

IN RE: PETITION FOR ADMIN. VARIANCE

W side of Todd Avenue; 15 feet N of
the c/l of Bayside Avenue
15th Election District
7th Councilmanic District
(9238 Todd Avenue)

Susan M. and Stephen H. Kopriva
Petitioners

BEFORE THE
DEPUTY ZONING
COMMISSIONER
FOR BALTIMORE COUNTY
Case No. 2010-0368-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Susan M. and Stephen H. Kopriva for property located at 9238 Todd Avenue. The Variance request is from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) to be located in the third of the last closest to the side street in lieu of the required third of the lot farthest removed from any street. 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.

On August 12, 2010, the undersigned called for a formal hearing on this matter based on negative comments from the Office of Planning. The hearing was subsequently scheduled for Friday, October 1, 2010 at 9:00 AM in Room 106 of the County Office Building, 111 West Chesapeake Avenue, Towson, Maryland. In addition, a sign was posted at the property and an advertisement was published in *The Jeffersonian* newspaper, giving neighbors and interested citizens notice of the hearing.

Appearing at the public hearing in support of the variance requests were Petitioners Susan and Stephen Kopriva. There were no Protestants or other interested persons in attendance.

ORDER RECEIVED FOR FILING

Date 10-21-10

By PS

Testimony and evidence received in the case revealed that the property is rectangular in shape and contains 0.463 acre or 20,168 square feet, fronts on Old Road Bay, and is located in the Fort Howard area of southeastern Baltimore County. The property is improved with a two-story single-family dwelling that is depicted in photographs that were marked and accepted into evidence as Petitioners' Exhibits 3A through 3C. According to tax records, the dwelling was constructed in 2003 and contains approximately 1,632 square feet. As indicated in the Affidavit that accompanied the Petition and in testimony at the hearing, Petitioners desire to construct a detached garage to be used only for storage of personal belongings. Due to the location of a waterline through the property, the garage cannot be constructed in the required location. As shown on the site plan, the proposed garage measures 32 feet deep by 24 feet wide by 15 feet high and would be located 25 feet from the property line on Bayside Avenue and 85.20 feet from the property line on Todd Avenue. Petitioners submitted a brochure that was marked and accepted into evidence as Petitioners' Exhibit 5, which depicts the appearance and style of the proposed structure and describes the MP-Panel™ by Fabral, the company that manufactures metal wall and roof systems. These panels feature tough steel construction and galvanized protective coating with vertical lines and come in 13 colors. The brochure indicates that the structures can be customized with entry doors, windows, cupolas and porches to make them more attractive. Petitioners' Exhibit 4 contains elevations for the garage as prepared by National Barn Company.

In support of the requested variance relief, Petitioners indicated that the unusual shape of the waterfront property as well as the location of the waterline on the property are features that drive the need for variance relief. In addition, Petitioners stated that the proposed location of the garage also makes the most logistical sense, since the garage would not block the view of Old

ORDER RECEIVED FOR FILING

Date 10-21-10

By B

Road Bay. Mr. Kopriva also indicated that the new garage would fulfill the Petitioners' storage needs and would be of similar color to the existing house.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated August 4, 2010 which states that Petitioners indicated that the proposed structure will be 32 feet x 24 feet x 15 feet high free standing industrial metal storage building to be used for storage only. Vehicles will not be stored within and there will be no driveway to the structure. There will be no windows on the structure and only one roll down door facing Bayside Avenue which is the same direction the adjacent house fronts. The building will be similar in color to the house. The Office of Planning states that the proposed structure, in materials and design, is not appropriate to the residential community in which the property is located. There are many accessory structures, primarily garages, that are built on the street side. They are, when detached, single story and of the same materials as the principal structures to which they are accessory. They have windows and doors and trim, in scale and design that complements the principal structures and the residential character of the neighborhood. The proposed building is on a corner lot where it will be highly visible in the neighborhood. The Office of Planning recommends the Petitioners find a location on the ample land on the waterside of the subject lot. Comments were received from the Department of Environmental Protection and Resource Management dated August 11, 2010 which indicates that development of the property must comply with the Chesapeake Bay Critical Area Regulations.

After considering all the testimony and evidence presented, I am persuaded to grant the variance relief. I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. I further find that Petitioners would suffer

ORDER RECEIVED FOR FILING

Date 10-21-10 3

By pm

practical difficulty and undue hardship if the variance were to be denied. Finally, I find that the variance can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare. Although I can appreciate the comments from the Office of Planning related to the look and appearance of the proposed garage, after reviewing the elevation drawings that were marked and accepted into evidence as Petitioners' Exhibit 4 and the brochure accepted into evidence as Petitioners' Exhibit 5, I believe Petitioners can have an accessory structure placed that would fit in with the neighborhood. I shall require Petitioners to construct a structure that is of similar color, including trim, as the primary residence, include a garage style door on the east elevation, two windows on the north side elevation, and a window and entrance door on the south side elevation. This will make the structure look more like a garage and less like an industrial style metal warehouse. These requirements are depicted on the redlined elevation drawings attached to this Order as Exhibit "A."

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 21st day of October, 2010 that a Variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) to be located in the third of the last closest to the side street in lieu of the required third of the lot farthest removed from any street is hereby **GRANTED**, subject to the following:

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

ORDER RECEIVED FOR FILING

Date 10-21-10

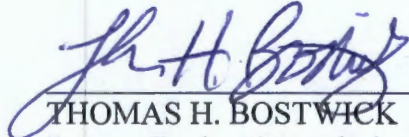
4

By PR

whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. 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).
3. The proposed structure shall be similar in color to that of the existing dwelling, including trim.
4. The proposed structure shall contain a garage style roll down door on the east side elevation, two windows on the north side elevation, and one entrance door and one window on the south side elevation as depicted in the redlined elevation drawings attached as Exhibit "A."

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

Attachment – Exhibit "A"

ORDER RECEIVED FOR FILING

Date 10-21-10

5

By 



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

October 21, 2010

SUSAN M. AND STEPHEN H. KOPRIVA
9238 TODD AVENUE
FORT HOWARD MD 21052

Re: Petition for Administrative Variance
Case No. 2010-0368-A
Property: 9238 Todd Avenue

Dear Mr. and Mrs. Kopriva:

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 "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

DATE: August 12, 2010

TO: Kristen Matthews
Dept. of Permits and Development Management

FROM: Patricia Zook, Legal Secretary to
Thomas Bostwick, Deputy Zoning Commissioner

RE: Petition for Administrative Variance
Case No. 2010-0368-A -- located at 9238 Todd Avenue

After a review of the above-captioned case file and comments from the Office of Planning, Tom Bostwick has requested that this case be set in for a public hearing. Comments from the Office of Planning recommends denial of the variance request. The public hearing will allow Petitioners to provide additional information and discuss options for the location and architectural elements of the accessory structure.

We are returning the file to you for further processing, i.e., notifying the Petitioner, posting of the hearing notice, advertising, etc. Per Tom, the County is to post and advertise the hearing. This administrative variance case can be scheduled for Tom to hear.

Thank you for your attention and cooperation in this matter.

c: Case File
LaShenda Williams, Zoning Review Office



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9238 TODD AVE.
which is presently zoned D.R.S.S.

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 (BLZR)

TO PERMIT AN ACCESSORY STRUCTURE (GARAGE) TO BE LOCATED IN THE
THIRD OF THE LOT CLOSEST TO THE SIDE STREET IN LIEU OF THE REQUIRED
THIRD OF THE LOT FARTHEST REMOVED FROM ANY STREET.

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 _____
Date 10-21-10 BY pm

Legal Owner(s):

Susan M. Kopriwa
Name - Type or Print _____
Susan M. Kopriwa
Signature _____
Stephen H. Kopriwa
Name - Type or Print _____
Stephen H. Kopriwa
Signature _____
9238 TODD AVENUE 410-388-2593
Address _____ Telephone No. _____
FORT HOWARD MD 21052
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

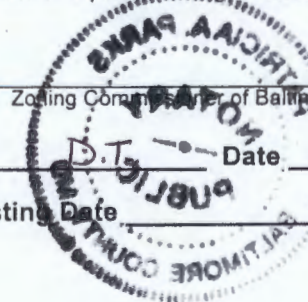
A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County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

CASE NO. 2010-0368-A

REV 10/25/01

Reviewed By D.T. Date 6/30/10

Estimated Posting Date 7/11/10



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 9238 Todd ave P.O. Box 275
Address
Fort Howard MD 21052
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):

*Need for storage and because of water line can
NOT put in proper location.*

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.

Susan M. Kopriwa
Signature
Susan M. Kopriwa
Name - Type or Print

Stephen H. Kopriwa
Signature
Stephen H. Kopriwa
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 29th day of June, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Susan M. Kopriwa and Stephen H. Kopriwa
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Patricia A. Parks
Notary Public
My Commission Expires 4/9/14

Zoning Description For 9238 Todd Avenue

Beginning at a point on the west side of Todd Avenue which is 20 feet wide at the distance of 15 feet north of the centerline of the nearest improved intersecting street Bayside Avenue which is 30 feet wide. Being lot # PT 11, 12 in the subdivision of Thomas B. Todd Jr. as recorded in the Baltimore County Plat Book # 3, Folio # 176 containing 20,168 square feet. Also known as 9238 Todd Avenue and located in the 15 Election District, 7 Councilmanic District.

2010-0368-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010- 0368 -A Address 9238 TODD AVE.

Contact Person: DONNA THOMPSON Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6/30/10 Posting Date: 7/11/10 Closing Date: 7/26/10

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

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2010- 0368 -A Address 9238 TODD AVE.

