

IN RE: PETITION FOR VARIANCE

N/S Holly Beach Road, 1,340' E of c/line of
Henrietta Avenue
(2710 Holly Beach Road)
15th Election District
6th Council District

Michael J. McQuade, et ux
Petitioners

BEFORE THE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

Case No. 2009-0340-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the legal owners of the subject property, Michael J. McQuade, and his wife, Barbara W. McQuade. The Petitioners request variance relief from Section 1A04.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: (1) from Section 1A04.3.B.1.a to allow an existing lot of record to have a lot area of 0.25 acres in lieu of the required 1.5 acres; (2) from Section 1A04.3.B.3 to permit 22% (2,453 square feet) of the lot to be covered by buildings in lieu of the allowed 15% (1,636 square feet); (3) from Section 1A04.3.A to allow a building height of 38 feet in lieu of the allowed 35 feet, and (4) from Section 1A04.3.B.2.b to permit setbacks from any lot line other than a street line of 5 feet (side yards) and 40 feet (front) in lieu of the required 50 feet. The subject property and requested relief are more particularly described on the site plan and building elevation drawings submitted which were accepted into evidence and marked as Petitioners' Exhibits 1 and 2 respectively.

Appearing at the requisite public hearing in support of the request were Michael and Barbara McQuade, property owners; Mark L. Robel, a registered property line surveyor with Fisher, Collins & Carter, Inc., who prepared the site plan for this property; Timothy Miller, with Gothic Enterprises, Inc., the architectural firm that provided the building elevations, and Thomas J. Hoff, a land use and zoning consultant assisting the Petitioners. There were no Protestants.

UNDER RECEIVED FOR FILING

Date

9-11-09

By

93

Law school students Lindsey Brooks and David Coppersmith attended the hearing as interested persons.

Testimony and evidence offered disclosed that the subject property is an irregular shaped, rectangular waterfront lot, located on the north side of Holly Beach Road near its terminus at Booby Point on the Chesapeake Bay within the Martin State Airport Restriction Area. The property contains a gross area of 11,648 square feet (0.27 acres), more or less, zoned R.C.5 and is improved with a modest one-story dwelling (27' wide x 46' deep) built in 1940. The Petitioners desire to redevelop the property with a new two-story single-family dwelling and attached garage; however, given the small area and width of the lot, the requested variances are necessary in order to proceed. In this regard, testimony disclosed that the property is also known as Lot 12 of Boring Point, which is an older subdivision that was recorded in the Land Records well prior to the adoption of the R.C. 5 zoning regulations in Baltimore County. Thus, many of the lots in this community are undersized and cannot meet current lot width and area requirements for development purposes¹. As shown on the site plan, the Petitioners propose razing the existing dwelling and constructing a new house in essentially the same location. The new house will be a two-story structure, 34' x 80' in dimension with the attached two-car garage on the Holly Beach side of the dwelling. The copula (over the garage) and pointed roof pitch of the Victorian tower at the front of the home (over the lounge) will be 38 feet high. All other portions of the roof, including the ridge cap, will be less than 35 feet. See Page 1 of Petitioners' Exhibit 2. Side yard setbacks of 5 feet each are requested as the lot tapers from 79 feet at its

¹ B.C.Z.R. Section 1A04.3.B.1.B(1) provides for an exception to minimum lot sizes. This section states in pertinent part, "the owner of a single lot of record that is not a subdivision and that is in existence prior to September 2, 2003, but does not meet the minimum acreage requirement, or does not meet the setback requirement of paragraph 2, may apply for a special hearing under Article 5 to alter the minimum lot size requirement ...". The Zoning Review Office, having determined that the subject parcel of land was in the subdivision of "Boring Point" recommended filing a petition for variance relief under B.C.Z.R. Section 307 as opposed to a petition for special hearing. See Case No. 07-243-SPHA involving 2722 Holly Beach Road where similar relief was granted through a special hearing proceeding.

COPIES RECEIVED FOR FILING
Date 9-11-09
By [Signature]

frontage on the Chesapeake Bay to 37 feet wide at Holly Beach Road. While the proposed improvements will feature similar setbacks, the new building coverage will be in excess of the maximum 15% allowed, thus the requested relief is necessary.

In further support of the variance request, Petitioners introduced photographs of the subject property and surrounding areas. These photographs evidence that the property is serviced by public water and sewer (a grinder pump system was installed several years ago). They point to the fact that adjacent properties along the shoreline sit further towards the water on the west side by approximately 60 feet. Also, the adjacent property to the east will not have its water view impacted as the proposed structure has been designed to sit back 15 feet further from the water than the existing house. The McQuade's opine that the granting of the variance request would not have an adverse affect on any adjacent neighbors nor would granting the variance request be detrimental to the health, safety and general welfare of the community. In this regard, letters of support were received from adjacent neighbors Michael and Nancy Sobus, 2716 Holly Beach Road, and Gerard and Eileen Fieden, 2708 Holly Beach Road, expressing their approval following the review of the house plans and variance requests. *See* Petitioners' Exhibit 3.

The Zoning Advisory Committee (ZAC) comments were received and are contained within the case file. The ZAC comment received from the Department of Environmental Protection and Resource Management (DEPRM), dated September 9, 2009, indicates that the development of the subject property must comply with the Chesapeake Bay Critical Area Regulations. It also states the property is within a Limited Development Area (LDA) and Buffer Management Area (BMA) and must comply with the regulations related to these areas as well, including that impervious surfaces are limited to 31.25% and that 15% afforestation must be addressed. The ZAC comment received from the Office of Planning, dated September 10, 2009, indicates the Office does not oppose Petitioners' variance requests, but that the property must comply with the R.C.5 requirements. In order for Planning to prepare a statement of finding as

COPIES RECEIVED FOR FILING
Date 9-11-09
By [signature]

to compliance, a litany of information must be submitted to the Planning Office, which includes photographs of existing adjacent dwellings, building elevations, design information of all structures and appurtenances, and landscaping information.

After due consideration of the testimony and evidence presented, I am persuaded to grant the requested relief. It is clear that strict compliance with the regulations would result in a practical difficulty and unreasonable hardship for the Petitioners and prevent use of the property for a permitted purpose. The fact that this subdivision was recorded many years ago is persuasive. Moreover, there were no adverse comments submitted by any County reviewing agency and the proposal is consistent with the pattern of development in the neighborhood. Thus, I find that the relief requested is appropriate and that there will be no detrimental impact to adjacent properties or surrounding locale. However, as a condition of approval, the Office of Planning has requested that building elevation drawings of the proposed dwelling be submitted for their review and approval prior to the issuance of any permits to assure compatibility with existing houses in the neighborhood. Moreover, due to the property's waterfront location and its location within a floodplain, the proposed construction shall comply with Chesapeake Bay Critical Areas regulations and Federal Flood Insurance requirements, as set forth in the attached comments submitted by the Department of Environmental Protection and Resource Management (DEPRM) and the Development Plans Review Division.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested shall be granted.

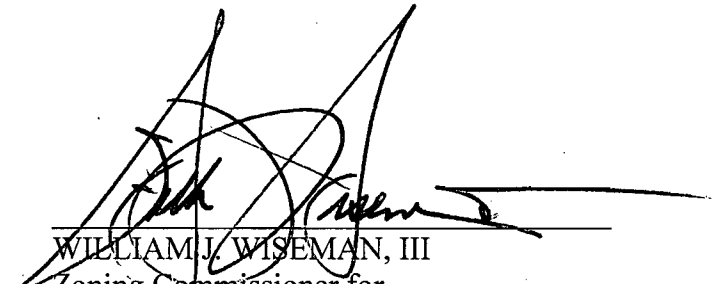
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11th day of September 2009 that the Petition for Variance seeking relief from Section 1A04.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: (1) from Section 1A04.3.B.1.a to allow an existing lot of record to have a lot area of 0.25 acres in lieu of

DATE RECORDED FOR PLANNING
Date 9-11-09
By [Signature]

the required 1.5 acres; (2) from Section 1A04.3.B.3 to permit 22% (2,453 square feet) of the lot to be covered by buildings in lieu of the allowed 15% (1,636 square feet); (3) from Section 1A04.3.A to allow a building height of 38 feet in lieu of the allowed 35 feet, and (4) from Section 1A04.3.B.2.b to permit setbacks from any lot line other than a street line of 5 feet (side yards) and 40 feet (front) in lieu of the required 50 feet, in accordance with Petitioners' Exhibits 1 and 2, be and the same is hereby GRANTED; subject, however to the following restrictions:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the thirty (30) day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
2. Prior to the issuance of any permits, the Petitioners shall submit building elevation drawings of the proposed dwelling, including proposed building materials, color scheme, and architectural details, to the Office of Planning for review and approval to insure compatibility with existing houses in the area.
3. Compliance with Chesapeake Bay Critical Areas regulations and all other appropriate environmental, floodplain and B.O.C.A. regulations relative to the protection of water quality, streams, wetlands and floodplains.
4. When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Any appeal of this decision must be taken in accordance with Section 32-3-401 of the Baltimore County Code (B.C.C.).


