

IN RE: PETITION FOR ADMIN. VARIANCE

S side of Foreston Road, 65 feet E of the
extension of Tracys Store Road
5th Election District
3rd Councilmanic District
(17736 Foreston Road)

Wheelock Winspear and Karen Warmkessel
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2009-0189-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, Wheelock Winspear and Karen Warmkessel for property located at 17736 Foreston Road. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a pole barn with a height of 18.6 feet in lieu of the permitted 15 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners have 6.7 acres, however there is only one location on the property with proper access and drainage to build the pole barn. The backyard has a slope and a portion of the property is wooded. The barn is to be built on a level area behind the house and shielded from view from the next door neighbor's house by a row of trees. They propose to build a pole barn measuring 40 feet x 39 feet with 14 feet sliding doors with an open shed on the side to store two tractors, tools and other gardening equipment that they use to grow sweet corn and other produce each summer. The barn will also store a recreational vehicle. Petitioners have tried to minimize the small increase in height by placing the slider doors on the gable end of the building to allow for the lowest possible trusses with a 4/12 pitch. The 18 feet height is a crucial part of the design of both the barn and the shed. It allows Petitioners to use 14 foot doors which will provide enough clearance for an A Class RV and to build the open shed.

ADMIN. REVIEWED FOR FINAL

3-12-09
[Signature]

Without the additional height, Petitioners could not build the shed because the roof would be too low. Petitioners advise that the pole barn will be aesthetically pleasing with light gray walls, dark green roof and a cupola. The building will look like a barn, not a garage, and would blend in well with the property and surrounding houses. Petitioners moved from Baltimore City to Foreston Ridge with its 5 to 7 acre lots because they wanted to live in a farming-oriented community. Petitioners believe the barn will enhance the value of their property and give them much-needed storage space for equipment. The barn is well designed and will fit in well with Foreston Ridge and the rural nature of the community.

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 March 12, 2009 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 January 25, 2009 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.

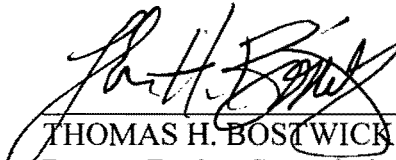
3.12.09
[Signature]

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 12th day of March, 2009 that a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a pole barn with a height of 18.6 feet in lieu of the permitted 15 feet is hereby GRANTED, subject to the following:

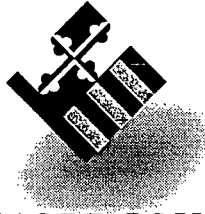
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this 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

~~RECEIVED FOR FILE~~
3-12-09
[Signature]



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

March 12, 2009

Wheelock E. Winspear
Karen E. Warmkessel
17736 Foreston Road
Parkton, Maryland 21120

Re: Petition for Administrative Variance
Case No. 2009-0189-A
Property: 17736 Foreston Road

Dear Mr. Winspear and Ms. Warmkessel:

Enclosed please find the decision rendered in the above-captioned case. The petition for Administrative Variance has been granted with conditions 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 dark ink, appearing to read "Th. H. Bostwick", written over the printed name.

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:dlw
Enclosure

c: People's Counsel; Office of Planning



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 17736 Foreston Road
which is presently zoned RC-2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.3; BCZR, TO PERMIT A

POLE BARN WITH A HEIGHT OF 18.6 ft. IN LIEU OF THE
PERMITTED 15 ft.

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:

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

Name

Address

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 3/12/09 day of March 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.

2009-0189-A

Reviewed By TM

Date

1/14/09

REV 10/25/01

Estimated Posting Date

1/25/09

Affidavit in Support of Administrative Variance

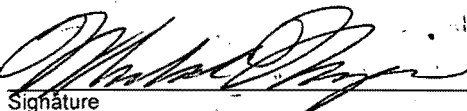
The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 17736 Foreston Road
Address
Parkton MD 21120
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):

See attached affidavit.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.


Signature
Wheelock E. Winspear
Name - Type or Print

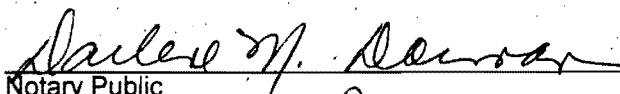

Signature
Karen E. Warmkessel
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12th day of January, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

KAREN WARMKESSEL AND WHEELOCK WINSPEAR
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal


Notary Public
My Commission Expires June 16, 2012

Affidavit in Support of Administrative Variance

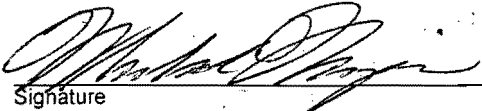
The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

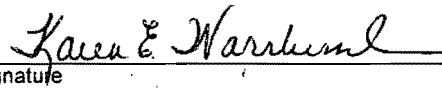
That the Affiant(s) does/do presently reside at 17736 Foreston Road
Address
Parkton MD 21120
City State Zip Code

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):

See attached affidavit.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.


