

IN RE: PETITION FOR ADMIN. VARIANCE

NW corner of Waterspout Court and
Baublitz Road
4th Election District
2nd Councilmanic District
(12600 Waterspout Court)

Jonathan D. and Lisa G. Kaufman
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* Case No. 2011-0062-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 waterfront property, Jonathan D. and Lisa G. Kaufman for property located at 12600 Waterspout Court. The variance request is from Section 1A04.3.B.2(b) to permit a garage addition attached to the existing dwelling with a rear setback of 40 feet in lieu of the required 50 feet; and to amend the Final Development Plan of Waterspout for Lot #1 of Block 12, Section #2 only. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Due to the layout of the lot and where the existing house is located on the property, it would be difficult to place the proposed garage anywhere else on the property. The property contains 1.67 acres.

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 30, 2010 which indicates that the Petitioners request a variance in order to add a three car garage attached with a breezeway to the existing attached two car garage. The property is in the vested subdivision of Waterspout approved prior to the effective date of Bill 55-04 RC 5 Performance Standards. The Planning Office does not oppose the requested variance provided: 1) The addition is constructed in accordance with architectural elevation drawings dated March 2010 prepared by GBL Custom Home Design Inc.; 2) The mature evergreen trees are retained as a buffer along the

ORDER RECEIVED FOR FILING

Date 9-13-10

western property line and the Baublitz Road frontage. Comments were received from the Department of Environmental Protection and Resource Management dated September 8, 2010 which indicates that the proposed garage building permit application will be reviewed by Groundwater Management for well and septic setbacks.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on August 22, 2010 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 13th day of September, 2010 that an Administrative Variance from Section 1A04.3.B.2(b) to permit a garage addition attached to the existing dwelling with a rear setback of 40 feet in lieu of the required 50 feet; and to amend the Final Development Plan of Waterspout for Lot #1 of Block 12, Section #2 only is hereby GRANTED, subject to the following:

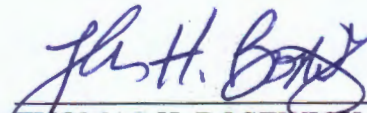
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Date 9-13-10

By ps

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The addition is constructed in accordance with architectural elevation drawings dated March 2010 prepared by GBL Custom Home Design Inc.
3. The mature evergreen trees are retained as a buffer along the western property line and the Baublitz Road frontage.

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


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:nz

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Date 9-13-10

By pm



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

September 13, 2010

JONATHAN D. AND LISA G. KAUFMAN
12600 WATERSPOUT COURT
OWINGS MILLS MD 21117

Re: Petition for Administrative Variance
Case No. 2011-0062-A
Property: 12600 Waterspout Court

Dear Mr. and Mrs. Kaufman:

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

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

Very truly yours,

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

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Bev True, 3920 London Bridge Road, Sykesville MD 21784



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 12600 WATERSPOUT CT
which is presently zoned BC-5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A04.3B2(b) TO PERMIT

A GARAGE ADDITION ATTACHED TO THE EXISTING DWELLING WITH A REAR SETBACK OF 40 FEET IN LIEU OF THE REQUIRED 50 FEET; AND TO AMEND THE FINAL DEVELOPMENT PLAN OF WATERSPOUT, LOT # 1 OF BLOCK 12, SECTION # 2 ONLY.
FOR

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

ORDER RECEIVED FOR FILING
9-13-10

Legal Owner(s):

JONATHAN KAUFMAN
Name - Type or Print _____
Signature _____
LISA KAUFMAN
Name - Type or Print _____
Signature _____
12600 WATERSPOUT CT #10-406-12604
Address _____ Telephone No. _____
OWINGS MILLS MD 21117
City _____ State _____ Zip Code _____

Representative to be Contacted:

Beverly True
Name _____
3920 Londen Bridge Rd 443-343-0778
Address _____ Telephone No. _____
Sylmarville MD 21784
City _____ State _____ Zip Code _____

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

Zoning Commissioner of Baltimore County

CASE NO. 2011-0062-A

REV 10/25/01

Reviewed By A TSUI Date 8/11/2010
Estimated Posting Date 8/22/10 ~ 09/06/10

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 12600 WINTERSPRING CT.
Address
Dwight Mills MD 21117
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):

We are seeking to build a garage on our property to store our vehicles. Due to the layout of the lot and where the existing house is located, it would be difficult to place anywhere else on this lot.

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.

X [Signature]
Signature
JONATHAN KAUFMAN
Name - Type or Print

[Signature]
Signature
LISA KAUFMAN
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4th day of August, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public

My Commission Expires 5-14-2012

ZONING DESCRIPTION FOR 12600 WATERSPOUT COURT

Beginning at a point on the West Side of Waterspout Court which is 50' wide at the distance of ~~50~~ 30' North of the centerline of the nearest improved intersecting street Baublitz Road which is 60' wide. Being Lot# 1, Block 12, Section # 2 in the Subdivision of Waterspout as recorded in the Baltimore County Plat Book 56, Folio 130 containing 1.67 Acres. Also known as 12600 Waterspout Court Owings Mills MD 21117 and located in the 4th Election District 2nd Councilmanic District.

