

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
N side of Michaelsford Road, 629 feet		
NE of Katesford Road	*	DEPUTY ZONING
8 th Election District		
2 nd Councilmanic District	*	COMMISSIONER
(12310 Michaelsford Road)		
	*	FOR BALTIMORE COUNTY
Steven and Julie Burleson		
<i>Petitioners</i>	*	Case No. 2009-0308-A

* * * * *

ORDER ON MOTION FOR RECONSIDERATION

This matter comes before this Deputy Zoning Commissioner for consideration of a Motion for Reconsideration filed by Petitioner Steven A. Burleson. The Motion for Reconsideration was filed pursuant to Rule 4(k) of Appendix G of the Baltimore County Zoning Regulations (B.C.Z.R.) wherein the Rules of Practice and Procedure Before the Zoning Commissioner/Hearing Officer for Baltimore County are provided. Rule 4(k) permits a party to file a Motion for Reconsideration of an Order issued by the Zoning Commissioner. This Motion must be filed within 30 days of the date the Order was issued, and must state with specificity the grounds and reasons for the request.

In the instant matter, Petitioner requested Administrative Variance relief from Section 1A04.3.B.3 (1979) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed side yard setback for a garage addition of 24 feet in lieu of the required 50 feet, and to amend the previously approved plan and Order in Case No. 1989-0035-A, and to amend the Final Development Plan for Lot 10, Section 1 of Laurelford. The case garnered interest from the community and a Formal Demand for Hearing was timely filed by a nearby property owner, W. Carl Hossfeld of 12311 Michaelsford Road. A public hearing was convened on Monday, July 13, 2009. In an Order dated July 27, 2009, the undersigned denied the Variance request.

ORDER RECEIVED FOR FILING
Date 9-21-09
BY P. J.

Thereafter, in an email dated August 25, 2009, Petitioner filed the aforementioned Motion for Reconsideration. In his Motion, Petitioner requests that the undersigned reconsider the denial of the variance on several grounds. Petitioner indicates that his property meets the uniqueness standard because it is very long and narrow, compared to many of the other properties that are wide and shallow; he also mentions the fact that current R.C.5 Zoning requires lots to be at least 1.5 acres in size, while his lot is only 1.1 acres, and is thereby unable to meet the current zoning requirements in any event. In addition, Petitioner indicates that the covenants and restrictions of the Laurelford community make no mention of setbacks, leading to Petitioner's conclusion that the original intent of the Developer was to allow his proposed structure, and further indicates that the section which states that garages shall be side loading "where possible" is not a mandate requiring side loading garages in every instance. Finally, Petitioner points out that the Zoning Regulations permit his proposed garage as an "accessory structure" and would allow the construction of a two car *detached* garage in almost the exact same location.¹ (emphasis added).

Following circulation of Petitioner's Motion to individuals that were in attendance at the prior public hearing, a number of residents in the Laurelford community provided their responses to the Motion, which are contained in the case file. These included letters or emails from: Virginia E. Wich, Margaret Counselman, W. Carl Hossfeld, Jr. and Susan S. Hossfeld, Joan Smyth, Nancy Hyland, and Mark Hyland in his capacity as President of the Laurelford Improvement Association, Inc. Without reiterating each and every point made in these responses

¹ Petitioner has indicated that the Zoning Regulations would permit the construction of a detached accessory structure in a similar location to what is proposed, with the front entrance moved back approximately 8 feet, a reduced height from 17 feet to 15 feet, and the removal of a breezeway attachment. Even with these subtle differences, Petitioner believes that his original plan with the garage attached to the house is superior to a detached accessory structure and urges the undersigned to grant the variance on that basis as well. While Petitioner may indeed be trying to save the Protestants from -- to use the expression -- "cutting off their nose to spite their face," such issues are not before me in this matter. My task is to decide the discreet legal and factual issues associated with the Petition for Variance and not to be an "arbiter" between neighbors or to offer alternative dispute resolution. If Petitioner can still proceed legally with an accessory structure in much the same location as the proposed addition, then perhaps that is his right.

in their entirety, suffice it to say that these responses are overwhelmingly opposed to the granting of the variance relief. In sum, they believe the 50 foot side yard setback should be strictly enforced so that the proper spacing between the properties can be maintained. They also believe that granting a variance in this case could set a precedent for others to follow in the community.

In considering the Motion for Reconsideration, the undersigned reviewed the file and the Findings of Fact and Conclusions of Law dated July 27, 2009, as well as the evidence that was introduced at the hearing. After reviewing the testimony and evidence, I am not persuaded to disturb my earlier ruling and shall deny the Motion for Reconsideration. It is certainly understandable that Petitioner desires to make what he believes to be necessary improvements to his property. And for the most part, those desires are generally not interfered with. However, in doing so, Petitioner must also realize the limitations to his property, both as to the legal restrictions placed by the applicable Zoning Regulations, and the practical restrictions inherent to his property based on its size and shape and the improvements already existing on the property.

In my view, considering the evidence presented at the hearing and in the Motion for Reconsideration, Petitioner does not meet the uniqueness standard required by the Zoning Regulations. Although Petitioner's lot is somewhat narrower and deeper than others, in viewing the aerial photograph submitted by Mr. Hossfeld, it is also evident that the lot immediately to the west of Petitioner's is equally long and narrow; hence Petitioner's property is not unique. In addition, it is worth mentioning that in deciding these cases, I cannot make determinations in a vacuum and consider a property merely by itself, but I must also look at the effects on adjacent and nearby properties, as well as the neighborhood on the whole. In this case, a variance is not legally warranted and as stated in my previous Order, Petitioner's proposal would take away from the overall aesthetics and character of the neighborhood.

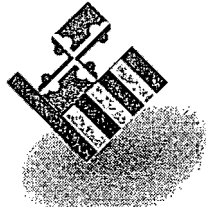
ORDER RECEIVED FOR FILING
Date: 9-21-09
By: [Signature]

WHEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 21st day of September, 2009 that the aforementioned Motion for Reconsideration be and is hereby DENIED.


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

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9-21-09
Date
By



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

September 21, 2009

STEVEN AND JULIE BURLESON
12310 MICHAELS FORD ROAD
COCKEYSVILLE MD 21030

Re: Petition for Administrative Variance
Motion for Reconsideration
Case No. 2009-0308-A
Property: 12310 Michaelsford Road

Dear Mr. and Mrs. Burleson:

Enclosed please find the decision rendered in the above-captioned case.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

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

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Carl and Susan Hossfeld, 12311 Michaelsford Road, Cockeysville MD 21030
Virginia Wich, 12999 Jerome Jay Drive, Cockeysville MD 21030
Carol Kakel, 12006 Boxer Hill Road, Cockeysville MD 21030
Mark and Nancy Hyland, 15 Laurelford Court, Cockeysville MD 21030

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
N side of Michaelsford Road, 629 feet		
NE of Katesford Road	*	DEPUTY ZONING
8 th Election District		
2 nd Councilmanic District	*	COMMISSIONER
(12310 Michaelsford Road)		
	*	FOR BALTIMORE COUNTY
Steven and Julie Burleson		
<i>Petitioners</i>	*	Case No. 2009-0308-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the legal owners of the subject property, Steven and Julie Burleson. The Variance request is from Section 1A04.3.B.3 (1979) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed side yard setback for a garage addition of 24 feet in lieu of the required 50 feet, and to amend the previously approved plan and Order in Case No. 1989-0035-A, and to amend the Final Development Plan for Lot 10, Section 1 of Laurelford. The subject property and requested relief are more particularly described on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

This matter was originally filed as an Administrative Variance, with a closing date of June 22, 2009. On June 17, 2009, a nearby property owner, W. Carl Hossfeld of 12311 Michaelsford Road, filed a Formal Demand for Hearing. The hearing was subsequently scheduled for Monday, July 13, 2009 at 9:00 AM in Room 104 of the Jefferson Building, 105 West Chesapeake Avenue in Towson, Maryland. In addition, a sign was posted at the property on June 29, 2009 and an advertisement was published in *The Jeffersonian* newspaper, giving neighbors and interested citizens notice of the hearing.

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Appearing at the public hearing in support of the requested relief was Petitioner Steven Burleson. Also appearing in support of the requested relief was Petitioners' architectural engineer, Thomas C. Kozlowski, with Bernoulli-Wright, LLC. In addition to the Formal Demand for Hearing, the case garnered interest from several neighbors also opposed to the relief. Appearing as Protestants were Carl and Susan Hossfeld of 12311 Michaelsford Road, Virginia Wich of 12999 Jerome Jay Drive, Carol Kakel of 12006 Boxer Hill Road, and Mark and Nancy Hyland of 15 Laurelford Court.

Testimony and evidence offered revealed that the subject property is a rectangular-shaped property consisting of approximately 1.09 acres, more or less, zoned R.C.5. The property is located on the northwest side of Michaelsford Road, north of West Padonia Road, in the Cockeysville area of Baltimore County. The property is situated in the Laurelford subdivision and is improved with Petitioners' two-story single-family dwelling with attached three car garage. The property is also improved with an in-ground pool located in the rear yard and is surrounded by what appears to be a black metal wrought iron fence running along the property line.

Petitioners acquired the property in 2007 and at this juncture desire to construct a garage addition to the west side of the existing dwelling. In order to do so, Petitioners are in need of variance relief to permit a side yard setback of 24 feet in lieu of the required 50 feet. It should be noted that this property was the subject of a previous zoning case. In 1988, the Developer of the property, Marble Hill Partnership, requested variance relief to permit a side yard setback on the east side of the property of 35 feet in lieu of the required 50 feet. Apparently, the Developer could comply with the 50 foot side yard setback on the west side of the property, but was in need of variance relief for the east side of the property in order to construct a home of adequate size

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and style to be compatible with other recently constructed homes in the neighborhood. In an Order dated September 1, 1988, then-Zoning Commissioner J. Robert Haines granted the variance request. A few years later, in 1990, the subject home was built with the 35 foot side yard setback on the east side and the required 50 foot side yard setback on the west side of the property. Thereafter, a basement and first floor addition was added to the rear of the property. Following Petitioners' purchase of the property in 2007, they added the aforementioned in-ground pool to the rear of the property. The side yard setback on the west side of the property is now the subject of the instant variance requests for the two-story garage addition.

In support of the variance requests, Petitioner indicated that his primary need for the garage addition is that his four children are of driving age and he desires to keep all of the family's vehicles in a garage, under cover and in a secure place. Petitioner indicated that recently, the neighborhood and surrounding areas have been the targets of burglaries and thefts from vehicles, and added that his vehicle has been one of those that were broken into. The addition would also permit Petitioner to store outside items such as pool and lawn equipment inside when not in use. Photographs of the existing home were marked and accepted into evidence as Petitioners' Exhibits 4A through 4H. The photographs show an attractive, well kept home with an existing three car attached side loading garage. There is a single lane driveway leading to a large parking pad.

In further support of the variance requests, Petitioner's architectural engineer, Mr. Kozlowski, was offered and accepted as an expert in building design, building layout, and site design. Mr. Kozlowski indicated that Petitioners propose to construct the addition for a two-car garage and an unfinished storage area on the second floor. The garage level would also be reinforced to allow additional basement storage below. Mr. Kozlowski explained that he and

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Petitioner first looked at a potential accessory structure as a detached garage, but they determined that the downward slope and grading of the property from the end of the driveway would be too steep to place in the required rear yard, and would also necessitate removing some mature trees. They were also constrained by the fact that an accessory structure could only be 15 feet in height and they wanted this new structure to blend in with the existing house, in terms of design similarity and height. Elevations of the proposed addition were marked and accepted into evidence as Petitioners' Exhibit 7. Mr. Kozlowski also pointed out that the lot is deeper than it is wide, and that the instant proposal meets their goals to preserve the existing grade and septic reserve areas.

Testifying in opposition to the requested relief were several interested neighbors. The first to testify was Carl Hossfeld who resides across the street at 12311 Michaelsford Road. Mr. Hossfeld indicated his primary objection is to Petitioners' plans for a front loading garage as part of the addition. The community has covenants against front loading garages and approving Petitioners' plans by allowing the request for variance would not be consistent with the other homes in the Laurelford community. Of the 130 plus homes in the community, only one home has a front loading single car garage and that is a small accessory structure; none of the homes on Michaelsford Road have a front loading garage. He also related that this community is a well-established upscale area with high end homes valued in excess of \$1 million. He believes granting the requested variance would erode the established aesthetic patterns of the neighborhood and could very well lead to other deviations that would further detract from the appearance of the neighborhood.

As to the setback issue, Mr. Hossfeld presented an aerial photograph of the area that was marked and accepted into evidence as Protestants' Exhibit 1, which shows approximately 15

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homes, including his home and the subject property. As shown in the photograph, he pointed out that the homes in the Laurelford subdivision are well separated, with just about every home easily meeting the 50 foot side yard setback requirements. On the other hand, Petitioners' dwelling on the subject property, especially on the side of the proposed addition, already appears visually to be close to the property next door, and would be even closer if the variance were granted.

Also testifying individually and as President of the Laurelford Improvement Association, Inc. was Mark Hyland of 15 Laurelford Court.¹ Mr. Hyland indicated that the Declaration of Easements and Restrictions for the Laurelford subdivision is found at Liber 7595 Page 582 of the Land Records of Baltimore County. He points out several sections that he believes is relevant to the instant matter: Section 3.2 obligates property owners to submit an application for additions or new structures to the Architectural Committee for approval; Section 4.12 indicates that all garages shall be side loading where possible; and Section 4.14 limits the size of structures such as a guest cottage or bathhouse to 1,200 square feet. He also reiterated Mr. Hossfeld's testimony in stressing the importance of the prohibition of side loading garages, and in maintaining the side yard setbacks. He is also dubious about Petitioners' argument of not wanting to take down mature trees as a justification for the variance request. He believes this is an argument of convenience given that Petitioners previously removed a number of mature trees for their in-ground pool.

Virginia Wich of 12999 Jerome Jay Drive testified and expressed concerns about the neighbor on the side of the proposed addition and how the addition will decrease the value of his property due to the decrease in distance between the properties, and also testified in favor of

¹ Mr. Hyland is listed on the 2009 Personal Property Return for the Laurelford Improvement Association, Inc. as its President. He is also the Resident Agent in the Articles of Incorporation.

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maintaining the existing standards for the neighborhood. Finally, Susan Hossfeld introduced an email dated July 10, 2009 from Margaret Counselman, a neighbor in the Laurelsford community, which was marked and accepted into evidence as Protestants' Exhibit 2. In the email, Ms. Counselman also expresses her opposition to the variance request, citing the proposed front facing garage.

The Zoning Advisory Committee (ZAC) comments were received and made a part of the record of this case. The comments indicate no recommendations concerning the requested relief.

In considering a variance request, I am required under Section 307.1 of the B.C.Z.R. to determine, under a two prong test, first whether special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request; that is, whether there are unique features or characteristics of the property that drive the need for the variance. If that threshold requirement is met, only then am I to determine the next prong of whether strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship to Petitioner. In this case, although Petitioner has presented some evidence of hardship in his desire to have additional storage space and to keep his and his children's vehicles under cover in a secure area, I have not heard sufficient evidence to meet the first prong -- the uniqueness standard. In short, in my view, there are no features to this property that render this property unique as compared with others in the community, nor are there special circumstances not created by Petitioner that drive the need for the variance relief. *See, Cromwell v. Ward*, 102 Md.App. 691, 651 A.2d 424 (1995).