Signature
Wheelock E. Winspear
Name - Type or Print

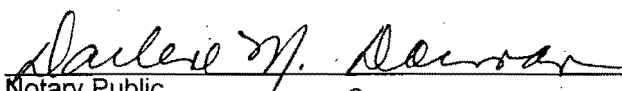

Signature
Karen E. Warmkessel
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12th day of January, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

KAREN WARMKESSEL AND WHEELOCK WINSPEAR
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal


Notary Public

My Commission Expires June 16, 2012

AFFIDAVIT:

We are petitioning for a zoning variance to improve our property at 17736 Foreston Road in Parkton, Md. We want to build a pole barn that would be 18 feet high at the peak – three feet higher than the maximum 15 feet allowed under RC 2 zoning.

We have 6.7 acres, but there is really only one site on our property with proper access and drainage to build a barn. As you can see on our site plan, the back yard has a gentle slope, and a portion of the property is wooded. We plan to build the barn on a level site behind our house, shielded from view from our next-door neighbor's house by a row of trees.

We propose to build a 40' x 39' pole barn, with 14' sliding doors, with an open shed (lean-to) on one side, to store two tractors, tools and other gardening equipment that we use to grow sweet corn and other produce every summer. We also want the building to be large enough to house a recreational vehicle after we retire. We want to make sure that the building meets our current and future needs.

We have tried to minimize the increase in height, placing the slider doors on the gable end of the building to allow for the lowest possible trusses with a 4/12 pitch. The 18' height is a crucial part of the design of both the barn and the shed. It allows us to use 14' doors, which will provide enough clearance for an A Class RV, and to build the open shed. Without the additional three feet, we couldn't have built the shed because the roof would have been too low.

The building would be aesthetically pleasing, with light gray walls, dark green roof and a cupola. It would look like a barn, not a garage, and would blend in well with our property and the surrounding houses.

We moved from Baltimore City to Foreston Ridge with its 5- to 7-acre lots because we wanted to live in a farming-oriented community. We believe this barn would enhance the value of our property and give us much-needed storage space for our equipment – and one day, a recreational vehicle. We have planned the building down to the last detail and believe that it fits in well with Foreston Ridge and the rural nature of our community.

Sincerely,



Wheelock Winspear
17736 Foreston Road
Parkton, MD 21120
(410) 374-1293 (h)
(443) 977-0367 (c)
wwinspear@mindspring.com

2009-0189-A

ZONING DESCRIPTION FOR # 17736 FORESTON ROAD

BEGINNING at a point on the south side of Foreston Road, 60 feet wide, at the distance of 65 feet, more or less east of the center of the extension of Tracys Store Road, 60 feet wide.

BEING Lot No.21, "**FORESTON RIDGE**" as recorded in Baltimore County Plat Book No.37 Folio 101.

CONTAINING 295,423 square feet of land, more or less or 6.78 acres of land, more or less.

ALSO known as # 17736 **FORESTON ROAD** and located in the 5TH Election District 3RD Councilmanic District.

Note: above description is based on existing record plat and is for zoning purposes only.

2009-0189-A

CERTIFICATE OF POSTING

Date: 1/25/09

RE: Case Number: 2009-0189-A

Petitioner/Developer: Wheelock Winspear

Date of Hearing/Closing: ~~1~~ 2/9/09

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 17736 Foreston Rd

The signs(s) were posted on 1/25/09
(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 # 2009-0189-A

TO PERMIT A POLE BARN WITH A
HEIGHT OF 18.6' IN LIEU OF THE
PERMITTED 15 FEET

17736 FORESTON RD

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
PROPOSED VARIANCE, PROVIDED IT
ZONING OFFICE BEFORE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2009- 0189 -A Address 17736 Foreston Road

Contact Person: LEONARD WASILEWSKI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 1/14/09 Posting Date: 1/25/09 Closing Date: 2/09/09

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

- 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.
- 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.
- 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.
- 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- 0189 -A Address 17736 Foreston Road

Petitioner's Name W.E. WINSPEAR & K.E. WARMKESSEL Telephone (410) 374-1293

Posting Date: 1/25/09 Closing Date: 2/9/09

Wording for Sign: To Permit A pole BARN with A height of 18.6 feet
in lieu of the permitted 15 feet.