Petitioner's Name KOPRIVA Telephone 410-388-2893

Posting Date: 7/11/10 Closing Date: 7/26/10

Wording for Sign: To Permit AN ACCESSORY STRUCTURE (GARAGE) TO BE
LOCATED IN THE THIRD OF THE LOT CLOSEST TO THE SIDE STREET IN LIEU
OF THE REQUIRED THIRD OF THE LOT FARTEST REMOVED FROM ANY STREET.

Revised 8/20/09

**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: 2010-0368-A

Petitioner: KOPRIVA

Address or Location: 9238 TODD AVE.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. STEPHEN H. KOPRIVA

Address: 9238 TODD AVE.

FORT HOWARD, MD 21052

Telephone Number: 410-388-2893

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

No. 55722

Date: 4/27/00

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
001	206	0001		1150					65.00

Total: 65.00

Rec

From: STEPHEN KUPRIA

For: 2010-0368-A

4328 TDD ME

D THOMPSON

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: # 2010-0368-A
9238 Todd Avenue
W/side of Todd Avenue, 15
feet north of the centerline
of Bayside Avenue
15th Election District
7th Councilmanic District
Legal Owner(s): Susan &
Stephen Kopriva
Variance: to permit an ac-
cessory structure (garage)
to be located in the third of
the lot closest to the side
street in lieu of the required
third of the lot farthest re-
moved from any street.
Hearing: Friday, October
1, 2010 at 9:00 a.m. in
Room 106, County Office
Building, 111 West Chesa-
apeake Avenue, Towson
21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible;
for special accommoda-
tions Please Contact the
Zoning Commissioner's Of-
fice at (410) 887-4386.

(2) For information con-
cerning the File and/or
Hearing, Contact the Zoning
Review Office at (410) 887-
3391.

9/268 Sept 16 254360

CERTIFICATE OF PUBLICATION

9/16/, 2010

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 9/16/, 2010.

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

S. Wilkinson

LEGAL ADVERTISING

+ CERTIFICATE OF POSTING

2010-0368-A

RE: Case No.: _____

Petitioner/Developer: _____

Kopriva

July 26 2010

Date of Hearing/Closing: _____

**Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204**

Attn: Kristin Matthews:

Ladies and Gentlemen:

**This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were
posted conspicuously on the property located at: _____
9238 Todd Avenue**

**The sign(s) were posted on _____ July 11 2010
(Month, Day, Year)**

Sincerely,

Robert Black **July 12 2010**
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE# 2010-0368-A

TO PERMIT AN ACCESSORY STRUCTURE (GARAGE) TO BE
LOCATED IN THE THIRD OF THE LOT CLOSEST TO THE SIDE STREET
IN LIEU OF THE REQUIRED AND THIRD OF THE LOT FARTHEST REMOVED
FROM ANY STREET.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON

7-26-10

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 887-3391

TO GET A VARIANCE YOU MUST FIRST OBTAIN A ZONING MAP. IF YOU ARE INTERESTED IN A VARIANCE, PLEASE CONTACT THE ZONING OFFICE AT 111 W. CHESAPEAKE AVE., TOWSON, MD. 21204

MEETING IS HANDICAP ACCESSIBLE



NOTICE OF ZONING

The Zoning Commissioner of Baltimore County, by authority of Baltimore County, will hold a public hearing in Towson herein as follows:

CASE NUMBER: 2010-0368-A
 9238 Todd Avenue
 W/side of Todd Avenue, 15 feet north of the centerline of E
 15th Election District – 7th Councilmanic District
 Legal Owners: Susan & Stephen Kopriva

Variance to permit an accessory structure (garage) to be located on the side street in lieu of the required third of the lot farthest from the side street.

Hearing: Friday, October 1, 2010 at 9:00 a.m. Room 106
 111 West Chesapeake Avenue, Towson 21204

09.15.2010 16:03

NOTICE

A PUBLIC HEARING WILL BE HELD BY
 THE ZONING COMMISSIONER
 IN TOWSON, MARYLAND

Case #: 2010-0368-A

PLACE: ROOM 106, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVENUE

TIME & DATE: FRIDAY, OCTOBER 1, 2010 AT 9:00 A.M.
VARIANCE TO PERMIT AN ACCESSORY STRUCTURE
(GARAGE) TO BE LOCATED IN THE THIRD OF THE LOT
CLOSEST TO THE SIDE STREET IN LIEU OF THE
REQUIRED THIRD OF THE LOT FARTEST REMOVED
FROM ANY STREET

09.15.2010 16:07



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 1, 2010

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: 2010-0368-A

9238 Todd Avenue

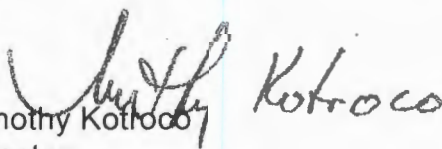
W/side of Todd Avenue, 15 feet north of the centerline of Bayside Avenue

15th Election District – 7th Councilmanic District

Legal Owners: Susan & Stephen Kopriva

Variance to permit an accessory structure (garage) to be located in the third of the lot closest to the side street in lieu of the required third of the lot farthest removed from any street. lot (?)

Hearing: Friday, October 1, 2010 at 9:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204


Timothy Kotroco
Director

TK:kl

C: Mr. & Mrs. Kepriva, 9238 Todd Avenue, P.O. Box 275, Fort Howard 21052

NOTES: (1) THE ZONING NOTICE SIGN WILL BE POSTED BY BALTIMORE COUNTY ON THE PROPERTY BY THURSDAY, SEPTEMBER 16, 2010.

(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, September 16, 2010 Issue - Jeffersonian

Please forward billing to:

Deborah Kendall-Sipple
Permits & Development Management
111 West Chesapeake Avenue
Towson, MD 21204

410-887-4587

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: 2010-0368-A

9238 Todd Avenue

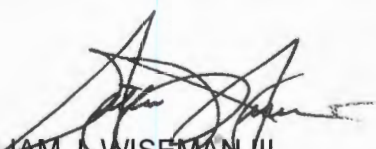
W/side of Todd Avenue, 15 feet north of the centerline of Bayside Avenue

15th Election District – 7th Councilmanic District

Legal Owners: Susan & Stephen Kopriva

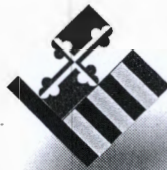
Variance to permit an accessory structure (garage) to be located in the third of the last closest to the side street in lieu of the required third of the lot farthest removed from any street.

Hearing: Friday, October 1, 2010 at 9:00 a.m. in Room 106, County Office Building,
111 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*
Department of Permits and
Development Management

September 22, 2010

Susan & Stephen Kepriva
9238 Todd Ave.
P.O. Box 275
Fort, Howard, MD 21052

Dear: Susan & Stephen Kepriva

=

RE: Case Number 2010-0368-A, 9238 Todd Ave.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 30, 2010. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel



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

July 27, 2010

Susan & Stephen Kopriva
9238 Todd Ave.
Fort Howard, MD 21052

Dear: Susan & Stephen Kopriva

RE: Case Number 2010-0368-A, 9238 Todd Ave.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 30, 2010. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel



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

State Highway
Administration

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: JULY 8, 2010

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

RE: Baltimore County
Item No. 2010-0368-A
9238 TODD AVENUE
KOPRIVA 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. 2010-0368-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-5593 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

For: Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2268 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.sha.maryland.gov

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 4, 2010

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

SUBJECT: 9238 Todd Avenue

RECEIVED

INFORMATION:

AUG 05 2010

Item Number: 10-368

Petitioner: Susan M. Koprivo

ZONING COMMISSIONER

Zoning: DR 5.5

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

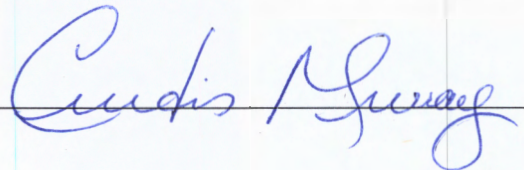
The owner has indicated that the structure will be a 32ft. x24 ft. x15 ft. high free standing industrial metal storage building to be used for storage only. Vehicles will not be stored within and there will be no driveway to the structure. There will be no windows on the structure and only one roll down door facing Bayside Avenue, which is the same direction, the adjacent house fronts. The building will be similar in color to the house.

The proposed structure, in materials and design, is not appropriate to the residential community in which the property is located. There are many accessory structures, primarily garages that are built on the street side. They are, when detached, single story and of the same materials as the principal structures to which they are accessory. They have windows and doors and trim, in scale and design that complements the principal structures and the residential character of the neighborhood. The proposed building is on a corner lot where it will highly visible in the neighborhood.

The Office of Planning recommends the petitioner find a location on the ample land on the waterside of the subject lot.

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

Prepared by:
AFK/LL: CM



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 July 19, 2010
Item Nos. 2010- 340, 360, 361, 363,
364, 365, 366, 367, and 368

DATE: July 7, 2010

SIGNED: Dennis A. Kennedy

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

RECEIVED

AUG 03 2010

ZONING COMMISSIONER

DAK:CFN:elm.

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-07192010 -NO COMMENTS.doc



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

July 7, 2010

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

ATTENTION: ZONING REVIEW

Distribution Meeting of: July 5, 2010

Item No.: Administrative Variance: 2010-0360A, 2010-364A - 0366A,
2010-0368A.

Special Hearing Variance: 2010-0340-SPHA, 2010-0361-SPHA.

Variance: 2010-0363A, 2010-0367A

Pursuant to your request, the referenced plans have been reviewed by the Baltimore County Fire Marshal's Office and the comments below are applicable and required to be corrected or incorporated into the final plans for the listed properties.

