORCED CONCRETE BLOCK FOUNDATION WALL. WATERPROOF WITH RUBBERIZED ASPHALT SHEET, PROTECTION BOARD AND 12 INCHES OF POROUS FILL FULL HEIGHT OF WALL TO GRADE.
3. 8 INCH REINFORCED CONCRETE BLOCK FOUNDATION WALL. WATERPROOF WITH RUBBERIZED ASPHALT SHEET, PROTECTION BOARD AND 12 INCHES OF POROUS FILL FULL HEIGHT OF WALL TO GRADE.
4. BRICK / CONCRETE BLOCK MASONRY CHIMNEY WITH OPERABLE DAMPER.
5. MODIFY EXISTING FIREPLACE WITH BRICK / CONCRETE BLOCK WALL TO CLOSE EXISTING FIREPLACE OPENING ON ONE SIDE.
6. NEW PAINTED METAL WALL-MOUNTED HANDRAIL TO MATCH EXISTING RAILS.
7. NEW PAINTED METAL GUARDRAIL ASSEMBLY TO MATCH EXISTING RAILS.
8. STEEL PIPE COLUMN AND BEAM TO SUPPORT FIRST FLOOR FRAMING.
9. PLASTIC LAMINATE COUNTER, SUPPORTED ON WALL BRACKETS.
10. 30" x 30" x .39" PLASTIC LAMINATE LAUNDRY SINK.
11. METAL TELESCOPING CLOSET ROD AND SINGLE 12" D. PAINTED WOOD SHELF ABOVE.
12. 24" D. PLASTIC LAMINATE SHELVING ON ADJUSTABLE METAL STANDARDS AND BRACKETS FULL HEIGHT OF WALL. PROVIDE 5 SHELVES.
13. 18" D. PLASTIC LAMINATE SHELVING ON ADJUSTABLE METAL STANDARDS AND BRACKETS FULL HEIGHT OF WALL. PROVIDE 5 SHELVES.
14. METAL UTILITY SINK WITH PLASTER TRAP AND CLEANSIT.
15. PROVIDE CUSTOM 3'-0" H. BASE CABINET WITH OPENING INTO PANTRY, AND NATURAL FINISHED WOOD OPEN SHELVING ABOVE CABINET, OPENING INTO THE DEN. INTERIOR OF SHELVING ABOVE, DIVIDER PANELS AND TRIM SHALL BE NATURAL FINISHED WOOD.
16. RECONFIGURATION OF EXISTING KITCHEN CASEWORK AND EXTENT OF NEW KITCHEN CASEWORK SHALL BE DETERMINED BY THE OWNER / KITCHEN DESIGNER.
17. INTERIOR WALL FINISH FOR DEN SHALL BE NATURAL FINISHED TONGUE AND GROOVE WOOD PANELING.
18. TREATED WOOD STAIRS AND LANDING.
19. PLASTIC LAMINATE BASE CABINETS.
20. MODIFY STAIR RAIL AS REQUIRED AT NEW PARTITION.
21. SOLID SURFACE (CORIAN) COUNTER AND PAINTED WOOD VANITY CABINETS.
22. EXTEND WOOD RAILING TO MATCH EXISTING.
23. NEW ASPHALT SHINGLE ROOFING TO MATCH EXISTING ROOFING.
24. PROVIDE NEW METAL OUTLETS AND DOWNSPOUTS TO MATCH EXISTING HOUSE. RE INTO EXISTING UNDERGROUND STORM WATER SYSTEM.
25. CERAMIC GAS LOG CORNER FIREPLACE UNIT, VENT TO MASONRY CHIMNEY.
26. LAUNDRY CHUTE TO BASEMENT.
27. 4 INCH DIAMETER PVC FOUNDATION DRAIN, AT BASE OF ALL NEW WALLS WHERE SLAB IS BELOW GRADE ELEVATION.
28. MECHANICAL UNITS, RELOCATED AND NEW.
29. RUN REFRIGERANT TUBING IN 4 INCH DIAMETER PVC CONDUIT TO BASEMENT OF HOUSE.
30. 4 INCH DIAMETER FLOOR DRAIN.
31. 1/2 INCH TEMPERED GLASS SHOWER ENCLOSURE.
32. WATER AND GAS SERVICE ENTRANCE LOCATION.
33. FORMED CONCRETE STAIRS.