WCR - Revised 7/7/08

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2009- 0189 -A Address 17736 Foreston Road
Contact Person: LEONARD WASILEWSKI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 1/14/09 Posting Date: 1/25/09 Closing Date: 2/09/09

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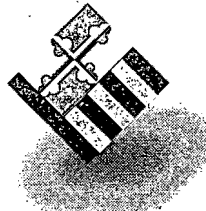
(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2009- 0189 -A Address 17736 Foreston Road
Petitioner's Name W.E. Winspear & K.E. Warmkessel Telephone (410) 374-1293
Posting Date: 1/25/09 Closing Date: 2/9/09
Wording for Sign: To Permit a pole barn with a height of 18.6 feet
in lieu of the permitted 15 feet.

WCR - Revised 7/7/08



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management
February 9, 2009\

Wheelock Winspear & Karen Warmkessel
17736 Foreston Rd.
Pakton, MD 21120

Dear: Wheelock Winspear & Karen Warmkessel

RE: Case Number 2009-0189-A, 17736 Foreston Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 14, 2009. 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, appearing to read "W. Carl Richards, Jr.", written over a circular stamp.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

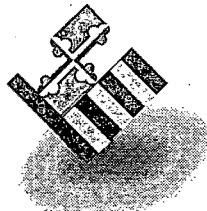
DATE: January 26, 2009

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

SUBJECT: Zoning Advisory Committee Meeting
For January 26, 2009
Item Nos. 2009-0035, 0128, 0183, 0184,
0186, 0187, 0188, and 0189

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

DAK:CEN:lrk
cc: File
ZAC-012609 -NO COMMENTS



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
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

January 26, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: January 19, 2009

Item Numbers 0035, 0128, 0183, 0184, 0185, 0186, 0187, 0188, 0189

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.

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

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File



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: JAN. 22, 2009

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

RE: Baltimore County
Item No 2009-0189-A
17736 FORESTON ROAD
WINSPEAR/WARMKESSEL
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. 2009-0189-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

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, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 6, 2009

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

RECEIVED

SUBJECT: 17736 Foreston Road

MAR 12 2009

INFORMATION:

Item Number: 9-189

ZONING COMMISSIONER

Petitioner: Wheelock Winspear and Karen Warmkessel

Zoning: RC 2

Requested Action: Administrative Variance

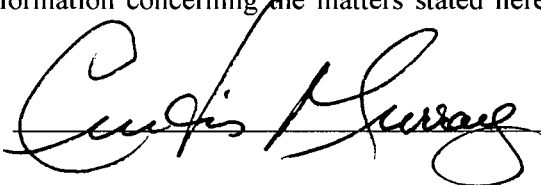
SUMMARY OF RECOMMENDATIONS:

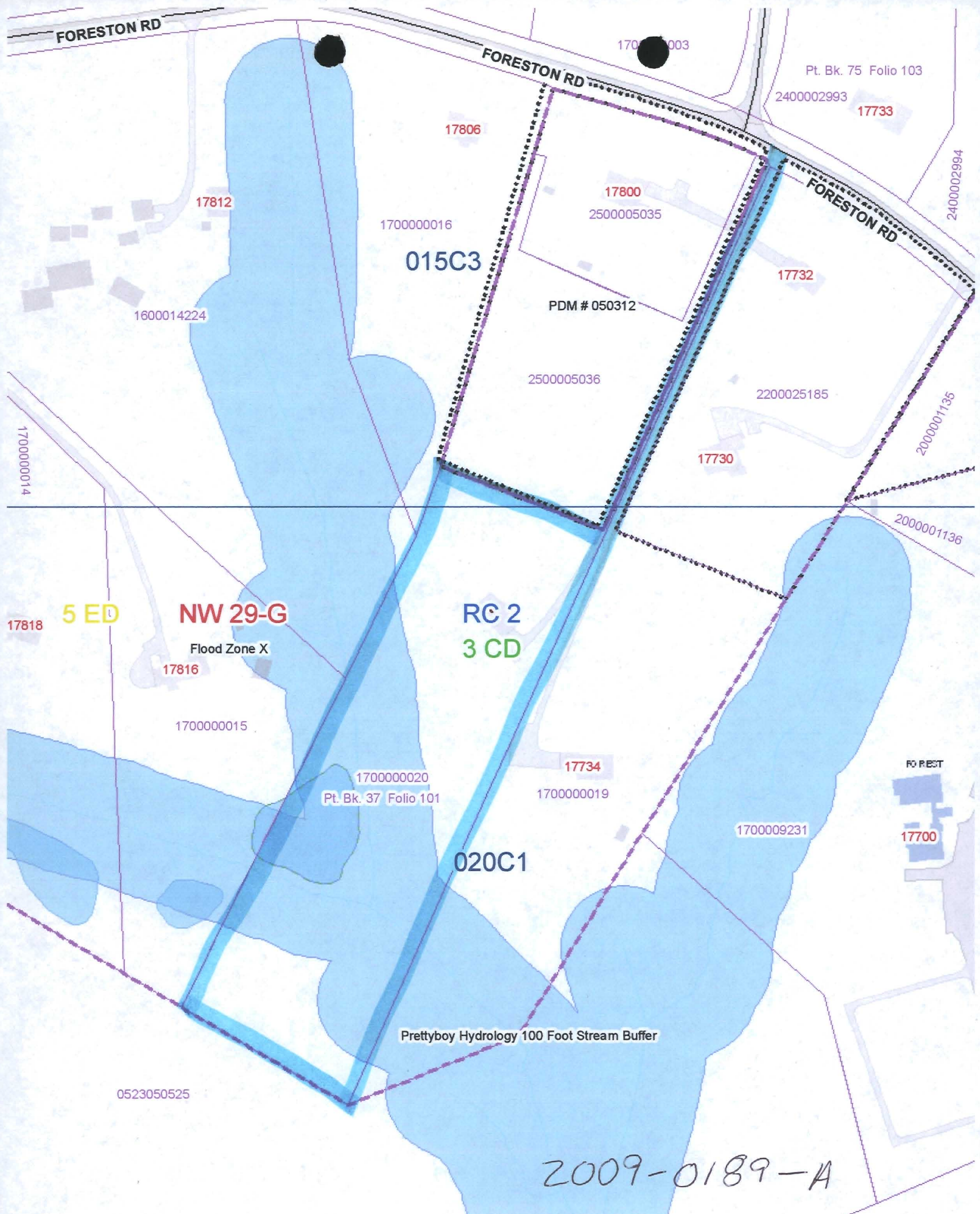
The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 18.6 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