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

Don W. Muddiman, Acting Lieutenant
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3RD Floor
Towson, Maryland 21286
410-887-4880
Mail Stop: 1102

cc: File

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

AUG 11 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: August 11, 2010
SUBJECT: Zoning Item # 10-368-A
Address 9238 Todd Avenue
(Kopriva Property)

Zoning Advisory Committee Meeting of July 5, 2010

 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:

Reviewer: DVL Date: 8/11/10

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ No Comment</u>
<u>7-7-10</u>	DEVELOPMENT PLANS REVIEW <u>ncd 8-3-10</u>	<u>nc</u>
<u>8-11-10</u>	DEPRM (if not received, date e-mail sent <u>7-28-10 & 8-4-10</u>)	<u>1 condition</u>
	FIRE DEPARTMENT	
<u>8-4-10</u>	PLANNING (if not received, date e-mail sent <u>7-28-10 & 8-4-10</u>)	
<u>7-8-10</u>	STATE HIGHWAY ADMINISTRATION	<u>nc</u>
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>- 9-16-10 for hearing</u>	
SIGN POSTING	Date: <u>7-11-10 - by ZRO</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☒	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☒	
Comments, if any:	<u>see Planning's comments</u>	

Patricia Zook - Case 2010-0368-A - comment needed

From: Patricia Zook
To: Livingston, Jeffrey
Date: 7/28/2010 9:54 AM
Subject: Case 2010-0368-A - comment needed

Good morning Jeff -

The above listed administrative variance case needs a DEPRM comment.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson MD 21204

410-887-3868

pzook@baltimorecountymd.gov

Patricia Zook - Comments Needed for Administrative Variance Cases

From: Patricia Zook
To: Murray, Curtis
Date: 7/28/2010 9:57 AM
Subject: Comments Needed for Administrative Variance Cases
CC: Bostwick, Thomas

Good morning Curtis -

The following cases need comments from the Office of Planning:

2010-0368-A
2011-0003-A
2011-0004-A

Thanks for your help.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson MD 21204

410-887-3868

pzook@baltimorecountymd.gov

Patricia Zook - Case 2010-0368-A - comment needed

From: Patricia Zook
To: Livingston, Jeffrey
Date: 8/4/2010 10:39 AM
Subject: Case 2010-0368-A - comment needed

The Petitioner is calling us.....

>>>>>>>>7/28/2010 9:54:55 AM>>>>>>>>

Good morning Jeff -

The above listed administrative variance case needs a DEPRM comment.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson MD 21204

410-887-3868

pzook@baltimorecountymd.gov

Patricia Zook - Case 2010-0368-A - comment needed (AV closed 7-26-10)

From: Patricia Zook
To: Bostwick, Thomas; Livingston, Jeffrey
Date: 8/11/2010 10:49 AM
Subject: Case 2010-0368-A - comment needed (AV closed 7-26-10)
CC: Lykens, David

Hello Jeff -

This administrative variance case closed on July 26, 2010 and we are waiting for a DEPRM comment. The Petitioner just called me again and I gave him your name and phone number.

>>>>>>Patricia Zook 7/28/2010 9:54:55 AM
>>>>>>Patricia Zook 8/4/2010 10:39:13 AM

The Petitioner is calling us.....

>>>>>>>>7/28/2010 9:54:55 AM>>>>>>>>

Good morning Jeff -

The above listed administrative variance case needs a DEPRM comment.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson MD 21204

410-887-3868

pzook@baltimorecountymd.gov

2010-068-A



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

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

Account Identifier: District - 15 Account Number - 2400002237

Owner Information

Owner Name: KOPRIVA SUSAN M **Use:** RESIDENTIAL
 KOPRIVA STEPHEN H **Principal Residence:** YES
Mailing Address: 9238 TODD AVE **Deed Reference:** 1) /17295/ 126
 FT HOWARD MD 21052 2)

Location & Structure Information

Premises Address **Legal Description**
 9238 TODD AVE .463AC PT LTS 11,12
 NWS TODD AVE
 THOMAS B TODD JR

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
115	11	13					11	3	Plat Ref: 3/ 176

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2003	1,632 SF	20,168.00 SF	34

Stories	Basement	Type	Exterior
2	NO	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments		
		As Of	As Of	As Of	
		01/01/2009	07/01/2009	07/01/2010	
Land	164,540	164,540			
Improvements:	189,940	249,690			
Total:	354,480	414,230	374,396	394,312	
Preferential Land:	0	0	0	0	

Transfer Information

Seller: DRZYMALA FRANCES M ET AL	Date: 11/30/2002	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /17295/ 126	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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 *

CASE NAME 9238 Todd Ave.
CASE NUMBER 2010-0368-A
DATE 10-1-10

[illegible]

Case No.: 2010-0368-A

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	site plan	
No. 2	zoning map	
No. 3	photos of property	
No. 4	elevation drawings	
No. 5	copy of brochure	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		





January 1, 2009

RE: Builder's Notes

Structural Attachment Specifications

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

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

Phone: (866)942-2276 Fax: (717)633-15

Website: www.nationalbarn.com

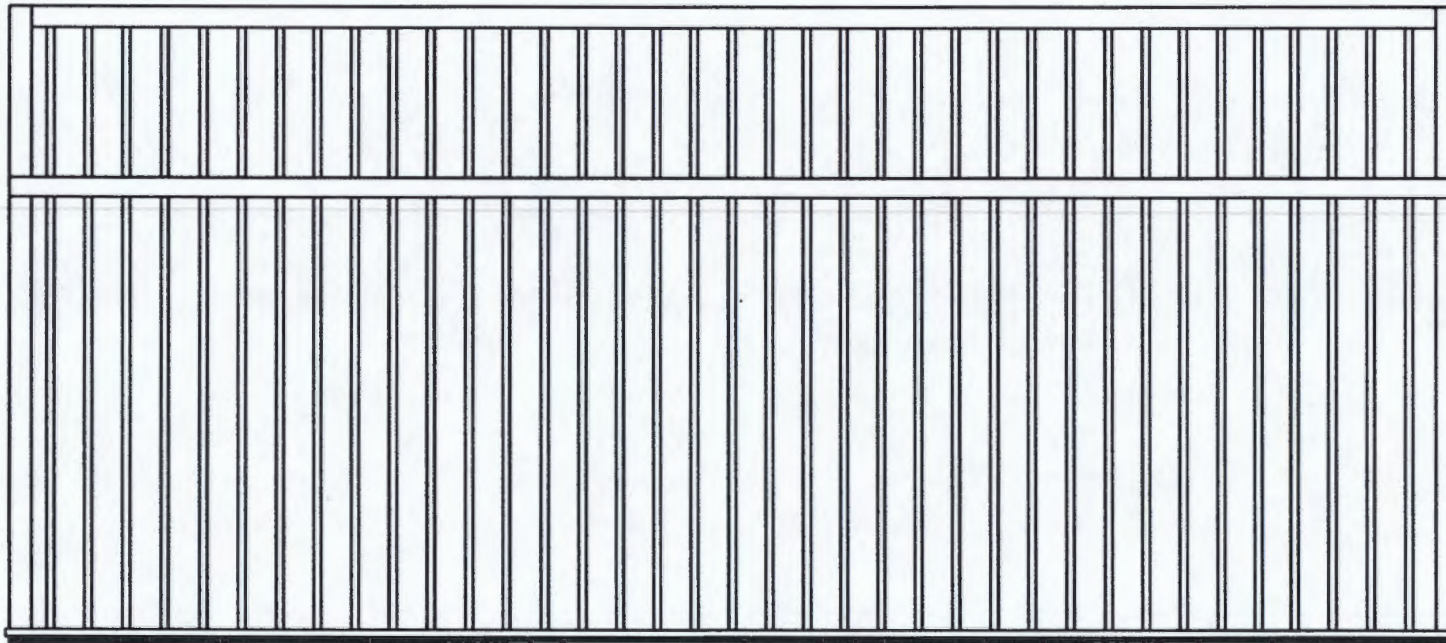
PETITIONER' S

EXHIBIT NO. 4



NORTH SIDE-EAVE SIDE 2 ELEVATION

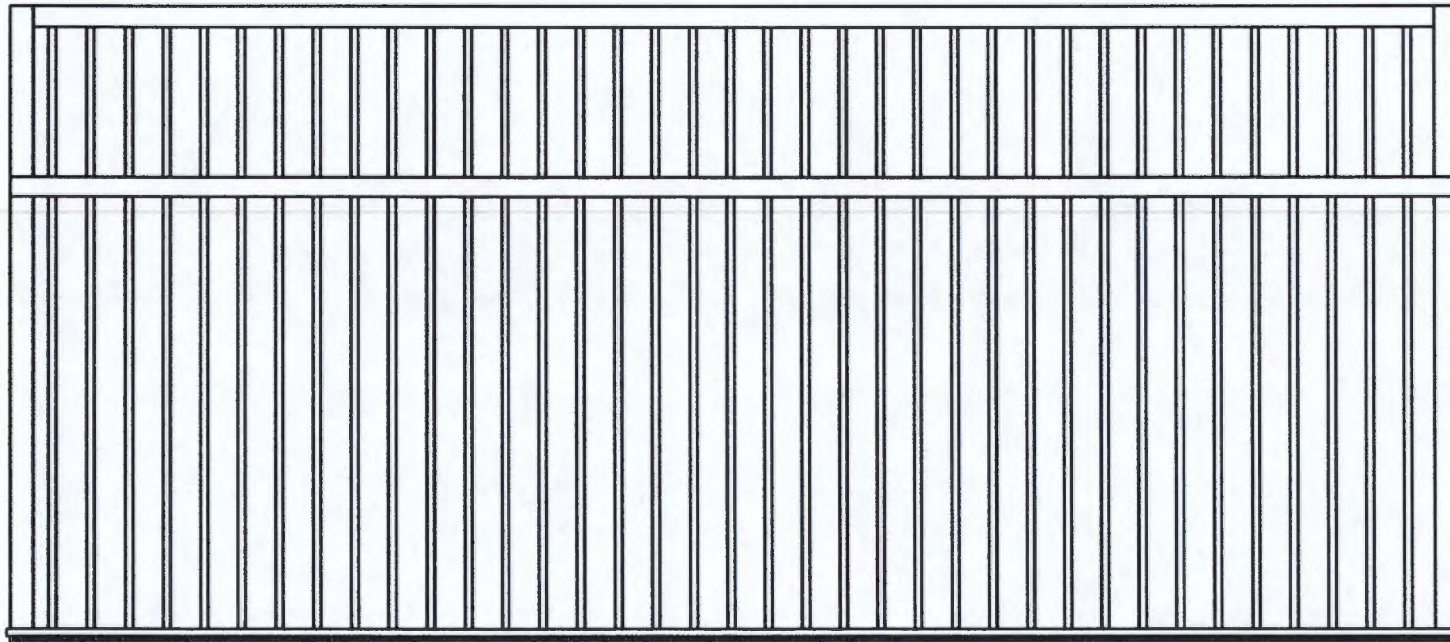
Construction
Maestro®
Estimating Software
Pole Barns, Garages & Decks