2011-0062-A

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

No. 59316

Date:

8/11/10

PAID RECEIPT

BUSINESS ACTUAL TIME TRN
8/11/2010 8/11/2010 10:34:49 6
REL 0506 WATSON TAYLOR
RECEIPT # 059407 8/11/2010 DEPT
5 0500 MISCELLANEOUS - IN
CP NO. 059316
Recpt Tot: \$115.00
\$115.00 0 1.00 00
Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept Obj	BS Acct	Amount
001	006	0000		6150				115

Total:

115

Rec From:

REV. TRUE

For:

12600 WATERSPOUT CT

2011-0062-A

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

CERTIFICATE OF POSTING

Date: 8-22-10

RE: Case Number: 2011-0062-A

Petitioner/Developer: Jonathan Kaufman

Date of Hearing/Closing: 9/6/10

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 12600 Waterspout Ct.

The signs(s) were posted on 8-22-10
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

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

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

ADMINISTRATIVE
VARIANCE

CASE # 2011-0062-A
TO PERMIT A PROPOSED GARAGE
ADDITION ATTACHED TO THE EXIST-
ING DWELLING WITH A REAR SET-
BACK OF 40 FEET IN LIEU OF THE
REQUIRED 50 FEET

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 THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 09/06/12
ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 321-1000
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE
HANDICAPPED ACCESS

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2000-¹¹ 0062 -A Address 12600 WATERSPOUT CT.

Contact Person: AARON TSUI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 8/11/10 Posting Date: 8/22/10 Closing Date: 09/06/10

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 2000-¹¹ 0062 -A Address 12600 WATERSPOUT CT.
Petitioner's Name JONATHAN KAUFMAN Telephone 410-466-6264

Posting Date: _____ Closing Date: _____

Wording for Sign: To Permit A PROPOSED GARAGE ADDITION ATTACHED
TO THE EXISTING DWELLING WITH A REAR SETBACK OF
40 FEET IN LIEU OF THE REQUIRED 50 FEET.

WCR - Revised 7/7/08



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

September 9, 2010

Jonathan & Lisa Kaufman
12600 Waterspout Ct.
Owings Mills; MD 21117

Dear: Jonathan & Lisa Kaufman

RE: Case Number 2011-0062-A, 12600 Waterspout Ct.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 11, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Beverly True; 3920 London Bridge Rd.; Sykesville, MD 21784

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 30, 2010

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

SUBJECT: 12600 Waterspout Court

INFORMATION:

Item Number: 11-062

Petitioner: Jonathan Kaufman

Zoning: RC 5

Requested Action: Administrative Variance

RECEIVED

AUG 31 2010

ZONING COMMISSIONER

The petitioners request an administrative variance in order to add a three-car garage attached with a breezeway to the existing attached two-car garage. The property is in the vested subdivision of Waterspout, approved prior to the effective date of Bill 55-04, RC 5 Performance Standards.

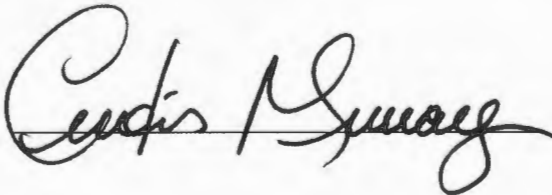
SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the requested variance provided:

1. The addition is constructed in accordance with architectural elevation drawings dated March 2010 prepared by GBL Custom Home Design Inc.
2. The mature evergreen trees are retained as a buffer along the western property line and the Baublitz Road frontage.

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

Prepared by:
AFK/LL: CM



RECEIVED

AUG 31 2010

ZONING COMMISSIONER



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

August 25, 2010

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

ATTENTION: Zoning Review

Distribution Meeting of: August 23, 2010

Item No.:

Administrative Variance: 2011-0039A, 0059A, 0062A - 0064A, 0067A, 0069A, 0070A, 0072A

Variance: 2011-0037A, 0038A, 0040A, 0041A, 0046A, 0058XA, 0059A, 0065A, 0066A, 0068A, 0071A

Special Exception: 2011-0058XA

Special Hearing: 2011-0061SPH

Pursuant to your request, the referenced plans have been reviewed by the **Baltimore County Fire Marshal's Office** and the comment below is applicable for the above 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
INTEROFFICE CORRESPONDENCE

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

DATE: August 26, 2010

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

SUBJECT: Zoning Advisory Committee Meeting
For September 6, 2010
Item Nos. 2011- 037, 038, 039, 040,
041, 046, 059, 060, 061, 062, 063,
064, 066, 067, 069, 070 and 071

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

DAK:CEN:cab

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-09062010 -NO COMMENTS.doc



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: August 25, 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. 2011-0062-A
12600 WATERFOUNT CT.
KAUFMAN 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. 2011-0062-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,

A handwritten signature in black ink that reads "Michael P. Bailey".