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

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

Prepared by:
AFK/LL: CM





015C3
015C3

FORESTONE
ROAD

EC2

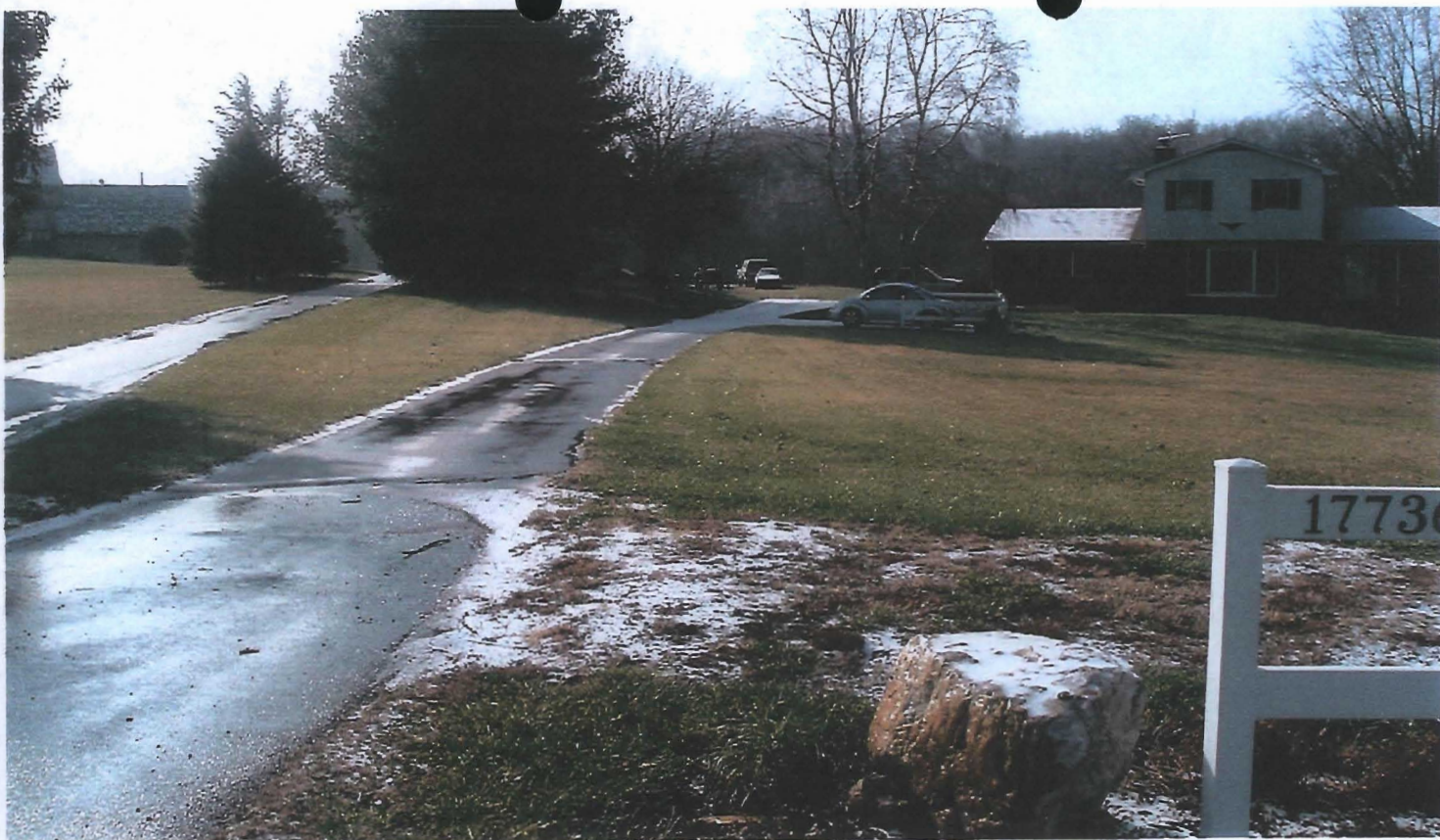