In addition, as an aside, I am also persuaded by the Protestants' testimony and evidence that granting the variance would not be in strict harmony with the spirit and intent of the Zoning Regulations, and that it would negatively affect the aesthetics and character of the community.

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Although the covenants or restrictions of the Laurelford community are not binding upon me in determining whether to grant the requested relief, they are certainly probative for evidencing the intent of the original Developer and the subsequent property owners as to the layout and appearance of the community. To that end, I find that the subject property does not lend itself to the size and location of the garage addition proposed by Petitioners. I am certainly understanding of Petitioners' desire to expand the space of their home, and they have legitimate reasons for wanting to do so. But the property itself is only slightly over one acre in size, with a 3,700 square foot two-story home with a three car garage; there is an existing basement and ground floor addition off the back of the home, an in-ground pool, and landscaping and fencing in the rear yard. At some point, the proposed improvements overcrowd the available land and space that is intended by the applicable 50 foot setback. The east side of the property was already granted a variance to permit 35 feet in lieu of the required 50 feet some 20 years ago when the home was originally built. Now, Petitioners are requesting to approximately cut in half the applicable 50 foot setback on the west side of the property. For the reasons stated above, I am not persuaded to do so.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the parties, I find that Petitioners' variance request should be denied.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 27th day of July, 2009 that an Administrative Variance from Section 1A04.3.B.3 (1979) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed side yard setback for a garage addition of 24 feet in lieu of the required 50 feet, and to amend the

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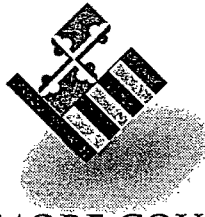

previously approved plan and Order in Case No. 1989-0035-A, and to amend the Final Development Plan for Lot 10, Section 1 of Laurelford be and is hereby DENIED.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

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BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

July 27, 2009

STEVEN AND JULIE BURLESON
12310 MICHAELSFORD ROAD
COCKEYSVILLE MD 21030

Re: Petition for Administrative Variance
Case No. 2009-0308-A
Property: 12310 Michaelsford Road

Dear Mr. and Mrs. Burleson:

Enclosed please find the decision rendered in the above-captioned case.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Th. H. Bostwick", written over the printed name.

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

- c: Thomas C. Kozlowski, Bernoulli-Wright LLC, 133 East Main Street, PO Box 1481, Westminster MD 21157
Carl and Susan Hossfeld, 12311 Michaelsford Road, Cockeysville MD 21030
Virginia Wich, 12999 Jerome Jay Drive, Cockeysville MD 21030
Carol Kakel, 12006 Boxer Hill Road, Cockeysville MD 21030
Mark and Nancy Hyland, 15 Laurelford Court, Cockeysville MD 21030

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TAX. ACCOU

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Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 12310 MICHAELSFORD RD, COCKERSVILLE
which is presently zoned RC-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)

SEE ATTACHED

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):

STEVEN A. BURLISON
Name - Type or Print
Signature
JULIE A. BURLISON
Name - Type or Print
Signature
12310 MICHAELSFORD RD 443.330.5512
Address Telephone No.
COCKERSVILLE, MD 21030
City State Zip Code

Representative to be Contacted:

THOMAS C. KOZLOWSKI, PE
Name
P.O. Box 1481 443-398-5140
Address Telephone No.
WESTMINSTER MD 21158
City State Zip Code

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

Zoning Commissioner of Baltimore County

CASE NO.

2009 0308 A

Reviewed By

✓L

Date

5/26/09

REV 10/25/01

Estimated Posting Date

6/07/09

7.21.05

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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 12310 MICHAELSFORD ROAD
Address
COCKEYSVILLE, MD. 21030
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):

OWNERS ARE IN NEED OF ADDITIONAL GARAGE SPACE. SITE CONDITIONS AND GRADE PROHIBIT A DETACHED GARAGE. GRADE TO REAR AND LEFT FALLS OFF QUICKLY AND THERE IS AN EXISTING POOL IN THE REAR. THERE ARE ALSO A NUMBER OF LARGE TREES THAT WOULD HAVE TO BE REMOVED IF THE GARAGE WERE DETACHED AND BEHIND THE HOUSE TO THE WEST.

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

[Signature]
Signature
STEVEN A. BURLERSON
Name - Type or Print

[Signature]
Signature
JULIE A. BURLERSON
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4th day of May, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Steven A. Burlerson + Julie A. Burlerson
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public
My Commission Expires 1/15/2011

(2009 0308 A)

ATTACHMENT (15310 MICHAELSFORD RD.)
VARIANCE REQUEST

FROM SECTION 1A04.3.B.3 (1979 BCZR) TO PERMIT A PROPOSED
SIDE YARD SETBACK FOR A GARAGE ADDITION OF 24 FT.
IN LIEU OF THE REQUIRED 50 FT. AND TO AMEND THE PREVIOUSLY
APPROVED PLAN AND ORDER IN CASE # 1989 0035 A,
ALSO TO AMEND THE FINAL DEVELOPMENT PLAN FOR LOT #10,
SECTION 1 OF LAURELFORD.

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

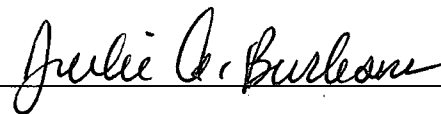
12310 MICHAELSFORD ROAD
Address
COCKEYSVILLE, MD. 21030
City State Zip Code

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):

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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
STEVEN A. BURLESON
Name - Type or Print

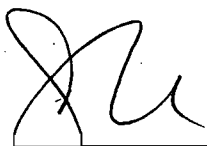

Signature
JULIE A. BURLESON
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4th day of May, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Steven A. Burleson + Julie A. Burleson
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 1/15/2011

TAX. ACCOUNT #

2100001304
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Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 12310 MICHAELSFORD RD, COCKEYSVILLE
which is presently zoned RC-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)

SEE ATTACHED

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

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 7 day of July, 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 0308 A

Reviewed By

JL

Date

5/26/09

REV 10/25/01

Estimated Posting Date

6/07/09

7.21.09

PO

Zoning Description

12310 Michaelsford Rd., Cockeysville, MD

Beginning at a point on the **North** side of **Michaelsford Road** which is a **50' wide right of way width** at the distance of **629' northeast** of the centerline of **Katesford Rd.** which is a **50' wide right of way width**. Being known as **Lot 10, Section 1** of the Subdivision of **Laurelford** as recorded in Baltimore County **Plat Book No. 57 Folio 106** containing **1.094 Acres**. Also known as **12310 Michaelsford Rd., Cockeysville, MD 21030** in the **8th** Election District, **2nd** Councilmanic District.

0308

✓

Date: _____

5/24/09

DATA RECEIVED
THRU RECEIPT

BUSINESS	ACTING	TITLE
5/24/2009	5/24/2009	11:39
EG MOBILE	MALETH TRILLING	
RECEIPT # 41845	5/24/2009	
amt	5	520 ZORING VERI-BLAST
R.NO.	039730	
Receipt for		\$520.00
\$130.00	CR	\$130.00
Baltimore County		Baltimore

[illegible]

Total: 130.00

Rec: Thomas C. Reconn

For: KV-C AMEND PRIOR HEARING/PLAN

12310 Michael J. R. R.

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

GOLD - ACCOUNTING

**CASHIER'S
VALIDATION**

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 2009-0308-A

12310 Michaelisford Road

Wedge of Michaelisford Road, 629 feet n/east of Katersford Road

6th Election District — 2nd Councilmanic District

Legal Counsel: Steven & Julie Burleson

Variance: To permit a proposed side yard setback for a garage addition of 24 feet in lieu of the required 50 feet, and to amend the previously approved plan and order in case 1987-9035-A, and to amend the final development plan for lot 10, Section 1 of Laurelsford.

Hearings: Monday, July 13, 2009 at 9:00 a.m. in Room 104, Jefferson Building, 102 West Chesapeake Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations please contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the file and/or hearing, contact the Zoning Review Office at (410) 887-8391.

6/11/11 JWB:25 2009422

CERTIFICATE OF PUBLICATION

7/10/2009

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/25/2009.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING

Parturent just forwarded this certificate this morning.



FORMAL DEMAND FOR HEARING

CASE NUMBER: 2009-0308-A

Address: 12310 Michaelsford Road

Petitioner(s): _____

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/We W. Carl Hossfeld
Name - Type or Print

() Legal Owner OR (☒) Resident of
12311 Michaelsford Road
Address

Cockeysville, MD 21030
City State Zip Code

410-683-4357
Telephone Number

which is located approximately 100 feet from the
property, which is the subject of the above petition, **do hereby**
formally demand that a public hearing be set in this matter.

**ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS
DEMAND.**

W. Carl Hossfeld 6/17/2009
Signature Date

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

No. **41556**

Date: **June 17, 2009**

PAID RECEIPT

DATE: 6/17/2009 TIME: 10:51:27
 BY: 6090 WIK/2 JRC/WR
 RECEIPT # 43070 6/17/2009 OPEN

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept	Obj	BS Acct	Amount
001	806	0000		101.50					50.00

Total: **950.00**

Rec From:

For: **Formal Demand 2009-308-N**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

Receipt Int. 950.00
 950.00 OK 9.00 - CA
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 06/10/09

Case Number: 2009-0308-A

Petitioner / Developer: STEVE & JULIE BURLESON~
THOMAS C. KOZLOWSKI, PE

Date of Hearing (Closing): 06/22/09

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:
12310 MICHAELSFORD ROAD

The sign(s) were posted on: JUNE 7, 2009



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 07/06/09

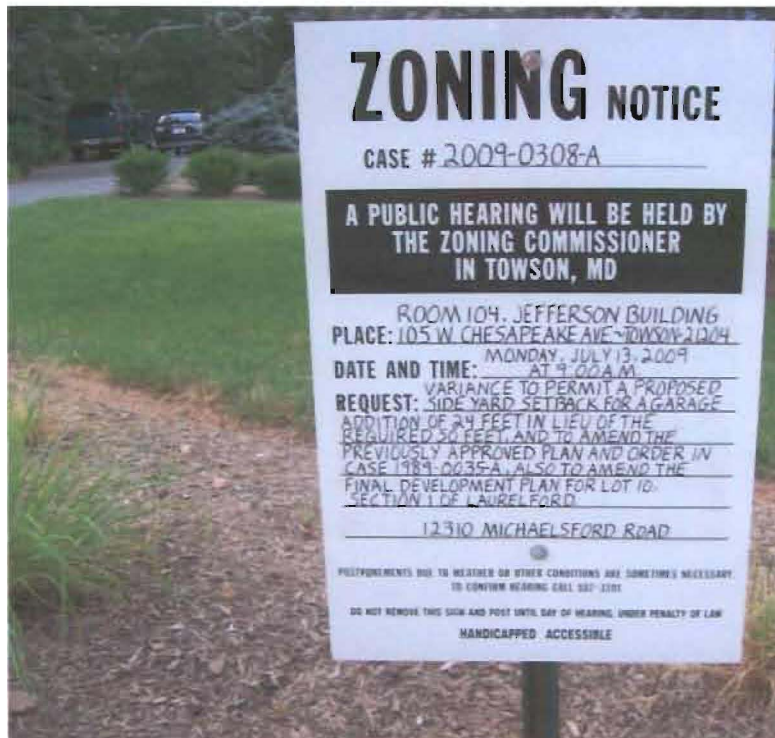
Case Number: 2009-0308-A

Petitioner / Developer: STEVEN & JULIE BURLESON~
THOMAS KOZLOWSKI

Date of Hearing (Closing): JULY 13, 2009

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:
12310 MICHAELSFORD ROAD

The sign(s) were posted on: JUNE 29, 2009



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

2009
Case Number 0308 -A Address 12310 MICHAELSFORD RD

Contact Person: John Lewis Phone Number: 410-887-3391
Planner; Please Print Your Name

Filing Date: 5/26/09 Posting Date: 06/07/09 Closing Date: 06/22/09

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 (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.
- 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

2009
Case Number 0308 -A Address 12310 MICHAELSFORD RD
Petitioner's Name Steve & Julie Burleson Telephone 443 3305512
Posting Date: 6/07/09 Closing Date: 6/22/09
Wording for Sign: To Permit A PROPOSED ATTACHED GARAGE WITH A 24 FT. SIDE
SETBACK IN LIEU OF THE REQUIRED 50 FT AND TO AMEND THE PLANNED AND ORDER
IN CASE # 1989 0035 A, AND TO AMEND THE FINAL DEVELOPMENT PLAN
FOR LOT 10, SECTION 1 OF LAURELFORD

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/neighbor 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.

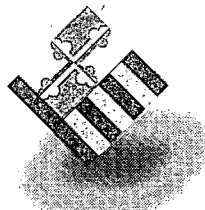
OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2009 0308 A
Petitioner: 12310 Michaelsford Rd ↗
Address or Location: BURLESON ↘

PLEASE FORWARD ADVERTISING BILL TO

Name: 12310 MICHAELSFORD RD. STEVE & JULIE BURLESON
Address: COCKEYSVILLE MD. 21030
Telephone Number: 443.330.5512



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

June 19, 2009
TIMOTHY M. KOTROCO, *Director*
*Department of Permits and
Development Management*

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2009-0308-A

12310 Michaelsford Road

N/side of Michaelsford Road, 629 feet n/east of Katesford Road

8th Election District – 2nd Councilmanic District

Legal Owners: Steven & Julie Burleson

Variance to permit a proposed side yard setback for a garage addition of 24 feet in lieu of the required 50 feet, and to amend the previously approved plan and order in case 1989-0035-A, also to amend the final development plan for lot 10, section 1 of Laurelford.

Hearing: Monday, July 13, 2009 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Steven & Julie Burleson, 12310 Michaelsford Road, Cockeysville 21030
Thomas Kozlowski, P.O. Box 1481, Westminster 21158
W. Carl Hossfeld, 12311 Michaelsford Rd., Cockeysville 21030

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SUNDAY, JUNE 30, 2009.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, June 25, 2009 Issue - Jeffersonian

Please forward billing to:
Mr. & Mrs. Burleson
12310 Michaelsford Road
Cockeysville, MD 21030

443-330-5512

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2009-0308-A

12310 Michaelsford Road

N/side of Michaelsford Road, 629 feet n/east of Katesford Road

8th Election District – 2nd Councilmanic District

Legal Owners: Steven & Julie Burleson

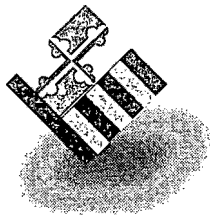
Variance to permit a proposed side yard setback for a garage addition of 24 feet in lieu of the required 50 feet, and to amend the previously approved plan and order in case 1989-0035-A, also to amend the final development plan for lot 10, section 1 of Laurelford.

