

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
SW side of Timberlane Road, 330 feet SE		
of c/l of Light Foot Drive	*	DEPUTY ZONING
Election District		
Councilmanic District	*	COMMISSIONER
(6808 Timberlane Road)		
	*	FOR BALTIMORE COUNTY
Estate of Joseph S. Miller, by Barton Sidle,		
Personal Representative		
<i>Legal Owner</i>	*	
Jennifer Lynn Margolese		
<i>Contract Purchaser</i>	*	Case No. 2009-0162-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 owner of the subject property, Estate of Joseph S. Miller, by Barton Sidle, Personal Representative, and Jennifer Lynn Margolese, the contract purchaser on December 21, 2008. The property was transferred from the Miller Estate to Ms. Margolese on December 23, 2008. The variance request is from Sections 1B01.2.3 and 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with a 18 feet front yard setback in lieu of the 26 feet setback required by front averaging. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. The Petitioner wishes to add two bedrooms to the existing home. Due to the unusual placement and design of the home on the lot it is difficult to place the addition anywhere else on the home.

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 December 22, 2008 which indicates that the property is within the 1958 subdivision of Wellwood, and is a very deep and irregular lot. While the predominant patter in that neighborhood is houses constructed parallel to the street, the existing dwelling is situated at an angle to the street. The

RECEIVED FOR FILING
 1-13-09
 [Signature]

front entrance is on the side of the dwelling. There is a practical difficulty involved in constructing a front addition. The Planning Office does not object to the requested variance which will allow the modernization of the house with a much needed bedroom addition.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on December 20, 2008 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has 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, 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 Petitioner. The Petitioner would be unable to construct an addition containing two much-needed bedrooms. The existing home is was constructed at an angle and closer to Timberlane Road than other dwellings in the neighborhood. Drawings submitted with the Petition show extensive remodeling as well as the proposed addition to the home. These home improvements will be an asset to the community.

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 13th day of January, 2009 that a Variance from Sections 1B01.2.3 and 303.1

COPIES PRESERVED FOR FILING

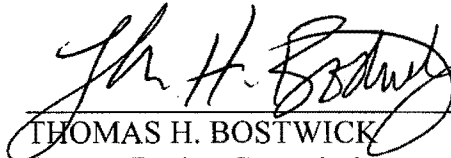
1-13-09

m

of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with a 18 feet front yard setback in lieu of the 26 feet setback required by front averaging be and is hereby GRANTED, subject to the following:

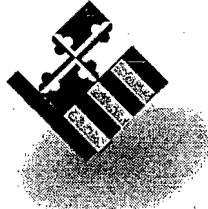
1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

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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1.13.09
B2



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

January 13, 2009

JENNIFER LYNN MARGOLESE
6808 TIMBERLANE ROAD
BALTIMORE MD 21209

Re: Petition for Administrative Variance
Case No. 2009-0162-A
Property: 6808 Timberlane Road

Dear Ms. Margolese:

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 "Th. H. Bostwick", enclosed within a circular stamp or seal.

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 10808 Timberlane Rd
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)

Sections: 1B01.2.3; 303.1

To permit an addition with a 18 feet front yard set back in lieu of the 26 feet set back required by front averaging.

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

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

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

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

Contract Purchaser/Lessee:

Jennifer Lynn Margotese
Name - Type or Print

J Margotese
Signature

6528 Sanzo Rd, Apt D 443-561-3224
Address Telephone No.

Baltimore MO 21209
City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Barton Sells, Personal Rep, Estate of Joseph S. Miller

Name - Type or Print

Barton Sells P.R.
Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

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 11 day of December, 2009, 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. 2009-0162-A

REV 10/25/01

11309

Reviewed By [Signature] Date 12/28/08

Estimated Posting Date 12/21/08

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 6803 Timberlane Rd
Address
Baltimore MD 21209
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):

I would like to add two bedrooms to our existing home. Due to the unusual placement and design of our home on this lot, it's difficult to place this addition on the lot anywhere else. We are asking to allow an addition on the front of the house to accommodate our family needs, the needed bedrooms would relieve an existing hardship, and create the much needed space. This house is the most unattractive on the street, and the proposed addition will add value and beauty to the existing neighborhood.

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.

Jennifer Lynn Margolese
Signature
Jennifer Lynn Margolese
Name - Type or Print

Barton S. Mille P.R.
Signature
Barton S. Mille Personal Rep. Est of
Name - Type or Print Joseph S. Mille

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19 day of November 2011, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Dale A. Smith
Notary Public
My Commission Expires 5/14/2012

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.

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J Margolese
Signature
Jennifer Lynn Margolese
Name - Type or Print

Barton Siddle P.R.
Signature
Barton Siddle, Personal Rep, Est
of Joseph S. Miller
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19 day of November 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Dee A. Siddle
Notary Public
My Commission Expires _____



TAX ACCOUNT

0318011750

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6808 Timberlane Rd
which is presently zoned DR5.5

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) 1B01.2.3: 303.1

Sections: 1B01.2.3; 303.1

To permit an addition with a 18 feet front yard set back in lieu of the 26 feet set back required by front averaging.

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

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

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

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

Contract Purchaser/Lessee:

Jennifer Lynn Margolese
Name - Type or Print

J. Margolese
Signature

6528 Sanzo Rd, Apt D 443-561-3224
Address Telephone No.

Baltimore MD 21209
City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Barton Siddle, Personal Rep., Est. of Joseph Mills
Name - Type or Print

B. Siddle P.R.
Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

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 11 day of 11 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. 2009-0162-A

Reviewed By TH

Date 12/08/09

REV 10/25/01

Estimated Posting Date 12/24/09

ZONING DESCRIPTION FOR 6808 TIMBERLANE ROAD

Beginning at a point on the South West side of Timberlane Road which is 40' wide at the distance of 330' South East of the centerline of the nearest improved intersecting street Light Foot Drive which is 50' wide. Being Lot# 8 Block 1, Section # 4 in the Subdivision Wellwood as recorded in the Baltimore County Plat Book 25, Folio 10 containing 15,040 SF. Also known as 6808 Timberlane Road Baltimore, MD 21209 and located in the 3rd Election District 2nd Councilmanic District.

2009-0162-A

ZONING DESCRIPTION FOR 6808 TIMBERLANE ROAD

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2009-0162-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **330**

Date: **12/8/08**

PAID RECEIPT

BUSINESS ACTUAL TIME
 12/09/2008 12/08/2008 10:34:05

REG 1501 WALKIN TRIC JNR

RECEIPT # 401043 12/08/2008

5 528 ZONING VERIFICATION

CR # 033010

Recpt tot \$65.00

\$65.00 CR \$65.00 CR

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Obj	Sub-Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				65.00

Total: **65.00**

Rec From: **Rec. so Bookkeeping Inc**

For: **6808 Timberlane Rd**

71109

7009-0162-H

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **33008**

Date: **12/18/08**

PAID RECEIPT

Fund	Dept	Unit	Sub Unit	Rev	Sub	Obj	Sub Obj	Dept Obj	BS Acct	Amount	Dent
				Source/	Rev/						
001	806	0000				6150				70. ⁰⁰	

Total: **70.⁰⁰**

Rec From

Ben Ture

For

6808 Tobacco Lane Rd Reunion Fee

2009-0162

BUSINESS ACTUAL TIME DED
 12/18/2008 12/18/2008 11:21:22
 REC D SOL WALKIN JRIC JW
 RECEIPT N 002417 12/18/2008 0610
 5 520 ZONING VERIFICATION
 033068
 Recpt Tot 500.00
 470.00 CR
 Baltimore County, Maryland

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

Date: 12/21/08

RE: Case Number: 2009-0162-A

Petitioner/Developer: Jennifer Mangalase

Date of Hearing/Closing: 1/5/09

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 6808 Timberlane Rd

The signs(s) were posted on 12-20-08
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE # 2009-0162-A

TO PERMIT AN ADDITION WITH AN 18-FOOT
FRONT YARD SETBACK IN LIEU OF THE
26 FOOT SETBACK REQUIRED BY FRONT
AVERAGING

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(h)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE. THE PUBLIC HEARING
IS DONE IN THE ZONING BOARD OF ADJUSTMENT
4:30 p.m. ON MONDAY, OCTOBER 19, 2009
ADDRESS: 10000 WOODBURN AVE, BALTIMORE, MD 21237

Modeling
& Construction

64-2822

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2009- 0162 -A Address 6808 Timber Lane Rd
Contact Person: LEONARD Wasilewski Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 12/08/08 Posting Date: 12/21/08 Closing Date: 01/05/09

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, usually within 10 days of the closing date if all County agencies' comments are received, 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 2009- 0162 -A Address 6808 Timber Lane Rd
Petitioner's Name Jennifer Margolese Telephone 443-501-3224
Posting Date: 12/21/08 Closing Date: 01/05/09
Wording for Sign: To permit an addition with a 18 feet front yard set back in lieu of the 26 feet set back required by front averaging.