SOUTH SIDE-EAVE SIDE 1 ELEVATION

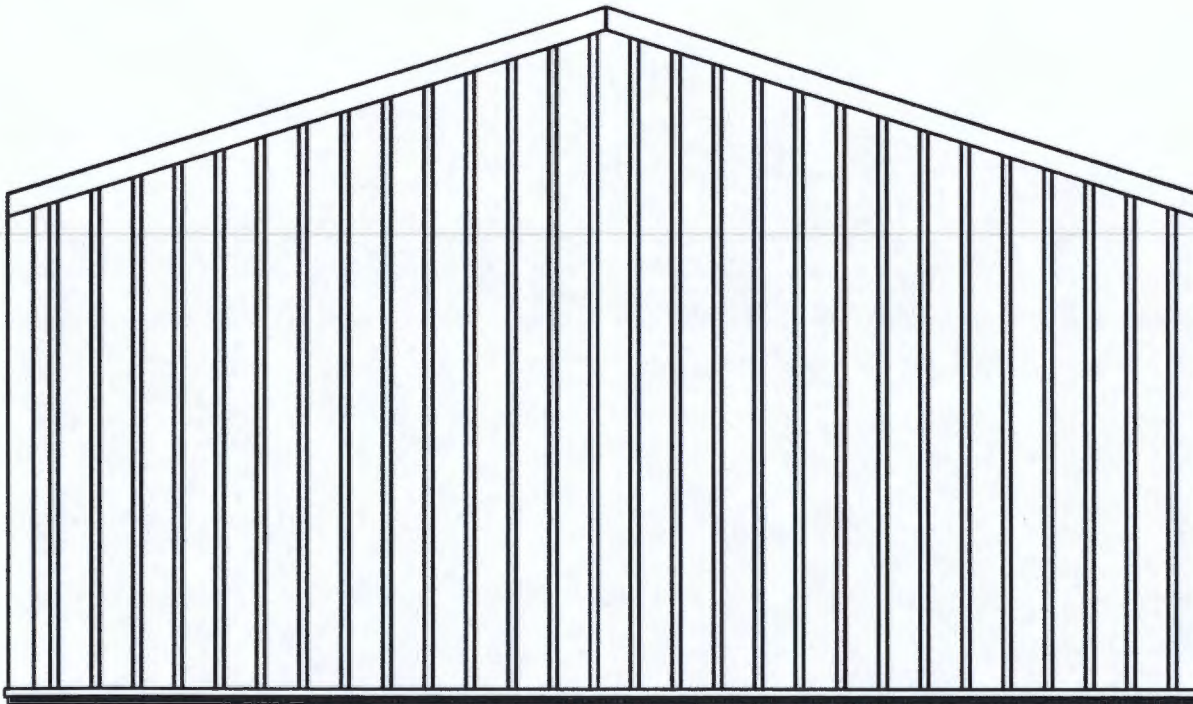
Construction
Maestro®
Estimating Software
Pole Barns, Garages & Decks





WEST SIDE-GABLE SIDE 2 ELEVATION

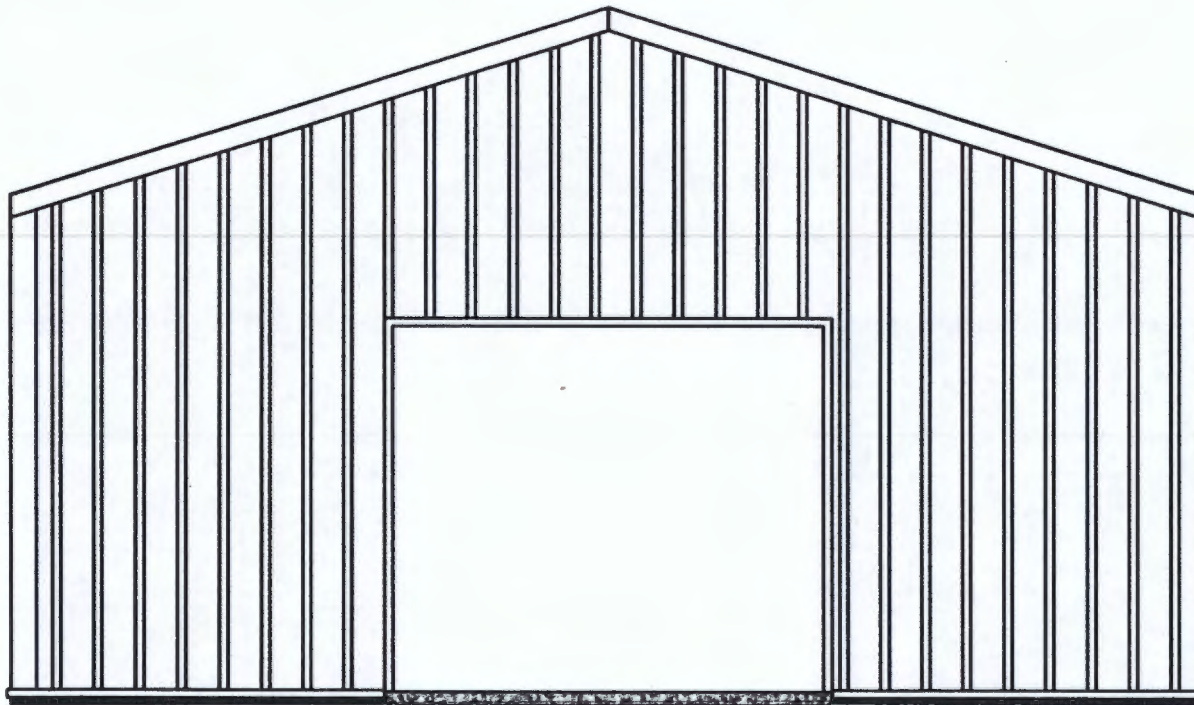
Construction
Maestro®
Estimating Software
Pole Barns, Garages & Decks





EAST SIDE-GABLE SIDE 1 ELEVATION

Construction
Maestro®
Estimating Software
Pole Barns, Garages & Decks



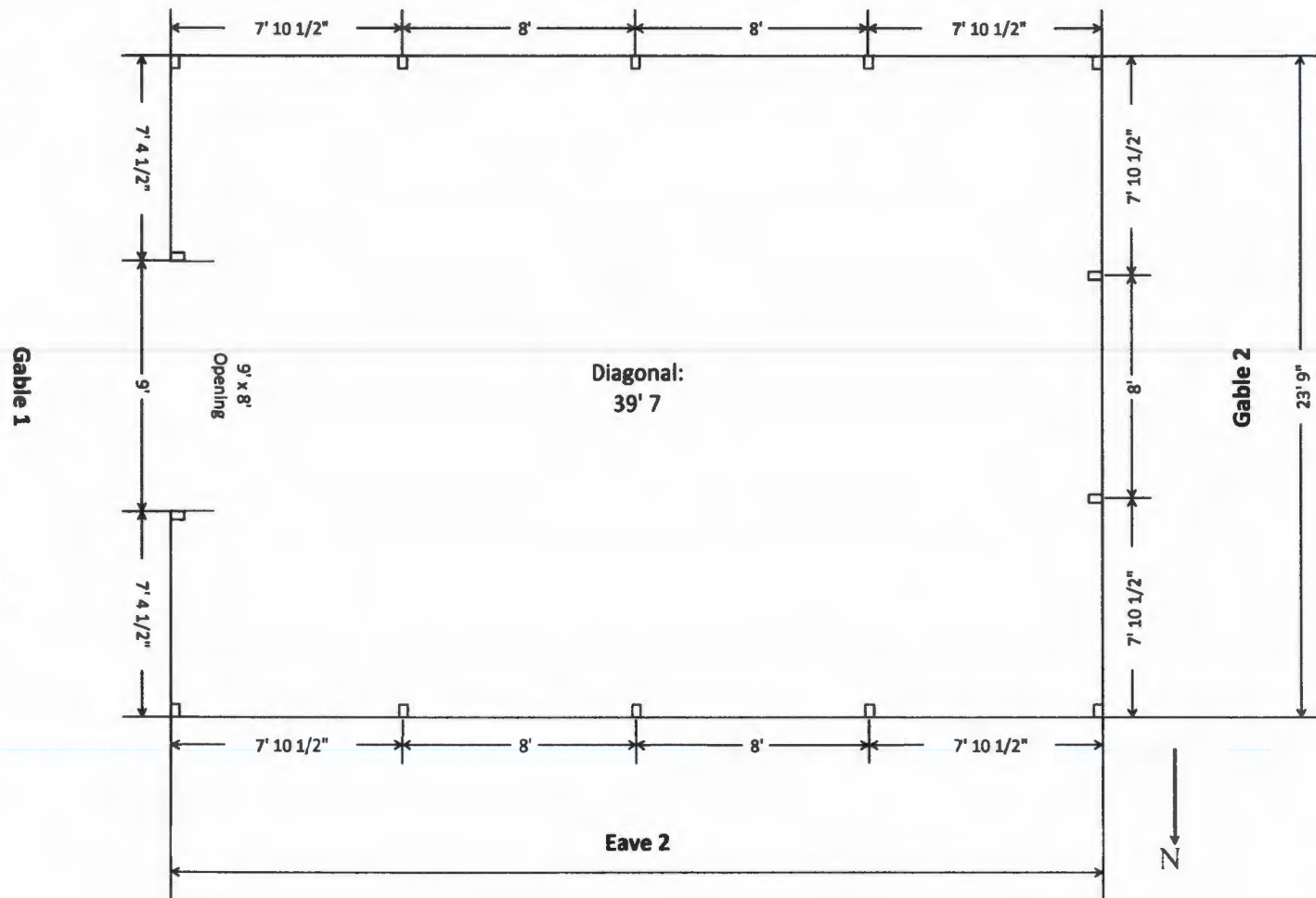


POLE LAYOUT

Personal Use, 768 sq. ft.