WILLIAM J. WISEMAN, III
Zoning Commissioner for
Baltimore County

ORDER RECEIVED FOR FILING
Date 9-11-09
By [Signature]

WJW:dlw



Petition for Variance

to the Zoning Commissioner of Baltimore County for the property
located at 2710 HOLLY BEACH ROAD
which is presently zoned RC-5

Deed Reference: 28261 / 407 Tax Account # 1513208420

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 following reasons: (indicate hardship or practical difficulty.)

TO BE PRESENTED AT HEARING

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:

N/A
Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

MICHAEL J. MCQUADE
Name - Type or Print _____
Signature _____
BARBARA W. MCQUADE
Name - Type or Print _____
Signature _____
1981 FREELAND ROAD 410-804-1966
Address Telephone No.
FREELAND MD 21053
City State Zip Code

Representative to be Contacted:

THOMAS J. HOFF
Name _____
512 VIRGINIA AVE. 410-296-3669
Address Telephone No.
TOWSON MD 21286
City State Zip Code

Case No. 2009-0340-A

Office Use Only

Estimated Length of Hearing 1 Hour
Unavailable For Hearing _____

REV 8/20/07

ORDER RECEIVED FOR FILING

Date 9-11-09

By 106

Date 6/29/09

2710 HOLLY BEACH ROAD

ZONING RELIEF REQUESTED:

LOT AREA

SECTION 1A04.3.B.1.a. – VARIANCE TO ALLOW AN EXISTING LOT OF RECORD TO HAVE A LOT AREA OF 0.25 ACRES IN LIEU OF THE REQUIRED 1.5 ACRES.

LOT COVERAGE

SECTION 1A04.3.B.3. – VARIANCE TO ALLOW 22% (2,453 SQUARE FEET) OF THE LOT TO BE COVERED BY BUILDINGS IN LIEU OF THE ALLOWED 15% (1,636 SQUARE FEET).

BUILDING HEIGHT

SECTION 1A04.3.A. – VARIANCE TO ALLOW A BUILDING HEIGHT OF 38 FEET IN LIEU OF THE ALLOWED 35 FEET.

SETBACKS

SECTION 1A04.3.B.2.b. – VARIANCE TO ALLOW SETBACKS FROM ANY LOT LINE OTHER THAN A STREET LINE OF 5 FEET (SIDE YARDS) AND 40 FEET (FRONT) IN LIEU OF THE REQUIRED 50 FEET.

Item #0340

**ZONING DESCRIPTION
BALTIMORE COUNTY, MARYLAND**

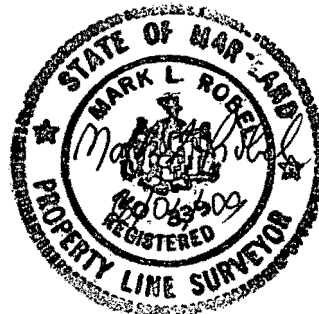
ZONING DESCRIPTION FOR #2710 HOLLY BEACH ROAD:

Beginning at a point on the North side of Holly Beach Road which is a 40 foot ultimate right of way at a distance of 1,350 feet East of the centerline of the nearest improved intersection street (Henrietta Avenue) which is 18 feet wide, more or less; thence:

- 1) North 14°22'00" East ~ 271.39 feet,
- 2) South 25°14'30" East ~ 79.59 feet,
- 3) South 18°02'00" West ~ 215.56 feet,
- 4) Along a curve to the right with a radius of 345.72 feet, an arc length of 37.32 feet subtended by a chord bearing and distance of North 37°51'27" West ~ 37.30 feet to the place of beginning.

Subject property is part of a parcel of land (with no lot number) in the subdivision of "Boring Point" as recorded among the plat Records in Plat 6, Page 101 & also recorded among the Land Records in Deed Liber 28261, Folio 407.

Containing 10,908 square feet of land, more or less. Also known as #2710 Holly Beach Road and located in the 15th Election District, 6th Council manic District of Baltimore County, Maryland. This zoning description is intended to accompany the petition for variances and is not to be used as an instrument to transfer title or interests in said property.



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

No. **37561**

Date: **June 29 2009**

PAID RECEIPT

BUSINESS ACTUAL FINE JPM
 6/30/2009 6/29/2009 10:23:13
 CREDIT MARKED HIDE LOG
 RECEIPT # 001609 6/29/2009 10:23
 Dept 5 528 ZIRING VERIFICATION
 NO. 037561
 Receipt Tot \$65.00
 \$65.00 OK 1.00
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	306	0000		6150						\$65.00

Total: **\$65.00**

Rec From

For: **zoning hearing - case # 2009-0340-A**

DISTRIBUTION

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

**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: # 2009-0340-A

2710 Holly Beach Road

N/side of Holly Beach Road, 1340 feet east of centerline of Henrietta Avenue

15th Election District — 6th Councilmanic District

Legal Owner(s): Michael & Barbara McQuade

Variance: to allow a proposed dwelling with an existing lot area of 0.25 acres in lieu of the required 1.5 acres. To allow a proposed dwelling with an existing lot area of 0.25 acres in lieu of the required 1.5 acres. To allow 22% (2,453 square feet) of the lot to be covered by buildings in lieu of the allowed 15% (1,636 square feet). To allow a building height of 38 feet in lieu of the allowed 35 feet. To allow setback from any lot line other than a street line of 5 feet (side yards) and 40 feet (front) in lieu of the required 50 feet.

Hearing: Thursday, September 10, 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 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) 887-3391.

IT 8/863 August 25

209149

CERTIFICATE OF PUBLICATION

8/27/2009

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 8/25/2009.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No 2009-0340-A

Petitioner/Developer MICHAEL
S. BARBARA McQUADE

Date Of Hearing/Closing: 9/10/09

**Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue**

Attention:

Ladies and Gentlemen

This letter is to certify under penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property at 2710 HOLLY BEACH RD

This sign(s) were posted on August 25, 2009
Month, Day, Year

Month, Day, Year

Sincerely,

Sincerely,
 8/25/08
Signature of Sign Poster and Date
Martin Ogle

60 Chelmsford Court
Baltimore, Md, 21220
443-629-3411

[illegible]

08/25/2009

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

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

For Newspaper Advertising:

Item Number or Case Number: 2009-0340-A
Petitioner: MICHAEL & BARBARA McQUADE
Address or Location: 2710 HOLLY BEACH RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MICHAEL McQUADE
Address: 20 CODY AVE.
PARKVILLE, MD. 21234

Telephone Number: 410-256-3368

TO: PATUXENT PUBLISHING COMPANY
Tuesday, August 25, 2009 Issue - Jeffersonian

Please forward billing to:
Michael McQuade
20 Cody Avenue
Parkville, MD 21234

410-256-3368

NOTICE OF ZONING HEARING

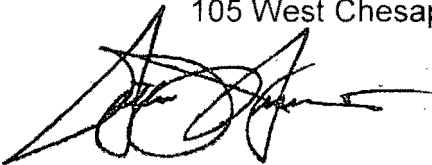
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2009-0340-A

2710 Holly Beach Road
N/side of Holly Beach Road, 1340 feet east of centerline of Henrietta Avenue
15th Election District – 6th Councilmanic District
Legal Owners: Michael & Barbara McQuade

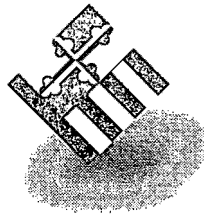
Variance to allow a proposed dwelling with an existing lot area of 0.25 acres in lieu of the required 1.5 acres. To allow a proposed dwelling with an existing lot area of 0.25 acres in lieu of the required 1.5 acres. To allow 22% (2,453 square feet) of the lot to be covered by buildings in lieu of the allowed 15% (1,636 square feet). To allow a building height of 38 feet in lieu of the allowed 35 feet. To allow setback from any lot line other than a street line of 5 feet (side yards) and 40 feet (front) in lieu of the required 50 feet.

Hearing: Thursday, September 10, 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 30, 2009
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: 2009-0340-A

2710 Holly Beach Road

N/side of Holly Beach Road, 1340 feet east of centerline of Henrietta Avenue

15th Election District – 6th Councilmanic District

Legal Owners: Michael & Barbara McQuade

Variance to allow a proposed dwelling with an existing lot area of 0.25 acres in lieu of the required 1.5 acres. To allow a proposed dwelling with an existing lot area of 0.25 acres in lieu of the required 1.5 acres. To allow 22% (2,453 square feet) of the lot to be covered by buildings in lieu of the allowed 15% (1,636 square feet). To allow a building height of 38 feet in lieu of the allowed 35 feet. To allow setback from any lot line other than a street line of 5 feet (side yards) and 40 feet (front) in lieu of the required 50 feet.

Hearing: Thursday, September 10, 2009 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

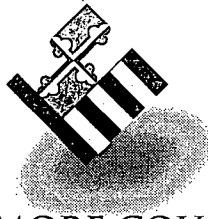
A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Mr. & Mrs. McQuade, 1981 Freeland Road, Freeland 21053
Thomas J. Hoff, 512 Virginia Avenue, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, AUGUST 26, 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.