Hearing: Monday, July 13, 2009 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, Director
July 10, 2009
Department of Permits and
Development Management

Steven Burleson
Julie Burleson
12310 Michaelsford Road
Cockeysville, MD 21030

Dear Mr. & Mrs. Burleson:

RE: Case Number 2009-0308-A, 12310 Michaelsford Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 26, 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, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

C: Thomas Kozlowski, P.O. Box 1481, Westminster 21158
W. Carl Hossfeld, 12311 Michaelsford Road, Cockeysville 21030

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

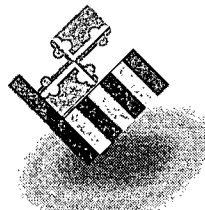
FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For June 8, 2009
Item Nos. 2009-302, 303, 304, 305,
306, 308, 309 and 310

DATE: June 10, 2009

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

DAK:CEN:cab
cc: File
ZAC-06082009 -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

June 4, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: June 1, 2009

Item Numbers 0302, 0303, 0304, 0305, 0306, 0308, 0309, 0310

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

Beverly K. Swaim-Staley, Acting Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: JUNE 8, 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 2009-0308-A
12310 MICHAELSFORD RD
BURLESON PROPERTY
ADMIN VARIANCE

Dear Ms. Matthews:

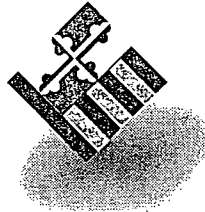
Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2009-0308-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,

^{Fae} Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

August 26, 2009

CARL AND SUSAN HOSSFELD
12311 MICHAELSFORD ROAD
COCKEYSVILLE MD 21030

VIRGINIA WICH
12999 JEROME JAY DRIVE
COCKEYSVILLE MD 21030

CAROL KAKEL
12006 BOXER HILL ROAD
COCKEYSVILLE MD 21030

MARK AND NANCY HYLIND
15 LAURELFORD COURT
COCKEYSVILLE MD 21030

Re: Petition for Administrative Variance
Case No. 2009-0308-A
Property: Burleson Property - 12310 Michaelsford Road

Dear Mr. and Mrs. Hossfield:

Please find enclosed the attached string of e-mails from the Petitioner in the above-referenced case, Steven A. Burleson. The most recent e-mail dated August 25, 2009 is Mr. Burleson's Motion for Reconsideration. If you wish to respond to this Motion, please do so within fourteen (14) days from the date of this letter. Thereafter, I will issue a written decision on the Motion, a copy of which will be sent to the parties.

Thank you for your cooperation in this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read "Th. H. Bostwick", written over a horizontal line.

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Steven and Julie Burleson, 12310 Michaelsford Road, Cockeysville MD 21030

Thomas Bostwick - Re: Motion for Reconsideration Burleson Property Case 2009-0308-A

From: Steve Burleson <pittburl@yahoo.com>
To: <tbostwick@baltimorecountymd.gov>, <uccinfoman@aol.com>
Date: 9/11/2009 7:08 PM
Subject: Re: Motion for Reconsideration Burleson Property Case 2009-0308-A

Mark:

Thank you for your view on my proposed Motion to Reconsider. As a point of clarification, the changes I have submitted as an option, that of a detached structure, are expressly permitted by existing code and are not the subject of my request for a variance. I've requested the variance in order to allow the original structure since I believe it to be superior in aesthetics to a detached structure, yet similar in size and location to that of a detached structure.

Upon the decision of Mr. Bostwick, I'll move forward with my plans for one or the other and submit the drawings to the architectural committee and begin my discussions with them. Thank you for giving me the contact information of the three individuals who comprise the committee, as I have yet to meet any of them and look forward to working with them on a mutually acceptable solution.

Again, thank you for your note.

Steve Burleson

--- On Thu, 9/10/09, uccinfoman@aol.com <uccinfoman@aol.com> wrote:

From: uccinfoman@aol.com <uccinfoman@aol.com>
Subject: Motion for Reconsideration Burleson Property Case 2009-0308-A
To: tbostwick@baltimorecountymd.gov, pittburl@yahoo.com
Date: Thursday, September 10, 2009, 4:05 PM

Mr. Bostwick:

I write this e-mail in my capacity as President of the Laurelford Improvement Association, Inc.

In your initial ruling, you stated that Section 307.1 of the B.C.Z.R. required you to consider if the variance requested met two standards. First, whether special circumstances or conditions exist that are peculiar to the land or structure. And second, whether there were unique features or characteristics of the property that drive the need for the variance. In your ruling, you found that these standards were not met sufficiently enough to grant a variance. Today, you are being asked to revisit those findings based upon proposed changes to the structure.

It is our belief that the minor changes presented by the Burlesons, do not rise to a level that would compel a change of your earlier decision. Furthermore, we do not believe they significantly address the standards weighed in your previous ruling.

We submit that the property does not lend itself to the size and location of the garage addition proposed. The newly proposed structure, like the previously proposed structure, would

severely overcrowd the slightly more than 1 acre land. In addition, the variance requested would virtually cut in half the 50' setback on the west side. This would not be in keeping with the overall design of the neighborhood, and would assuredly negatively impact the next door neighbor's enjoyment of their property.

In sum, we request you deny the "Motion for Reconsideration." Thank you.

Respectfully submitted,
Mark Hyland, President
410 206-9444

Thomas Bostwick - Motion for Reconsideration Burleson Property Case 2009-0308-A

From: <uccinfoman@aol.com>
To: <tbostwick@baltimorecountymd.gov>, <pittburl@yahoo.com>
Date: 9/10/2009 4:06 PM
Subject: Motion for Reconsideration Burleson Property Case 2009-0308-A

Mr. Bostwick:

I write this e-mail in my capacity as President of the Laurelford Improvement Association, Inc.

In your initial ruling, you stated that Section 307.1 of the B.C.Z.R. required you to consider if the variance requested met two standards. First, whether special circumstances or conditions exist that are peculiar to the land or structure. And second, whether there were unique features or characteristics of the property that drive the need for the variance. In your ruling, you found that these standards were not met sufficiently enough to grant a variance. Today, you are being asked to revisit those findings based upon proposed changes to the structure.

It is our belief that the minor changes presented by the Burlesons, do not rise to a level that would compel a change of your earlier decision. Furthermore, we do not believe they significantly address the standards weighed in your previous ruling.

We submit that the property does not lend itself to the size and location of the garage addition proposed. The newly proposed structure, like the previously proposed structure, would severely overcrowd the slightly more than 1 acre land. In addition, the variance requested would virtually cut in half the 50' setback on the west side. This would not be in keeping with the overall design of the neighborhood, and would assuredly negatively impact the next door neighbor's enjoyment of their property.

In sum, we request you deny the "Motion for Reconsideration." Thank you.

Respectfully submitted,
Mark Hyland, President
410 206-9444

Thomas Bostwick - petition for Admin. Variance for Steven and Julie Burleson

From: NANCY HYLIND <nhyind@verizon.net>
To: <tbostwick@baltimorecountymd.gov>
Date: 9/10/2009 10:06 AM
Subject: petition for Admin. Variance for Steven and Julie Burleson

Dear Mr. Bostwick,

I do not agree the arguments stated by Steven Burleson FOR a variance have the strength and cause needed to grant a waiver. I also do not think the changes proposed will overcome my objection to the crowding of the slightly over one acre lot. There is a limit to what this long, narrow small lot can asthetically support in the way of buildings and additions. The front-loading garage should also not be permitted. There is only one property that has such a situation where the garage door faces the main road. The owners of the property built it without notification to neighbors and at a time when the neighborhood was without an active association. There was a huge outcry from the neighbors and the owners moved shortly after it was built.

Respectfully submitted,
Nancy Hyind
15 Laurelford Court

Thomas Bostwick - opposition to garage

From: Joan Smyth <joanskis@gmail.com>
To: <tbostwick@baltimorecountymd.gov>
Date: 9/10/2009 7:17 AM
Subject: opposition to garage

Dear Sir:

I am opposed to a front facing garage in Laurelford. The house is across from my driveway and it would be a lot of "stuff" on a one acre lot.

Thank you

Joan Smyth

--

Joan Smyth
Joan@gmail.com

Thomas Bostwick - Case number#2009-0308, Burleson Property, 12310 Michaelsford Road

From: "Susan Hossfeld" <shossfeld@comcast.net>
To: <tbostwick@baltimorecountymd.gov>
Date: 9/6/2009 5:14 PM
Subject: Case number#2009-0308, Burleson Property, 12310 Michaelsford Road
CC: "Ginger Wich" <ginwic825@yahoo.com>, <counselman@comcast.net>, "Nancy Hy lind" <nancy_hylind@yahoo.com>, "Carl Hossfeld" <chossfeld@comcast.net>

Dear Mr. Bostwick,

I am writing to comment on the Motion for Reconsideration for the variance denial in subject case.

I believe the variance should continue to be denied. If approved, I believe this would be the first variance issued for construction of a large front loading garage located in the side setback. My primary concern is the precedent established in the community. Most homes contain three car garages within their current footprint or immediately connected to the basic home with a common wall. If variances for new two or three car garages in the side setback are allowed, then I envision, over time, that a significant number of home owners would convert their existing large garages to easily accessible occupied living space. Then, needing garage space, they would use this precedent to help justify their variance for a new large garage. This would further crowd the spaciousness of the lots and most of the garages would have be front loading. My concern is that after a number of these situations occur, the entire appearance and character of the community would be downgraded. The aesthetics of where I live is very important to me. I also believe the neighborhood property values would suffer.

Thank you for your past and continued attention to this matter.

Sincerely,
Susan S. Hossfeld
12311 Michaelsford Road
Hunt Valley, MD 21030

TB 7/13/08

September 4, 2009

RECEIVED

SEP 08 2009

Thomas H. Bostwick
Deputy Zoning Commissioner
for Baltimore County

ZONING COMMISSIONER

Re: Petition for Administrative Variance
Case No. 2009-0308-A
Property: Burleson Property- 12310 Michaelsford Road

Dear Mr. Bostwick:

Thank you for forwarding the recent emails on the referenced case. I also thank you for the careful and articulate explanations presented in the Findings of Fact and Conclusions of Law. I have reviewed the findings as well as the string of emails and still believe the variance should be denied. I dislike being part of the opposition to a neighbor's project, but strongly believe the overall character and aesthetics of our neighborhood will be negatively impacted.

Following are my comments and clarifications to some points presented in the emails.

Concerning the uniqueness of the property, I have enclosed, and also sent in a separate email, an aerial photo showing that the immediately adjacent property at 12308 Michaelsford seems to be the same width as 12310. Additionally, this begs the question of the visual impact if that property obtained a variance for a similar size structure on the side facing 12310. If these properties are narrower than most others, it seems to me that would be reason not to reduce the setback distance. This same aerial photo shows that other homes throughout the neighborhood are not "more tightly bunched than mine" as stated. Again, another reason not to build in the fifty foot setback area.

Regarding the lack of addressing setbacks in the community covenants, I surmise there is no mention of this because county zoning regulations deal with this issue.

With respect to the Katesford Road garage, Mrs. Councilman's email which was presented as an exhibit at the hearing, as well as subsequent input from her, points out this garage was not built as part of the original development. At the time the project was initiated by the property owners, the neighbors were opposed to it and the plans were scaled down in a compromise. This is a single car garage and appears to sit further back from the street compared to the petitioners' proposed two car garage which is to be located close to the existing three car garage. With respect to the Jerrome Jay garage, I am guessing there may be some mix-up on house numbers. 13027 Jerome Jay actually has a side loading garage and is located at the extreme end of a private lane that has a

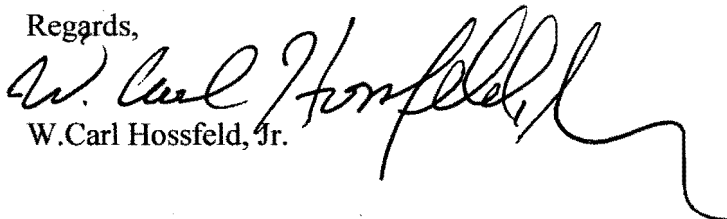
number of other homes and is quite a distance from the public street. This private lane runs at ninety degrees to Jerome Jay. See attached photo of the lane entrance. I surmise the Burleson's email is actually referring to 13033 Jerome Jay, which is the first house on the private lane. 13033 does have a front loading garage with respect to the house as stated. But since the house and garage face the private lane, the garage does not directly face the public street. Thus it appears to the public much like a home facing the public street with a side loading garage would appear.

The point of all this minor detail is that the clear intent throughout the community is not to have numerous front loading garages. If not all, the overwhelming majority of homes have at least fifty foot side setbacks and side loading garages. Because of this, a reasonable resident, visitor, or prospective home buyer traveling through the community in either a casual or critically focused manor would have the intended impression that the character of the community is that of spaciousness and carefully located homes and garage entrances. I know that attracted me to this community. Each departure from the community standards and covenants degrades this character.

I understand from the emails that if the variance is denied, the Burlesons' intend to make some design changes and proceed without the need for a variance. I hold out hope they will consider the issues presented by a number of neighbors during this process, embrace the spirit and intent of the covenants and work with a design professional and the architectural review committee to develop a solution that both addresses their goals and maintains the appearance and character of the community.

Thank you for your clear communications and considerations in this matter.

Regards,

A handwritten signature in black ink, appearing to read "W. Carl Hossfeld, Jr.", with a long, sweeping horizontal line extending to the right.

Enclosures

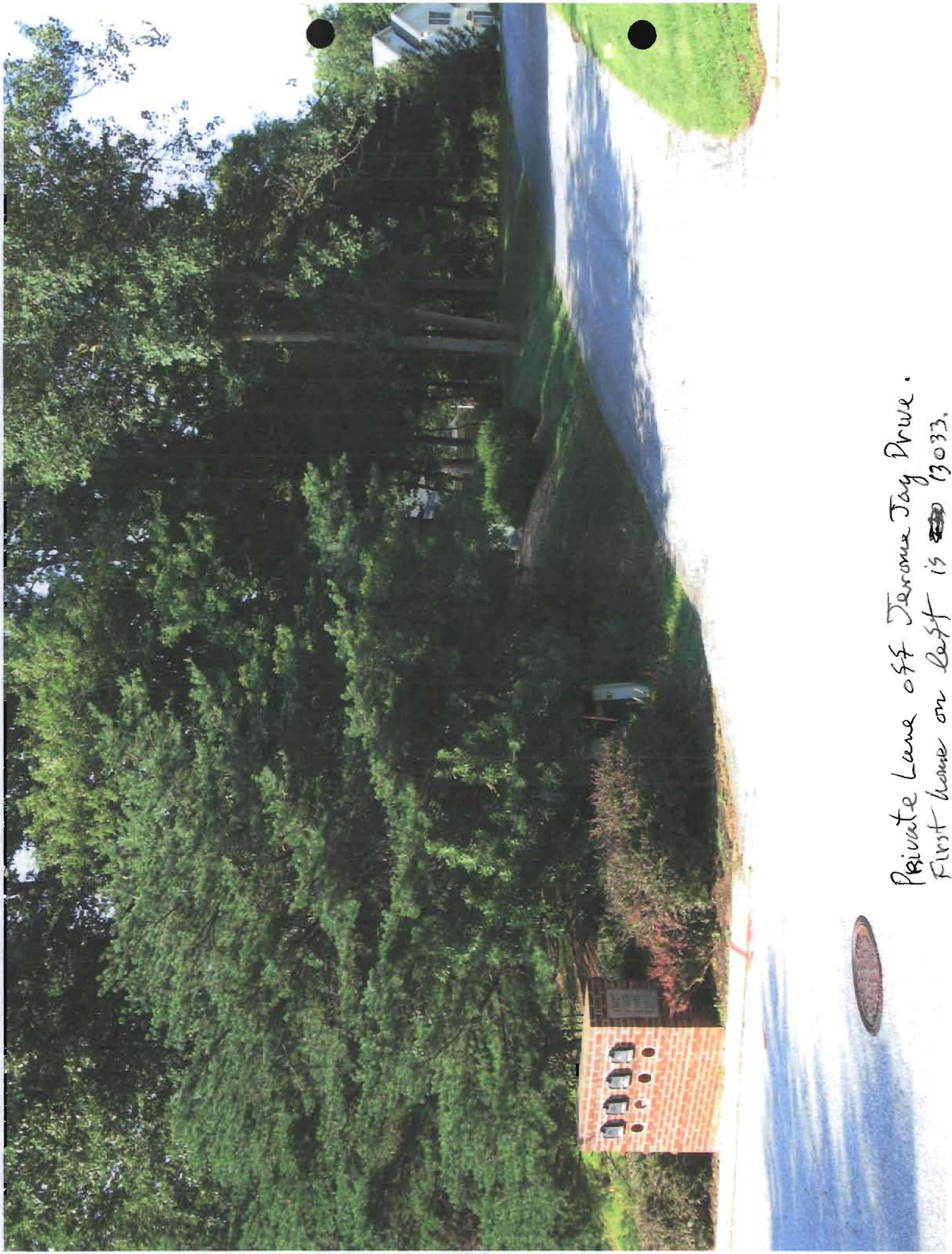
Cc: by email

✓

12300 — 12310 Michaelsford (Pool not included)



NOT TO SCALE
USE GRAPHIC



Private Lane off Jerome Jay Drive.
First home on left is ~~13033~~ 13033.