WCR - Revised 7/7/08

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

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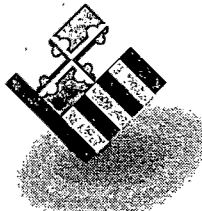
(Detach Along Dotted Line)

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WCR - Revised 7/7/08



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
January 5, 2009

Jennifer Lynn Margoless
6528 Sanzo Rd. Apt.D
Baltimore, MD 21209

Dear: Jennifer Lynn Margoless

RE: Case Number 2009-0162-A, 6808 Timberlane Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 08, 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,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 22, 2008

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

SUBJECT: 6808 Timberlane Road

RECEIVED

INFORMATION:

JAN 05 2008

Item Number: 9-162

Petitioner: Estate of Joseph Miller

ZONING COMMISSIONER

Zoning: DR 5.5

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

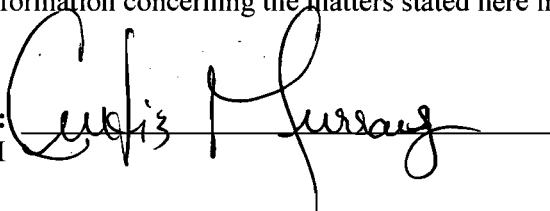
The property in question is within the 1958 subdivision of Wellwood. And is a very deep lot and irregular lot. While the predominant pattern in that neighborhood is houses constructed parallel to the street, the existing dwelling is situated at an angle to the street. The front entrance is on the side of the dwelling. There is a practical difficulty involved in constructing a front addition.

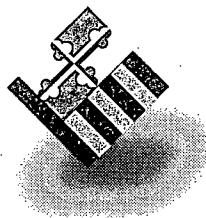
SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not object to the requested variance, which will allow the contract purchaser to modernize the house with a much needed bedroom addition.

For further information concerning the matters stated here in, please contact Diana Itter at 410-887-3480.

Prepared by:
AFK/LL: CM





BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

December 16, 2008

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

ATTENTION: Zoning Review planners

Distribution Meeting of: December 15, 2008

Item No.: 2009-0135-A, 2009-0153-X, 2009-0158-SPHAXA, 2009-0159-A,
2009-0160-A, 2009-0161-SPHXA, 2009-0162-A, 2009-0163-A,
2009-0165-A, AND 2009-0166-SPH.

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.

The Fire Marshal's Office has no comments at this time.

Don W. Muddiman, Acting Lieutenant
Fire Marshal's Office
(Office) 410-887-4880
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: December 18, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For December 22, 2008
Item Nos. 2009-0153, 0158, 0159, 0160,
0161, 0162, 0163, 0164, 0165, and 0166

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

DAK:CEN:lrk
cc: File
ZAC-122208 -NO COMMENTS



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: 12/16/2008

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

RE: Baltimore County
Item No 2007-0162-A
6808 TIMBERLANE RD
MARGOLESE 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. 2007-0162-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,

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB





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: 12/23/2008

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

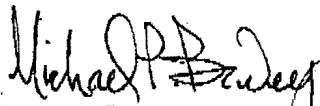
RE: Baltimore County
Item No 2009-0162-A
6808 TIMBERLANE RD
MARGOLESE PROPERTY
ADMINISTRATIVE VARIANCE

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. 2009-0162-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,


for Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB



AV
1-5-09

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

JAN 30 2009

ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: January 21, 2009

SUBJECT: Zoning Item # 09-162-A
Address 6808 Timberlane Road
(Margolese Property)

Zoning Advisory Committee Meeting of December 15, 2008.

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

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

Additional Comments:

Reviewer: JWL

Date: 1/21/09

AV
1-5-09

BALTIMORE COUNTY, MARYLAND

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Additional Comments:

Reviewer: JWL

Date: 1/21/09

From: Jeffrey Livingston
To: Wiley, Debra; Zook, Patricia
Date: 1/21/2009 9:43:00 AM
Subject: ZONING PETITION COMMENTS - Meeting of December 15, 2008

Here are DEPRM's comments for all but one (135-A) zoning petitions:

jeff

Case #
2009-0162-A
AV closed 1-5-09

SITE PLAN TO BE USED IN DETERMINING FRONT YARD DEPTHS IN RESIDENCE ZONES
WHEN THE IMMEDIATE ADJOINING LOTS ARE NOT IMPROVED
Reference - Section 303.1 Baltimore County Zoning Regulations

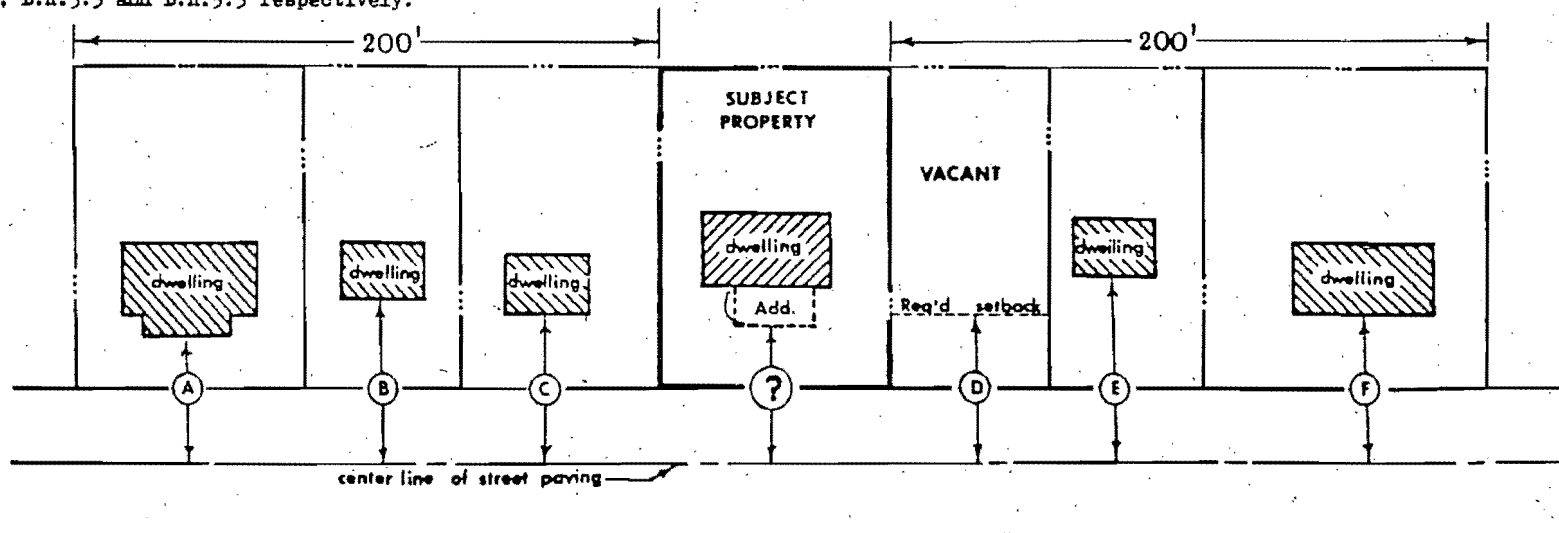
CASE# 2009-0162-A

303.1 —In D.R.2, D.R.3.5 and D.R.5.5 Zones the front yard depth of any building or other structure hereafter erected shall be the average of the front yard depths of the lots immediately adjoining on each side provided such adjoining lots are improved with principal buildings situate within 200 feet of the joint side property line, but where said immediately adjoining lots are not both so improved, then the depth of the front yard of any building hereafter erected shall be not less than the average depth of the front yards of all improved lots within 200 feet on each side thereof, provided that no dwelling shall be required to be set back more than 60 feet in D.R.2 zones, 50 feet in D.R.3.5 zones and 40 feet in D.R.5.5 zones. In no case, however, shall nonresidential principal buildings have front yards of less depth than those specified therefrom in the area regulations for D.R.2, D.R.3.5 and D.R.5.5 respectively.

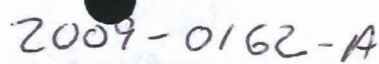
A	17	FT.
B	26	FT.
C	21	FT.
D	34	FT.
E	36	FT.
F	18	FT.
TOTAL (154) ÷ (6) = 25.6		
* of dwellings		
REQUIRED FRONT SETBACK (averaged)		

Jennifer Margolese
 applicant's name
 6808 Timberlane Rd.
 building address
 12/8/08.
 date

NORMAL REQUIRED SETBACKS
 D.R.2 - 65 ft.
 D.R.3.5- 55 ft.
 D.R.5.5- 50 ft.