ROOF PLAN

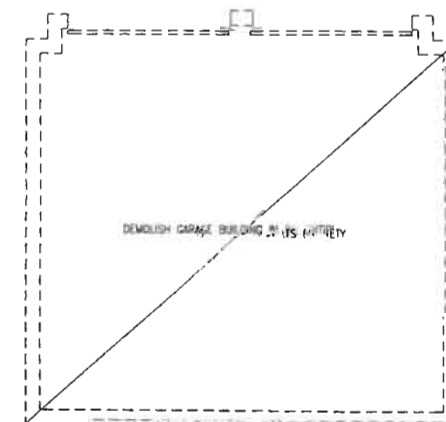


STUDIO FLOOR PLAN



GARAGE FLOOR PLAN

NOTES



GARAGE DEMOLITION PLAN

NOTES

NOTES

RENOVATIONS AND ADDITION TO THE STEWART RESIDENCE

1401 Boyce Avenue Ruxton, Maryland

Seal

REVISIONS

No.	Date	Description

Project No.: 0501

Date: May 25, 2008

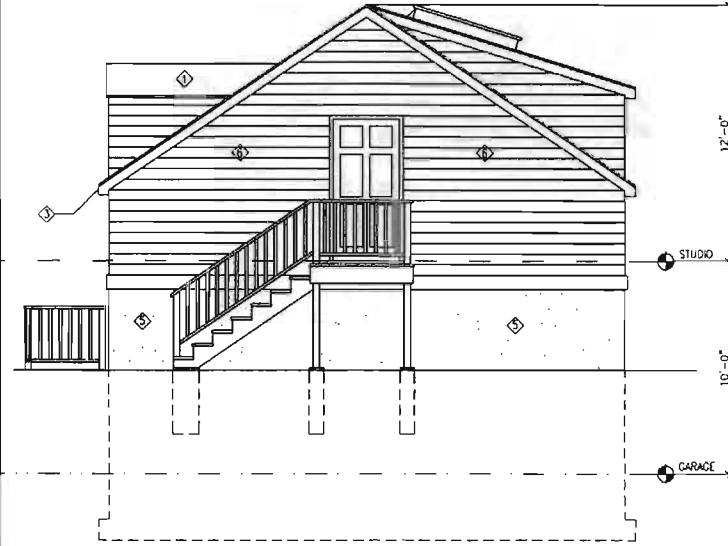
Scale: 1/4" = 1'-0"

Sheet Title: GARAGE AND STUDIO PLANS

Sheet No.:

SCHEDULE OF EXTERIOR MATERIALS

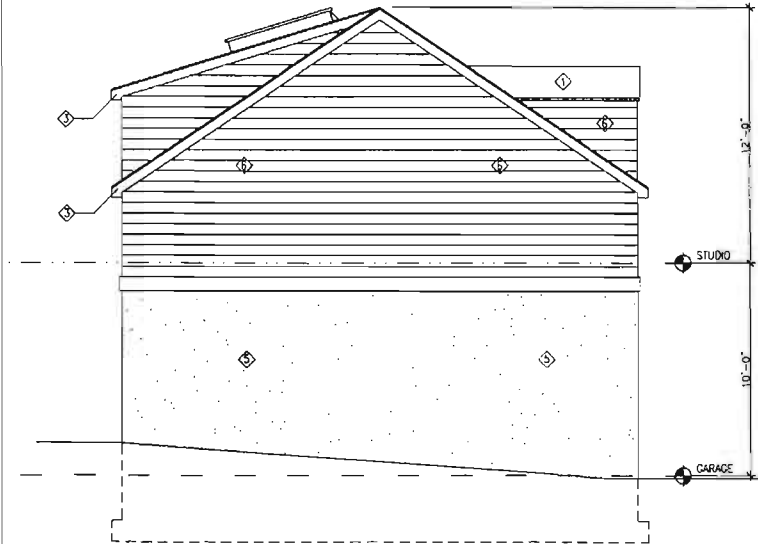
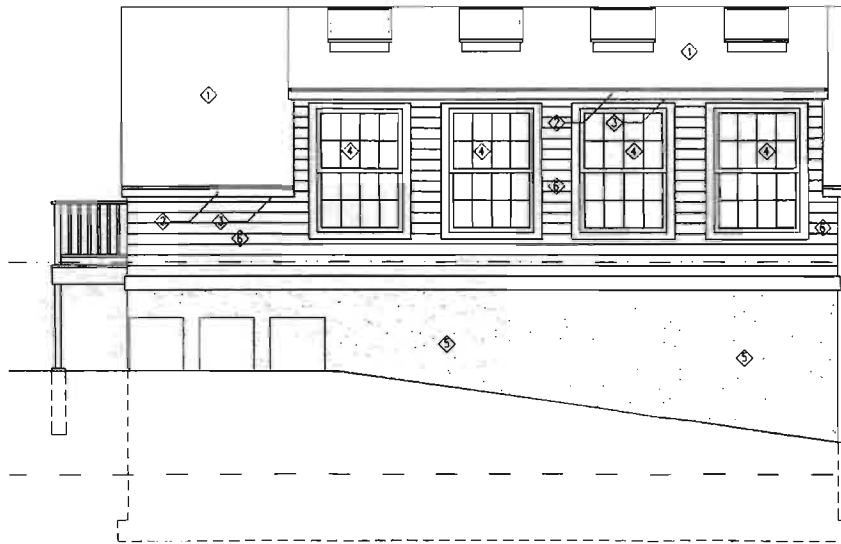
- 1 ASPHALT SHINGLE ROOFING
- 2 PREFINISHED METAL GUTTER
- 3 PAINTED FIBER CEMENT TRIM BOARD
- 4 WOOD WINDOW
- 5 STUCCO TO MATCH EXISTING HOUSE
- 6 PAINTED FIBER CEMENT SIDING AND WINDOW TRIM
- 7 BRICK MASONRY CHIMNEY