Construction
Maestro
Scheduling Software
Pole Barns, Garages & More

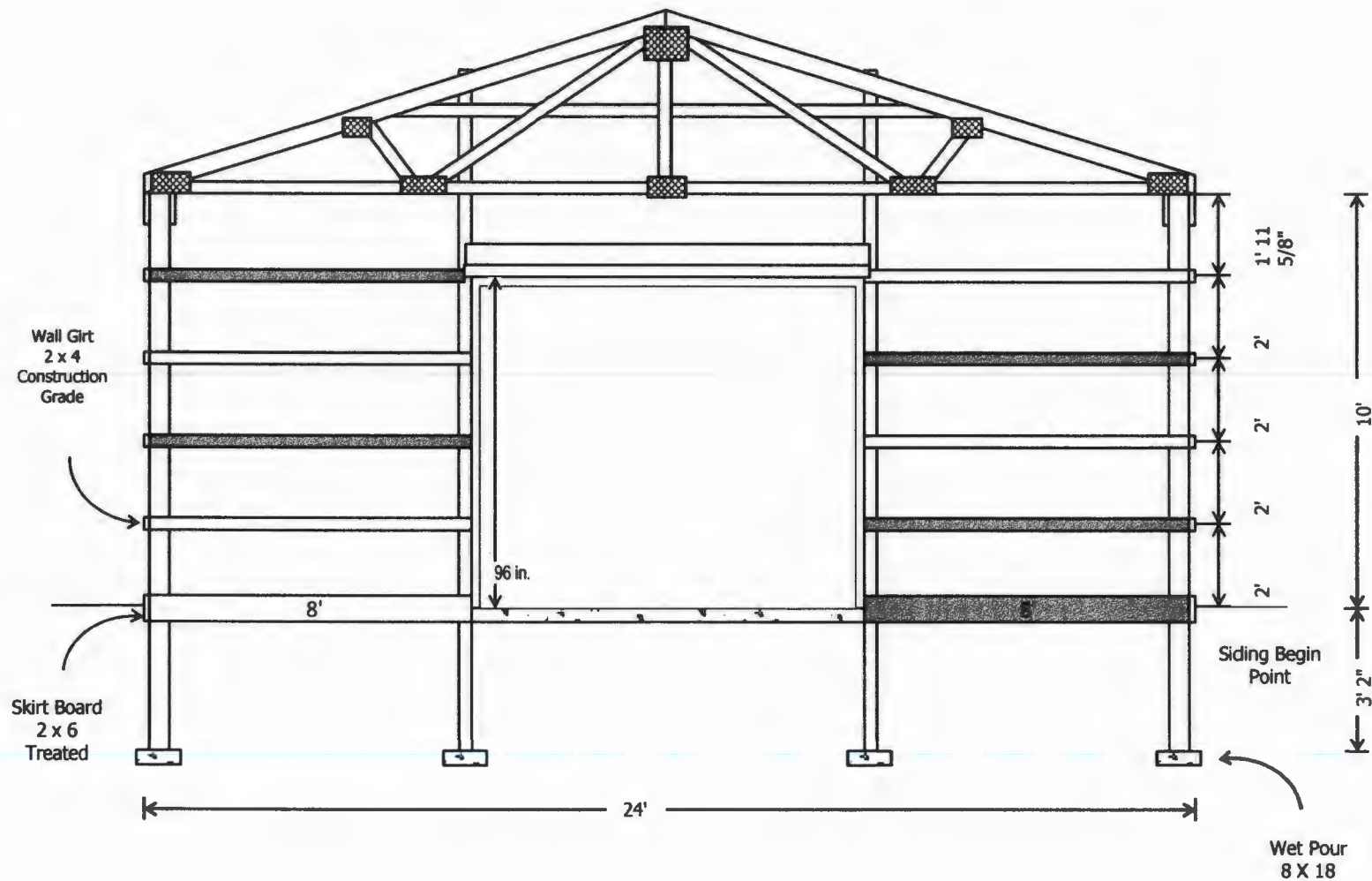
Eave 1





EAST SIDE-GABLE SIDE 1 WALL GIRT VIEW

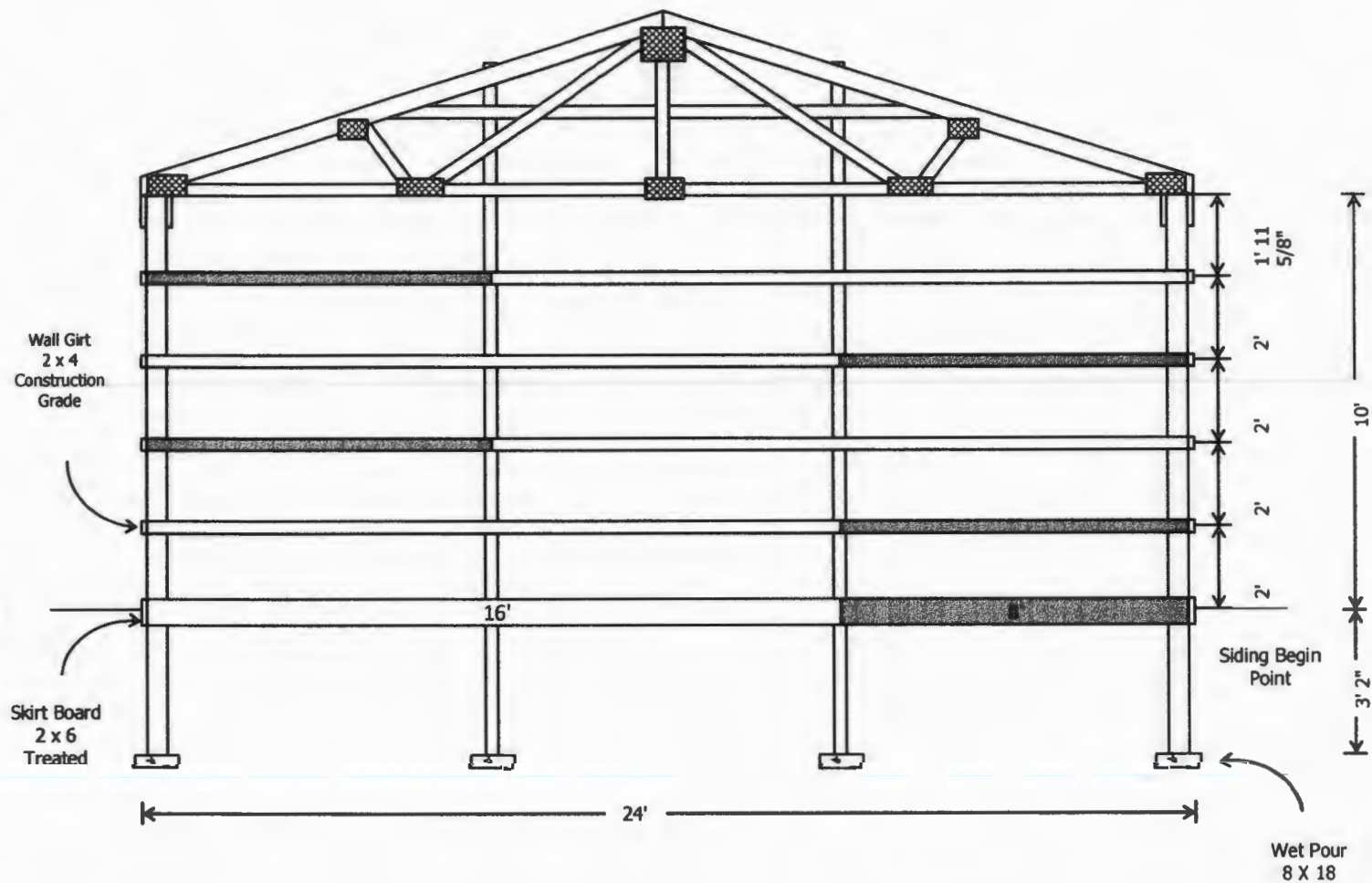
Construction
Maestro®
Estimating Software
Pole Barns, Garages & Decks