2009-0162-A





2009-0162-A

6808 Timberlane Rd
Front View



View from street to right side



Front View



House sets back further than others on street



2009-0162-A



6808 Timberlane Road
Right side of house



Left Side of House



Left side of house



View from street House sits back further than neighbor

2009-0162-A

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

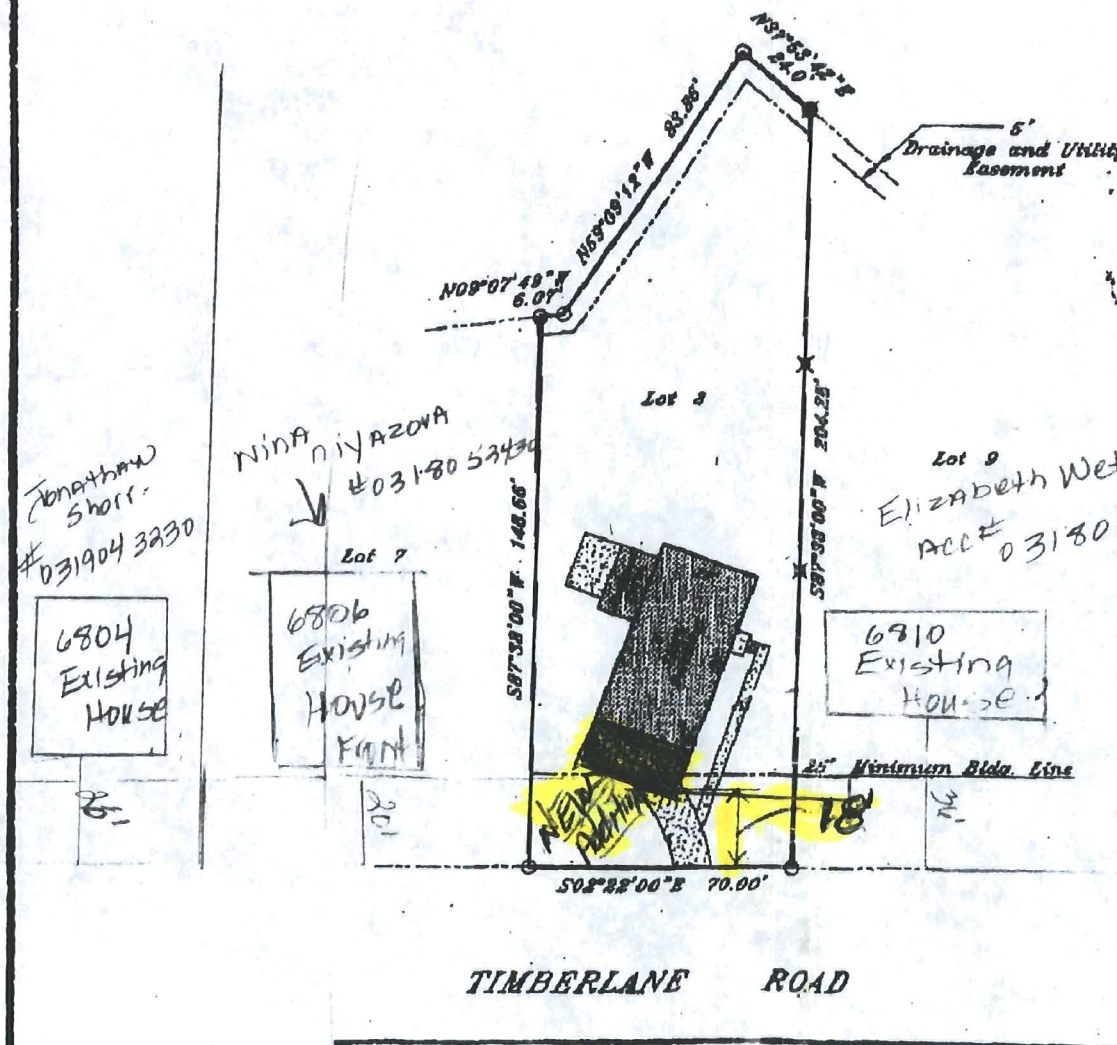
PROPERTY ADDRESS 6808 Timberlane Rd

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Wellwood

PLAT BOOK # 25 FOLIO # 10 LOT # 8 SECTION # 4

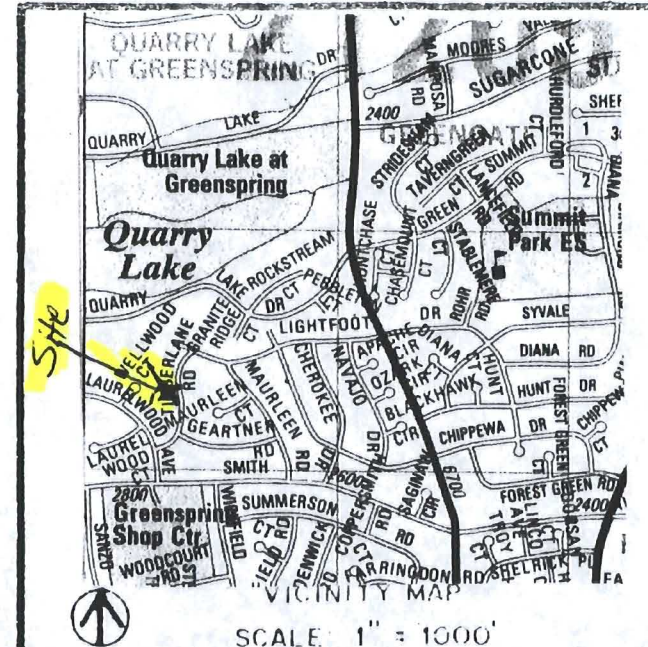
OWNER Jennifer L. Marquese



NORTH

PREPARED BY BON TRUO

SCALE OF DRAWING: 1" = 50'



LOCATION INFORMATION

ELECTION DISTRICT 3

COUNCILMANIC DISTRICT 2

1" = 200' SCALE MAP # 078C1

ZONING DR 3.5

LOT SIZE 15,040
ACREAGE 0.34 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☒
PRIOR ZONING HEARING		

ZONING OFFICE USE ONLY
REVIEWED BY W ITEM # 2009 CASE # 0162-A

GENERAL STRUCTURAL NOTES

I. GENERAL

A. ALL CONSTRUCTION SHALL CONFORM WITH THE PROVISIONS OF THE 2006 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS.

B. DESIGN LIVE LOADS:
ROOF 30 PSF
FLOORS 40 PSF
SLEEPING AREAS 30 PSF

C. THE CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING AS REQUIRED TO SUPPORT THE EXISTING STRUCTURE. THE CONTRACTOR SHALL EXAMINE THE EXISTING STRUCTURE TO DETERMINE THE EXTENT OF NECESSARY SHORING AND BRACING. THE CAPACITY AND METHOD USED FOR SHORING AND BRACING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

2. FOUNDATIONS

A. FOOTINGS ARE DESIGNED FOR AN ALLOWABLE SOIL BEARING CAPACITY OF 2000 PSF. FOOTINGS SHALL BEAR ON NATURAL UNDISTURBED SOIL, 1'-0" BELOW ORIGINAL GRADE. THE BOTTOM OF EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 2'-8" BELOW FINISHED GRADE. CONTRACTOR TO VERIFY THE ALLOWABLE SOIL PRESSURE IN THE FIELD. IF FOUND TO BE LESS THAN 2000 PSF, THE FOOTINGS WILL HAVE TO BE REDESIGNED.

3. CAST IN PLACE CONCRETE

A. ALL CONCRETE WORK SHALL CONFORM TO THE LATEST APPROVED (BY LOCAL GOVERNMENT) EDITIONS OF THE FOLLOWING A.C.I. AND A.S.T.M. DOCUMENTS:

ACI-301 SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS
ACI-318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE

B. ALL CONCRETE, EXCEPT AS NOTED, SHALL BE (Pc=3,000 PSI) STONE AGGREGATE CONCRETE AT 28 DAYS. ALL CONCRETE EXPOSED TO THE WEATHER SHALL BE AIR ENTRAINED.

C. SLABS ON GROUND SHALL BE 4" THICK CONCRETE REINFORCED WITH 6"x6" W/4XW/4 WAF OVER 6 MIL POLYETHYLENE VAPOR BARRIER AND 4" WASHED GRAVEL UNLESS OTHERWISE NOTED.