MATERIAL LEGEND

NORTH ELEVATION

WEST ELEVATION



NOTES

SOUTH ELEVATION

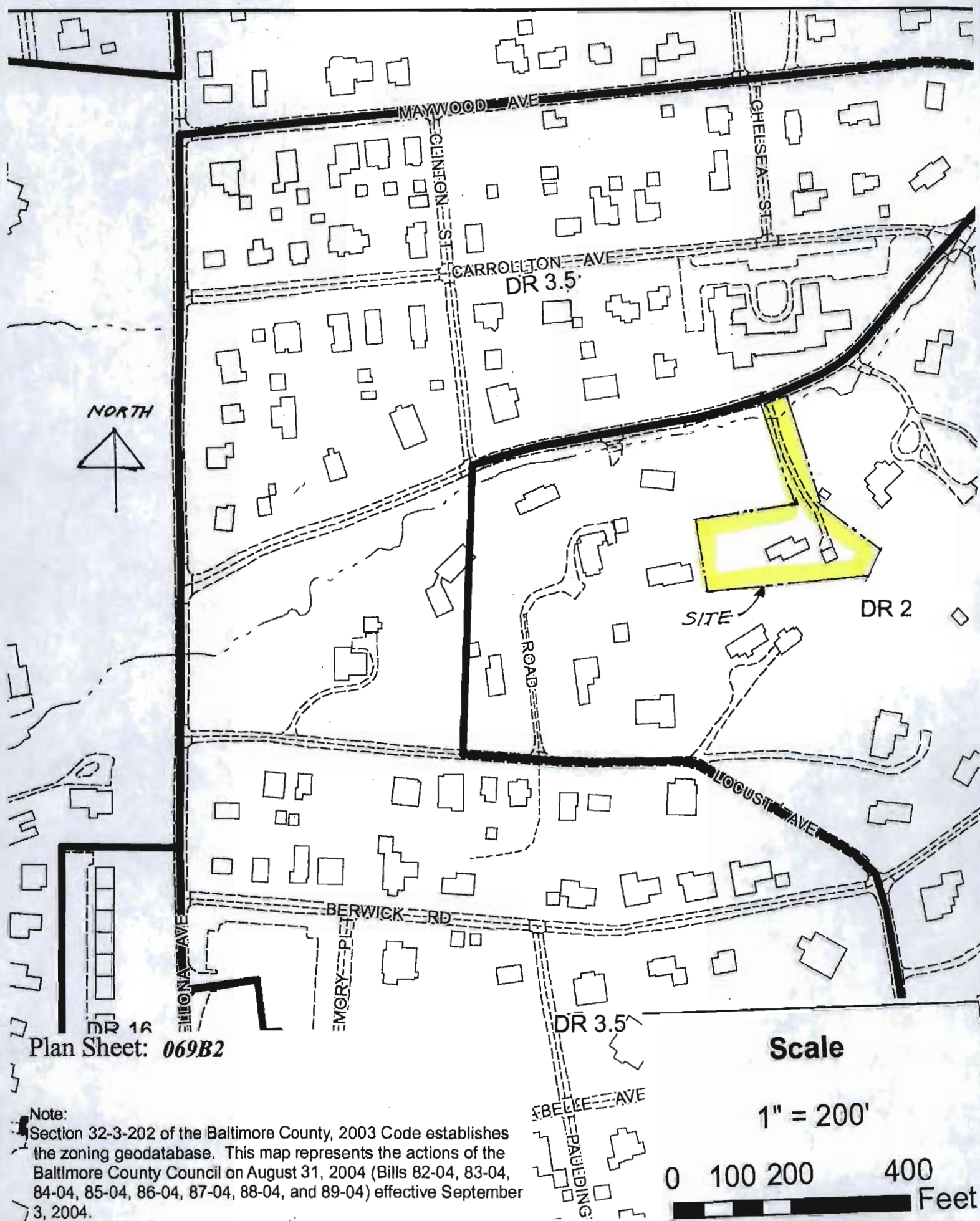
EAST ELEVATION

Seal

RENOVATIONS AND ADDITION TO THE
STEWART RESIDENCE
1401 Boyce Avenue Ruxton, Maryland