SITE

020C
020C1

17736
FORESTONE
RD.

1" = 200'

2009-0187-A



Pic
1



2009-0189-A

Pic
2



Pic
3

2009-0189-A



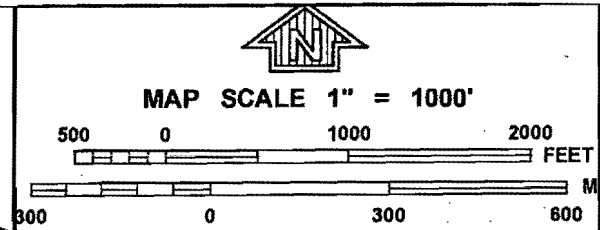
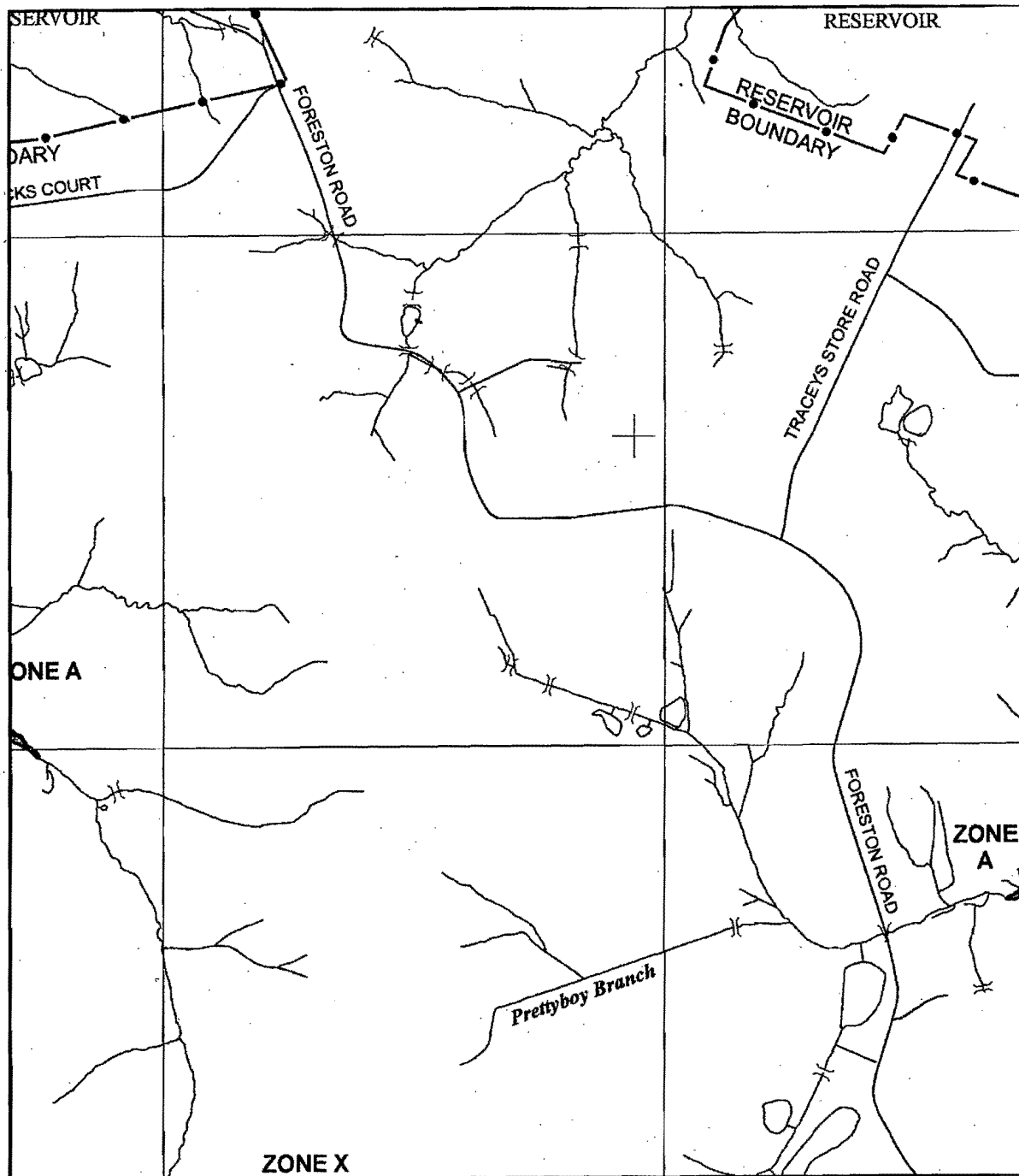
Pic
4