4. MASONRY

A. ALL MASONRY CONSTRUCTION AND MATERIALS USED THEREIN (CONCRETE MASONRY, CLAY MASONRY, MORTAR, GROUT AND STEEL REINFORCEMENT) SHALL CONFORM TO "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" (ACI 530-12/ASCE 5-12/TMS 402-12) AND "SPECIFICATIONS FOR MASONRY STRUCTURES" (ACI 530.1-12/ASCE 6-12/TMS 602-12) IN ALL RESPECTS.

B. MASONRY BEARING WALLS SHALL CONSIST OF STANDARD HOLLOW UNITS CONFORMING TO ASTM C 90 UNLESS OTHERWISE NOTED. WHERE SOLID UNITS ARE REQUIRED, PROVIDE UNITS CONFORMING TO ASTM C 145.

C. ALL MORTAR SHALL CONFORM TO THE REQUIREMENTS FOR PROPORTIONS, MIXING, STRENGTH AND APPLICATION FOR PORTLAND CEMENT/LIME TYPE "S" MORTAR AS DESCRIBED IN ACI 530-12.

D. ALL GROUT FILL IN MASONRY WALLS SHALL CONFORM TO ASTM C 476. SLUMP RANGE 8-11". PLACE GROUT IN 3'-0" MAXIMUM FOUR HEIGHTS AND CONSOLIDATE BY MECHANICAL VIBRATION.

E. PROVIDE 8" DEPTH OF 100% SOLID MASONRY BELOW ALL JOIST OR SLAB BEARING LINES. PROVIDE 16" HIGH X 16" LONG 100% SOLID MASONRY BELOW ALL LINTELS AND BEAMS UNLESS NOTED OTHERWISE.

F. ALL MASONRY WALLS SHALL BE REINFORCED WITH NO. 9 SAGE TRUSS TYPE GALVANIZED DUR-O-WALL SPACED VERTICALLY AT 16" O.C. UNDO LAP ALL DUR-O-WALL 6" MINIMUM. PROVIDE CORNER AND TEE PIECES AT ALL INTERSECTIONS.

G. LOOSE LINTELS FOR MASONRY WALLS SHALL BE FOR EACH 4" WIDTH OF MASONRY ONE STEEL ANGLE AS FOLLOWS:

0'-0" TO 3'-0" 3-1/2" X 3-1/2" X 5/16"
3'-1" TO 5'-0" 4" X 3-1/2" X 5/16"
5'-1" TO 6'-6" 5" X 3-1/2" X 5/8"
6'-7" TO 8'-0" 6" X 3-1/2" X 5/8"

ALL ANGLES SHALL HAVE THEIR SHORT LEGS OUTSTANDING AND 6" MINIMUM BEARING.

5. STRUCTURAL STEEL

A. ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM SPECIFICATION A-36 (LATEST LOCAL APPROVED). ALL STEEL SHALL BE DETAILED, FABRICATED, AND ERECTED IN ACCORDANCE WITH THE AISC MANUAL, AISC SPECIFICATION AND AISC CODE OF STANDARD PRACTICE.

B. ALL WELDED CONNECTIONS SHALL BE DONE WITH ET0XX ELECTRODES. SHOP AND FIELD WELDS SHALL BE MADE BY APPROVED CERTIFIED WELDERS AND SHALL CONFORM TO THE AMERICAN WELDING SOCIETY CODE FOR BUILDINGS AND D11. WELDS SHALL DEVELOP THE FULL STRENGTH OF MATERIALS BEING WELDED UNLESS OTHERWISE NOTED.

6. WOOD

A. STRUCTURAL SOLID WOOD RAFTERS, JOISTS, BEAMS AND STUDS SHALL BE HEM FIR #2 OR SPRUCE PINE FIR #2 SURFACED DRY AT A MAXIMUM OF 19 % MOISTURE CONTENT. ALL LUMBER EXPOSED TO WEATHER SHALL BE PRESSURE TREATED SOUTHERN PINE #2. ALL FABRICATION, ERECTION, OTHER PROCEDURES, AND MINIMUM UNIT STRESSES SHALL CONFORM TO THE CURRENT "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION".

B. WOOD TRUSSES SHALL BE DESIGNED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION (ANSI/TPI 1) AND COMMENTARY AND RECOMMENDATIONS FOR HANDLING, INSTALLING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES (HIB-11) AS PUBLISHED BY THE TRUSS PLATE INSTITUTE AND IN ACCORDANCE WITH THE 1991 EDITION OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.

C. WOOD TRUSSES AND ENGINEERED FLOOR JOISTS ARE TO BE DESIGNED BY THE SUPPLIER. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER/ARCHITECT FOR REVIEW. ALL TRUSSES AND JOISTS SHALL BE DESIGNED TO LIMIT THE BEARING STRESS TO 425 psi WHEN MEMBERS BEAR ON STUD WALLS. PROVIDE MEMBERS OF ADEQUATE WIDTH OR METAL CONNECTIONS TO LIMIT STRESSES TO THE SPECIFIED VALUE.

D. ALL LAMINATED VENEER LUMBER (LVL) OR PARALLEL STRAND LUMBER (PSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb=2600psi, Fv=285psi, E=1,900,000psi, Fc=250psi(PARALLEL), Fc=150psi(PERPENDICULAR).

E. ALL DOUBLE MEMBERS SHALL BE NAILED TOGETHER WITH 2 ROWS OF 16d NAILS SPACED AT 12" O.C. ALL TRIPLE MEMBERS SHALL BE NAILED TOGETHER WITH 3 ROWS OF 16d NAILS SPACED AT 12" O.C. NAILED FROM EACH SIDE.

F. PROVIDE DOUBLE JOISTS AT PARALLEL PARTITIONS WHERE PARTITION LENGTH EXCEEDS 1/3 JOIST SPAN.

G. ALL NAILS ARE TO BE COMMON WIRE NAILS. NAILING OF ALL FRAMING SHALL BE AS SPECIFIED IN THE CONTRACT DOCUMENTS BUT IN NO CASE SHALL BE LESS THAN THE RECOMMENDED NAILING SCHEDULE CONTAINED IN THE 2000 INTERNATIONAL RESIDENTIAL CODE. ALL MULTIPLE STUD POSTS ARE TO BE NAILED TOGETHER WITH 12d NAILS @ 6" O.C. STAGGERED.

H. PROVIDE BRIDGING SPACED AT 48" O.C. IN FIRST TWO JOIST, RAFTER OR TRUSS SPACES WHEN FRAMING IS PARALLEL TO EXTERIOR WALL. NAIL SHEATHING (FLOOR, CEILING OR ROOF) TO BRIDGINGS AND NAIL BRIDGINGS TO EXTERIOR WALL PLATE. PROVIDE ONE ROW OF BRIDGING BETWEEN ALL FLOOR AND ROOF JOISTS FOR EACH 8'-0" OF SPAN. PROVIDE SOLID BLOCKING OR A CONTINUOUS RIM JOIST AT THE BEARINGS OF JOISTS, RAFTERS OR TRUSSES ON WOOD PLATES.