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

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

September 3, 2009

Michael & Barbara McQuade
1981 Freeland Rd.
Freeland; MD 21053

Dear: Michael & Barbara McQuade

RE: Case Number 2009-0340-A, 1981 Freeland Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 29, 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:lnw

Enclosures

c: People's Counsel
Thomas J. Hoff; 512 Virginia Ave.; Towson, MD 21286

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 4, 2009

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

SUBJECT: 2710 Holy Neck Road

Item Number: 9-340

Petitioner: Michael J. McQuade

Zoning: RC 5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

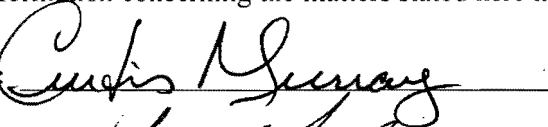
The Office of Planning has reviewed the subject request and offers the following comments. It is the policy of this office to require at least 10-foot side yard setbacks in order to allow for adequate light and ventilation, and to provide adequate space for emergency equipment access. The proposed dwelling should be reconfigured on the lot so that the minimal ten-foot side yard requirement can be met.

Additionally, this office is required to provide a statement of finding to the Zoning Commissioner indicating how the proposed construction complies with the current RC 5 requirements. To prepare the statement of finding, the following information must be submitted to this office:

1. Photographs of existing adjacent dwellings.
2. Submit building elevations (all sides) of the proposed dwelling to this office for review and approval prior to the hearing. The proposed dwelling shall be compatible in size and architectural detail as that of the existing dwellings in the area. Ensure that the exterior of the proposed building(s) uses the same finish materials and architectural details on the front, side, and rear elevations. Use of quality material such as brick, stone, or cedar is encouraged.
3. Design all decks, balconies, windows, dormers, chimneys, and porches as a component of the building following dominant building lines. Decks shall be screened to minimize visibility from a public street.

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

Prepared by:



Division Chief:

AFK/LL: CM



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 10, 2009

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

RECEIVED

SUBJECT: 2710 Holy Neck Road

SEP 11 2009

Item Number: 9-340

Petitioner: Michael J. McQuade

ZONING COMMISSIONER

Zoning: RC 5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the subject request and offers the following comments. It is the policy of this office to require at least 10-foot side yard setbacks in order to allow for adequate light and ventilation, and to provide adequate space for emergency equipment access. The lot size and configuration is such that achieving the setback requirements would be difficult while still providing an adequate width dwelling. Additionally there appears to be adequate space for light and ventilation as well as emergency access between the dwelling and the property line and other dwellings.

Section 1A04.3.B1.b of the BCZR states : *"The owner of a single lot of record that is not a subdivision and that is in existence prior to September 2, 2003, but does not meet the minimum acreage requirement, or does not meet the setback requirement of Paragraph 2, may apply for a special hearing under Article 5 to alter the minimum lot size requirement. However, the provisions of Section 1A04.4 may not be varied."*

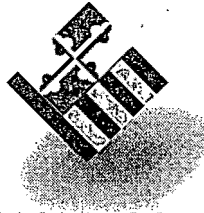
The Office of Planning supports the requested variance relief for lot size, coverage, building height and setbacks. Additionally, this office is required to provide a statement of finding to the Zoning Commissioner indicating how the proposed construction complies with the current RC 5 performance standards. To prepare the statement of finding, the following information must be submitted to this office prior to permit:

1. Photographs of existing adjacent dwellings.
2. Submit building elevations (all sides) of the proposed dwelling to this office for review and approval prior to the hearing. The proposed dwelling shall be compatible in size and architectural detail as that of the existing dwellings in the area. Ensure that the exterior of the proposed building(s) uses the same finish materials and architectural details on the front, side, and rear elevations. Use of quality material such as brick, stone, or cedar is encouraged.
3. Design all decks, balconies, windows, dormers, chimneys, and porches as a component of the building following dominant building lines. Decks shall be screened to minimize visibility from a public street.

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

Division Chief:
AFK/LL

A handwritten signature in black ink, appearing to read "Rupa Suleman", written over a horizontal line.



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

September 11, 2009

WILLIAM J. WISEMAN III
Zoning Commissioner

Michael J. McQuade
Barbara W. McQuade
1981 Freeland Road
Freeland, Maryland 21053

RE: PETITION FOR VARIANCE

N/S Holly Beach Road, 1,340' E of c/line of Henrietta Avenue
(2710 Holly Beach Road)
15th Election District - 6th Council District
Michael J. McQuade, et ux – *Petitioners*
Case No. 2009-0340-A

Dear Mr. and Mrs. McQuade:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted with restrictions, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "William J. Wiseman, III", written over a circular stamp or seal.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

c: Thomas J. Hoff, 512 Virginia Avenue, Towson, MD 21286
Mark L. Robel, Fisher, Collins & Carter, 10272 Baltimore National Pike,
Ellicott City, MD 21042
Timothy Miller, Gothic Enterprises, Inc., 1285 B&A Boulevard, Arnold, MD 21012
Lindsey Brooks, 1 L Shelbys Path, Sparks-Glencoe, MD 21152
David Coppersmith, 4 Peabody Court, Apt. K, Parkville, MD 21234
People's Counsel; DEPRM; Office of Planning; File

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: July 14, 2009

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

SUBJECT: Zoning Advisory Committee Meeting
For July 14, 2009
Item No. 2009-340

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The base flood elevation for this site is 9.4 feet Baltimore County Datum.

The flood protection elevation for this site is 10.2 feet.

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

The building engineer shall require a permit for this project.

The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the *International Building Code*.

DAK:CEN:cab
cc: File
ZAC-ITEM NO 09-340-07132009.doc

BW 9/10
9am

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

SEP 09 2009

ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: September 9, 2009

SUBJECT: Zoning Item # 09-340-A
Address 2710 Holly Beach Road
(McQuade Property)

Zoning Advisory Committee Meeting of July 6, 2009

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

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

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments: This property is located within a Limited Development Area (LDA) and Buffer Management Area (BMA) in the Chesapeake Bay Critical Area. Lot coverage is limited to 25% of the lot area above mean high water, or a maximum lot coverage of 31.25%, if approved and with mitigation. A 100-foot tidal buffer applies to this site. Use and development within the buffer is restricted, and must comply with all LDA and BMA requirements. A minimum 15% forest cover is required to exist on-site at all times. Mitigation requirements may require additional planting, removal of lot coverage, fees-in-lieu, or a combination of these. The site plan must show the 100-ft. tidal buffer measured off mean high water, all existing and proposed lot coverage in detail and in a table, and all existing and proposed trees.

Reviewer: Paul Dennis

Date: August 10, 2009



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

State Highway
Administration

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

Maryland Department of Transportation

Date: July 10, 2009

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

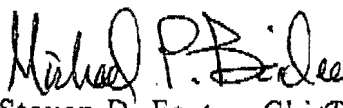
RE: Baltimore County
Item No 2009-0340-A
2710 HOLLY BEACH RD
MCQUADE PROPERTY
VARIANCE -

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. 2009-0340-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,


Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

CASE NAME McQuade
CASE NUMBER 2009-0340-n
DATE 9-10-09

[illegible]

CASE NAME McQuade
CASE NUMBER 2009-0340-A
DATE 9-10-09

[illegible]

RE: PETITION FOR VARIANCE * BEFORE THE
2710 Holly Beach Road; N/S Holly Beach * ZONING COMMISSIONER
Road, 1340' E of c/line of Henrietta Avenue *
15th Election & 6th Councilmanic Districts *
Legal Owners: Michael & Barbara McQuade* FOR
Petitioner(s) * BALTIMORE COUNTY
* 09-340-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

JUL 09 2009

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 9th day of July, 2009, a copy of the foregoing Entry of Appearance was mailed to Thomas Hoff, 512 Virginia Avenue, Towson, MD 21286, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

From: Debra Wiley
To: Livingston, Jeffrey
Date: 9/3/2009 10:10 AM
Subject: Comment Needed for Hearing Next Week for Bill

DEPRM

Hi Jeff,

In preparing for next week and in light of the long weekend, just wanted to give you a heads up that Bill will need a comment for the following:

CASE NUMBER: 2009-0340--A

2710 Holly Beach Road

Location: N side of Holly Beach Road; 1340 feet E of the c/l of Henrietta Avenue

15th Election District, 6th Councilmanic District

Legal Owner: Michael J and Barbara W. McQuade

VARIANCE 1) To allow a proposed dwelling with an existing lot area of 0.25 acres in lieu of the required 1.5 acres; 2) To allow 22% (2,453 square feet) of the lot to be covered by buildings in lieu of the allowed 15% (1,636 square feet); 3) To allow a building height of 38 feet in lieu of the allowed 35 feet; 4) To allow setback from any lot line other than a street line of 5 feet (side yards) and 40 feet (front) in lieu of the required 50 feet.

Hearing: Thursday, 9/10/2009 at 9:00:00 AM Jefferson Building, 105 West Chesapeake Avenue, Room 104, Towson, MD 21204

As always, thanks for your usual cooperation and have a great day !