Pic
5



Pic
6



NFIP

PANEL 0085F

FIRM

FLOOD INSURANCE RATE MAP

BALTIMORE COUNTY
MARYLAND
UNINCORPORATED AREAS

PANEL 85 OF 580

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BALTIMORE COUNTY	240010	0085	F

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
2400100085F

MAP REVISED
SEPTEMBER 26, 2008

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

2009-0189-A



October 1, 2008

RE: Builder's Notes

STRUCTURAL ATTACHMENT SPECIFICATIONS

- 1) TWO (2) HURRICANE TIES INSTALLED AT EACH TRUSS CONNECTION, TOTAL OF FOUR (4) PER TRUSS. METHOD FOR ATTACHING H25A TO TRUSS & HEADER: NAILING IN HOLES PROVIDED BY MANUFACTURER USING RECOMMENDED FASTENERS, SST N10 OR EQUIVILANT FASTENER.
- 2) SIZE OF HURRICANE TIE BETWEEN TRUSS & HEADERS: DEVICE IS SIMPSON MODEL H25A FASTENER.
- 3) ALL TRUSSES ARE ATTACHED TO POLES & DUMMY BLOCKS W/ MINIMUM OF (2) 40d OR 30d NAILS & (3) 10d HDG NAILS.
- 4) EACH HEADER PLATE IS ATTACHED TO EACH POST W/ MINIMUM OF (3) 40d OR 30d NAILS & (3) 10d HDG NAILS.
- 5) IF REQUIRED, HEADERS ARE ATTACHED TO POST W/ MIN. OF TWO (2) ½" X 12" CARRIAGE BOLTS AT EACH POST CONNECTION.
- 6) ALL HEADER MATERIAL IS SYP #2 UNLESS OTHERWISE NOTED ON PLAN(S). METHOD OF ATTACHING PURLINS TO POST & TRUSS: PURLINS ARE ATTACHED BY NAILING TO THE SUPPORTING POST OR TRUSS W/ MINIMUM OF (3) 10d HDG NAILS.
- 7) METHOD OF ATTACHING GIRTS & BRACING: GIRTS & BRACING ARE ATTACHED BY NAILING TO THE SUPPORTING POST W/ MINIMUM OF (3) 10d HDG NAILS.
- 8) METHOD FOR ATTACHING METAL SIDING TO GIRTS AND/OR PURLINS: VERTICALLY, SCREW FASTENERS ARE SPACED EVERY TWO (2) FT., FASTENING INTO 2X4 WALL GIRT OR ROOF PURLIN. HORIZONTALLY, SCREW FASTENERS ARE SPACED 9" APART ACROSS ENTIRE WIDTH OF THE DECK PANEL.
- 9) WALK DOOR(S) & WINDOW(S) ARE FIELD LOCATED W/ FINAL DETERMINATION OF CUSTOMER.
- 10) 6" X 12" RND FOOTER DENSITY/ COMPRESSIVE STRENGTH OF 132.26PSF/ 5340PSI, STANDARD UNLESS OTHERWISE REQUIRED.
- 11) UPLIFT LOADING – H2.5A HURRICANE TIE RATED @ 600lbs. /CLIP
(2) 40d OR 30d & (3) 10d HDG NAILS RATED COLLECTIVELY @ 570lbs.
(1) 5" LAG BOLT RATED @ 520lbs.