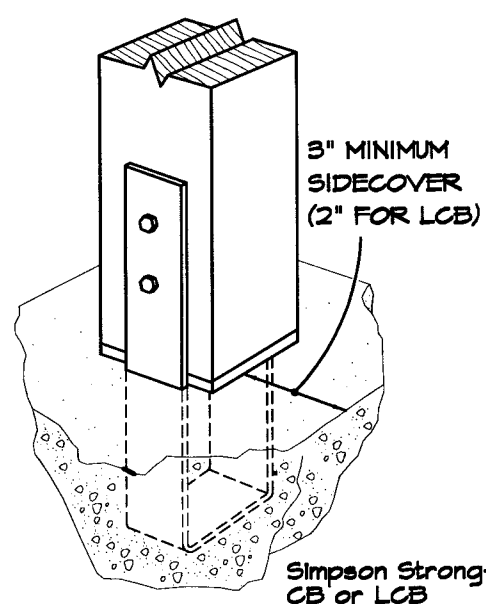
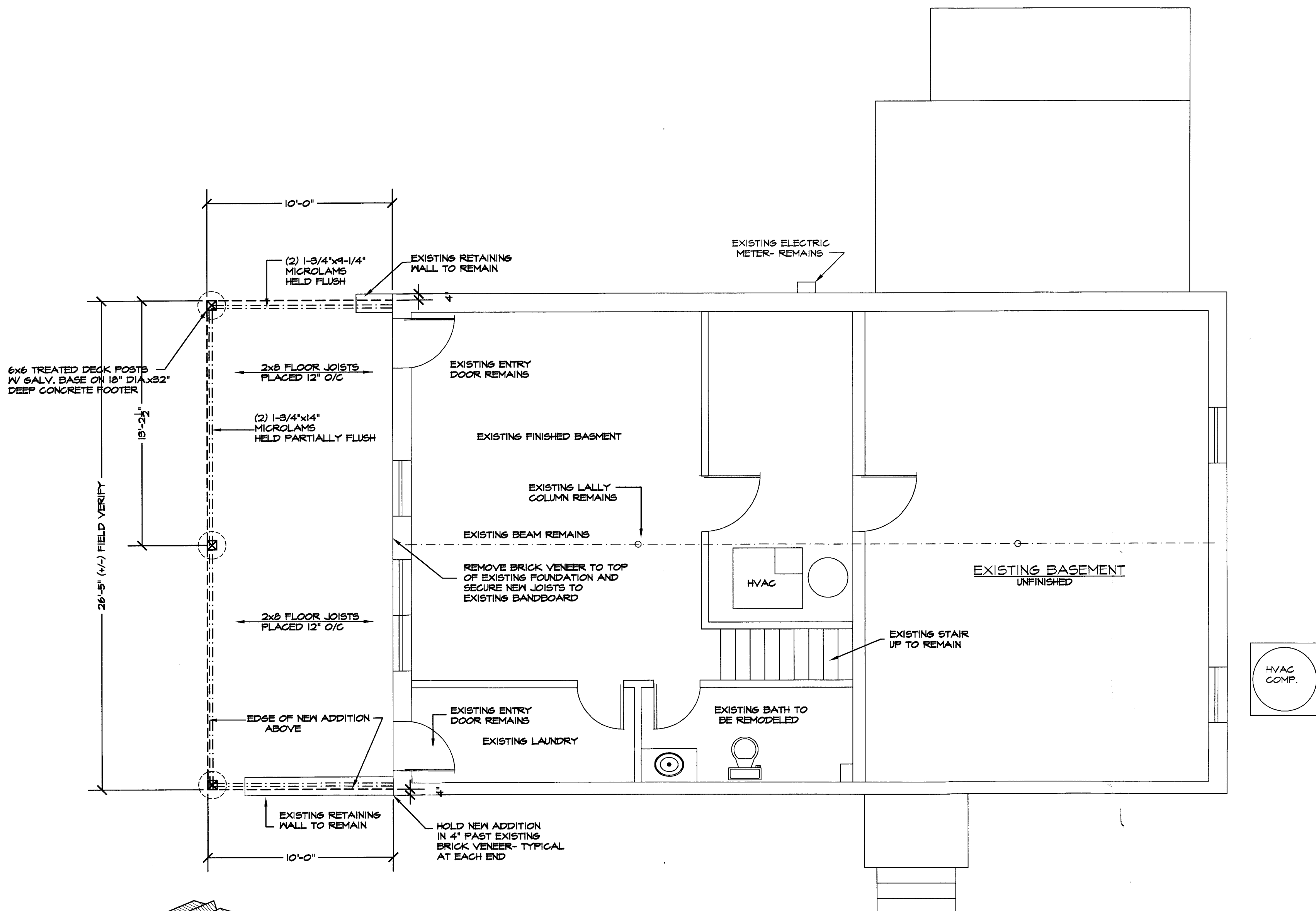
I. PROVIDE THE FOLLOWING JAMB STUDS AT ALL BEARING WALL OPENINGS UNLESS NOTED OTHERWISE:

0'-3" OPENING 1 JACK STUD, 1 KING STUD
3'-1" - 6'-0" OPENING 2 JACK STUDS, 1 KING STUD
6'-1" - 9'-0" OPENING 2 JACK STUDS, 2 KING STUDS

PROVIDE DOUBLE STUDS AT ALL CORNERS AND BENEATH ALL GIRDER TRUSSES AND WOOD BEAMS UNLESS NOTED OTHERWISE ON PLANS. WOOD BEAMS, GIRDER TRUSSES HAVE TH AND HEADERS SHALL BEAR THE FULL DEPTH OF POSTS AND JACK STUDS.

J. ALL POSTS (MULTIPLE STUDS OR SOLID POST) SUPPORTING BEAMS, WALL HEADERS OR GIRDER TRUSSES, SHALL BE BLOCKED SOLID FOR THE FULL LENGTH AND WIDTH OF POSTS AT ALL INTERSECTIONS WITH FLOORS AS REQUIRED TO PROVIDE CONTINUOUS SUPPORT TO TOP OF FOUNDATION WALLS OR BEAMS. POSTS SHOWN ON UPPER LEVELS FLOORS SHALL ALSO BE INSTALLED ON THE LOWER LEVELS IN LINE WITH THE POST ABOVE DOWN TO FOUNDATION WALLS OR BEAMS.

K. ALL FLUSH JOIST TO BEAM OR BEAM TO BEAM CONNECTIONS SHALL BE MADE WITH JOIST OR BEAM HANGERS TO SUPPORT THE LOAD CAPACITY INDICATED ON THE PLANS OR THE FULL CAPACITY OF THE JOIST OR BEAM. HANGERS SHALL BE PROVIDED BY SIMPSON STRONG-TIE OR USP LUMBER CONNECTORS. THE SUPPLIER SHALL DESIGN ALL HANGERS FOR THE CAPACITY STATED. INSTALL ALL HANGERS IN STRICT CONFORMANCE TO THE MANUFACTURER'S INSTRUCTIONS. FILL ALL NAIL OR BOLT HOLES USING THE SPECIFIED NAILS AND BOLTS ONLY.



POST TO FOOTER CONNECTION DETAIL
NOT TO SCALE

ADDITION- PIER FOUNDATION PLAN- EXISTING FOUNDATION PLAN

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

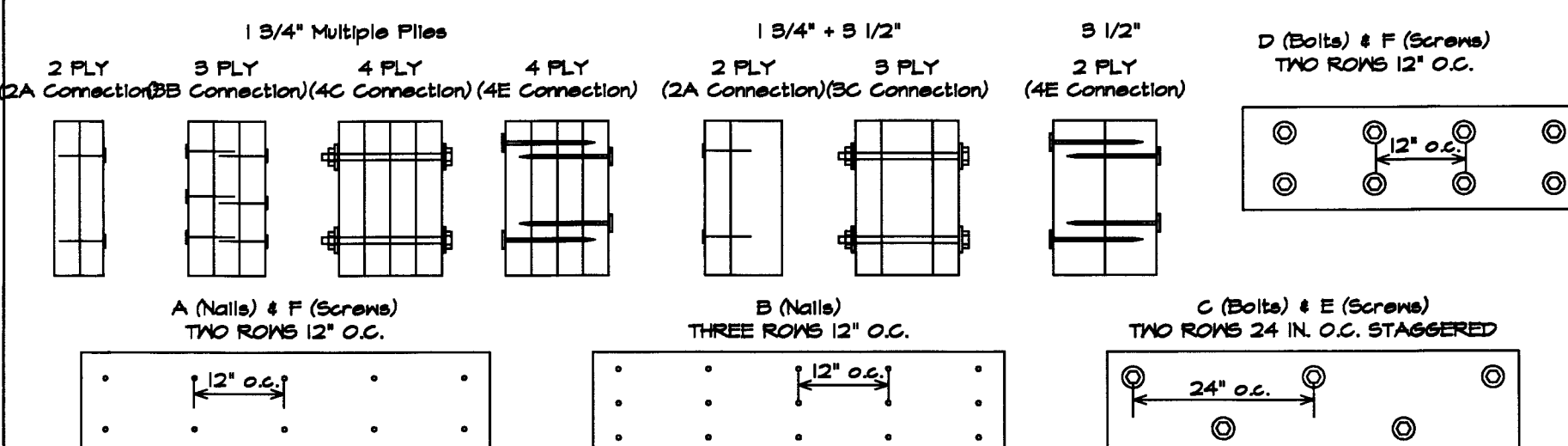
LVL FASTENING SCHEDULE

Maximum Uniform Load Applied to
Either or Both Outside Flanges
(Pounds per linear foot)

Pieces in Member	16d NAILS		1/2" BOLTS		SCREENS (Note 4)	
	A	B	C	D	E	F
2 ROWS 12" o.c.	2 ROWS 12" o.c.	3 ROWS 12" o.c.	2 ROWS 12" o.c.	2 ROWS 12" o.c.	2 ROWS 12" o.c.	2 ROWS 12" o.c.
2	505	760	505	1015	500	995
3	390	570	390	760	375	745
4	Not Permitted		340	675	330	665

NOTES:

1. Confirm adequacy of the beam (depth and number of pieces) for carrying the designated load.
2. Stress level for nail and bolt values is 100%. Increases of 15% for snow loaded or 25% for non-snow loaded roof conditions are permitted.
3. Top and bottom row of connectors should be 2" from edge.
4. Bolt holes are to be the same diameter as the bolt. Every bolt must extend through the full thickness of the member. Use washers under head and nut.
5. For three-piece member, specified nailing is from the each side.
6. To minimize rotation, four-piece members should only be used when loads are applied to both sides, or completely across the top of the member.
7. Four-piece members must be bolted or attached with 6" screws from both sides.
8. Floor joists must be attached with approved metal hangers.
9. Screens are USP V6 series or Simpson Strong-Tie SDS installed per manufacturer instructions.
10. Screens for 3-ply and 4-ply members must be from both sides of beam.