Debbie Wiley
Legal Administrative Secretary
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

From: Debra Wiley
To: Murray, Curtis
Date: 9/3/2009 10:08 AM
Subject: Comments Needed for Hearings Next Week for Bill

OF

Hi Curtis,

In preparing for next week and in light of the long weekend, just wanted to give you a heads up that Bill will need two comments as follows:

CASE NUMBER: 2009-0340--A

2710 Holly Beach Road

Location: N side of Holly Beach Road; 1340 feet E of the c/l of Henrietta Avenue

15th Election District, 6th Councilmanic District

Legal Owner: Michael J and Barbara W. McQuade

VARIANCE 1) To allow a proposed dwelling with an existing lot area of 0.25 acres in lieu of the required 1.5 acres; 2) To allow 22% (2,453 square feet) of the lot to be covered by buildings in lieu of the allowed 15% (1,636 square feet); 3) To allow a building height of 38 feet in lieu of the allowed 35 feet; 4) To allow setback from any lot line other than a street line of 5 feet (side yards) and 40 feet (front) in lieu of the required 50 feet.

Hearing: Thursday, 9/10/2009 at 9:00:00 AM Jefferson Building, 105 West Chesapeake Avenue, Room 104, Towson, MD 21204

CASE NUMBER: 2010-0011--SPH

12209 Eastern Avenue

Location: E side of Eastern Avenue, extension of 180 feet N of Minnow Branch Road.

15th Election District, 6th Councilmanic District

Legal Owner: Daniel Breeden, Jr.

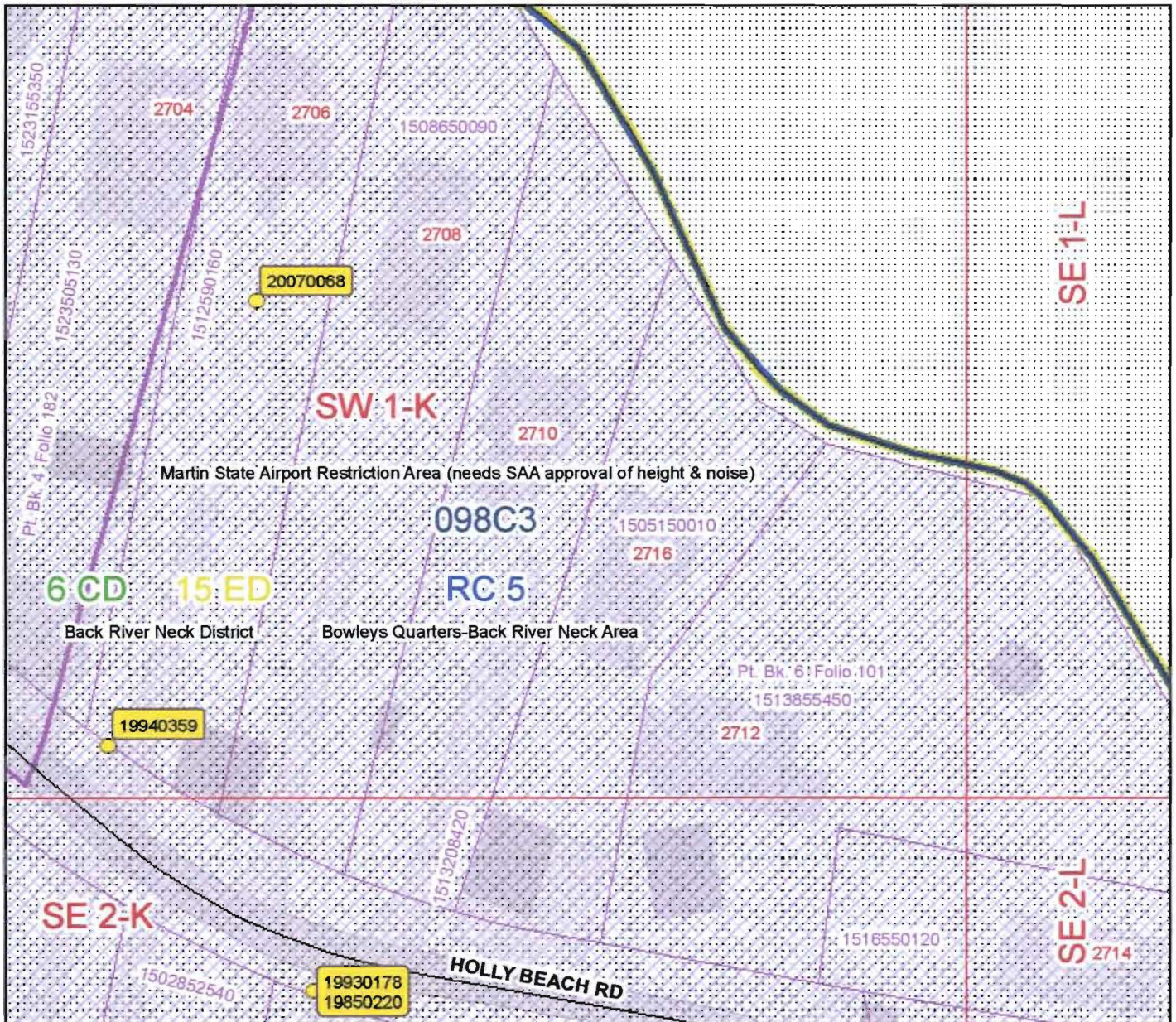
SPECIAL HEARING To allow a caretaker's dwelling on the subject property on a temporary basis.

Hearing: Friday, 9/11/2009 at 11:00:00 AM Jefferson Building, 105 West Chesapeake Avenue, Room 104, Towson, MD 21204

As always, thanks for your usual cooperation and have a great day !

Debbie Wiley
Legal Administrative Secretary
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

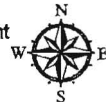
2710 Holly Beach Road



DQ Map Notes



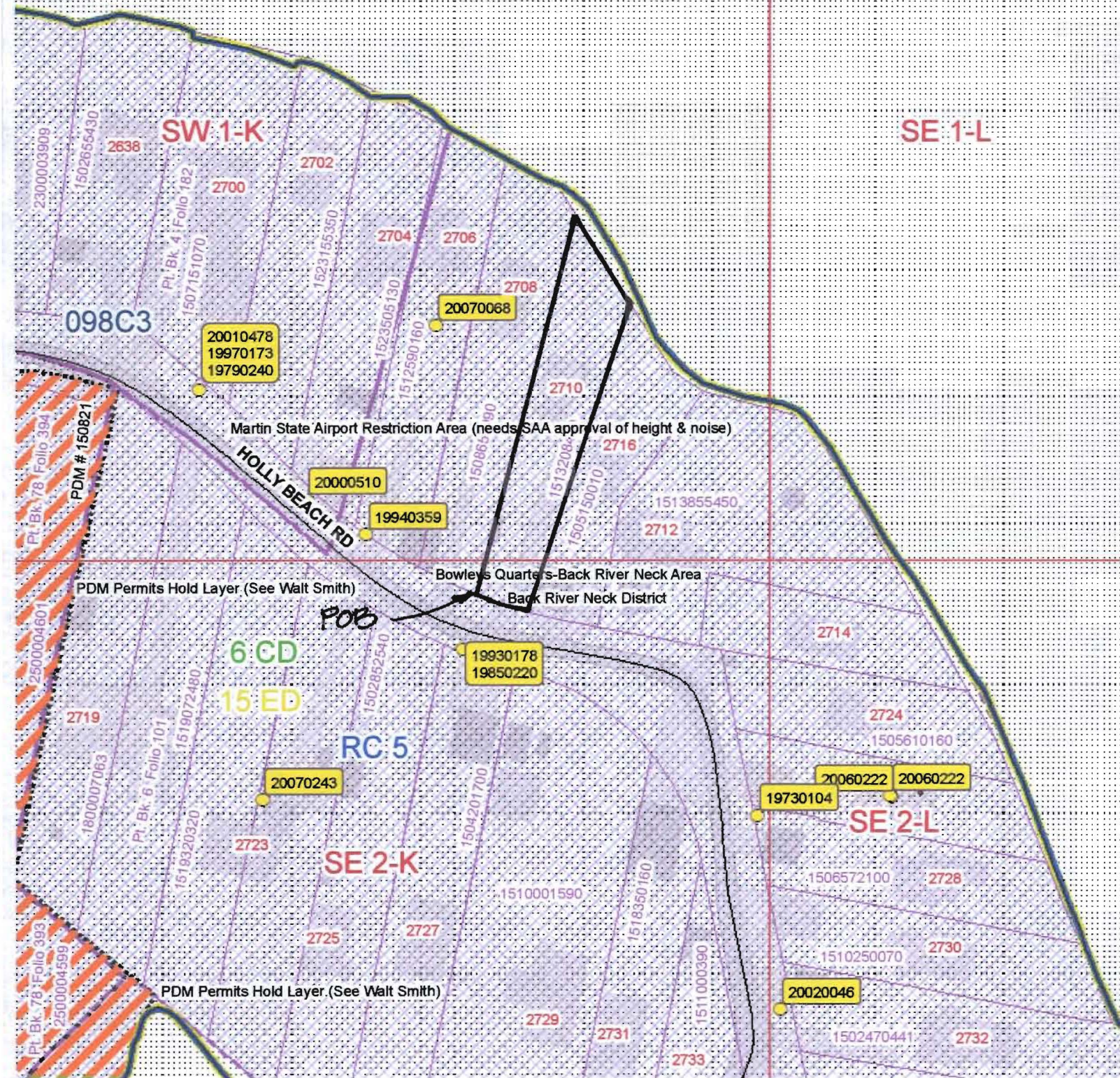
Publication Date: June 29, 2009
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