Foster Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

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

AV 9/6

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

SEP 08 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: September 8, 2010

SUBJECT: Zoning Item # 11-062-A
Address 12600 Waterspout Court
(Kaufman Property)

Zoning Advisory Committee Meeting of August 23, 2010

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

The proposed garage building permit application will be reviewed by Groundwater Mgmt., for well and septic setbacks.

Reviewer: Dan Esser

Date: 8/25/10

Patricia Zook - Descriptions for Monday's administrative variance cases

From: Patricia Zook
To: Williams, LaShenda
Date: 9/10/2010 9:36 AM
Subject: Descriptions for Monday's administrative variance cases
CC: Bostwick, Thomas

LaShenda -

I don't yet have the files or the descriptions for the administrative variances that closed on Monday. I'd like to at least get the descriptions now so that I can start processing the requests.

I've received a couple calls from Petitioners and they were referred to you.

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 - any administrative variance cases from Monday?

From: Patricia Zook
To: Williams, LaShenda
Date: 9/9/2010 10:03 AM
Subject: any administrative variance cases from Monday?
CC: Bostwick, Thomas

Good morning LaShenda -

Are there any administrative variance cases that closed on Monday?

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

410-887-3868

pzook@baltimorecountymd.gov

Subject: any administrative variance cases from Monday?
Created By: pzook@baltimorecountymd.gov
Scheduled Date:
Creation Date: 9/9/2010 10:03 AM
From: Patricia Zook

Recipient	Action	Date & Time	Comment
To: LaShenda Williams (lwilliams@baltimorecountymd.gov)	Delivered	9/9/2010 10:03 AM	
CC: Thomas Bostwick (tbostwick@baltimorecountymd.gov)	Read	9/9/2010 10:14 AM	

2011-0062-A



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw4.3d)

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

Account Identifier: District - 04 Account Number - 2000014326

Owner Information

Owner Name:	KAUFMAN JONATHAN D KAUFMAN LISA G	Use:	RESIDENTIAL
Mailing Address:	12600 WATERSPOUT CT OWINGS MILLS MD 21117-1006	Principal Residence:	YES
		Deed Reference:	1) /11996/ 1 2)

Location & Structure Information

Premises Address	Legal Description
12600 WATERSPOUT CT	1.6743 AC PT LT 1 12600 WATERSPOUT CT WATERSPOUT

Map Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
49	12	274				1	1	Plat Ref: 56/ 130

Special Tax Areas

Town
Ad Valorem

Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1992	4,245 SF	1.67 AC	04
Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	STUCCO

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2010	07/01/2011
Land	266,750	266,700		
Improvements:	562,460	370,600		
Total:	829,210	637,300	637,300	637,300
Preferential Land:	0	0	0	0

Transfer Information

Seller: HEYMAN ROBERT L	Date: 01/21/1997	Price: \$390,000
Type: NOT ARMS-LENGTH	Deed1: /11996/ 1	Deed2:
Seller: GREENSPRING HUNT	Date: 12/06/1991	Price: \$474,479
Type: IMPROVED ARMS-LENGTH	Deed1: / 8992/ 549	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2010	07/01/2011
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO

Exempt Class:

Special Tax Recapture:
* NONE *



Area of Proposed change left side of house



12600 Water Spout Rear of Property



View from Street



Area of Proposed Garage

2011-0062-A

12600 Water Spout Ct Front



View from Sidewalk



View from Street

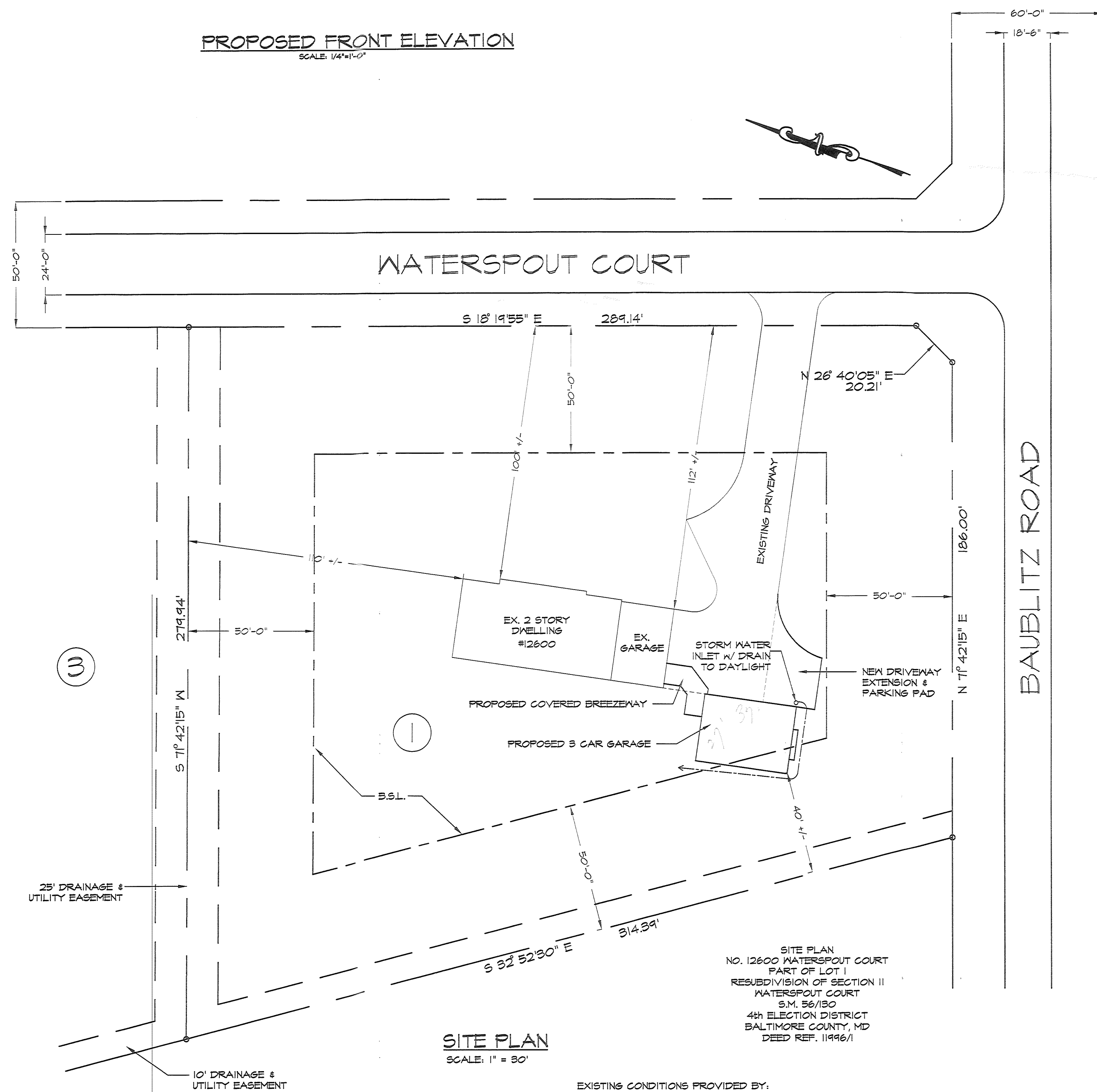


2011-0052-A





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



THE KAUFMAN RESIDENCE

26'x36' DETACHED GARAGE