FILE: MARGOLESE RES

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

DATE: 11/2008

SHEET NO.: 2 OF 3

GBL CUSTOM HOME
DESIGN INC.
PO BOX 237 FINGERSBURG, MD 21048
PHONE 410-833-8320

PROJECT ADDRESS:
6808 TIMBERLAND ROAD
BALTIMORE MD

REMODELING AND ADDITIONS
TO THE MARGOLESE RESIDENCE

2009-0162-A

REMODELING AND ADDITIONS TO THE MARGOLESE RESIDENCE

PROJECT ADDRESS:
6908 TIMBERLAND ROAD
BALTIMORE MD

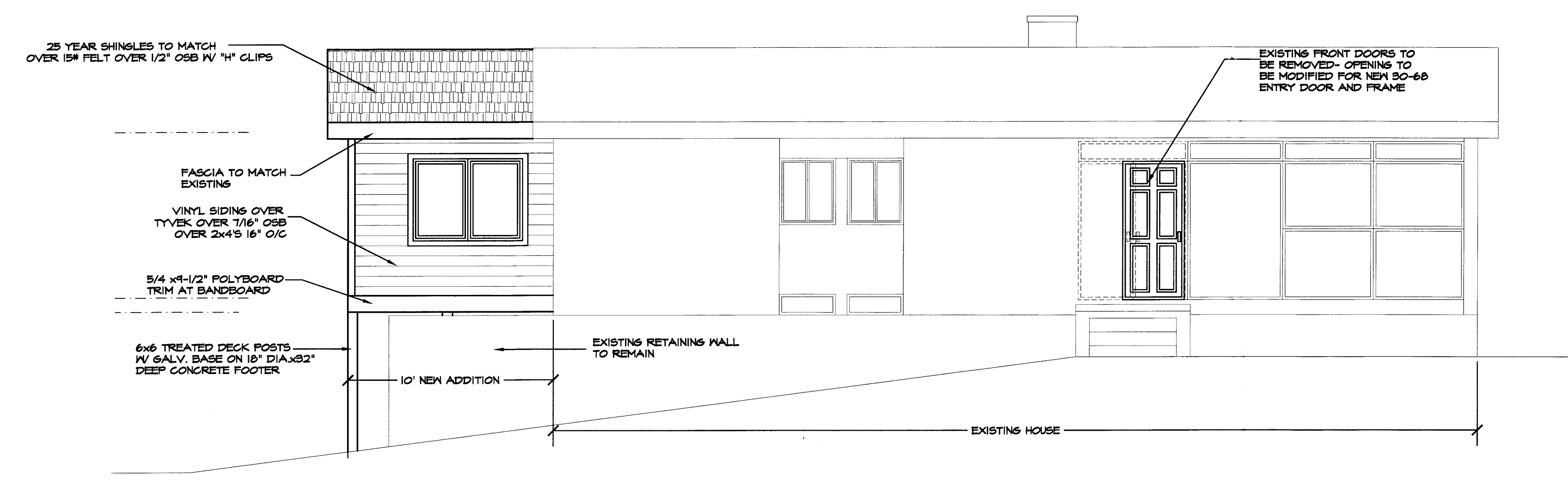
FILE: MARGOLESE RES

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

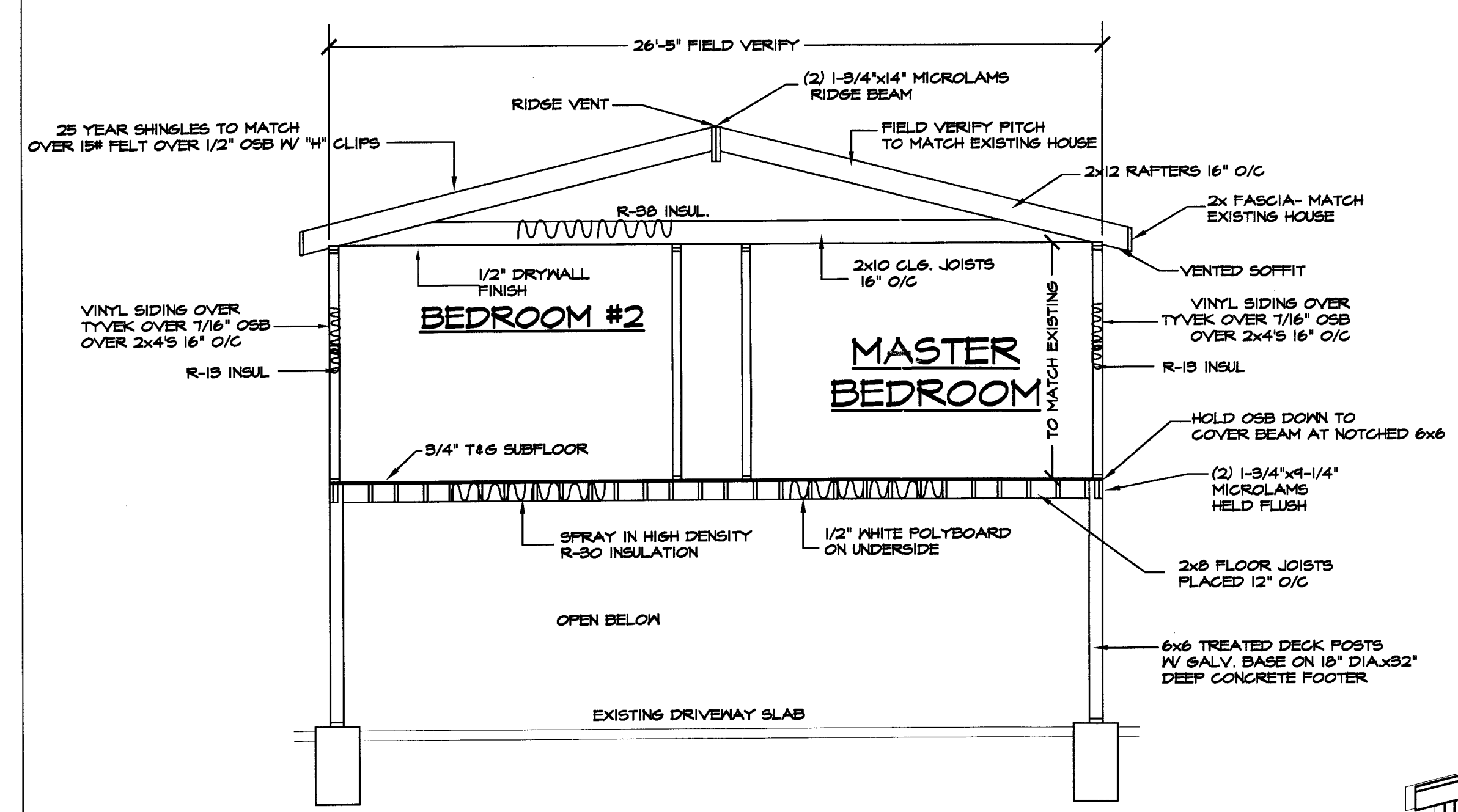
DATE: 11/2008

SHEET NO: 3 OF 3

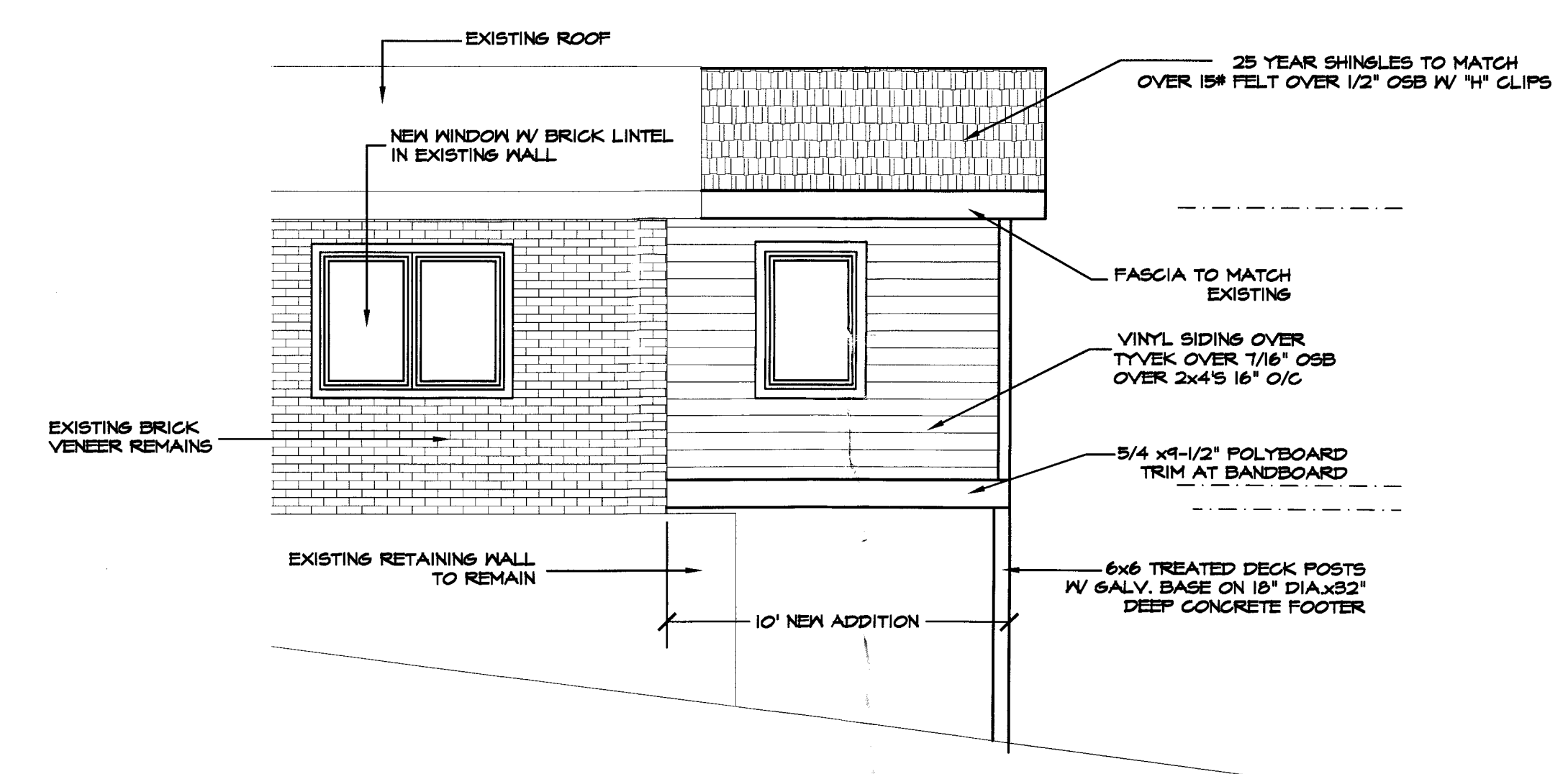
GBL CUSTOM HOME
DESIGN INC.
PO BOX 237 FINKSBURG, MD 21048
PHONE 410-833-8320



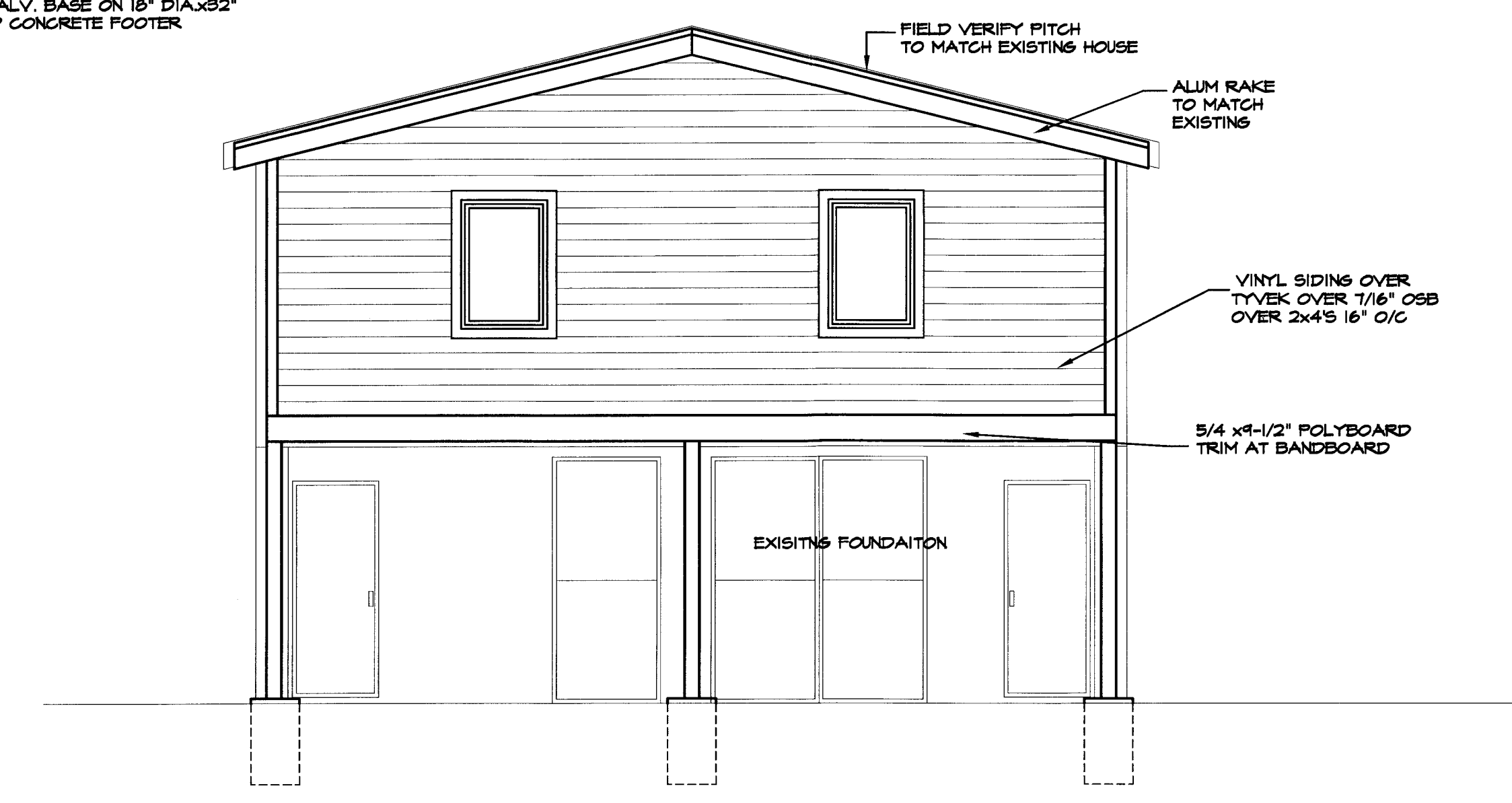
FRONT ELEVATION
SCALE: 1/4"=1'-0"