50 0 50 Feet
1 inch equals 50 feet

Item #0340

2710 HOLLEY BEACH RD



Item #0340



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw2.3)

Go Back
View Map
New Search

Account Identifier: District - 15 Account Number - 1513208420

Owner Information

Owner Name: MCQUADE MICHAEL J Use: RESIDENTIAL
MCQUADE BARBARA W Principal Residence: YES
Mailing Address: 2710 HOLLY BEACH AVE Deed Reference: 1) /28261/ 407
BALTIMORE MD 21221-2021 2)

Location & Structure Information

Premises Address Legal Description
2710 HOLLY BEACH AVE 2710 HOLLY BEACH AVE
WATERFRONT BRORING POINT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
98	23	216					12	3	

Special Tax Areas Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1940	760 SF	13,794.00 SF	34

Stories	Basement	Type	Exterior
1	NO	STANDARD UNIT	ASBESTOS SHINGLE

Value Information

	Base Value	Value As Of 01/01/2009	Phase-in Assessments As Of 07/01/2009	As Of 07/01/2010
Land	242,440	302,440		
Improvements:	50,200	65,910		
Total:	292,640	368,350	317,876	343,112
Preferential Land:	0	0	0	0

Transfer Information

Seller: MASKELL KENNETH T, JR	Date: 06/18/2009	Price: \$350,000
Type: IMPROVED ARMS-LENGTH	Deed1: /28261/ 407	Deed2:
Seller: MASKELL KENNETH T	Date: 10/28/2004	Price: \$80,000
Type: NOT ARMS-LENGTH	Deed1: /20904/ 190	Deed2: /20904/ 181
Seller: MASKELL KENNETH T	Date: 05/31/2003	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /18102/ 227	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

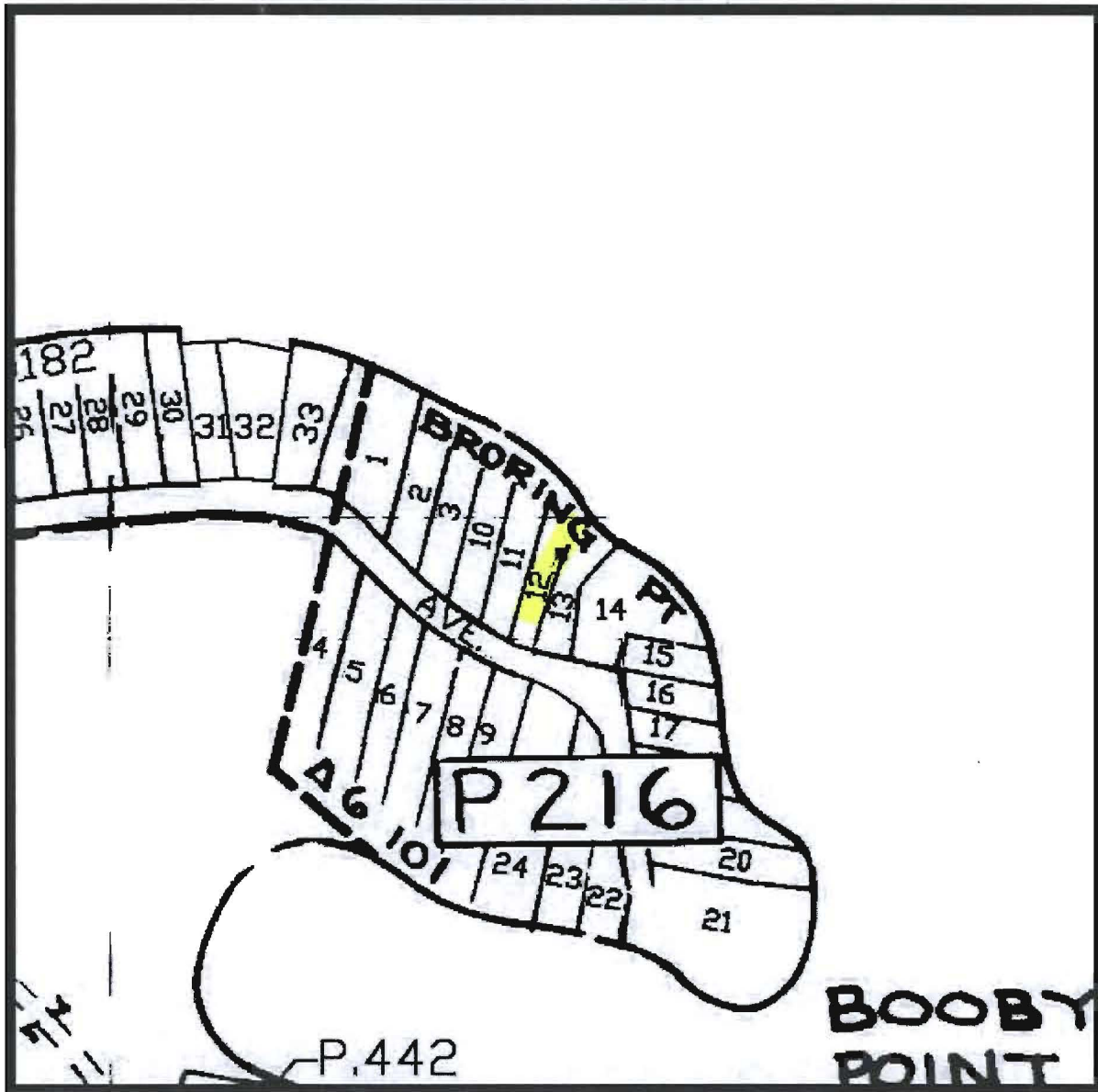
Special Tax Recapture:
* NONE *



**Maryland Department of Assessments
and Taxation
BALTIMORE COUNTY
Real Property Data Search**

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

District - 15 Account Number - 1513208420



Property maps provided courtesy of the Maryland Department of Planning ©2008.
For more information on electronic mapping applications, visit the Maryland Department
of Planning web site at www.mdp.state.md.us/webcom/index.html

Case No.:

2009-0340-A

2710 Holly Beach Road

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site Plan	
No. 2	BLDG Elevations	
No. 3	adjacent Neighbor Support	
No. 4	Photos - Existing Conditions	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

Date: August 30, 2009

To whom it May Concern:

We have reviewed the House Plans and Variance requests for the property located at 2710 Holly Beach Road, Essex MD, 21221. Barbara and Michael McQuade own the property.

We feel that the improvements to the lot will add value to the neighborhood. In addition, the variance requests are within reason based on other homes that have been built on Holly Beach Road.

Thank you for your consideration.

Gerald & Eileen Frieden 2708 Holly Beach Rd

*Michael A. Sobus
Nancy Sobus*

*2716 HOLLY BEACH RD.
" " " "*

PETITIONER' S

EXHIBIT NO. 3

VIEW FROM ROAD



VIEW FROM ROAD (ADJOINER TO LEFT)



(ADJOINER GARAGE TO LEFT)





(RIGHT SIDE OF HOUSE)



VIEW FROM BAY (RED HOUSE)



VIEW FROM BAY (ADJOINER TO LEFT)



VIEW FROM BAY (ADJOINER TO RIGHT)



VIEW FROM BAY (ADJOINERS TO LEFT & RIGHT)



VIEW FROM BACK OF HOUSE (ADJOINER TO RIGHT)



VIEW FROM ROAD

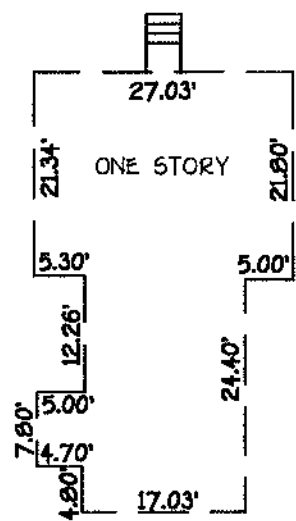


VIEW FROM ROAD

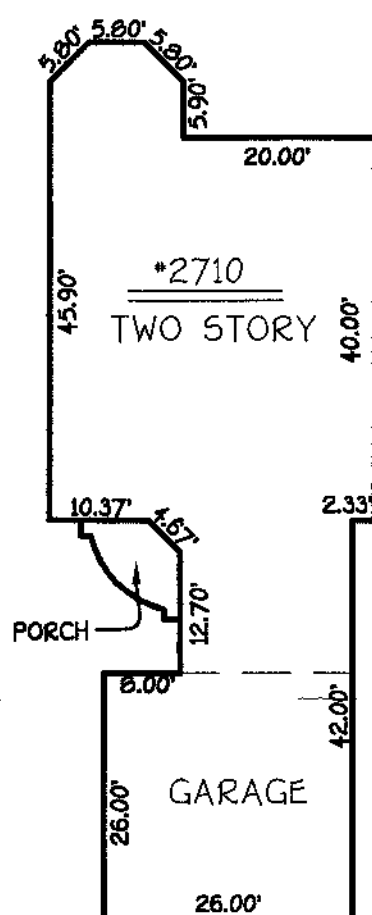


VIEW FROM ROAD





EXISTING HOUSE
(TO BE RAZED)
1,036 SQUARE FEET
FIRST FLOOR ELEV. = 17.1±



PROPOSED HOUSE
(2,453 SQUARE FEET)
PROPOSED FIRST FLOOR ELEV.=17'±

OWNER & PROPERTY LOCATION

MICHAEL J. McQUADE
BARBARA W. McQUADE
2710 HOLLY BEACH ROAD
BALTIMORE COUNTY, MARYLAND 21221-2021
TAX ACCOUNT NO. 1513200420
DEED REF: LIBER 28261, FOLIO 407
LOT 12, BORING POINT
PLAT REF. 6/101