12313 Michaelsford Road
Cockeysville, MD 21030
September 1, 2009

Thomas H. Bostwick
Deputy Zoning Commissioner
Baltimore County
105 West Chesapeake Avenue
Suite 103
Towson, MD 21204

RECEIVED

SEP 02 2009

ZONING COMMISSIONER

RE: Petition for Administrative Variance
Case No. 2009-0308-A
12310 Michaelsford Road

Dear Mr. Bostwick,

I want to reiterate my objection to the zoning variance on the above-mentioned property. I have read the appeal that Mr. Burleson has made so that he can proceed with building his additional garage.

All the properties in the Laurelford area of Baltimore County are at minimum 1-acre lots. The sizes vary on the four streets that make up Laurelford – the northern portion of Cleghorn Road, Katesford Road, Michaelsford Road and Laurelford Court. Some land parcels are significantly larger which allowed for a larger home to be built. (Note the homes on Laurelford Court – larger lots, larger houses. Of course none of the homes in this area are small!) The various houses seem to all have been built in proportion to the lot size. Each property has the same 50' setback for building purposes. Since the property at 12310 Michaelsford was already allowed a variance on the east side when built, I feel another variance on the west side should not be allowed. This was stated in the original ruling. The lot is meant for less of a structure, and the zoning on that matter should be upheld. The new garage whether connected or separate will pretty much go right up to the evergreens on the west side of the property.

Mr. Burleson points out that there are two exceptions in the area for building a front-loading garage. Our covenants state that garages should be side loading when possible. The two cases he points out are really not valid.

The garage on Katesford Road that is a free standing structure was built without going through the process of the neighborhood architectural committee. It was not part of the original house. When the construction began, the neighbors objected. The garage that is now standing is a modified version of what the owner started to build. A compromise was reached between the owner and the neighbors that allowed a smaller building to be erected. This is not a good example for the property at 12310 Michaelsford Road to follow.

As for the other garage used as an example, Jerome Jay Drive is not within the confines of the Laurelford community. It is part of the Ivy Hill community. There may be some architectural covenants in Ivy Hill, but it is a moot point. Ivy Hill and Jerome Jay Drive are

not a part of our neighborhood and those agreements may very well be different from ours. Furthermore, I drove by 13027 Jerome Jay Drive and it does not have a front-loading garage. It has a side-loading garage. I have not seen the photo that Mr. Burleson has submitted, but there must be some error.

I am of the mind that zoning and covenants are put in place to allow for a planned and orderly development of an area. It seems that Mr. Burleson is set on building another garage – whether attached or a separate structure – on his property. Knowing that the zoning setbacks and the covenants were in place when he bought his home, it is in the best interest of further neighborhood changes, that his proposal not be allowed to go forward.

Thank you for your consideration in this matter.

Sincerely,

A handwritten signature in cursive script that reads "Margaret Counselman".

Margaret Counselman
12313 Michaelsford Road
Cockeysville, MD 21030

August 31, 2009

Thomas H. Bostwick
Deputy Zoning Commissioner
For Baltimore County

Re: Petition for Administrative Variance
Case No. 2009-0308-A
Property: Burleson Property- 12310 Michaelsford Road

Dear Mr. Bostwick:

This is a response to a request from Mr. Burleson for a Motion for Reconsideration of your decision in the above mentioned case.

Regarding item no. 1 in the letter dated August 25th, even if the Zoning Regulations would allow the construction of a two car detached garage, the point is that neither structure would enhance the value of the property next door, both would lessen the value of the property next door and also detract from the aesthetic character of the community as a whole.

Regarding item no. 2, since the space between the two houses would be decreased immensely the evergreens would provide a rather narrow buffer.

Referencing item no. 3, most property owners, when faced with a lot which is long and narrow, would try to cash in on the length instead of the width of the property, accepting the attributes of their specific lot.

And lastly, regarding item no. 4, I may have mentioned in the original hearing that my next door neighbors submitted complex building plans to the Committee, providing for a front entry garage, among many other things. The Committee objected to this "front entry" garage, and even though our neighbors have a very challenging lot, widthwise and lengthwise, they were extremely cooperative, endured considerable expense and project time set backs to make the necessary changes to their architectural plans and ultimate final structure.

In conclusion, I feel that this would be a large blow to the aesthetic standards of our neighborhood to allow this garage to be constructed as planned, not to mention opening the door to others to do the same, as well as bending and/or manipulating other aesthetic neighborhood standards.

Best regards,

Virginia E. Wich

Cc: Carl and Susan Hossfeld

Thomas Bostwick - Burleson Property hearing - motion to reconsider

From: Steve Burleson <pittburl@yahoo.com>
To: Thomas Bostwick <tbostwick@baltimorecountymd.gov>
Date: 8/25/2009 6:38 AM
Subject: Burleson Property hearing - motion to reconsider
CC: Tom Koslowski <tkoz66@gmail.com>

Mr. Bostwick;

Please let this email represent my request for a Motion for Reconsideration on the hearing referenced below. My request is based on the following.

1. In your decision you state "granting the variance would not be in strict harmony with the spirit and intent of the Zoning Regulations, and that it would negatively affect the aesthetics and character of the community." The Zoning Regulations permit accessory structures and would allow the construction of a two car detached garage in almost the exact same location. I have had plans designed for such a structure and the differences between these and the original structure are as follows:

1. Roof line is lowered from 17 feet to 15 feet;
2. Breezeway attachment is removed;
3. Front entrance is moved back approximately 8 feet;
4. Second floor stairs are removed but space still available for storage;
5. Total square footage reduced as a result of 4 above to 576.

To the casual observer, this structure will appear almost exactly the same as the first. However, I believe the original plans to be aesthetically superior to the later, since it appears more like an extension of the main house.

2. The West side of the property is lined with evergreens (photo attached) and provides a visual buffer to the neighbor on that side of the property.

3. As for uniqueness, my property is very different from the surrounding properties, as it is very long and narrow. Many of the surrounding properties are wide and shallow, as evident from the aerial photo submitted by Mr. Hossfeld. However, when trying to interpret the "intent of the original Developer" I look to the fact it was the original Developer first submitted for and received a 35 foot setback variance in 1988 before construction the home. Had he wished to preserve this setback, he could have made the lot bigger to preserve the "layout and appearance of the community". Many of the 130 homes in the neighborhood are more tightly bunched together than mine. The aerial photo shows only 15 of the 130 and you can see my lot is very narrow. Also, as it relates to uniqueness, current RC5 Zoning requires lots to be at least 1 1/2 acres for such designation and mine is only 1.1 acres, suggesting the setbacks are too great for such designation.

4. Regarding the covenants and restrictions of the Laurelford community and your interpretation of their intent on layout and appearance. There is nothing in the covenants regarding setbacks, so I therefore submit the original intent is to allow the proposed structure. The Section 4.12 states all garages shall be side loading "where possible". I have since modified my plans to give the

Archetectural Committee three different options, including French Doors and Carriage Doors and will discuss those with the Committee. When Mr. Hossfeld first met with me to review my plans he stated "I've driven through the entire neighborhood and there aren't any homes in the community with front facing garages." I had not driven around the entire neighborhood but pass the Katesford property with the detached front facing garage door daily on my way to work and pointed this out to Mr. Hossfeld. He then testified at the hearing that was the only property in the neighborhood. Attached please find a photo of 13027 Jerome Jay, again with a forward facing 3 car garage. I have't done an exhaustive review of every home in the community, but I'm sure there are other examples. These two were permitted by the Original Developer and the Archetectural Committee and I believe show the interpretation of the "where possible" clause to permit my requested structure.

I summary, the Zoning Regulations do permit the construction of an accessory structure that would have almost the same look and layout of the original structue. If you approve my Motion to Reconsider I believe I will be able to add a structure that is aesthetically superior to that of a detached accessory structure. If my Motion to Reconsider and any appeals are denied I will proceed with the construction of such a structure as I am in great need of storing and protecting my automobiles and various pool equipment and outdoor furniture, as the basement in the main home is finished and not suitable for such storage.

Respectfully submitted this 25th day of August, 2009.

Thank you for your time and consideration.

Steven A. Burleson
12310 Michaelsford Road
Cockeysville, Md. 21030

--- On **Wed, 8/12/09**, **Thomas Bostwick** <tbostwick@baltimorecountymd.gov> wrote:

From: Thomas Bostwick <tbostwick@baltimorecountymd.gov>
Subject: Re: Burleson Property hearing results
To: "Steve Burleson" <pittburl@yahoo.com>
Date: Wednesday, August 12, 2009, 11:44 AM

Mr. Burleson,

In light of your below email, I will not take any action on your previous email until I hear from you again.

Please keep in mind that it will also be necessary for me to send a copy of your Motion to the participants at the previous hearing and give them an opportunity to respond if they so choose. Thereafter, I will render a decision on your Motion for Reconsideration.

Tom Bostwick.

>>> Steve Burleson <pittburl@yahoo.com> 8/11/2009 9:39 PM >>>

Thank you for your prompt response and clarification on the process and rules. Given that I can ask for a Motion of Reconsideration within 30 days I will review my email, review its content to make sure my request is complete and send it to you within the next several days. I'm traveling

on business this week and will not be back in Baltimore until Friday.

Thanks again,

Steve Burleson

--- On Tue, 8/11/09, Thomas Bostwick <tbostwick@baltimorecountymd.gov> wrote:

From: Thomas Bostwick <tbostwick@baltimorecountymd.gov>

Subject: Re: Burleson Property hearing results

To: "Steve Burleson" <pittburl@yahoo.com>

Date: Tuesday, August 11, 2009, 5:55 PM

Mr. Burleson,

The Rules of Practice and Procedure Before the Zoning Commissioner/Hearing Officer for Baltimore County are provided in Appendix G of the Baltimore County Zoning Regulations (B.C.Z.R.). Rule 4(k) permits a party to file a Motion for Reconsideration of an Order issued by the Zoning Commissioner. This Motion must be filed within 30 days of the date the Order was issued, and must state with specificity the grounds and reasons for the request.

Unless you would like me to do otherwise, I will treat your email as a Motion for Reconsideration. I will review your email, my Order, and the evidence adduced at the hearing and respond to your email in writing. The filing of a Motion for Reconsideration stays the time for filing an appeal so if you wish for me to consider your email as a Motion for Reconsideration, the 30 day time period for filing an appeal will not begin to run until after my response is issued. I will issue a response within the next two to three weeks.

Thomas H. Bostwick
Deputy Zoning Commissioner
for Baltimore County
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
Phone: (410) 887-3868
Fax: (410) 887-3468

>>> Steve Burleson <pittburl@yahoo.com> 8/5/2009 2:28 PM >>>

Tom:

Thanks for the clear and well written description of your findings and decision. I do have some questions, and if this is not the proper forum for such questions, please say so and let me know how I should ask them.

It seems the uniqueness standard has really worked against me. I thought my property was unique because it is smaller and narrower than most of the surrounding properties, and therefore warranting a variance since I don't have the room that everyone else does to add space. The developer saw this and needed a variance to build the property in the first place. Given this limitation, my property was zoned as if it were one of the larger properties, and thus subject to larger setbacks. The homes were built closer together, the smaller lot size zoning was not applied and it basically prohibits me from ever adding any space to either side. The building code does

allow the construction of accessory structures, no taller than 15 feet. With this in mind, I can still construct a detached garage almost in the same general location but moved back slightly and with a slightly lower roofline. The aesthetics of structure would be not as nice as the attached design since it would appear as an adjunct rather than an extension of the house. The main objection was a forward facing garage door and the proximity to the lot line was a secondary objection used to block the possibility of a forward facing garage door. I'm in the process of redesigning the structure to make the garage door look like a normal walled structure or even french doors.

Tom, I think your decision is based on the possible aesthetic impact on the neighborhood, but the building code would allow for a similar structure in almost the same location, with the same appearance from the street. but not as nice as the structure first proposed. This seems to work against the desire of everyone? I'm working with my neighbors to try to come to an acceptable compromise, but ideally, from my view the attached structure is aesthetically preferable to a detached structure. I'm hopeful of a resolution on the garage door design, and if so would need to appeal to again ask for the offset variance.

Thanks for your time and consideration.

--- On Tue, 7/14/09, Thomas Bostwick <tbostwick@baltimorecountymd.gov> wrote:

From: Thomas Bostwick <tbostwick@baltimorecountymd.gov>
Subject: Fwd: Burleson Property hearing today
To: pittburl@yahoo.com
Cc: uccinfoman@aol.com
Date: Tuesday, July 14, 2009, 9:53 AM

Mr.
Burleson,

Attached is what Mr. Hyland sent to me yesterday. Let me know if you have any problems opening the attachments.