• *Northeast Division* • 316 Juniper Lane Hanover, PA. 17331 •

Phone: (866)942-2276 Fax: (717)633-1549

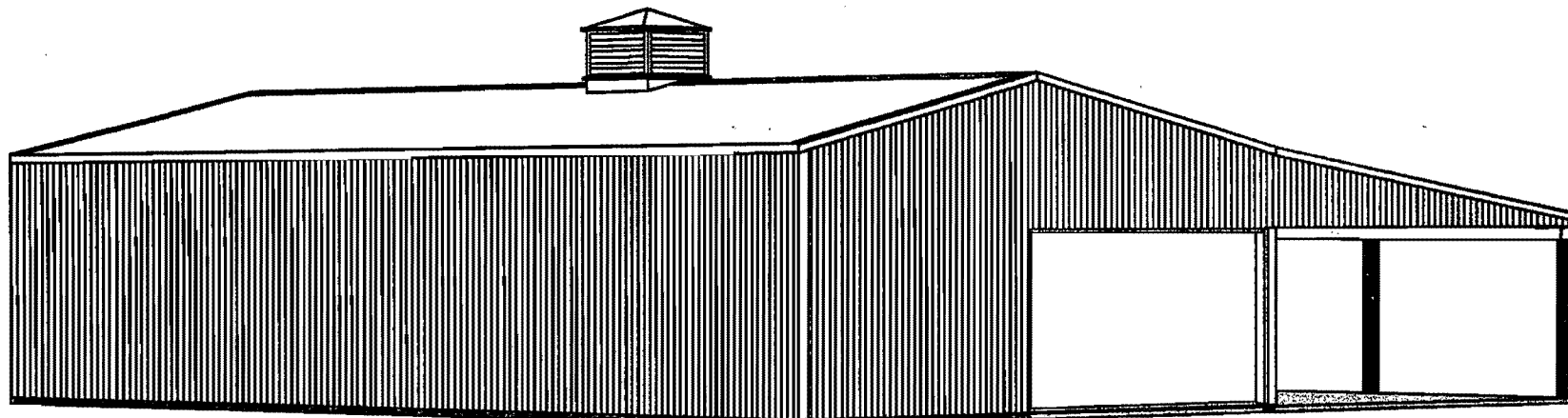
Website: www.nationalbarn.com

2009-0189-A



EAVE SIDE 2/GABLE SIDE 2 3D PERSPECTIVE

Construction
Maestro
Post Frame & Garage
Estimating Software Version 3.0



Wheelock Winspear
Estimate Number: 558
10/10/2008

2009-0189-A

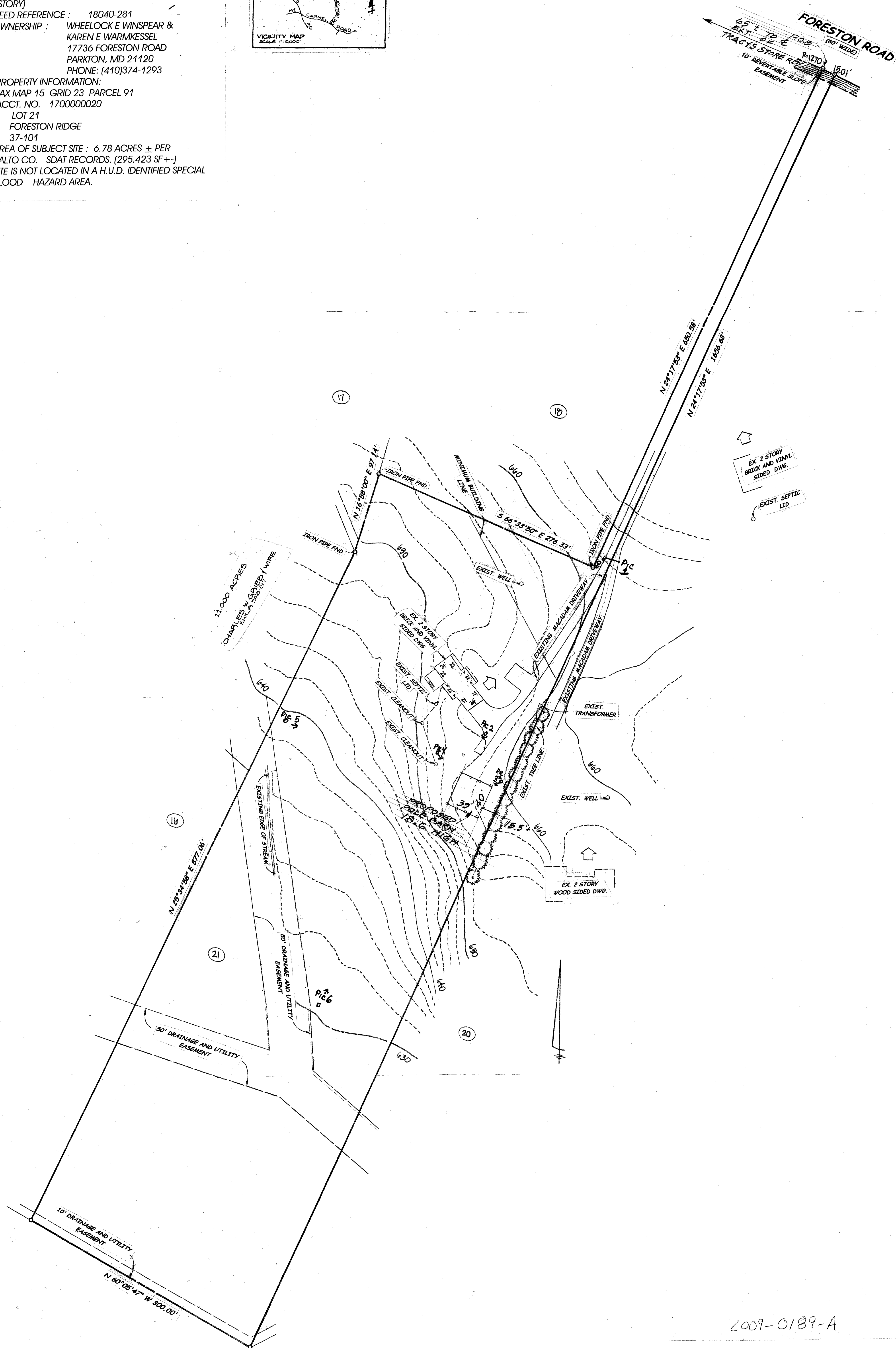
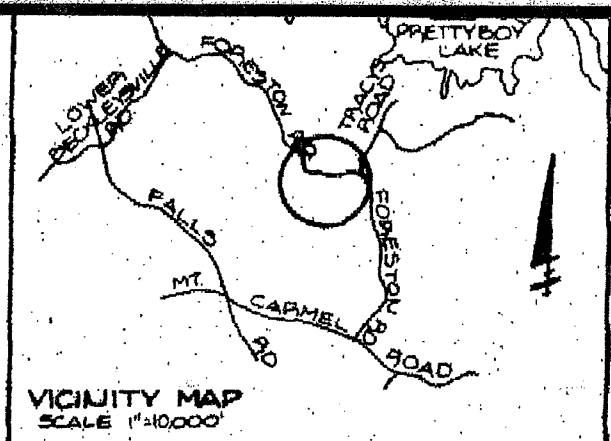
1. EXISTING ZONING OF SITE RC2 (NO KNOWN ZONING HISTORY)

2. DEED REFERENCE : 18040-281

3. OWNERSHIP : WHEELLOCK E WINSPEAR &
KAREN E WARMKESSEL
17736 FORESTON ROAD
PARKTON, MD 21120
PHONE: (410)374-1293

4. PROPERTY INFORMATION:
TAX MAP 15 GRID 23 PARCEL 91
ACCT. NO. 1700000020
LOT 21
FORESTON RIDGE
37-101
AREA OF SUBJECT SITE : 6.78 ACRES ± PER
BALTO CO. SDAT RECORDS. (295,423 SF +-)

5. SITE IS NOT LOCATED IN A H.U.D. IDENTIFIED SPECIAL
FLOOD HAZARD AREA.



2009-0189-A

**SITE PLAN TO ACCOMPANY PETITION FOR ADMINISTRATIVE
ZONING VARIANCE IN A RC 2 ZONE**

17736 FORESTON ROAD

5TH EL. DIST. 3RD COUNC. DIST. BALT. COUNTY, MD.
SCALE: 1"= 50' DECEMBER 31, 2008