OWNER & MAILING ADDRESS

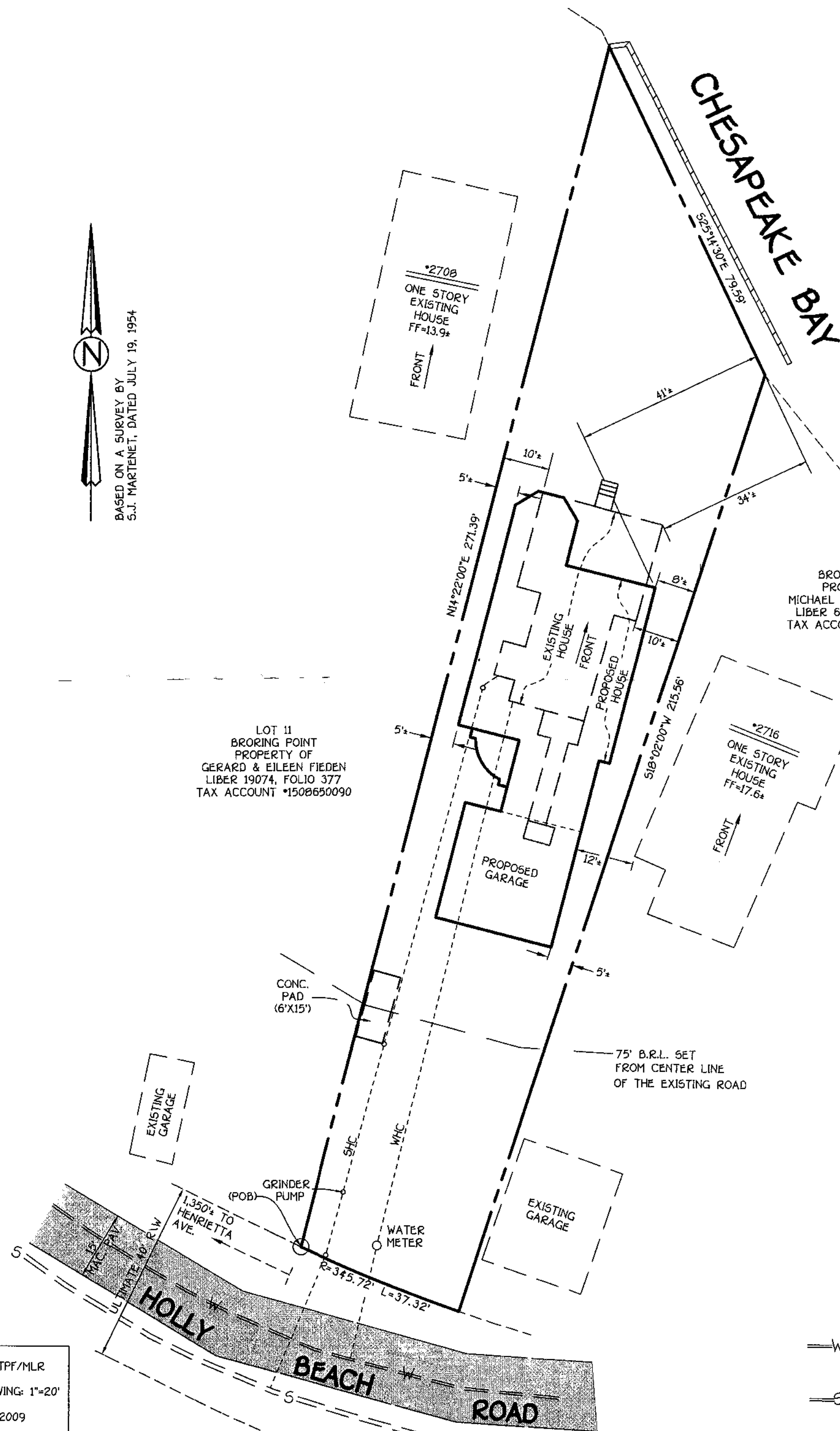
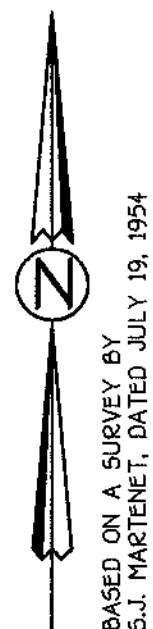
MICHAEL J. McQUADE
BARBARA W. McQUADE
20 CODY AVE
PARKVILLE, MARYLAND 21234
410-256-3368

BUILDER

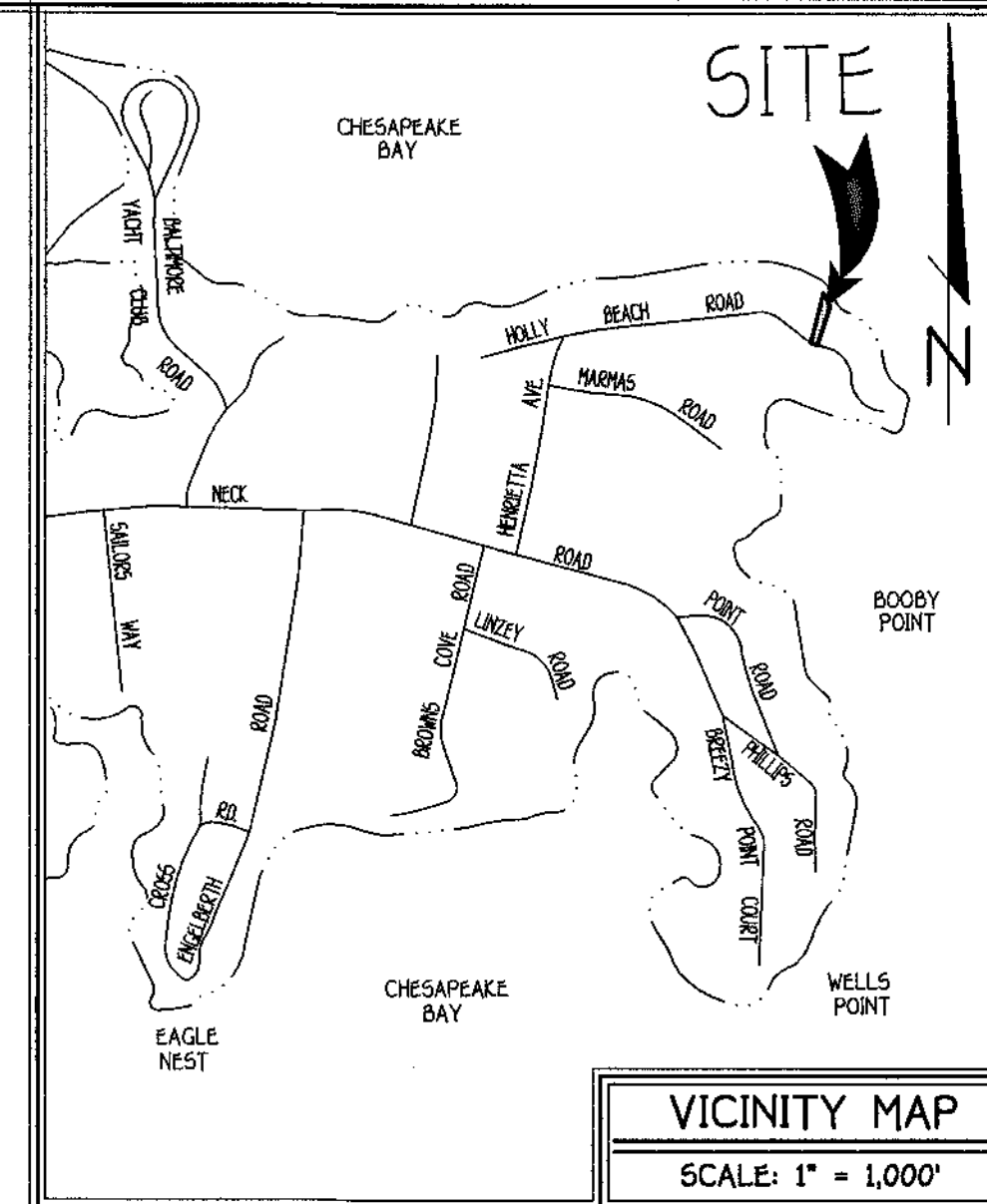
TIM MILLER
GOTHIC BUILDERS
335 ROSSLARE DRIVE
ARNOLD, MARYLAND 2012
(443) 336-1257 (CELL)
(410) 421-5801 (WORK) & (FAX)
E-MAIL: GOTHICENTINC@AOL.COM

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 18275 BALTIMORE NATIONAL PIKE
TALLCOTT CITY, MARYLAND 21048
(410) 461 - 2805

PREPARED BY: TPF/MLR
SCALE OF DRAWING: 1"=20'
DATE: MAY 26, 2009



—W— DENOTES 8" WATER LINE
CONTRACT #3-2-370
—S— DENOTES 3" PRESSURE SANITARY
SEWER LINE
CONTRACT #030735X0
DWG #2003-0204



GENERAL NOTES:

- 1) LOT AREA SHOWN HEREON BASED ON A SURVEY PREPARED BY S.J. MARTENET & CO., DATED JULY 19, 1954.
- 2) PROPERTY IS IN THE CHESAPEAKE BAY CRITICAL AREA.
- 3) PROPERTY IS IN FLOOD ZONE 'AE' AS PER FEMA PANEL NO.2400160445F. FLOOD ELEVATION IS 8.5 NAVD/88.
- 4) THERE ARE NO HISTORIC STRUCTURES ON SITE.
- 5) PROPERTY IS NOT IN A HISTORIC DISTRICT.
- 6) PROPERTY IS NOT IN ANY MORATORIUM AREA OR ANY BASIC SERVICES DEFICIT AREAS.
- 7) PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.