Thomas H. Bostwick
Deputy Zoning Commissioner
for Baltimore County
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
Phone: (410) 887-3868
Fax: (410) 887-3468

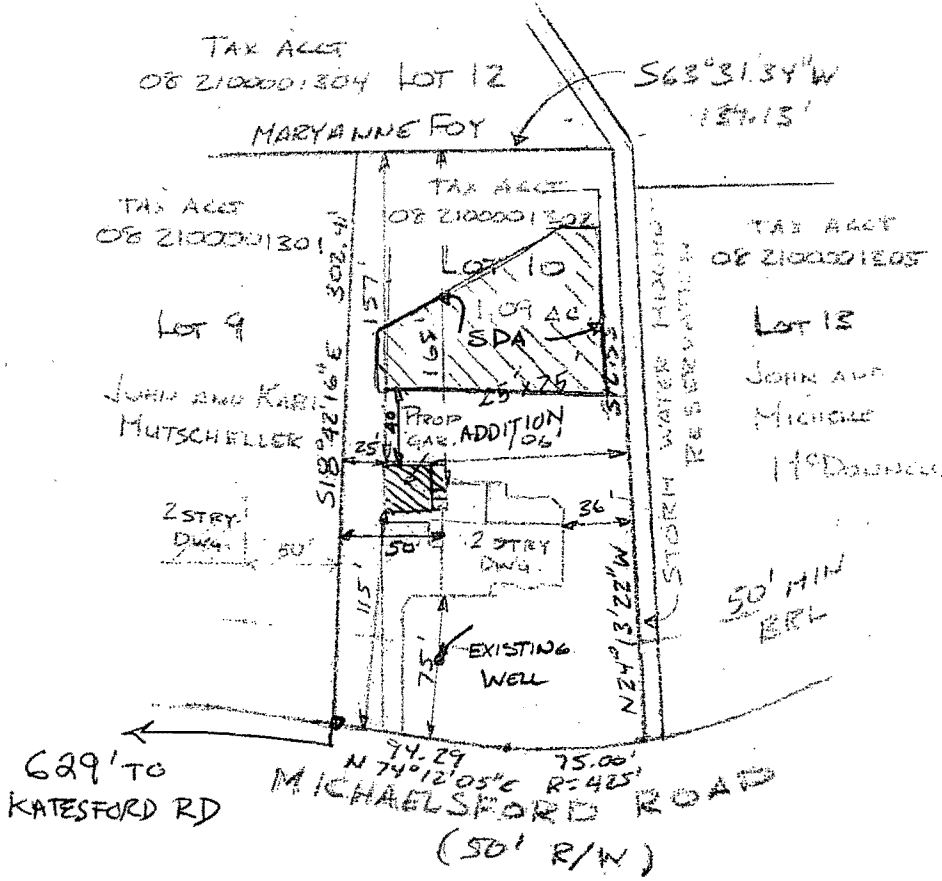
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 12310 MICHAELSFORD

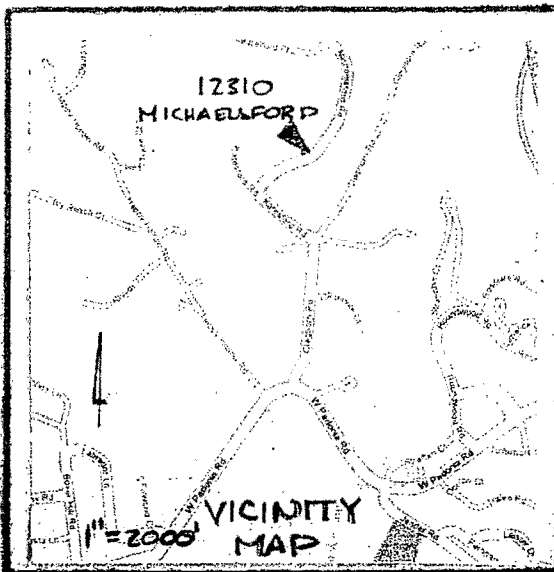
SUBDIVISION NAME LAURELFORD

PLAT BOOK # 57 SUB # 196 LOT # 10 SECTION # 1

OWNER STEVE AND JUNE BURLESON



PRIOR ZONING CASE GRANTED
A 30' EAST SIDE SETBACK



LOCATION INFORMATION

ELECTION DISTRICT 08
COUNCILMANIC DISTRICT 2
1"=200' SCALE MAP # 051A2
ZONING RC5
LOT SIZE 1.09

	ACREAGE	SQUARE FEET
		PUBLIC PRIVATE
SEWER	☐	☒
WATER	☐	☒
CHESAPEAKE BAY CRITICAL AREA		YES NO
	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☒
PRIOR ZONING HEARING	19890035	A

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #
JL 2009 0308 A



BURLESON
CASE NAME 2009-0308-A
CASE NUMBER 2009-0308-A
DATE 7/13/09

[illegible]

CASE NAME _____
CASE NUMBER 2002-0308-A
DATE 7-13-09

[illegible]

Case No.: 2009-0308-A

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	site plan	aerial photograph
No. 2	zoning map	email from nearby neighbor
No. 3	SPAT printout	
No. 4 A-H	photos of subject property	
No. 5	photo of nearby home w/ front loading detached garage	
No. 6	photo of nearby home where garage can be seen from street	
No. 7	elevation drawings and floor plans	
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

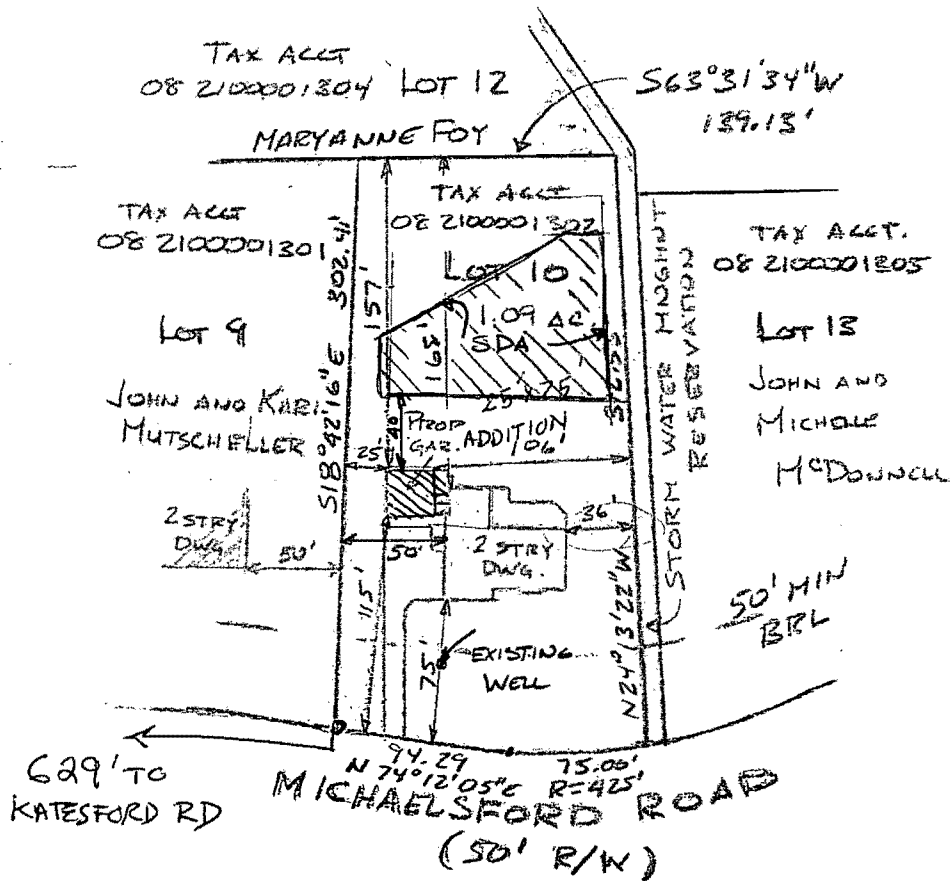
PROPERTY ADDRESS 123110 MICHAELS FORD

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

SUBDIVISION NAME LAURELFORD

PLAT BOOK # 57 FOLIO # 106 LOT # 10 SECTION # 1

OWNER STEVE AND JUNE BURLESON



NORTH

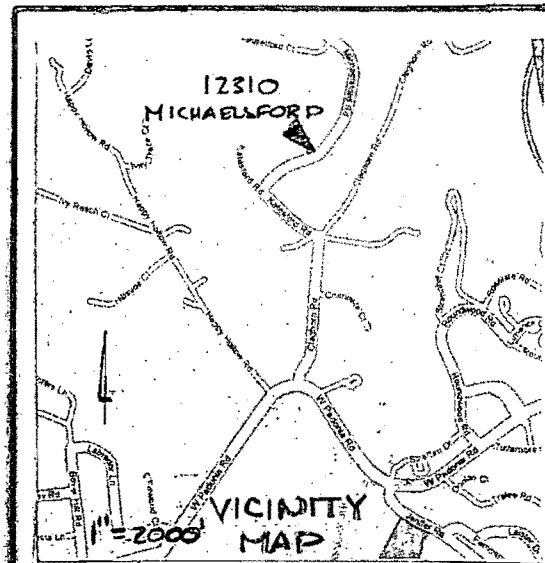
PETITIONER' S

EXHIBIT NO.

PRIOR ZONING CASE GRANTED
A 30' EAST SIDE SETBACK

PREPARED BY TCK

SCALE OF DRAWING: 1" = 100'



LOCATION INFORMATION

ELECTION DISTRICT 08

COUNCILMANIC DISTRICT 2

1" = 200' SCALE MAP # 051A2

ZONING RC 5

LOT SIZE 1.09

ACREAGE

SQUARE FEET

PARL 1C

PRIVATE

SEWER

WATER

□

CHESAPEAKE BAY
CRITICAL AREA

YES

NU

100 YEAR FLOOD PLAIN

0

HISTORIC PROPERTY/
BUILDING

17

PRIOR ZONING HEARING 19890035 A

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CAS

REVIEWED BY

ITEM #

CASE #

JL

2009 0308

A



NW 16-C
2 CD

051A2
8 ED

0308

19890035

MICHAELS FORD RD

PETITIONER'S

EXHIBIT NO. 2



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw5.1)

[Go Back](#)
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[New Search](#)

Account Identifier: District - 08 **Account Number -** 2100001302

Owner Information

Owner Name: BURLESON STEVEN A **Use:** RESIDENTIAL
 BURLESON JULIE A **Principal Residence:** YES
Mailing Address: 12310 MICHAELSFORD RD **Deed Reference:** 1) /25825/ 506
 COCKEYSVILLE MD 21030-2247 2)

Location & Structure Information

Premises Address **Legal Description**
 12310 MICHAELSFORD RD 1.094 AC
 12310 MICHAELSFORD RD
 LAURELFORD

Map Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
51	7	630				10	2	Plat Ref: 57/ 106

Special Tax Areas **Town**
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1990	3,702 SF	1.09 AC	04
Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	FRAME

Value Information

	Base Value	Value	Phase-in Assessments		
		As Of	As Of	As Of	
		01/01/2008	07/01/2008	07/01/2009	
Land	353,150	454,050			
Improvements:	621,560	671,420			
Total:	974,710	1,125,470	1,024,963	1,075,216	
Preferential Land:	0	0	0	0	

Transfer Information

Seller: MOORE ROBERT D	Date: 06/21/2007	Price: \$1,200,000
Type: IMPROVED ARMS-LENGTH	Deed1: /25825/ 506	Deed2:
Seller: RICHARD G CARTER ENTERPRISES LTD	Date: 08/17/1990	Price: \$563,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 8569/ 419	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2008	07/01/2009
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

PETITIONER' S

EXHIBIT NO. 3

0308

A



NORTH FACING TOWARD NEW GARAGE SITE

C



PETITIONER'S

EXISTING GARAGE (ATTACHED)

EXHIBIT NO.

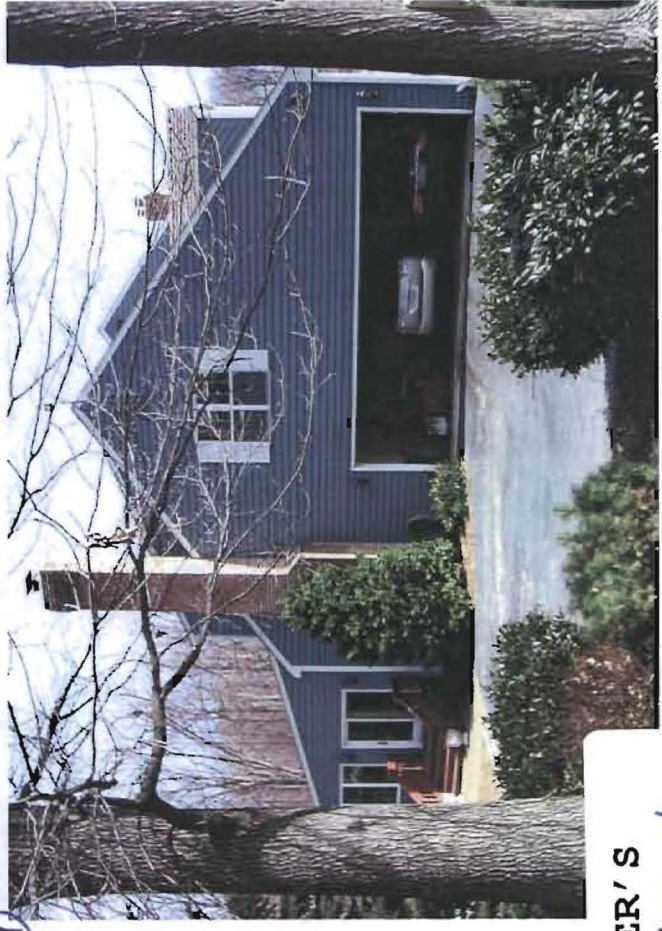
4A-H

B



VIEW FROM SITE FACING (SOUTH) STREET.

D



EXISTING GARAGE

6



EXISTING REAR. SHOWING POOL & GARAGE

G



EXISTING REAR GRADE CONDITION.