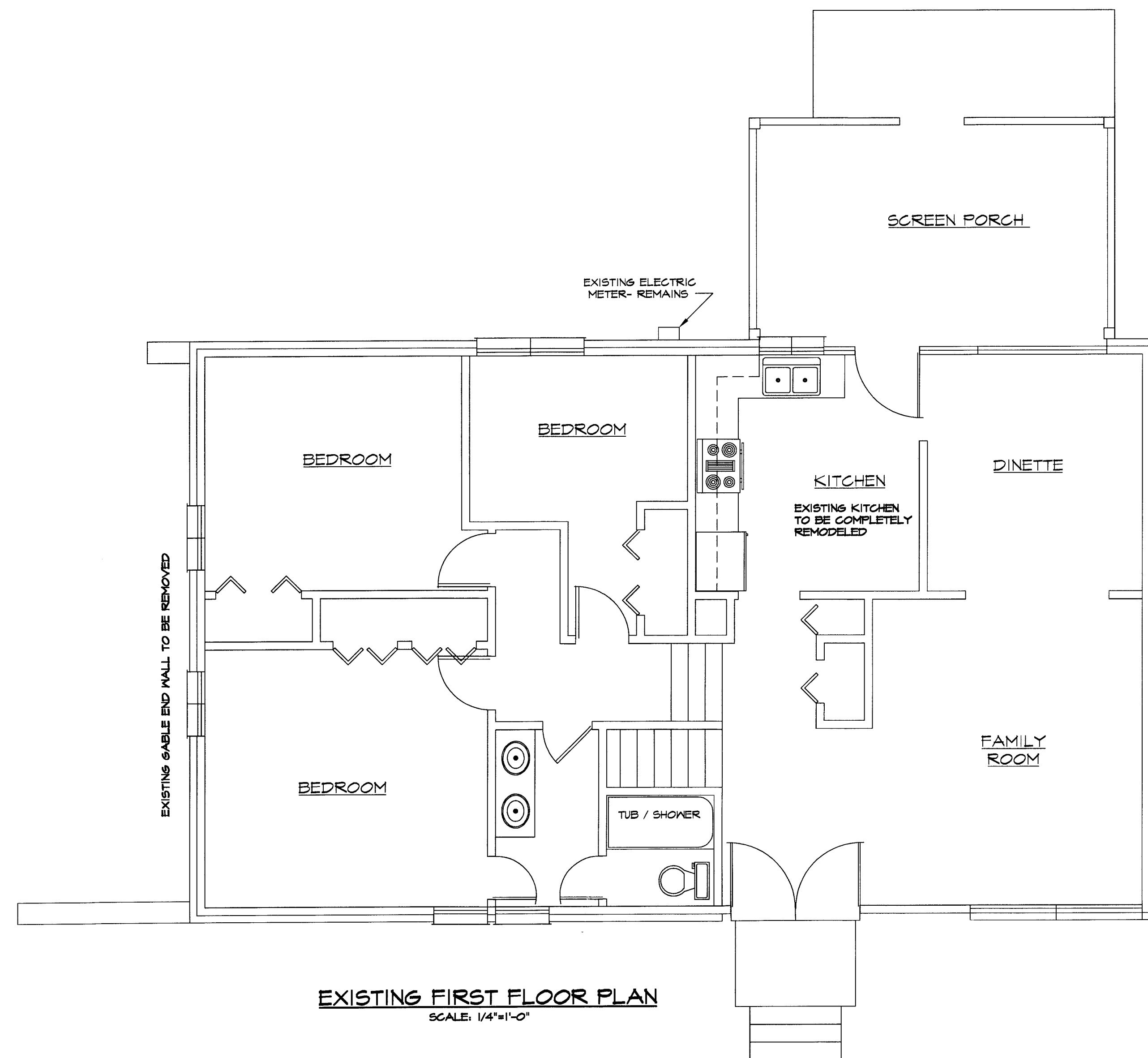
SECTION A-A
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4"=1'-0"

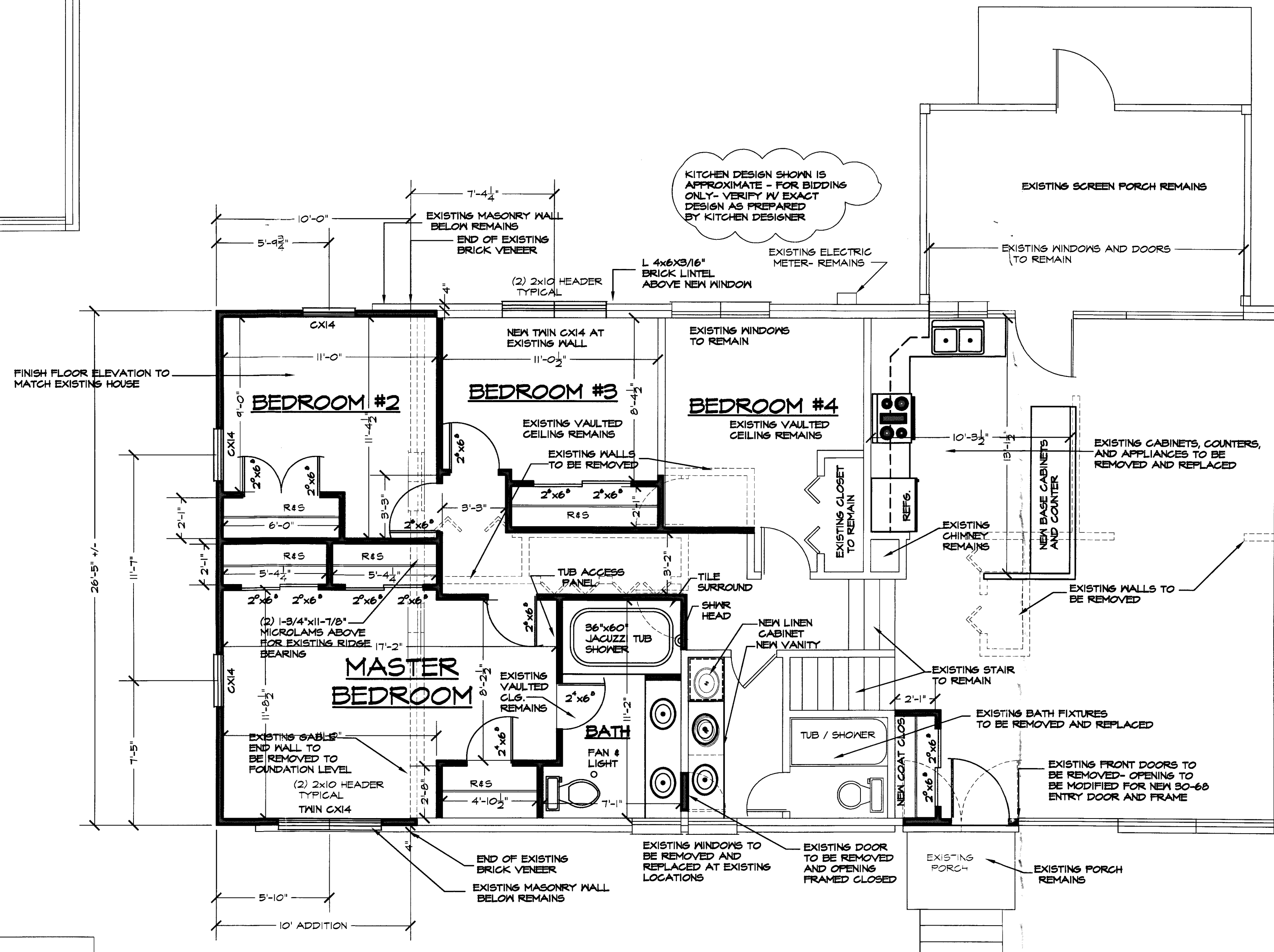
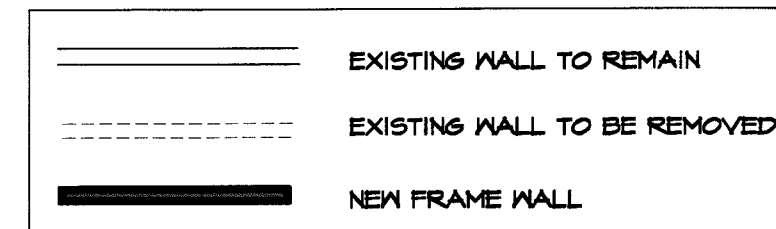


DRIVE WAY SIDE ELEVATION
SCALE: 1/4"=1'-0"



GENERAL NOTES:

1. PROVIDE NEW PAINT GRADE CASING AND BASE MOLDING THRU-OUT ALL REMODELED AREAS.
2. EXISTING SIDING, FASCIA, SOFFIT, GUTTER, AND DOWNSPOUTS TO BE REMOVED AND REPLACE THRU-OUT REMODELED AREA.
3. CONTRACTOR TO SECURE AND BRACE EXISTING ROOF PRIOR TO REMOVING GABLE END.
4. FIELD LOCATE NEW DOWNSPOUTS AND PROVIDE SPLASH BLOCKS AS REQUIRED.
5. THE CONTRACTOR SHALL INSPECT EXISTING ELECTRICAL SERVICE AND UPGRADE FOR NEW ADDITION AS REQUIRED.
6. FINISH FLOOR HEIGHTS TO BE FIELD VERIFIED, AND NEW ADDITION TO MATCH EXISTING HOUSE.
7. WINDOWS SHOWN- ANDERSEN 400 SERIES OR EQUAL.
8. EXISTING AND FINAL GRADE SHOWN HEREON IS BASED ON ACTUAL FIELD INSPECTION, HOWEVER IT IS STRICTLY APPROXIMATE. CONTRACTOR TO FIELD VERIFY.
9. PROVIDE SMOKE DETECTORS W/ BATTERY BACK-UP AS CODE REQUIRES.
10. REPAIR AND REFINISH ALL DAMAGED INTERIOR DRYWALL AND PAINT PER OWNER.



FIRST FLOOR ADDITION / REMODEL PLAN
SCALE: 1/4" = 1'-0"

FILE: MARGOLESE RES

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

DATE: 11/2008

SHEET NO.: 1 OF 3

GBL CUSTOM HOME DESIGN INC.

PO BOX 237 FINKSBURG, MD 21048

PHONE 410-833-8320

PROJECT ADDRESS:
6808 TIMBERLAND ROAD
BALTIMORE MD

REMODELING AND ADDITIONS TO THE MARGOLESE RESIDENCE

2009-0162-A