ZONING & DEVELOPMENT HISTORY:

- 1) THERE ARE NO PRIOR ZONING CASES ON THIS PROPERTY.
- 2) THERE ARE NO CRG PLANS, DEVELOPMENT PLANS OR DEC'S ON THIS PROPERTY.

SITE DATA:

GROSS SITE AREA	11,648 SF, 0.27 AC+/-
NET SITE AREA	10,908 SF, 0.25 AC+/-
EXISTING ZONING	RC-5
PROPOSED ZONING	SAME
200 SCALE ZONING MAP	*09883
EXISTING USE	RESIDENTIAL
PROPOSED USE	SAME

ZONING RELIEF REQUESTED:

- SECTION 1A04.3.B.1.a. - VARIANCE TO ALLOW AN EXISTING LOT OF RECORD TO HAVE A LOT AREA OF 0.25 ACRES IN LIEU OF THE REQUIRED 1.5 ACRES.
- SECTION 1A04.3.B.3. - VARIANCE TO ALLOW 22 PERCENT (2,453 SQUARE FEET) OF THE LOT TO BE COVERED BY BUILDINGS IN LIEU OF THE ALLOWED 15 PERCENT (1,636 SQUARE FEET).
- SECTION 1A04.3.A. - VARIANCE TO ALLOW A BUILDING HEIGHT OF 38 FEET IN LIEU OF THE ALLOWED 35 FEET.
- SECTION 1A04.3.B.2.b. - VARIANCE TO ALLOW SETBACKS FROM ANY LOT LINE OTHER THAN A STREET LINE OF 5 FEET (SIDE YARDS) AND 40 FEET (FRONT) IN LIEU OF THE REQUIRED 50 FEET.

Handwritten signature/initials

2009-0340-A

**PLAT TO ACCOMPANY PETITION
FOR VARIANCES**

**"McQUADE PROPERTY"
#2710 HOLLY BEACH ROAD**

15TH ELECTION DISTRICT
6TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MD

PETITIONER'S

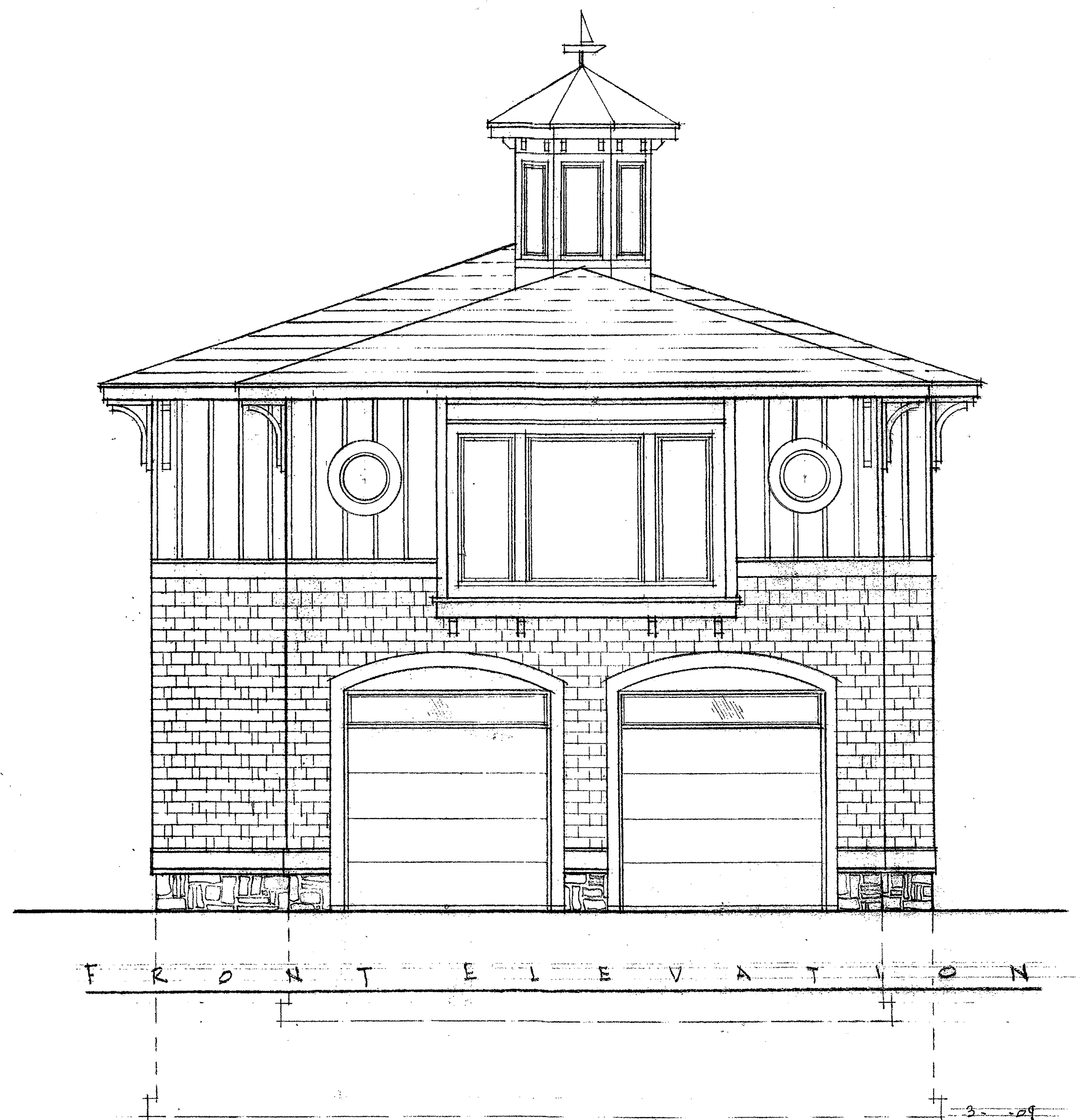
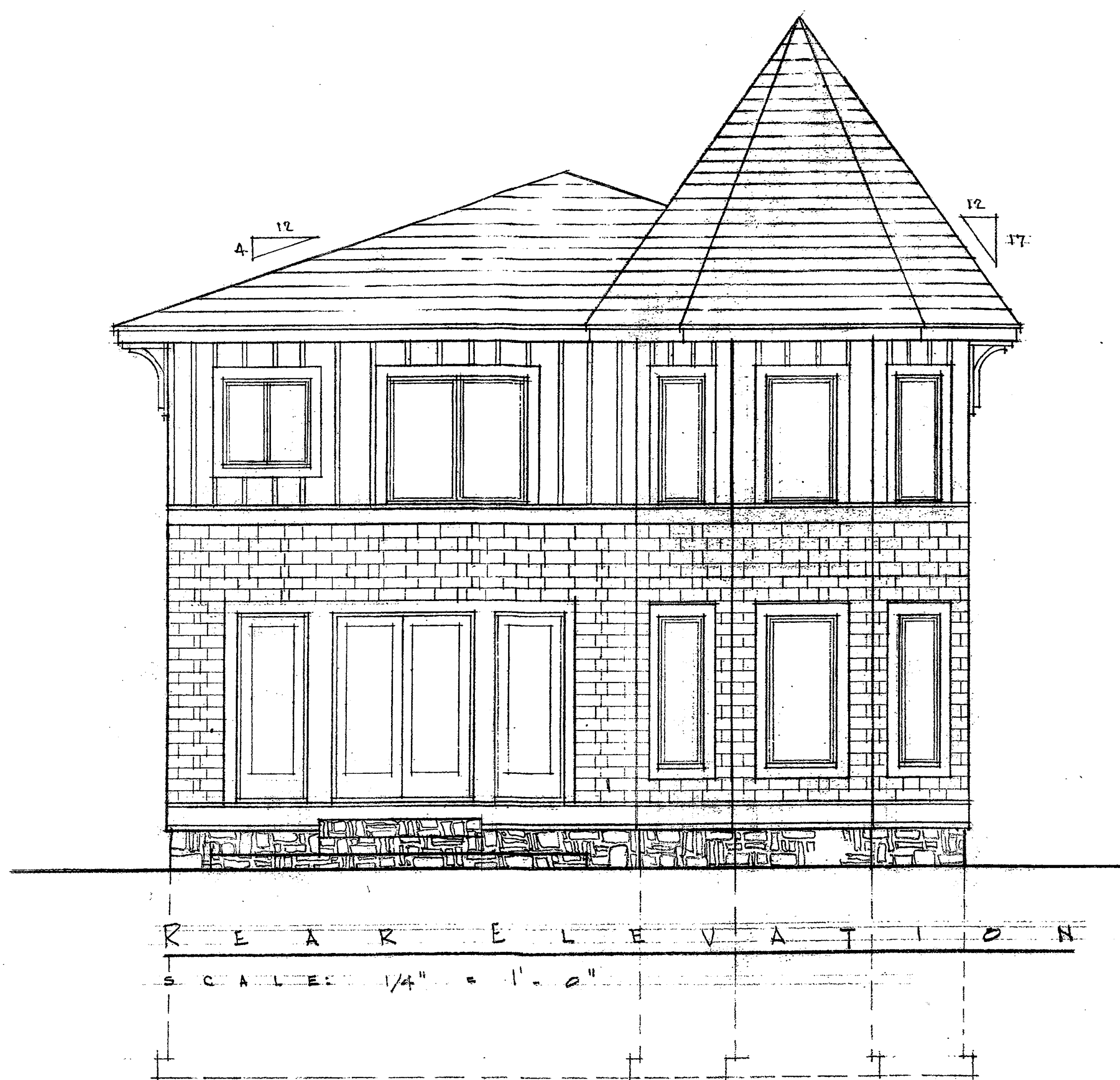
EXHIBIT NO. 1