REVISED 7/27/2010

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

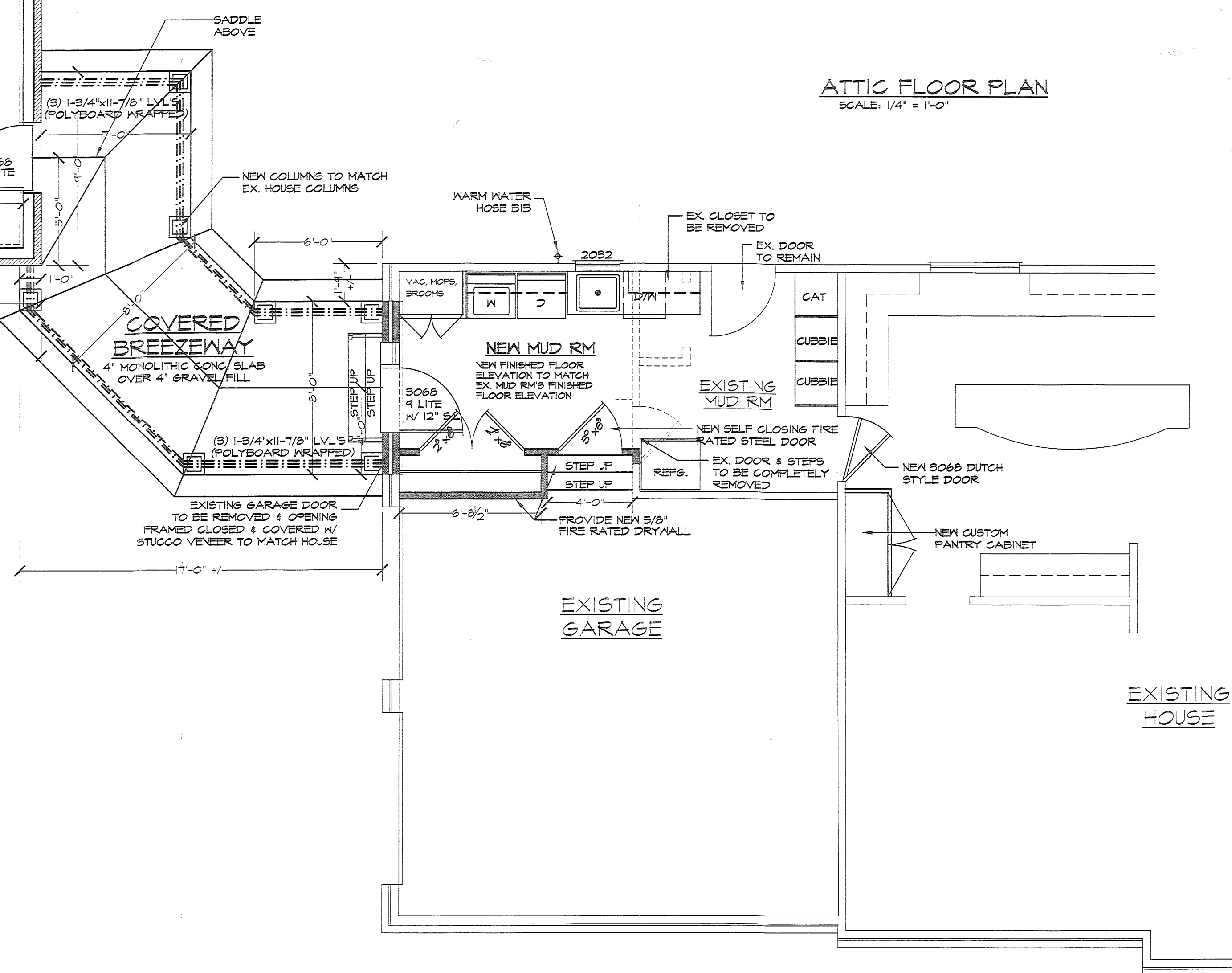
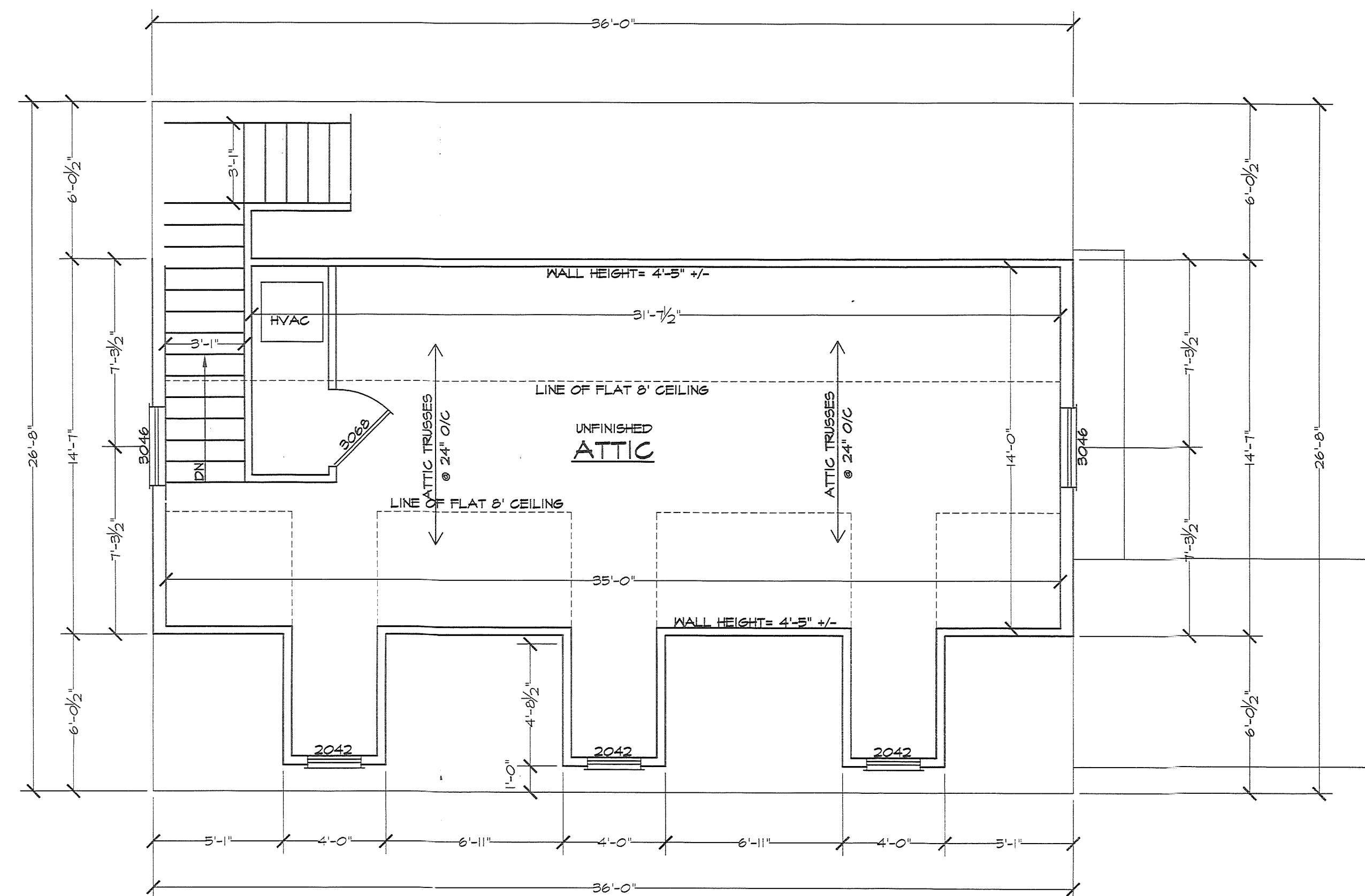
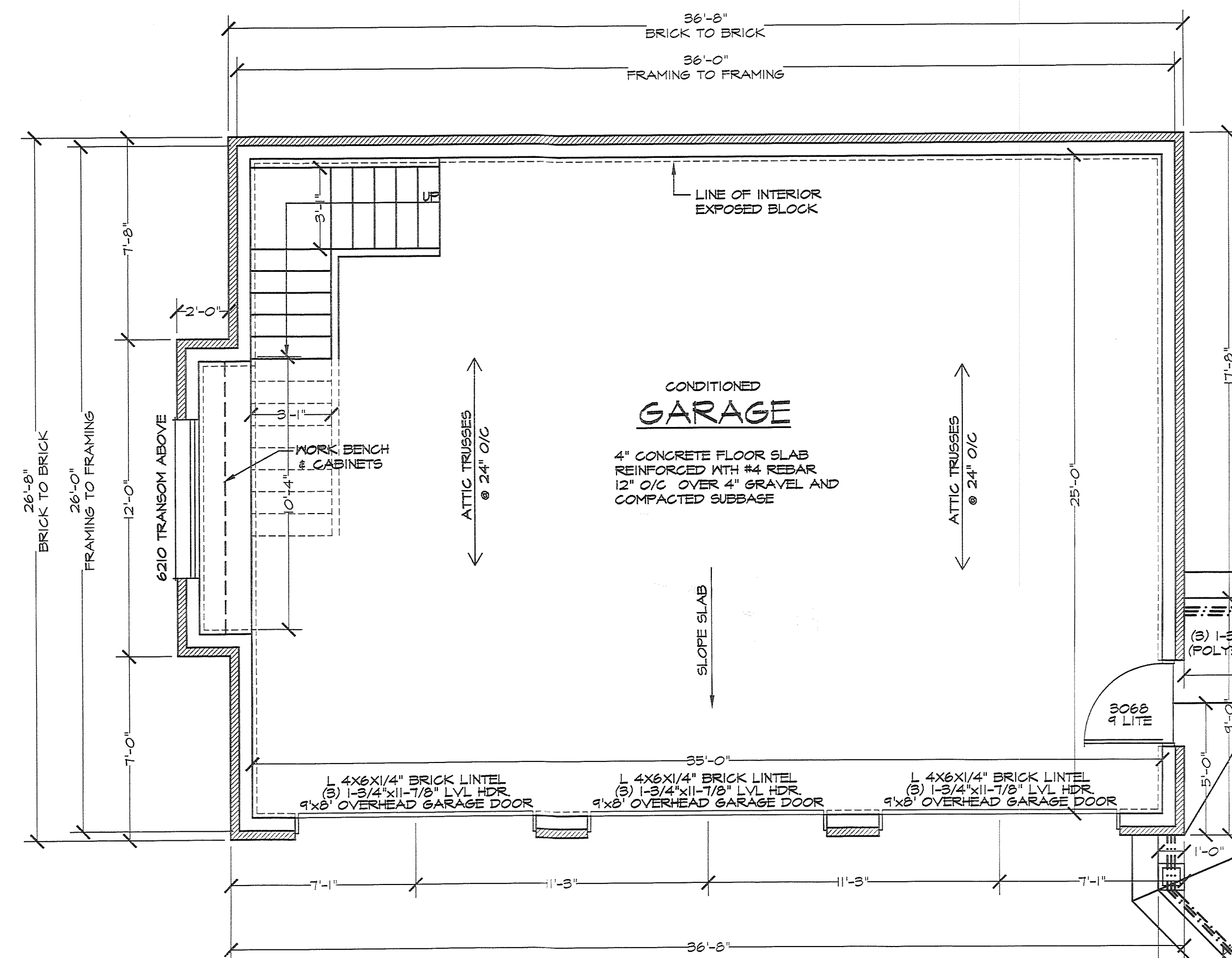
DATE: 3/2010