0308

F

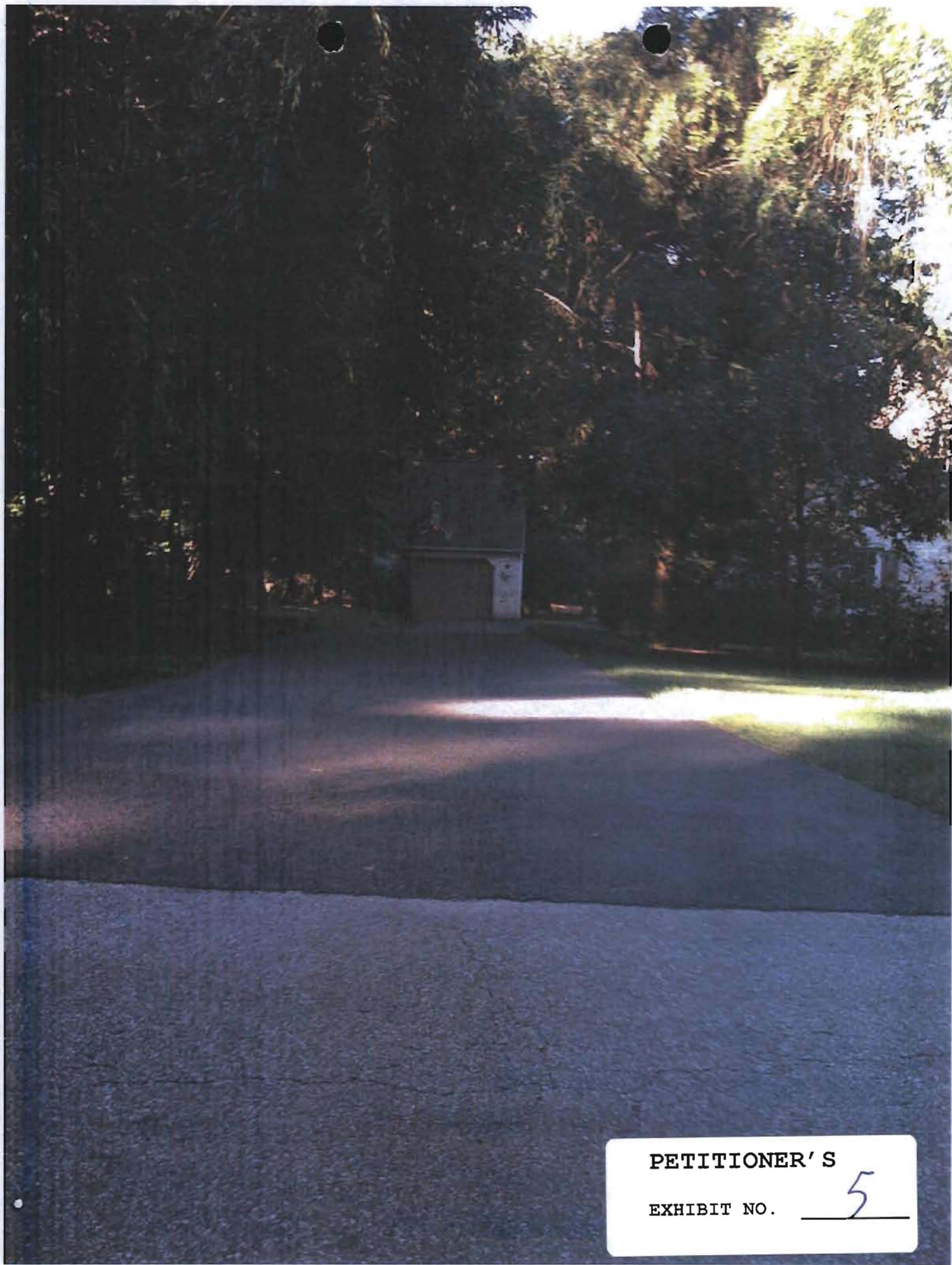


EXISTING POOL

H



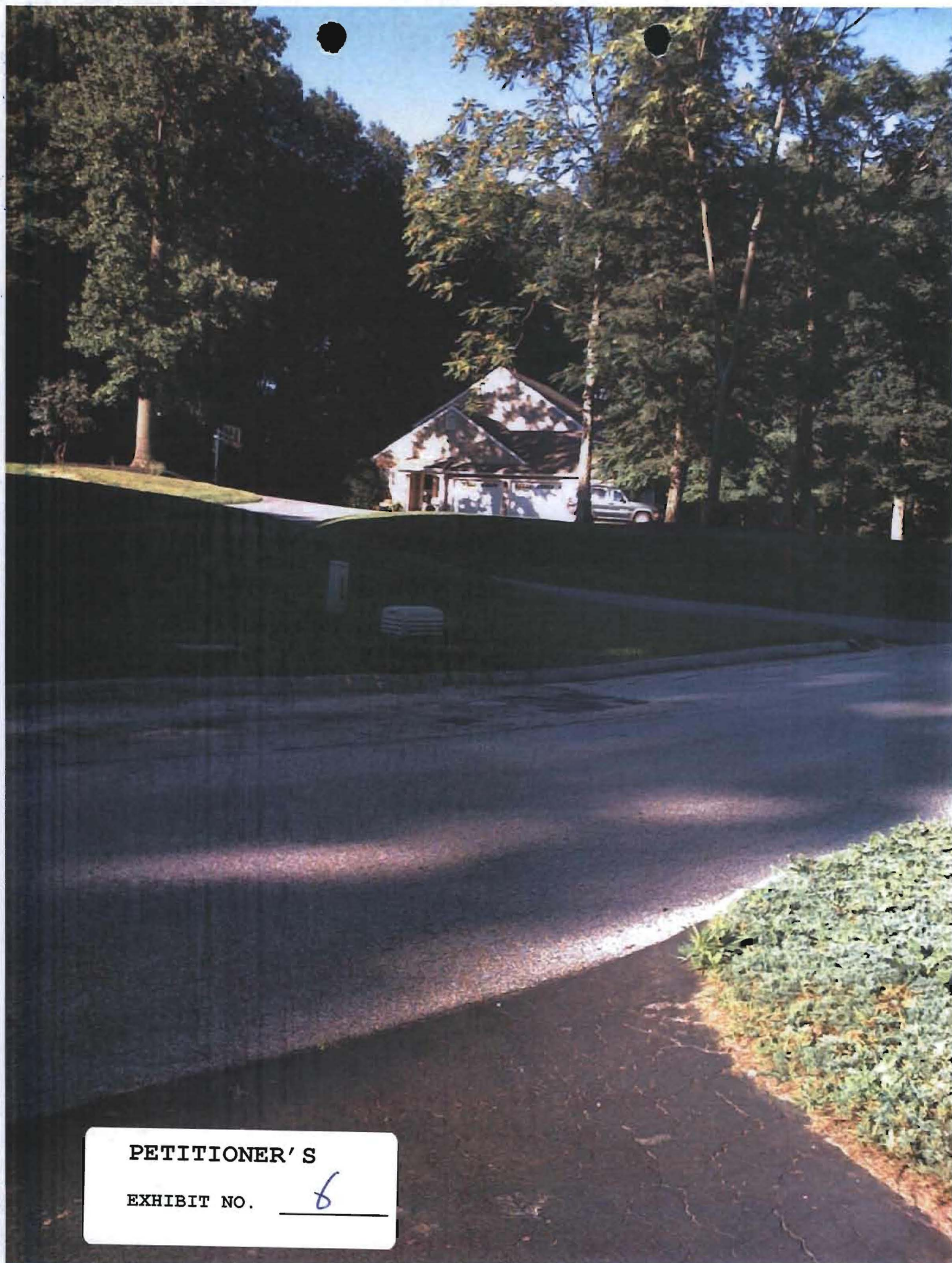
EXISTING REAR ELEV. w/ POOL



PETITIONER' S

EXHIBIT NO.

5



PETITIONER' S

EXHIBIT NO. 6

Carl Hossfeld

From: counselman@comcast.net
Sent: Friday, July 10, 2009 9:14 PM
To: Carl Hossfeld
Cc: NANCY HYLIND; ginwich825@yahoo.com; ginwic825@yahoo.com
Subject: Re: Variance Hearing Monday at 9 AM

Sorry that I won't be able to be there. We will not be back in town on Monday morning. I am not in favor of the variance on the property setback. Also Skip and I think allowing someone to build a front facing garage is a bad precedent for our neighborhood. I know that Steve told Carl that since there is a house on Katesford with a front-facing garage there is a precedence already for his plans. When that garage was built, it was done so without prior knowledge of the neighbors. The folks around there were opposed to it, and so the original plan was scaled down in a compromise to what is there now. I don't think that a front facing garage should be built on Michaelsford Road. There are no others, and that's the way it should stay.

I did forward your original email about the hearing to the McDonnells and talked to Michelle about it. I do not have their email address with me, but it might be good to follow up with them about the hearing time again. Hope all goes well, and once again, I am sorry that the scheduled time is such that I cannot be there.

Margie

----- Original Message -----

From: "Carl Hossfeld" <chossfeld@comcast.net>
To: "NANCY HYLIND" <nhy lind@verizon.net>, "Margaret Counselman" <counselman@comcast.net>, ginwich825@yahoo.com, ginwic825@yahoo.com
Sent: Friday, July 10, 2009 1:48:36 PM GMT -05:00 US/Canada Eastern
Subject: Variance Hearing Monday at 9 AM

Hi Folks,
 I confirmed with Baltimore County Zoning that the hearing is still as originally scheduled for Monday, 7/13, at 9:00.
 Hope to see you there.
 Regards, Carl

Carl Hossfeld
chossfeld@comcast.net
 410-683-4357
 410-456-1626 cell

PROTESTANT' S

EXHIBIT NO. 2

7/11/2009

**Maryland Department of Assessments and Taxation****Taxpayer Services Division**

301 West Preston Street W Baltimore, MD 21201 (2007 vw4.3)

[Main Menu](#) | [Security Interest Filings \(UCC\)](#) | [Business Entity Information](#)
([Charter/Personal Property](#)) [New Search](#) | [Rate Stabilization Notices](#) | [Get Forms](#) | [Certificate of Status](#) | [SDAT Home](#)

Taxpayer Services Division

Entity Name: LAURELFORD IMPROVEMENT ASSOCIATION, INC.
Dept ID #: D11734845

General Information Amendments Personal Property Certificate of Status

NOTICE ABOUT IMAGE AVAILABILITY AND ACCURACY

Page 1 of 1

Description	Date Filed	Time	Film	Folio	Pages	View Document	Order Copies
ARTICLES OF INCORPORATION	02/05/2007	11:26-AM	B01068	1603	0002		

Link Definition

General Information	General Information about this entity
Amendments	Original and subsequent documents filed
Personal Property	Personal Property Return Filing Information and Property Assessments
Certificate of Status	Get a Certificate of Good Standing for this entity

CORPORATE CHARTER APPROVAL SHEET

****EXPEDITED SERVICE****

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DOCUMENT CODE

02

BUSINESS CODE

04

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Stock

Nonstock

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P.A.

Religious

Merging (Transferor)

Surviving (Transferee)



1000381994277311

ID # D11734845 ACK # 1000381994277311
LIBER: 001068 FOLIO: 1003 PAGES: 0002
LAURELFORD IMPROVEMENT ASSOCIATION, INC

MAIL
BACK

02/03/2007 AT 11:26 A M # 0001355509

New Name

FEES REMITTED

Base Fee:

100

Org. & Cap. Fee:

20

Expedite Fee:

50

Penalty:

State Recordation Tax:

State Transfer Tax:

Certified Copies

Copy Fee:

Certificates

Certificate of Status Fee:

Personal Property Filings:

Mail Processing Fee:

Other:

TOTAL FEES:

175

Change of Name

Change of Principal Office

Change of Resident Agent

Change of Resident Agent Address

Resignation of Resident Agent

Designation of Resident Agent

and Resident Agent's Address

Change of Business Code

Adoption of Assumed Name

Other Change(s)

Credit Card

Check

☒

Cash

Documents on

Checks

Approved By:

Keyed By:

COMMENT(S):

Code

Attention:

Mail: Name and Address

MARK HYLAND

1519 YORK ROAD

LUTHERVILLE, MD 21093

Stamp Work Order and

CUST ID: 0001012471
WORK ORDER: 0001355509
DATE: 02-03-2007 11:28 AM
AMT. PAID: \$175.00

DB

ARTICLES OF INCORPORATION FOR A NONSTOCK CORPORATION

FIRST: The undersigned Mark W. Hyland

whose address is 15 Laurelford Court, Cockeysville, MD 21030

being at least eighteen years of age, do(es) hereby form a corporation under the laws of the State of Maryland.

SECOND: The name of the corporation is Laurelford Improvement Association, Inc.

THIRD: The purposes for which the corporation is formed are as follows: To enforce rules, regulations, restrictions and covenants included in, and forming a part of each resident's deed located within the Laurelford Subdivision as contained in the land records of Baltimore County, MD; and any permissible act under the laws of Maryland and the United States

FOURTH: The street address of the principal office of the corporation in Maryland is _____

1519 York Road, Lutherville, MD 21093

FIFTH: The name of the resident agent of the corporation in Maryland is Mark W. Hyland

whose address is 1519 York Road, Lutherville, MD 21093

SIXTH: The corporation has no authority to issue capital stock.

SEVENTH: The number of directors of the corporation shall be One which number may be increased or decreased pursuant to the bylaws of the corporation. The name(s) of the director(s) who shall act until the first meeting or until their successors are duly chosen and qualified is/are Mark W. Hyland

EIGHTH: Intended to be a non-profit entity

IN WITNESS WHEREOF, I have signed these articles and acknowledge the same to be my act.

I hereby consent to my designation in this document as resident agent for this corporation.

SIGNATURE(S) OF INCORPORATOR(S):

Mark W. Hyland

SIGNATURE OF RESIDENT AGENT LISTED IN FIFTH:

Mark W. Hyland

Filing party's return address:

Mark W. Hyland

1519 York Road

Lutherville, MD 21093

CUST ID:0801912471
WORK ORDER:0201355509
DATE:02-05-2007 11:28 AM
AMT. PAID:\$175.00

**Maryland Department of Assessments and Taxation****Taxpayer Services Division**

301 West Preston Street W Baltimore, MD 21201 (2007 vw4.3)

[Main Menu](#) | [Security Interest Filings \(UCC\)](#) | [Business Entity Information](#)
([Charter/Personal Property](#)) [New Search](#) | [Rate Stabilization Notices](#) | [Get Forms](#) | [Certificate of Status](#) | [SDAT Home](#)

Taxpayer Services Division

Entity Name: LAURELFORD IMPROVEMENT ASSOCIATION, INC.
Dept ID #: D11734845

General Information Amendments Personal Property Certificate of Status

Principal Office 1519 YORK RD.
(Current): LUTHERVILLE, MD 21093

Resident Agent MARK W. HYLIND
(Current): 1519 YORK RD.
LUTHERVILLE, MD 21093

Status: INCORPORATED

Good Standing: No

Business Code: Ordinary Business - Non-stock

Date of
Formation or 02/05/2007
Registration:

State of
Formation: MD

Stock/Nonstock: Non-Stock

Close/Not Close: Not Close

Link Definition

General Information	General Information about this entity
Amendments	Original and subsequent documents filed
Personal Property	Personal Property Return Filing Information and Property Assessments
Certificate of Status	Get a Certificate of Good Standing for this entity

Personal Property Return
As of January 1, 2009
Due April 15, 2009

2009

Form 1
Page 1 of 4

Type of Business	ID # Prefix	Filing Fee	Type of Business	ID # Prefix	Filing Fee
☐ Domestic Stock Corporation (D)		\$300	☐ Domestic Limited Liability Company (W)		\$300
☐ Foreign Stock Corporation (F)		\$300	☐ Foreign Limited Liability Company (Z)		\$300
☐ Domestic Non-Stock Corporation (D)		- 0 -	☐ Domestic Limited Partnership (M)		\$300
☐ Foreign Non-Stock Corporation (F)		- 0 -	☐ Foreign Limited Partnership (P)		\$300
☐ Foreign Insurance Corporation (F)		\$300	☐ Domestic Limited Liability Partnership (A)		\$300
☐ Foreign Interstate Corporation (F)		- 0 -	☐ Foreign Limited Liability Partnership (E)		\$300
☐ SDAT Certified Family Farm (A,D,M,W)		\$100	☐ Business Trust (B)		\$300
			☐ Real Estate Investment Trust (D)		\$300

CHECK ONE

Date Received
by Department



D11734845

04

NO FILING FEE

Make
Address
Corrections
Here

Name of
Business
Mailing
Address

LAURELFORD IMPROVEMENT ASSOCIATION, INC.
1519 YORK RD.
LUTHERVILLE, MD 21093-5611

☐ Check here
if this is a
change of
address

RECEIVED
DEPARTMENT OF
ASSESSMENTS & TAXATION
JUL 10 P 3:55

Type or Print
Department ID Number Here

ID # PREFIX

DEPARTMENT ID NUMBER		FEDERAL EMPLOYER IDENTIFICATION NUMBER	
ID# PREFIX	D 1 1 7 3 4 8 4 5	2 7 0 5 2 3 9 9 5	
DATE OF INCORPORATION OR FORMATION		STATE OF INCORPORATION OR FORMATION	FEDERAL PRINCIPAL BUSINESS CODE
2/5/07		MD	
TRADING AS NAME		☐ Check here if you use a preparer and do not want personal property forms mailed to you next year.	

D 1 1 7 3 4 8 4 5

SECTION I

- A. Is any business conducted in Maryland? YES Date began: 2/5/07
(Yes or No)
- B. Nature of business conducted in Maryland: HOA
- C. Does the business own, lease or use personal property located in Maryland? NO If No, skip SECTION II.
(Yes or No)

ONLY CORPORATIONS COMPLETE ITEM D

D. Names and addresses of officers and names of directors (type or print):

OFFICERS	
Names	Addresses
President <u>MARK MYLIND</u>	<u>1519 YORK ROAD</u>
Vice-President	<u>LUTHERVILLE, MD 21093</u>
Secretary <u>MARK MYLIND</u>	
Treasurer	

DIRECTORS	
Names	Names
<u>MARK MYLIND</u>	

PLEASE STAPLE CHECK HERE

Personal Property Return
As of January 1, 2008
Due April 15, 2008

2008

Form 1

Page 1 of 4

Type of Business	ID # Prefix	Filing Fee	Type of Business	ID # Prefix	Filing Fee
☐ Domestic Stock Corp.	(D)	\$300	☐ Domestic Limited Liability Company	(W)	\$300
☐ Foreign Stock Corp.	(F)	\$300	☐ Foreign Limited Liability Company	(Z)	\$300
☒ Domestic Non-Stock Corp.	(D)	- 0 -	☐ Domestic Limited Partnership	(M)	\$300
☐ Foreign Non-Stock Corp.	(F)	- 0 -	☐ Foreign Limited Partnership	(P)	\$300
☐ Foreign Insurance Corp.	(F)	\$300	☐ Domestic Limited Liability Partnership	(A)	\$300
☐ Foreign Interstate Corp.	(F)	- 0 -	☐ Foreign Limited Liability Partnership	(E)	\$300
☐ SDAT Certified Family Farm (A,D,M,W)		\$100	☐ Business Trust	(B)	\$300
			☐ Real Estate Investment Trust	(D)	\$300

CHECK ONE

Date Received by Department

Make Address Corrections Here

Name of Business: LAURELFORD IMPROVEMENT ASSOCIATION, INC
Mailing Address: 1519 YORK ROAD
LUTHERVILLE, MD 21093

☐ Check here if this is a change of address

DEPARTMENT ID NUMBER		FEDERAL EMPLOYER IDENTIFICATION NUMBER	
ID# PREFIX	<u>D 11734845</u>	<u>270523</u>	<u>995</u>
DATE OF INCORPORATION OR FORMATION		STATE OF INCORPORATION OR FORMATION	FEDERAL PRINCIPAL BUSINESS CODE
<u>2/5/07</u>		<u>MD</u>	
TRADING AS NAME		☐ Check here if you use a preparer and do not want personal property forms mailed to you next year.	