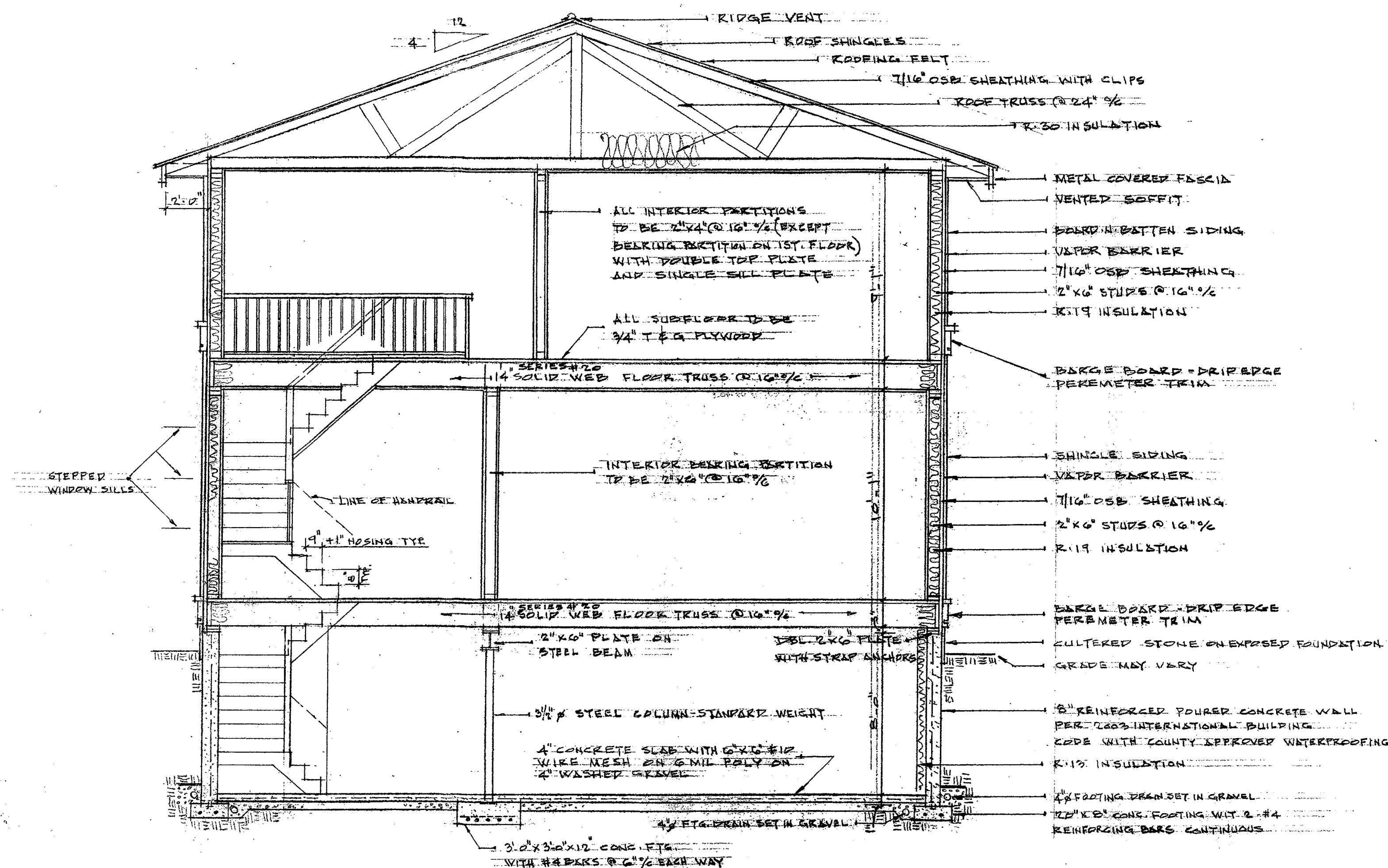
R E S I D E N C E F O R :

M I C H A E L & B A R B A R A M c Q U A D E

2710 HOLLY BEACH ROAD

ESSEX, BALTIMORE COUNTY, MARYLAND 21221





STEEL LINTEL SCHEDULE

4' 8" OR LESS 3 1/2 X 3 1/2 X 1/4 ANGLE
 5' 8" OR LESS 3 1/2 X 3 1/2 X 5/16 ANGLE
 6' 8" OR LESS 4 X 3 1/2 X 5/16 ANGLE
 7' 8" OR LESS 4 X 3 1/2 X 3/8 ANGLE
 8' 8" OR LESS 5 X 3 1/2 X 5/16 ANGLE
 9' 8" OR LESS 5 X 3 1/2 X 3/8 ANGLE

WOOD HEADER SCHEDULE

0 TO 6' 8" SPAN 2 - 2 X 12
 6' 8" TO 10' 8" SPAN 2 - 1 3/4 X 11 7/8 LVL
 10' 8" TO 14' 0" SPAN 2 - 1 3/4 BY 14 LVL
 FRAMING LUMBER = #2 HEM, FIR OR EQUAL
 HEADER SIZE MAY BE NOTED ON FLOOR PLAN

DESIGN LIVE LOAD VALUES SHALL CONFORM TO IRC 2003 TABLE R 301.5

ATTIC WITH STORAGE 20 PSF - ATTIC WITHOUT STORAGE 10' PSF - BEDROOMS 30 PSF

OTHER ROOMS, STAIRS AND DECKS 40 PSF - BALCONIES 50 PSF - HANDRAILS 200 PSF LATERAL FORCE

GROUND SNOW LOAD 30 PSF - FROST LINE 30" - WIND 90 MPH - SEISMIC DESIGN "B"

THERMAL PERFORMANCE VALUES: CEILINGS R-38 - WALLS R-15 - FLOORS R-19 - CRAWL SPACE R-17

ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE INTERNATIONAL RESIDENTIAL CODE 2003

AND MUNICIPAL REGULATIONS AND AMENDMENTS. CONSTRUCTION TYPE 5B UNPROTECTED

PROVIDE RIDGE, SOFFIT AND/OR GABLE VENTING, GUTTERS, DOWNSPOUTS AND SPLASH BLOCKS.

ALL WOOD RESTING ON BLOCK, CONCRETE OR EARTH SHALL BE CA PRESSURE TREATED.

LUMBER SHALL BE #2 HEM, FIR OR EQUAL. PROVIDE BRICK LEDGE AND BEAM POCKETS.

CONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS, NOTES AND SYMBOLS FOR ACCURACY AND BE SOLELY RESPONSIBLE FOR SAME AS PERTAINING TO THEIR TRADE OR AREA OF CONTRACTUAL OBLIGATIONS. VERIFICATION REQUIRED BEFORE START OF CONSTRUCTION OR FIELD ACTIVITY. STRUCTURAL SHALL BE PER FLOOR AND ROOF TRUSS MANUFACTURER DRAWINGS AND/OR A LICENSED STRUCTURAL ENGINEER PER THE GENERAL CONTRACTOR. ARCHITECTURAL DRAWINGS ARE DIAGRAMATIC ONLY; ARE NOT TO BE SCALED OR MODIFIED EXCEPT AS REQUIRED BY FIELD CONDITIONS AND PRE-APPROVED BY THE MUNICIPAL BUILDING PLAN REVIEW AND PERMITS DIVISION.