SHEET NO.: 1 OF 5

G&L CUSTOM HOME
DESIGN INC.

PO BOX 281 FINKSBURG, MD 21048
PHONE 410-833-8330

2011-0062-A



THE KAUFMAN RESIDENCE

26'x36' DETACHED GARAGE

REVISÉ 7/27/2010

$$\text{SCALE: } 1/4" = 1'-0"$$

DATE: 3/20/0

SHEET NO.: 2 OF 5

ESBL CUSTOM HOME
DESIGN INC.

DESIGN INC.
P.O. BOX 237 FINKSBURG, MD 21048
PHONE 410-833-8320

GENERAL STRUCTURAL NOTES

I. GENERAL

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

B. DESIGN LIVE LOADS:
ROOF..... 30 PSF
FLOORS..... 40 PSF
SLEEPING AREAS..... 30 PSF
WIND LOADS..... 90 MPH

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

2. FOUNDATIONS

A. FOOTINGS ARE DESIGNED FOR AN ALLOWABLE SOIL BEARING CAPACITY OF 2000 PSF. FOOTINGS SHALL BEAR ON NATURAL UNDISTURBED SOIL, 1'-0" BELOW ORIGINAL GRADE. THE BOTTOM OF EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 2'-6" BELOW FINISHED GRADE. CONTRACTOR TO VERIFY THE ALLOWABLE SOIL PRESSURE IN THE FIELD. IF FOUND TO BE LESS THAN 2000 PSF, THE FOOTINGS WILL HAVE TO BE REDESIGNED.

3. CAST IN PLACE CONCRETE

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

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

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

C. SLABS ON GROUND SHALL BE 4" THICK CONCRETE REINFORCED WITH 6"x6" W/ 4X4X1/4 WWF OVER 6 MIL POLYETHYLENE VAPOR BARRIER AND 4" WASHED GRAVEL, UNLESS OTHERWISE NOTED.

4. MASONRY

A. ALL MASONRY CONSTRUCTION AND MATERIALS USED THEREIN (CONCRETE MASONRY, CLAY MASONRY, MORTAR, GROUT AND STEEL REINFORCEMENT) SHALL CONFORM TO 'BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES' (ACI 530-42/ASCE 5-42/TMS 402-42) AND 'SPECIFICATIONS FOR MASONRY STRUCTURES' (ACI 530.1-42/ASCE 6-42/TMS 602-42) IN ALL RESPECTS.

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

C. ALL MORTAR SHALL CONFORM TO THE REQUIREMENTS FOR PROPORTIONS, MIXING, STRENGTH AND APPLICATION FOR PORTLAND CEMENT/LIME TYPE 'S' MORTAR AS DESCRIBED IN ACI 530-42.

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

E. PROVIDE 3" DEPTH OF 100% SOLID MASONRY BELOW ALL JOIST OR SLAB BEARING LINES. PROVIDE 16" HIGH X 16" LONG 100% SOLID MASONRY BELOW ALL LINTELS AND BEAMS UNLESS NOTED OTHERWISE.

F. ALL MASONRY WALLS SHALL BE REINFORCED WITH NO. 4 GAGE TRUSS TYPE GALVANIZED DUR-O-WALL SPACED VERTICALLY AT 16" O.C. UNO. LAP ALL DUR-O-WALL 6" MINIMUM. PROVIDE CORNER AND TEE PIECES AT ALL INTERSECTIONS.

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

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

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

5. STRUCTURAL STEEL

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

B. ALL WELDED CONNECTIONS SHALL BE DONE WITH E70XX ELECTRODES. SHOP AND FIELD WELDS SHALL BE MADE BY APPROVED CERTIFIED WELDERS AND SHALL CONFORM TO THE AMERICAN WELDING SOCIETY CODE FOR BUILDINGS AND D11. WELDS SHALL DEVELOP THE FULL STRENGTH OF MATERIALS BEING WELDED UNLESS OTHERWISE NOTED.

6. WOOD

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

B. WOOD TRUSSES SHALL BE DESIGNED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION (ANSI/TPI 1) AND COMMENTARY AND RECOMMENDATIONS FOR HANDLING, INSTALLING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES (HB-41) AS PUBLISHED BY THE TRUSS PLATE INSTITUTE AND IN ACCORDANCE WITH THE 1991 EDITION OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.

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

D. ALL LAMINATED VENEER LUMBER (LVL) OR PARALLEL STRAND LUMBER (PSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb=2600psi, Fv=285psi, E=1,500,000psi, Fc=2510psi(PARALLEL), Fc=150psi(PERPENDICULAR).