WEST SIDE-GABLE SIDE 2 WALL GIRT VIEW

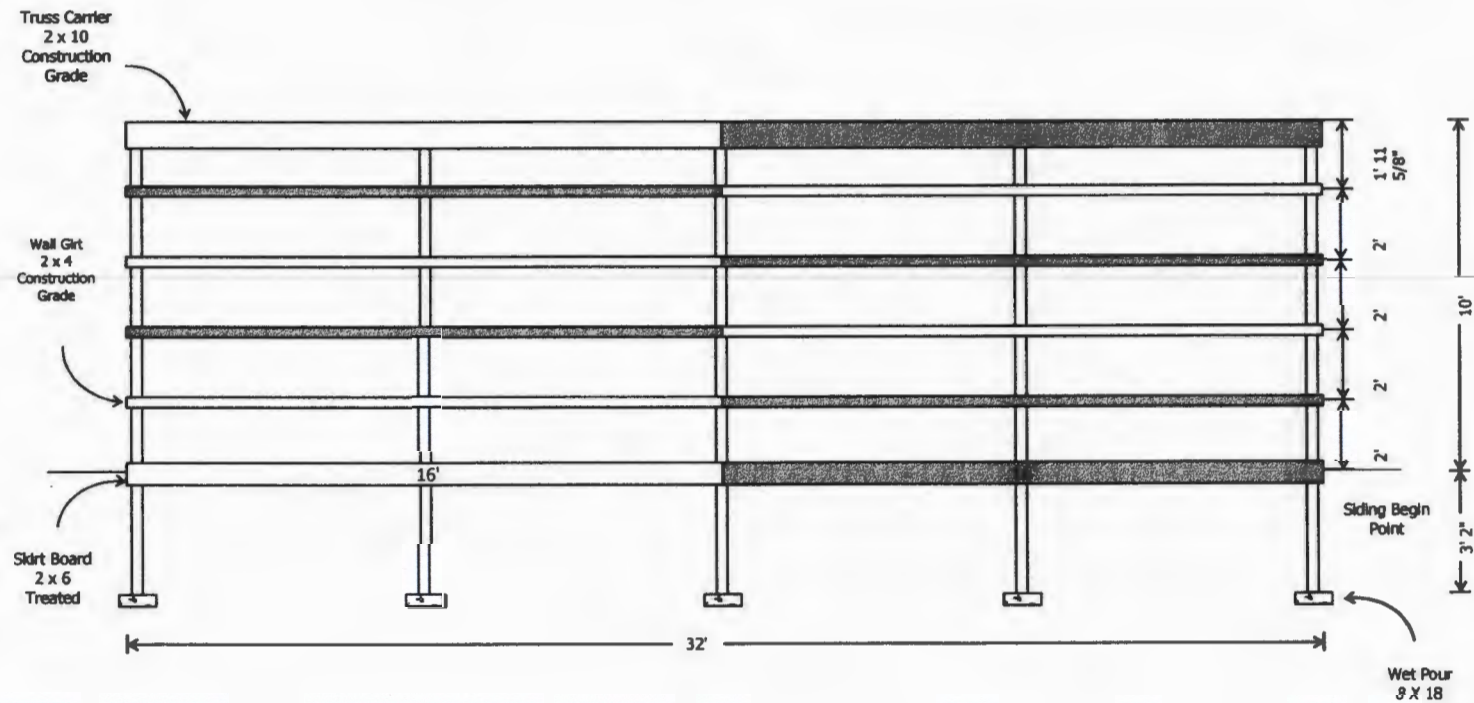
Construction
Maestro®
Estimating Software
Pole Barns, Garages & Decks