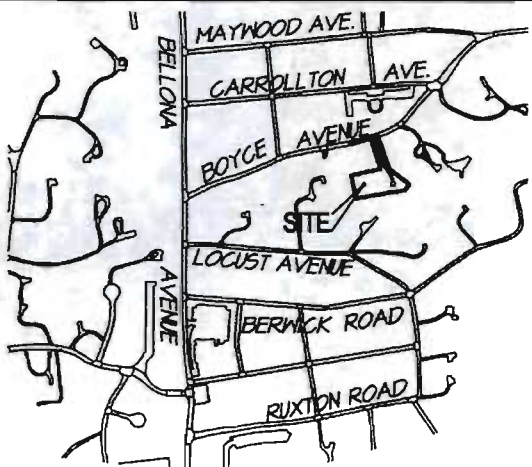
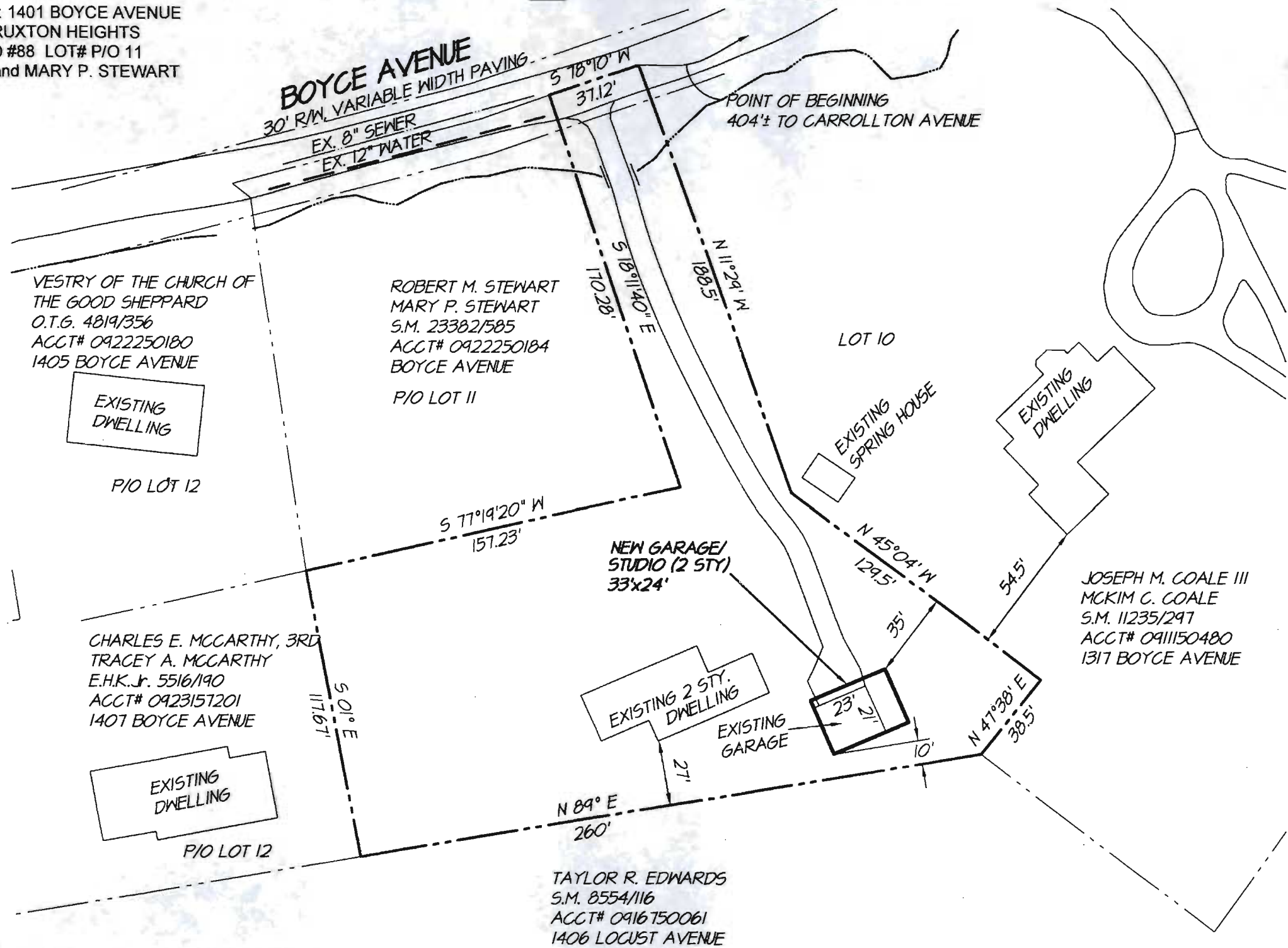
REVISIONS		
No.	Date	Description

Project No.: 0501
Date: May 25, 2008
Scale: 1/4" = 1'-0"
Sheet Title: GARAGE AND STUDIO
ELEVATIONS
Sheet No.:



PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS: 1401 BOYCE AVENUE
SUBDIVISION NAME: RUXTON HEIGHTS
PLAT BOOK: #6 FOLIO #88 LOT# P/O 11
OWNER: ROBERT M. and MARY P. STEWART



VICINITY MAP
SCALE: 1"=1000'

LOCATION INFORMATION

ELECTION DISTRICT 9

COUNCILMANIC DISTRICT 2

1"=200' SCALE MAP # 69B2

ZONING DR-2

LOT SIZE 38,354 S.F., 0.88Ac±

ACREAGE SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒ ☐

YES NO

CHESAPEAKE BAY ☐ ☒

CRITICAL AREA ☐ ☒

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY/
BUILDING ☐ ☒

PRIOR ZONING HEARING ☐ ☒

ZONING OFFICE USE ONLY

REVIEWED BY ITEM# CASE#



RICHARD TRUELOVE P.E., Inc.

registered civil engineer

406 West Pennsylvania Avenue
Towson, Maryland 21204-4228

(410)494-4914 FAX (410)296-5326

ZONING RELIEF REQUESTED:

A VARIANCE TO SECTION 400.1 TO PERMIT AN ACCESSORY STRUCTURE WITH A MAXIMUM HEIGHT GREATER THAN 15'

A VARIANCE TO SECTION 1B02.3 C 1 TO PERMIT A REAR YARD DEPTH FOR AN EXISTING PRINCIPAL STRUCTURE LESS THAN THE MINIMUM 40'

SCALE OF DRAWING: 1"= 50'