SECTION I

- A. Is any business conducted in Maryland? YES Date began: 2/5/07
(Yes or No)
- B. Nature of business conducted in Maryland: HOA
- C. Does the business own, lease or use personal property located in Maryland? NO If No, skip SECTION II.
(Yes or No)

ONLY CORPORATIONS COMPLETE ITEM D

D. Names and addresses of officers and names of directors (type or print):

OFFICERS	
Names	Addresses
President: <u>MARK HYLIND</u>	<u>1519 YORK ROAD</u>
Vice-President:	<u>LUTHERVILLE, MD 21093</u>
Secretary: <u>MARK HYLIND</u>	
Treasurer:	
DIRECTORS	
Names	Names
<u>MARK HYLIND</u>	

INCLUDE DEPARTMENT ID NUMBER ON CHECK
PLEASE STAPLE CHECK HERE

Type or Print
Department ID Number Here

D 11734845

LAURELFORD

Declaration of Easements and Restrictions

This Declaration of Easements and Restrictions, made this 26th day of June, 1987 by MARBLE HILL PARTNERSHIP, a general partnership existing under the laws of the State of Maryland, party of the first part, and MUNICIPAL SAVINGS AND LOAN ASSOCIATION, INC., a Maryland corporation and JOSEPH H. BOUFFARD and JOHN W. McCLEAN, Trustees, parties of the second part.

WHEREAS, title to the property described on Exhibit A, attached hereto and made a part hereof is vested in Marble Hill Partnership said property being situate and lying in Baltimore County, State of Maryland and hereinafter referred to as the "Property,"; and

WHEREAS, Municipal Savings and Loan Association, Inc., is the beneficiary of a Deed of Trust, dated January 5, 1987, on the Property which Deed of Trust is recorded among the Land Records of Baltimore County at Liber S.M. 7375, folio 671, and the parties of the second part join in this Declaration solely for the purpose of consenting to and subordinating the lien of said Deed of Trust to the covenants, agreements and restrictions hereinafter set forth and for that purpose only, fully retaining the lien of said Deed of Trust on the Property described in said Deed of Trust; and

WHEREAS, said Property has been, or will be, subdivided or resubdivided for building purposes, with the object of creating a residential neighborhood; and

WHEREAS, for the purposes of creating said residential neighborhood, this Declaration is being made for the purpose of imposing on the aforesaid described properties covenants, agreements and restrictions hereinafter set forth.

NOW, THEREFORE, Marble Hill Partnership, Municipal Savings and Loan Association, Inc., and Joseph H. Bouffard and John W. McClean, Trustees, hereby declare that the Property shall

STATE DEPARTMENT OF
ASSESSMENTS & TAXATION
J.R. 6-30-87
CLERK DATE

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE
SIGNATURE J.R. DATE 6-30-87

TRANSFER TAX NOT REQUIRED
Director of Finance
BALTIMORE COUNTY, MARYLAND
Per [Signature]
Date 6-30-87 Declaration

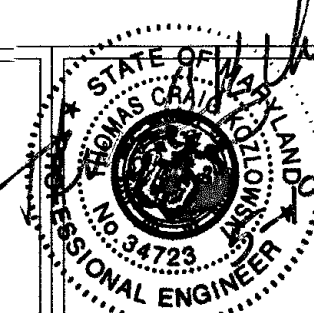
59.00
0.00
59.00
RECORDED
06/30/87



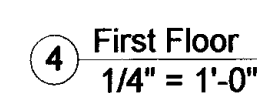
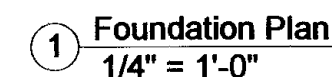
PROTESTANT'S

EXHIBIT NO. 1

I certify that these documents
were prepared or reviewed by
me and that I am a duly
licensed Professional
Engineer under the laws of
the State of Maryland.
License No. 34723
Expires 07-05-2009

[illegible]

STATUS:	Permit Plans
ADDRESS:	12310 Michaelsford Rd. Baltimore County, MD
CLIENT NAME:	Burleson
SHEET TITLE:	Floor plans and Structural Slab Section
Project number	na
Date	4-27-2009
Drawn by	TCK
Checked by	
Scale	As indicated



PART 1 - GENERAL

1.1 **Scope**

- A. Section description of the specification shall include all materials, equipment and labor for installation of the specified steel deck.
- B. Installation of the items as specified, including preparation of structural connections.

1.2 **Related Sections**

- A. Reinforcing for concrete slabs and supports.
- B. Reinforcing for concrete, field panels, joints.
- C. Insulating or other miscellaneous items as specified elsewhere in the specification.

1.3 **Reference Standards**

- A. **AISC**, American Institute of Steel Institute – Cold Form Steel Design Manual, 1996 Edition.
- B. **AWSD**, American Welding Society – D1.1.
- C. **Design Manual for Composite Decks**, Form and Steel Deck Manual of Composite Decks with Electrical Distribution, International Brotherhood of Electrical Workers, 1996 Edition.
- D. **AWS**, American Welding Society, Structural Steel Welding Code, D1.1.
- E. **AWS**, American Welding Society, Structural Steel Welding Code, D1.1.
- F. **ASTM**, American Society for Testing and Materials – A36/A36M, Specification for Steel Plates, Steel, Cold-Rolled (Galvanized) or Alloy-Coated (Galvalume®) by the Hot Dip Process.
- G. **ASTM**, American Society for Testing and Materials – A578/A578M, Specification for Steel Sheet, Cold-Rolled (Galvanized) or Alloy-Coated (Galvalume®) by the Hot Dip Process.
- H. **ASTM**, American Society for Testing and Materials – A590/A590M, Specification for Steel Sheet, Cold-Rolled (Galvanized) or Alloy-Coated (Galvalume®) by the Hot Dip Process.
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- L. **ASTM**, American Society for Testing and Materials – A606/A606M, Standard Specification for Steel Sheet, Cold-Rolled (Galvanized) or Alloy-Coated (Galvalume®) by the Hot Dip Process.
- M. **ASTM**, American Society for Testing and Materials – A633/A633M, Standard Specification for Steel Sheet, Cold-Rolled (Galvanized) or Alloy-Coated (Galvalume®) by the Hot Dip Process.
- N. **ASTM**, American Society for Testing and Materials – A635/A635M, Standard Specification for Steel Sheet, Cold-Rolled (Galvanized) or Alloy-Coated (Galvalume®) by the Hot Dip Process.
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- T. **ASTM**, American Society for Testing and Materials – A641/A641M, Standard Specification for Steel Sheet, Cold-Rolled (Galvanized) or Alloy-Coated (Galvalume®) by the Hot Dip Process.
- U. **ASTM**, American Society for Testing and Materials – A642/A642M, Standard Specification for Steel Sheet, Cold-Rolled (Galvanized) or Alloy-Coated (Galvalume®) by the Hot Dip Process.
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- Z. **ASTM**, American Society for Testing and Materials – A647/A647M, Standard Specification for Steel Sheet, Cold-Rolled (Galvanized) or Alloy-Coated (Galvalume®) by the Hot Dip Process.

1.4 **Quality Assurance**

- A. Witness requirements – Comply with applicable provisions of the following specifications:

1.5 **Installation**

- A. Deck panels for each type of steel composite deck specified including joints, finishes, and details.
- B. Shop drawings showing composite deck panels layout, including framing, supporting system, method of installation and attachment details.
- C. Mechanical fastener data evidence compliance with applicable specifications.
- D. Welding requirements – Comply with applicable provisions of the following specifications:

1.6 **Materials**

- A. **AWS**, American Welding Society – D1.1.
- B. **ASTM**, American Society for Testing and Materials – A36/A36M, Specification for Steel Plates, Steel, Cold-Rolled (Galvanized) or Alloy-Coated (Galvalume®) by the Hot Dip Process.
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1.7 **Shop Drawings**

- A. Deck panels for each welder has satisfactorily passed AWS qualification test for the welding of composite steel deck to steel deck.
- B. Welding qualification test results are applicable, has undergone re-certification.
- C. See Note 3000.
- D. A deck not properly sheared shall be stored off ground until it can be properly sheared.
- E. Drains, Bundles shall be decked in such a manner to prevent piping, sliding, rolling, shifting or material damage.

1.8 **Shop Drawings**

- A. Deck panels for each welder has satisfactorily passed AWS qualification test for the welding of composite steel deck to steel deck.
- B. Welding qualification test results are applicable, has undergone re-certification.
- C. See Note 3000.
- D. A deck not properly sheared shall be stored off ground until it can be properly sheared.
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1.9 **Shop Drawings**

- A. Deck panels for each welder has satisfactorily passed AWS qualification test for the welding of composite steel deck to steel deck.
- B. Welding qualification test results are applicable, has undergone re-certification.
- C. See Note 3000.
- D. A deck not properly sheared shall be stored off ground until it can be properly sheared.
- E. Drains, Bundles shall be decked in such a manner to prevent piping, sliding, rolling, shifting or material damage.

1.10 **Shop Drawings**

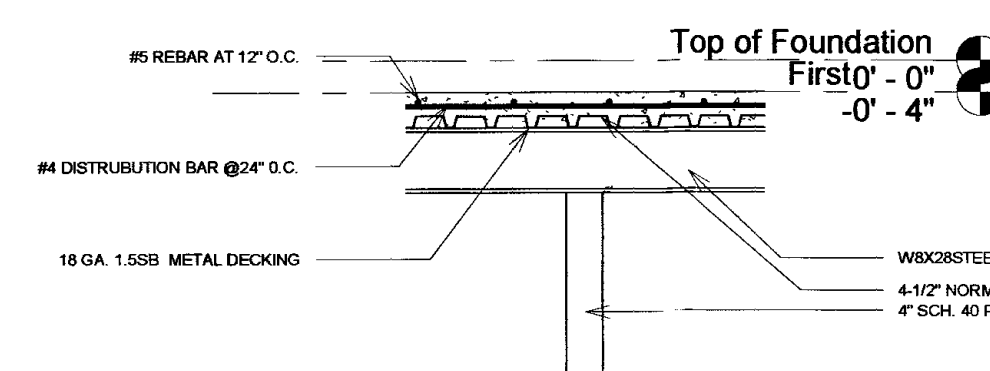
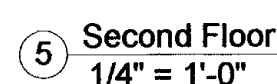
- A. Deck panels for each welder has satisfactorily passed AWS qualification test for the welding of composite steel deck to steel deck.
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- D. A deck not properly sheared shall be stored off ground until it can be properly sheared.
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1.11 **Shop Drawings**

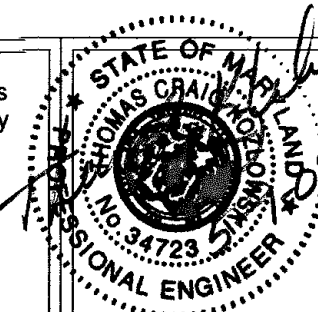
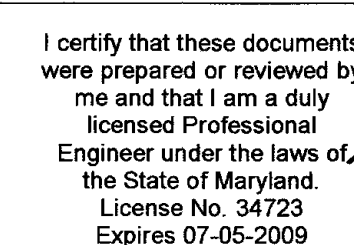
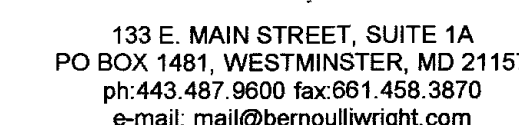
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- C. See Note 3000.
- D. A deck not properly sheared shall be stored off ground until it can be properly sheared.
- E. Drains, Bundles shall be decked in such a manner to prevent piping, sliding, rolling, shifting or material damage.

1.12 **Shop Drawings**

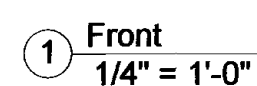
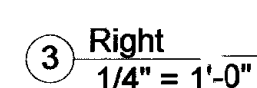
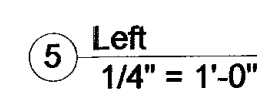
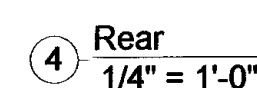
- A. Deck panels for each welder has satisfactorily passed AWS qualification test for the welding of composite steel deck to steel deck.
- B. Welding qualification test results are applicable, has undergone re-certification.
- C



② Section at Garage Deck
 $1\frac{1}{2}" = 1'-0"$

[illegible]

STATUS:	Permit Plans
ADDRESS:	12310 Michaelsford Rd. Baltimore County, MD
CLIENT NAME:	Burleson
SHEET TITLE:	Elevations
Project number	
Date	4-27-21
Drawn by	T
Checked by	
Scale	1/4" = 1'