SOUTH SIDE-EAVE SIDE 1 WALL GIRT VIEW

Construction
Maestro
Estimating Software
Patio, Barns, Garages & Decks





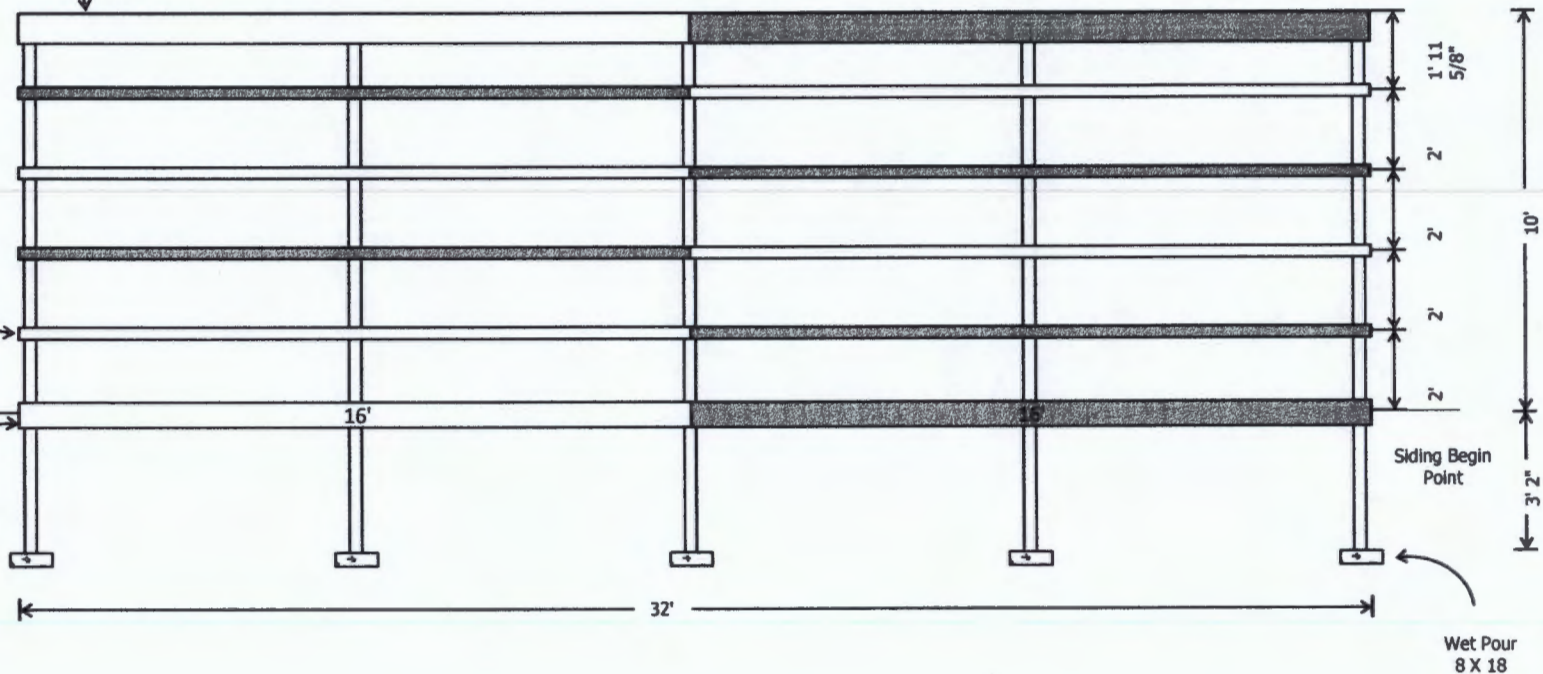
NORTH SIDE-EAVE SIDE 2 WALL GIRT VIEW

Construction
Maestro®
Estimating Software
Pole Barns, Garages & Decks

Truss Carrier
2 x 10
Construction
Grade

Wall Girt
2 x 4
Construction
Grade

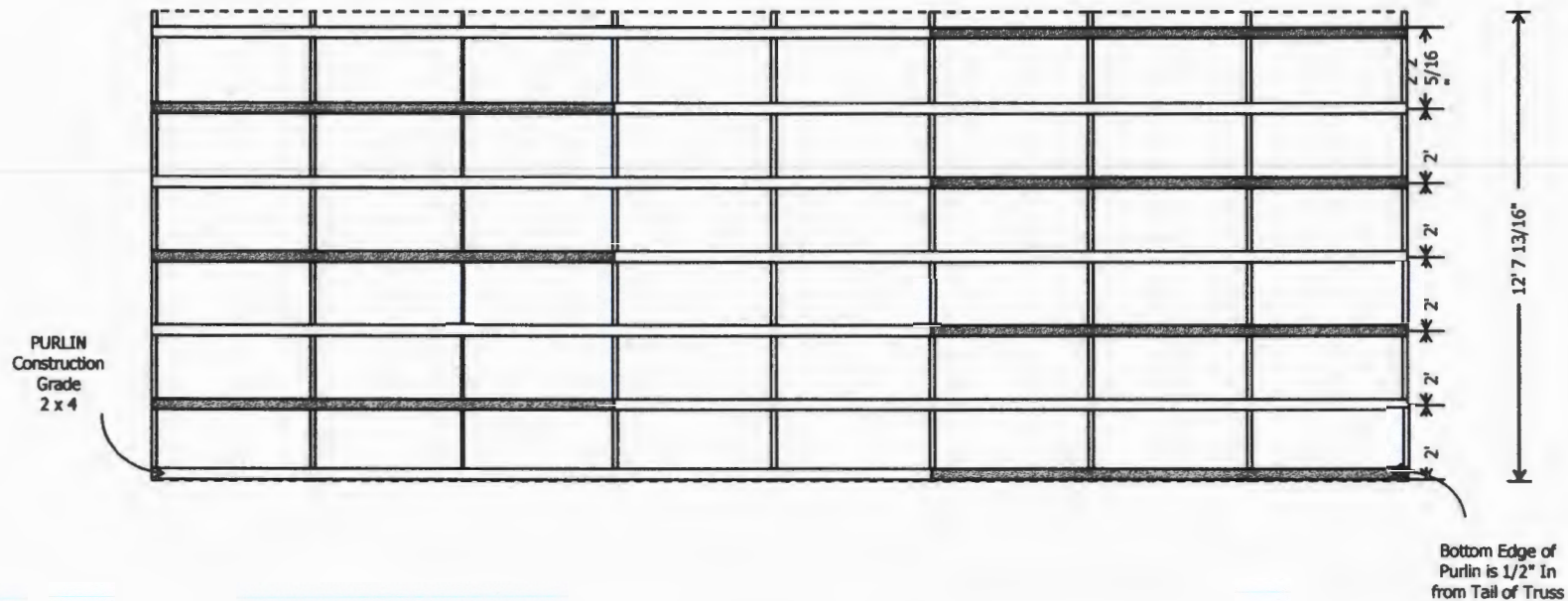
Skirt Board
2 x 6
Treated





NORTH SIDE-EAVE SIDE 2 TRUSS AND PURLIN LAYOUT

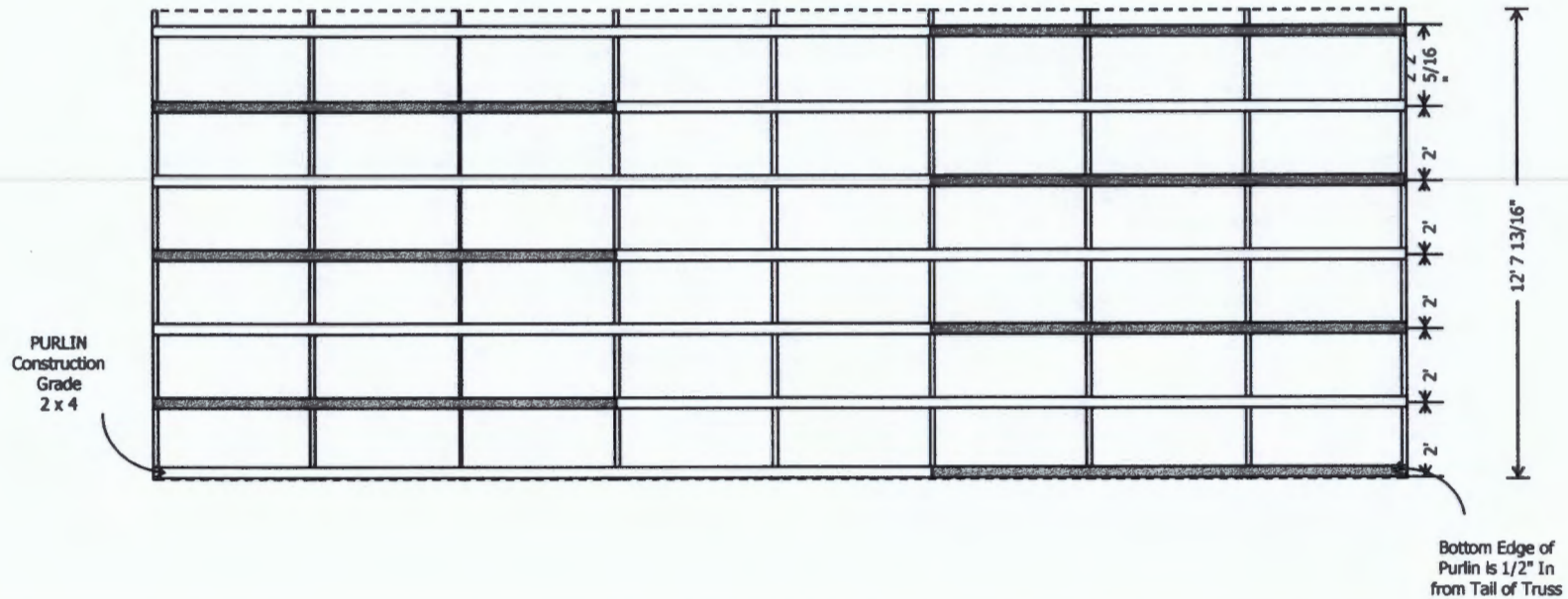
Construction
Maestro[®]
Estimating Software
Pole Barns, Garages & Decks





SOUTH SIDE-EAVE SIDE 1 TRUSS AND PURLIN LAYOUT

Construction
Maestro®
Estimating Software
Pole Barns, Garages & Decks

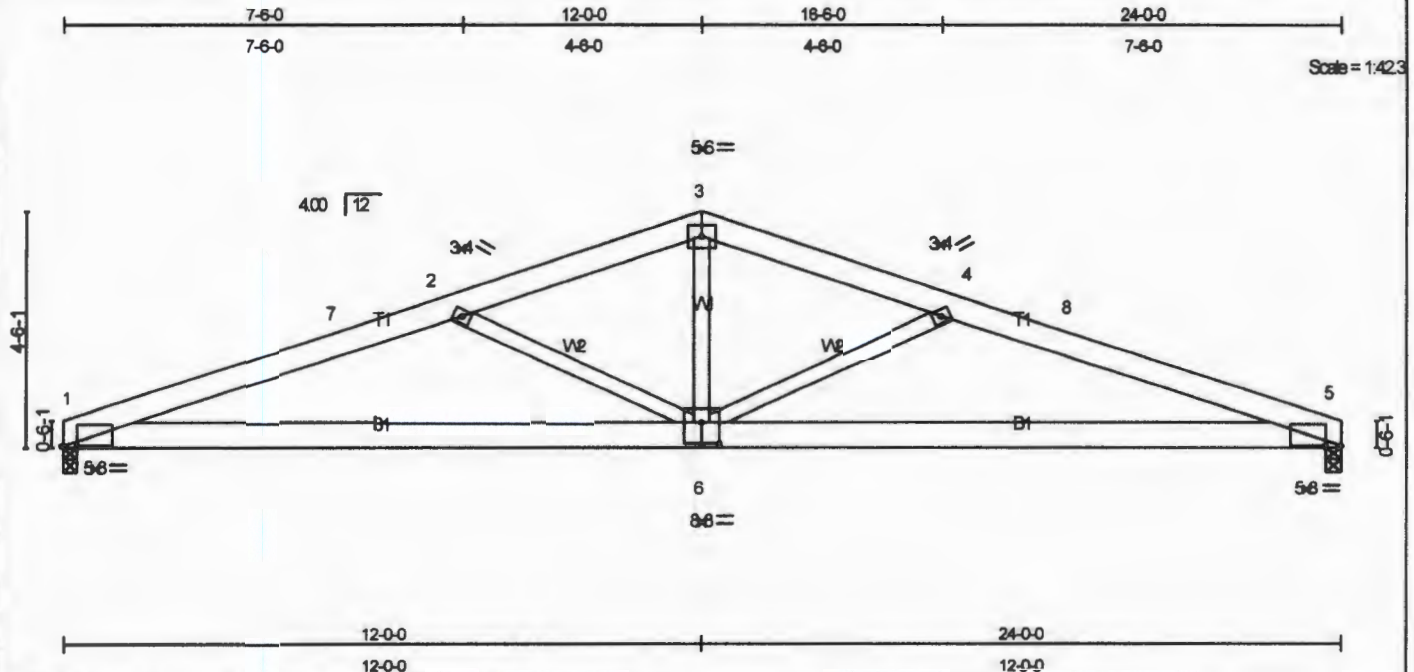


Job	Truss	Truss Type	Qty	Ply	NATIONAL POLE BARN/STANDARD TRUSSES
21329	T1	QUEENPOST	1	1	

Shelter Systems Limited, Westminster, Md

Job Reference (optional)

6,500 e Sep 27 2006 MITek Industries, Inc. Fri Jun 27 14:02:58 2006 Page 1



LOADING (psf)	SPACING	CSI	DEFL	In (loc)	Idell	Ld	PLATES	GRIP
TCLL 35.0	4'-0"	TC 0.78	Vert(LL)	-0.22	5-6	>999	MT20	244/190
(Roof Snow=35.0)	Plates Increase 1.15	BC 0.84	Vert(TL)	-0.41	5-6	>997		
TCDL 7.0	Lumber Increase 1.15	WB 0.74	Horz(TL)	0.09	5	n/a		
BCDL 0.0	Rep Stress Incr YES	(Matrix)	Wind(LL)	0.16	5-6	>999		
BCDL 5.0	Code IRC2006/TP12002							
							Weight 136 lb	

LUMBER
TOP CHORD 2 X 6 SYP No.2
BOT CHORD 2 X 6 SYP DSS
WEBS 2 X 4 SYP No.2

BRACING
TOP CHORD 2'-0" oc purlins (2'-7" max.)
BOT CHORD 6'-0" oc bracing
JOINTS 1 Brace at J(s): 3

[P]

REACTIONS (lb/size) 1=2229/0-3-8, 5=2229/0-3-8
Max Horiz 1=89(LC 6)
Max Uplift 1=699(LC 8), 5=699(LC 9)
Max Grav 1=2261(LC 2), 5=2261(LC 3)

FORCES (lb) - Maximum Compression/Maximum Tension
TOP CHORD 1-7=5188/1981, 2-7=4903/2000, 2-3=3751/1494, 3-4=3751/1494, 4-6=4903/2000, 5-6=5188/1981
BOT CHORD 1-6=17484/732, 5-6=17484/732
WEBS 2-6=1837/763, 3-6=596/1568, 4-6=1837/763

NOTES

- 1) Wind: ASCE 7-05; 90mph; h=29ft; TCCL=4.2psf, BCDL=3.0psf, Category I; Exp C; partially; MMFRS gable end zone and C-C Exterior(2) zone; cantilever left and right exposed; end vertical left and right exposed; Lumber DOL=1.33 plate grip DOL=1.33. This truss is designed for C-C for members and forces, and for MMFRS for reactions specified.
- 2) TCCL: ASCE 7-05; PF=35.0 psf (flat roof snow); Category I; Exp C; Fully Exp; Ct=1
- 3) Unbalanced snow loads have been considered for this design.
- 4) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- 5) This truss requires plate inspection per the Tooth Count Method when this truss is chosen for quality assurance inspection.
- 6) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 699 lb uplift at joint 1 and 699 lb uplift at joint 5.
- 7) This truss is designed in accordance with the 2006 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TP1 1.
- 8) Design assumes 4x2 (flat orientation) purlins at oc spacing indicated, fastened to truss TC w/ 2-10d nails.

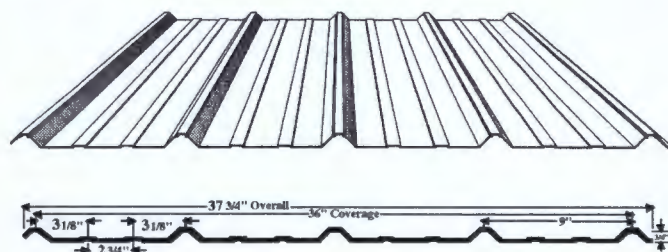


MP-PANEL™

FABRAL
METAL WALL AND ROOF SYSTEMS



Versatility and Durability in One Fabulous Panel – Only from Fabral



Whether it's roofing or siding, no one does it better than Fabral, and no one panel fits more applications than Fabral's MP-Panel™.

Its tough steel construction and galvanized protective coating make it an economical yet durable solution for most any application. MP-Panel's™ pleasing vertical lines and thirteen popular colors are perfect for residential, industrial and commercial structures.

PETITIONER' S

EXHIBIT NO.

5



Easy to Install Low Maintenance

Dimensions:

Length Available..... 6' through 40'
Overall Width..... 37 3/4 inches
Coverage Width..... 36 inches
Major Rib Height..... 3/4" high
Major Rib Spacing..... 9" center to center

Load Table			
Purlin or Girt Spacing (inches)	Maximum Allowable Uniform Loads (Multiple Spans)		
	Positive (LB/Ft2)	Deflection (LB/Ft2)	Snow Load (Approx. Ft.)
24	115	.073	7.7
30	74	.114	5.0

MP-Panel™ Colors backed by a multi-year warranty

White 169

Brite White 193

Cocoa Brown 172

Brick Red 187

Ivory 180

Light Stone 181

Tan 192

- 25-year limited paint warranty
- 10-year fade and chalk
- 13 popular colors
- Dirt and stain resistant
- Easy to clean

Light Gray 178

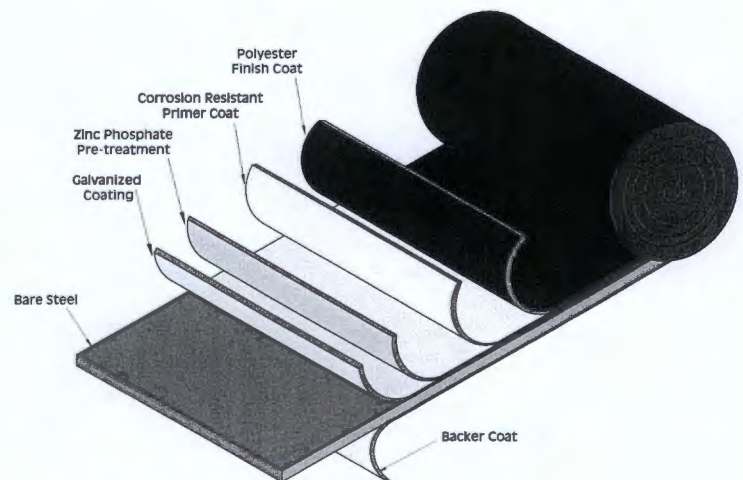
Hickory Moss 179

Classic Burgundy 156

Charcoal 157

Evergreen 176

Caribbean Blue 182



a  Euramax company

Facilities Nationwide
Corporate Office
3449 Hempland Rd.
Lancaster, PA 17601
(800) 477-2741
www.fabral.com

Specifications and colors subject to change without notice or obligation to make changes in products previously purchased.
Colors shown are as actual as allowed by the printing process. Actual metal samples are available.

Valspar

98-32-660
1/10 10k

[illegible]

2

2010-0368-A

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 9238 TODD AVE.

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

SUBDIVISION NAME THOMAS B. TODD JR.

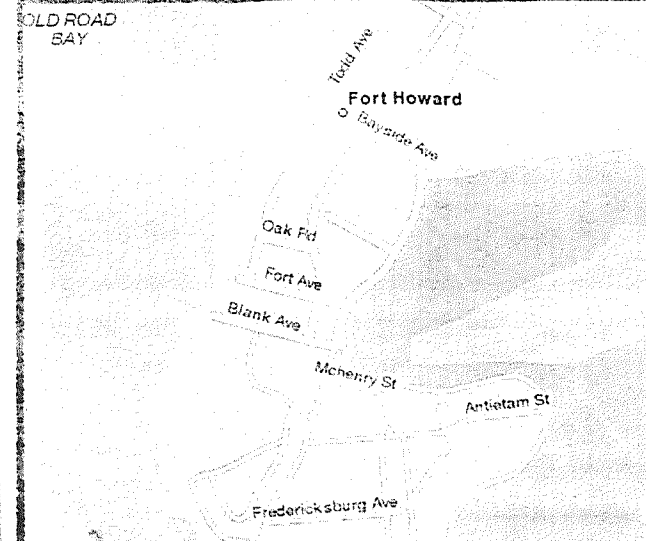
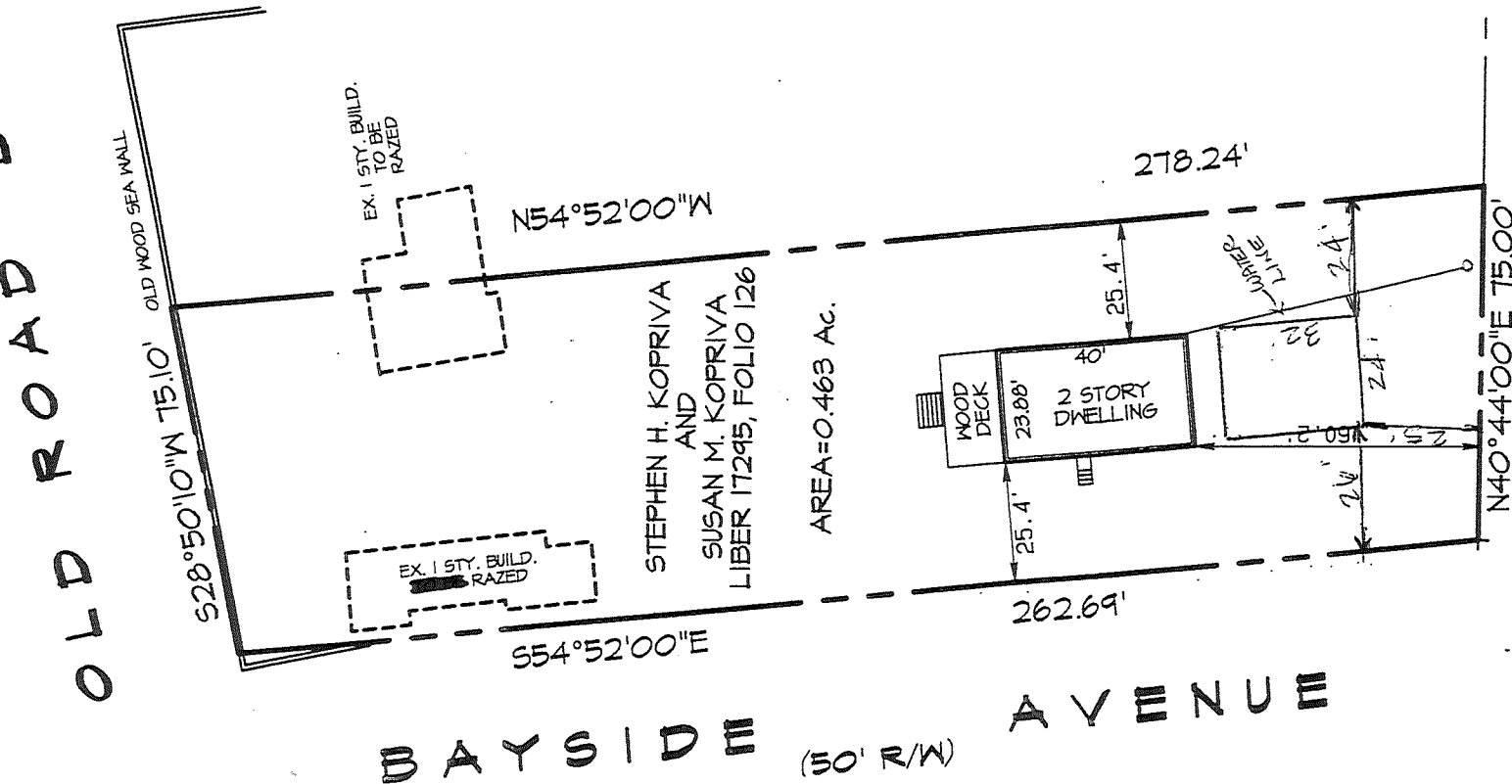
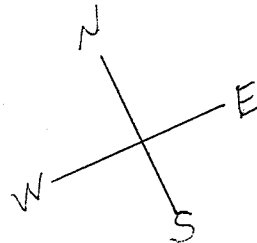
PLAT BOOK # 3 FOLIO # 176 LOT # 11, 12 SECTION # 43

OWNER STEPHEN H. & SUSAN M. KOPRIVA

PETITIONER'S

EXHIBIT NO. _____

DEED 14073



LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 7

1" = 200' SCALE MAP # 11501

ZONING D.R.S.S.

LOT SIZE 20,168 SQUARE FEET

	ACREAGE	PUBLIC	PRIVATE
SEWER		☒	☐
WATER		☒	☐

CHESAPEAKE BAY CRITICAL AREA ☒ YES

100 YEAR FLOOD PLAIN ☐

HISTORIC PROPERTY / BUILDING ☐

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY _____ ITEM # _____ CASE _____

D.T. | 368 | 2010-036

PREPARED BY _____

SCALE OF DRAWING: 1" = 40'