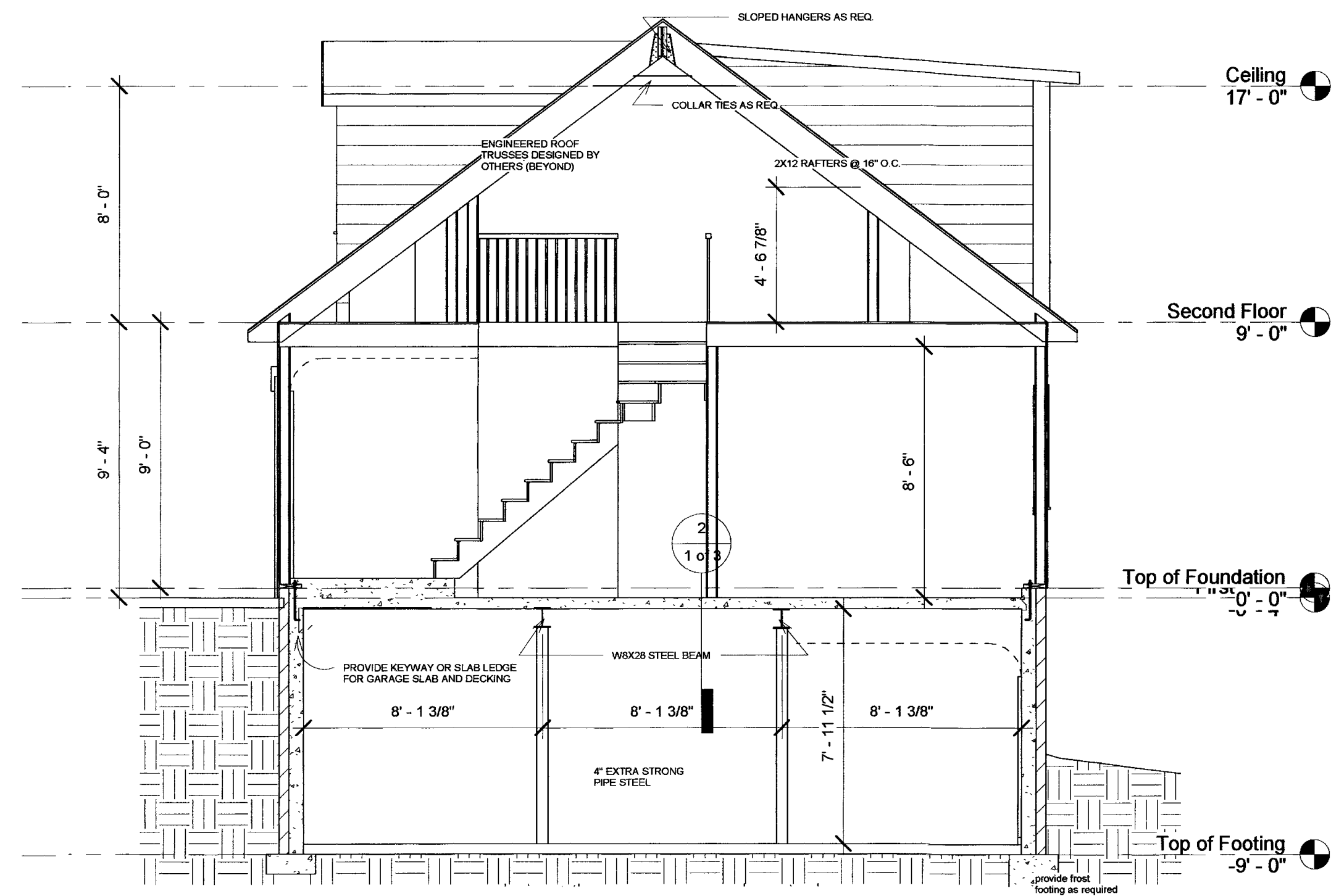


1. THIS BUILDING WAS DESIGNED USING THE CRITERIA OUTLINED IN THE INTERNATIONAL CODE COUNCIL'S IRC 2006 EDITION.
2. THIS BUILDING WAS DESIGNED FOR A SEISMIC DESIGN CATEGORY "B".
3. CONCRETE WEATHERING PROBABILITY FOR THIS AREA IS SEVERE.
4. BASIC WIND DESIGN SPEED IS 90 MPH.
5. A GROUND SNOW LOAD (DESIGN OF 30PSI) USED IN THIS AREA.
6. FIRE HAZARD INFESTATION PROBABILITY IS DESIGNATED AS MODERATE TO HEAVY.
7. BUILDING FLOOR LOADS ARE AS FOLLOWS:

LOCATION	PSF LL	PSF DL
N/SLEEPING ROOMS	40	15
SLEEPING ROOMS	30	15
ATTICS WITHOUT STORAGE	10	
ATTICS WITH LTD STORAGE	20	
ROOFS	30	
EXTERIOR DECKS	40	
EXTERIOR BALCONIES	60	
STAIRS	40	
8. SEPARATION BETWEEN GARAGES AND LIVING AREAS SHALL HAVE A SEPARATION AND CONSTRUCTION IN ACCORDANCE WITH IRC 2006 SECTION309.
9. EMERGENCY ESCAPE AND RESCUE OPENINGS ARE TO BE LOCATED AND INSTALLED IN ACCORDANCE WITH IRC 2006 SECTION R310.
10. DESIGNED FLOOR DEPTH FOR THIS AREA IS 32" BELOW FINAL GRADE.
11. WINTER DESIGN TEMP IS 13 DEG F.
12. MEAN DESIGN TEMP IS 55 DEG F.

1. ALL WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH IRC 2006 TABLE R602.3(5) FOR HEIGHT AND Laterally UNBRACED LENGTH REQUIREMENTS.
2. ALL WALLS ARE TO BE DOUBLE TOP PLATED AND ALL CHIMNIES GREATER THAN 3'-0" ARE TO BE DOUBLE JACKED (MIN).
3. WALL SHEATHING PANELS ARE TO BE INSTALLED IN ACCORDANCE WITH IRC 2006 SECTION 602.
4. FASTENING SCHEDULE TO COMPLY WITH IRC SECTION R602. UNLESS OTHERWISE NOTED.
5. WALL BRACING METHOD 3 OR 6 IN ACCORDANCE WITH IRC 2006 TABLE R692.10.3. AS INDICATED
6. WOOD FRAMED FLOORS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH IRC 2006 SECTION R502.
7. LUMBER TYPE CONSIDERED FOR ALL STRUCTURAL APPLICATIONS IS NUMBER ONE SELECT OR BETTER.
8. NOTCHING OR BORING OF HOLES IN EXTERIOR AND BEARING WALLS SHALL BE IN ACCORDANCE WITH IRC 2006 FIGURE R602.1(1).

1. ALL CONCRETE WALL HAVE A MIN. 28 DAY COMPRESSION STRENGTH OF 3000PSI
2. ALL SOIL BEARING CAPACITIES ARE ASSUMED TO BE A MIN OF 2500 PSF
3. FOUNDATION VERTICAL REINFORCEMENT WILL BE ACCORDANCE WITH IRC 2006 TABLE R404.1 (1/5)
4. FOUNDATION WALL ANCHORAGE WILL CONFORM TO IRC 2006 SECTION R405
5. FOUNDATION SHALL BE INSTALLED IN ANY OTHER SECTION WHICH WILL APPLY TO THIS STRUCTURE.
6. FOUNDATION DRAINAGE SHALL BE INSTALLED AS DESCRIBED IN IRC 2006 SECTION R405
7. FOUNDATION FOOTINGS SHALL BE COMPLETED IN A MANNER CONSISTENT WITH IRC 2006 SECTION R406
8. CONCRETE FOOTINGS ARE SIZED WITHIN THE DRAWING HOWEVER THEY SHALL NOT BE LESS THAN OUTLINED IN IRC 2006 SECTION R406
9. BASEMENT CONCRETE SLAB WILL BE INSTALLED IN ACCORDANCE WITH IRC 2006 SECTION R506.



① Section 1
1/4" = 1'-0"

SEISMIC DESIGN CATEGORY AND WINDSPEED	TIE-DOWN FORCE (lb)	HEIGHT OF BRACED WALL PANEL				
		Sheathed Width				
		8 ft. 2'-0"	9 ft. 2'-6"	10 ft. 2'-9"	11 ft. 3'-2"	12 ft. 3'-9"
SDC A, B, and C Windspeed < 110 mph	R602.10.6.1, Item 1	1800	1800	1800	2000	2200
	R602.10.6.1, Item 2	3000	3000	3000	3300	3600
SDC D ₁ , D ₂ , and D ₃ Windspeed < 110 mph	R602.10.6.1, Item 1	1800	1800	1800	---	---
	R602.10.6.1, Item 2	3000	3000	3000	---	---

For Sd: 1 inch = 25.4 mm, 1 foot = 304.8 mm.
 a. Not permitted because maximum height is 10 feet.

MINIMUM LENGTH OF BRACED WALL PANEL (Inches)			MAXIMUM OPENING HEIGHT NEXT TO THE BRACED WALL PANEL (% of wall height)
8-foot wall	9-foot wall	10-foot wall	
48	54	60	100
32	36	40	85
24	27	30	65

b. Linear interpolation shall be permitted.

h. Full-height sheathed wall segments to either side of garage openings that support light frame roofs only, with roof covering dead loads of 3 pcf or less shall be permitted to have a 14.6:1 aspect ratio.

i. Wall segments to either side of garage openings in garages attached to fully sheathed dwellings shall be permitted to be built in accordance with Section R602.10.6.2. Figure R602.10.6.2 except that a single bottom plate shall be permitted and two anchor bolts shall be placed at 1/3 points. In addition, tie-down devices shall not be required and the vertical wall segment shall have a maximum 6:1 height-to-width ratio (with height being measured from top of header to the bottom of the plate). This option shall be permitted for the first story of two-story applications in Seismic Design Categories A through C.

CLIMATE ZONE	FENESTRATION U-FACTOR	GLAZING SOLAR HEAT GAIN COEFFICIENT SHGC	GLAZING FENESTRATION SOLAR HEAT GAIN COEFFICIENT SHGC	CEILING R-VALUE	FRAME/WALL R-VALUE	FLOOR R-VALUE	BASMENT WALL R-VALUE	SLAB R-VALUE AND DEPTH	CRIMINAL BURGLAR R-VALUE
1	0.25	0.75	0.40	30	13	13	0	0	0
2	0.25	0.75	0.40	30	13	4	13	0	0
3	0.65	0.65	0.40*	30	13	5	19	0	5/13
4 except Marine 4	0.40	0.60	NR	38	13	5	19	10/13	10, 2 ft
5 and Marine 4	0.35	0.60	NR	38	19 or 13 + 5 ^b	13	30 ^c	10/13	10, 2 ft
6	0.35	0.60	NR	49	19 or 13 + 5 ^b	15	30 ^c	10/13	10, 4 ft
7 and 8	0.35	0.60	NR	49	21	19	30 ^c	10/13	10, 4 ft

a. R-values are minimums. U-factors and SHGCs are maximums. R-19 insulation shall be permitted to be compressed into a 2 1/2 cavity.
b. The fenestration U-factor column excludes glazing. The solar heat gain coefficient (SHGC) column applies to all glazed fenestration.
c. The first R-value applies to continuous insulation, the second to framing cavity insulation; either insulation meets the requirement.
d. R-5 shall be added to the required slab edge R-values for heated slabs.
e. There are no solar heat gain coefficient (SHGC) requirements in the Marine Zone.
f. Insulation sufficient to fill the framing cavity, R-19 minimum.
g. If U-0.08 means R-13 cavity insulation plus R-5 insulated sheathing. If structural sheathing covers 25% or less of the exterior, R-5 sheathing is not required and structural sheathing is used. If structural sheathing covers more than 25% of exterior, structural sheathing shall be supplemented with insulated sheathing of R-2.

MINIMUM LENGTH OF BRACED WALL PANEL ADJACENT TO OPENING			MAXIMUM ALLOWABLE OPENING HEIGHT
8'-0" WALL	9'-0" WALL	10'-0" WALL	
21"	25"	26"	54"
24"	27"	30"	60"
26"	27"	30"	66"
28"	27"	30"	68"
28"	31"	30"	72"
30"	31"	31"	76"
32"	33"	33"	82"
48"	37"	36"	94"
N/A	48"	48"	106"

ALL EXTERIOR WALL SHEATHING TO BE MIN 7/16" OSB FASTENED WITH 8D COMMON NAILS AT 6" O.C. ON THE EDGE AND 12" O.C. IN THE FIELD. SILL PLATE OF THE WALL TO BE FASTENED TO THE JOIST WITH 16D COMMON NAILS AND RIM JOIST SHALL BE TOE NAILED TO THE PLATE WITH 8D COMMON NAILS AT 6" O.C. ALL EXTERIOR CORNERS ARE TO BE FRAMED IN ACCORDANCE WITH IRC 2006 DETAIL

FOR CONDITIONS OUTSIDE THESE PARAMETERS, USE IRC
ALTERNATE BRACED WALL PANEL DETAIL TO LEFT

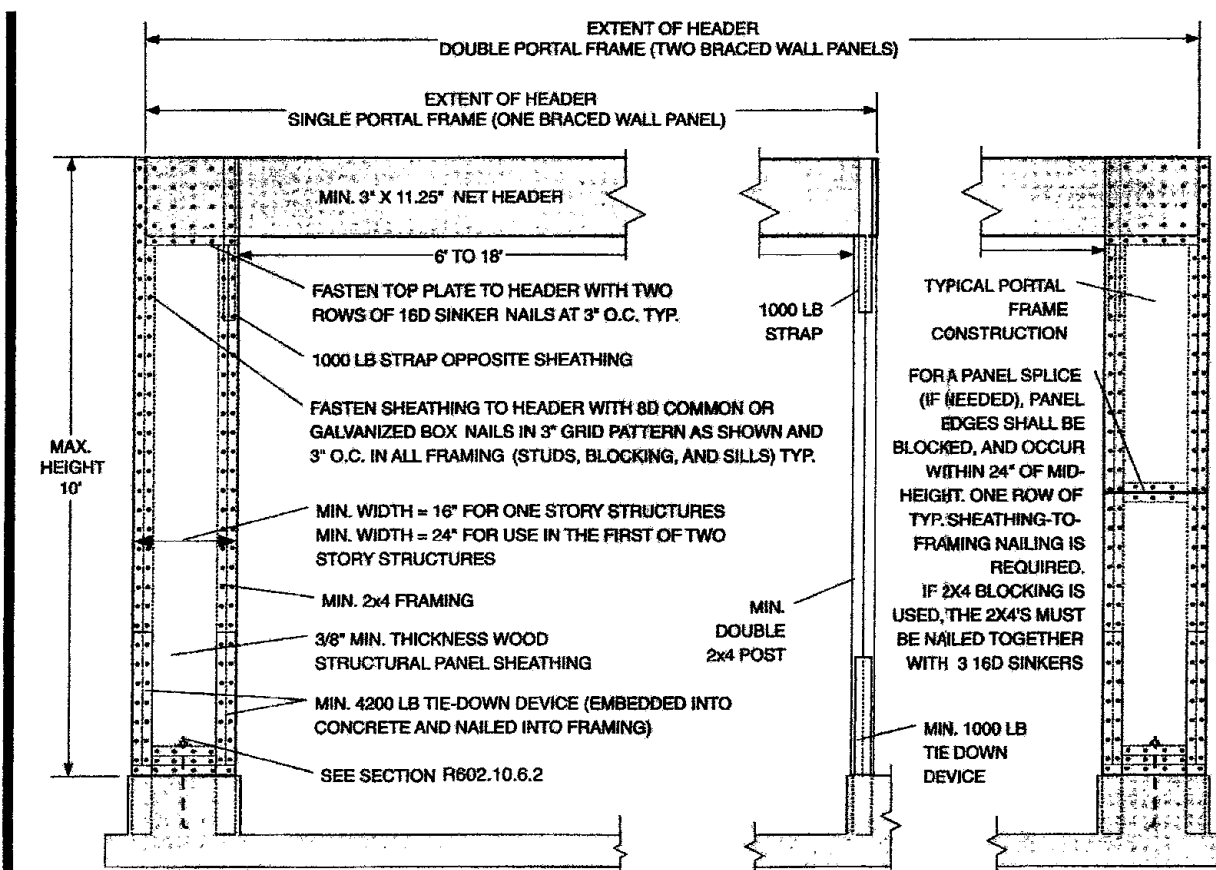
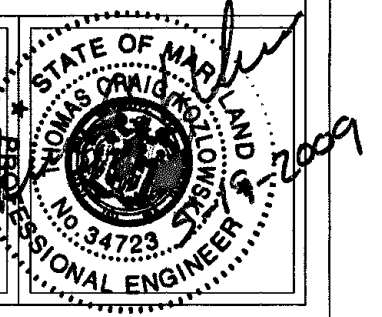


FIGURE R602.10.6.2
ALTERNATE BRACED WALL PANEL ADJACENT TO A DOOR OR WINDOW OPENING

[illegible]

STATUS:	Permit Plans
ADDRESS:	12310 Michaelsford Rd. Baltimore County, MD
CLIENT NAME:	Burleson
SHEET TITLE:	General Construction Notes and Building Section
Project number	na
Date	4-27-2009
Drawn by	TCK
Checked by	
3 of 3	
Scale	1/4" = 1'-0"