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

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

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

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

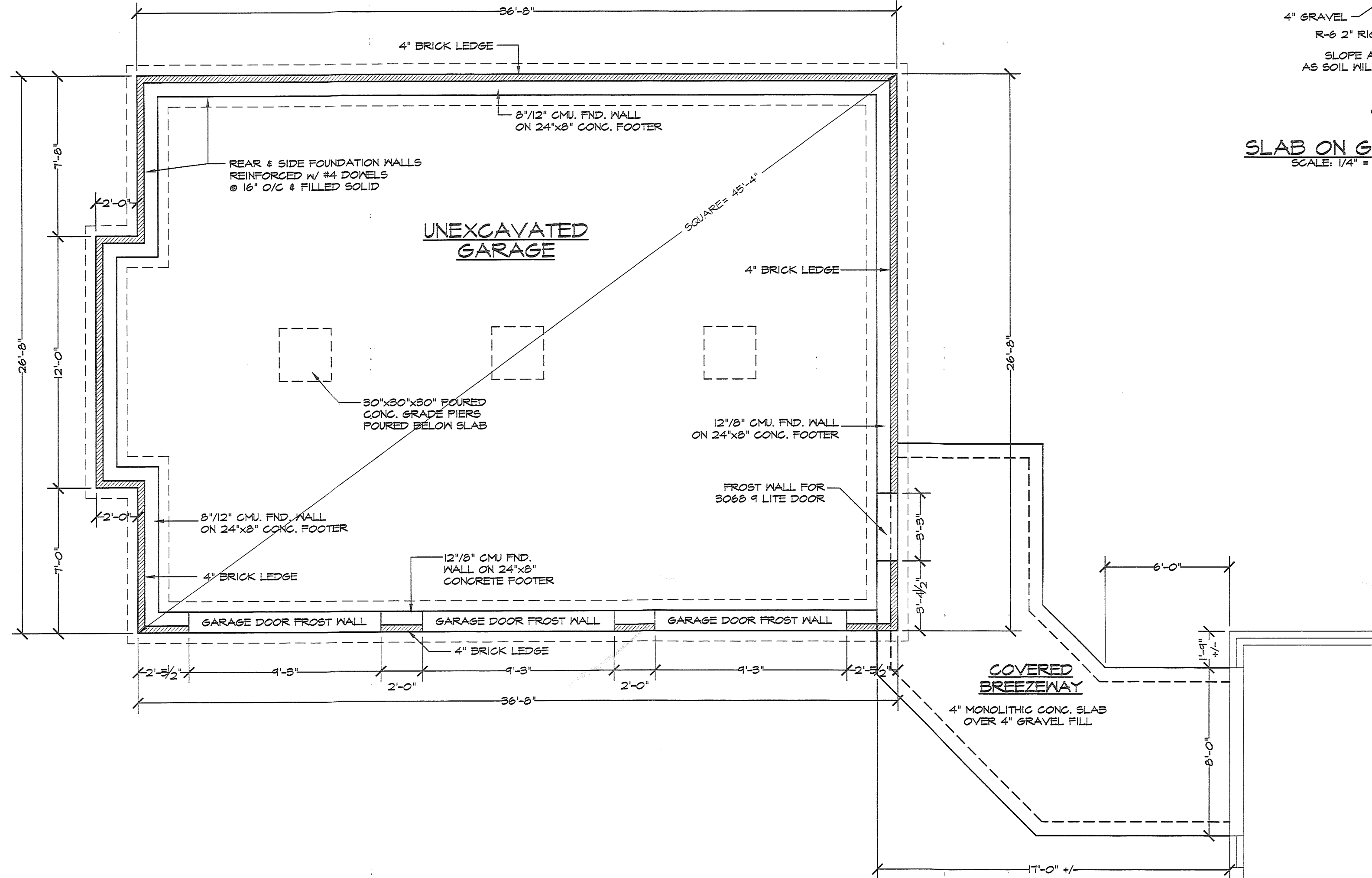
I. PROVIDE THE FOLLOWING JAMB STUDS AT ALL BEARING WALL OPENINGS UNLESS NOTED OTHERWISE:

0-5' OPENING 1 JACK STUD, 1 KING STUD
5'-1" - 6'-0" OPENING 2 JACK STUDS, 1 KING STUD
6'-1" - 9'-0" OPENING 2 JACK STUDS, 2 KING STUDS

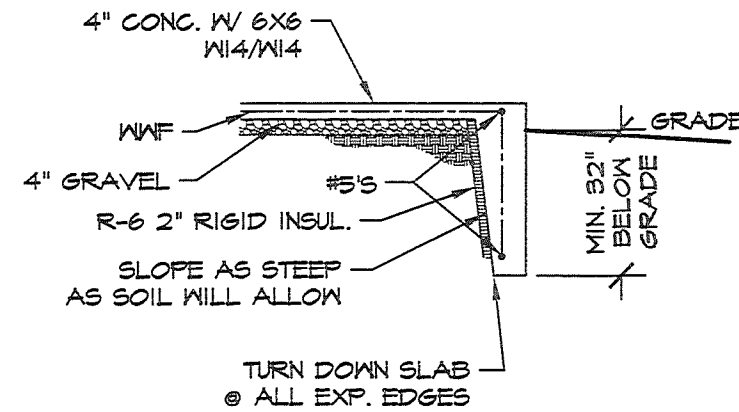
PROVIDE DOUBLE STUDS AT ALL CORNERS AND BENEATH ALL GIRDER TRUSSES AND WOOD BEAMS UNLESS NOTED OTHERWISE ON PLANS. WOOD BEAMS, GIRDER TRUSSES AND HEADERS SHALL BEAR THE FULL DEPTH OF POSTS AND JACK STUDS.

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

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



GARAGE FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



SLAB ON GRADE FOOTING DETAIL
SCALE: 1/4" = 1'-0"

THE KAUFMAN RESIDENCE

26'X36' DETACHED GARAGE

REVISED 1/27/2010

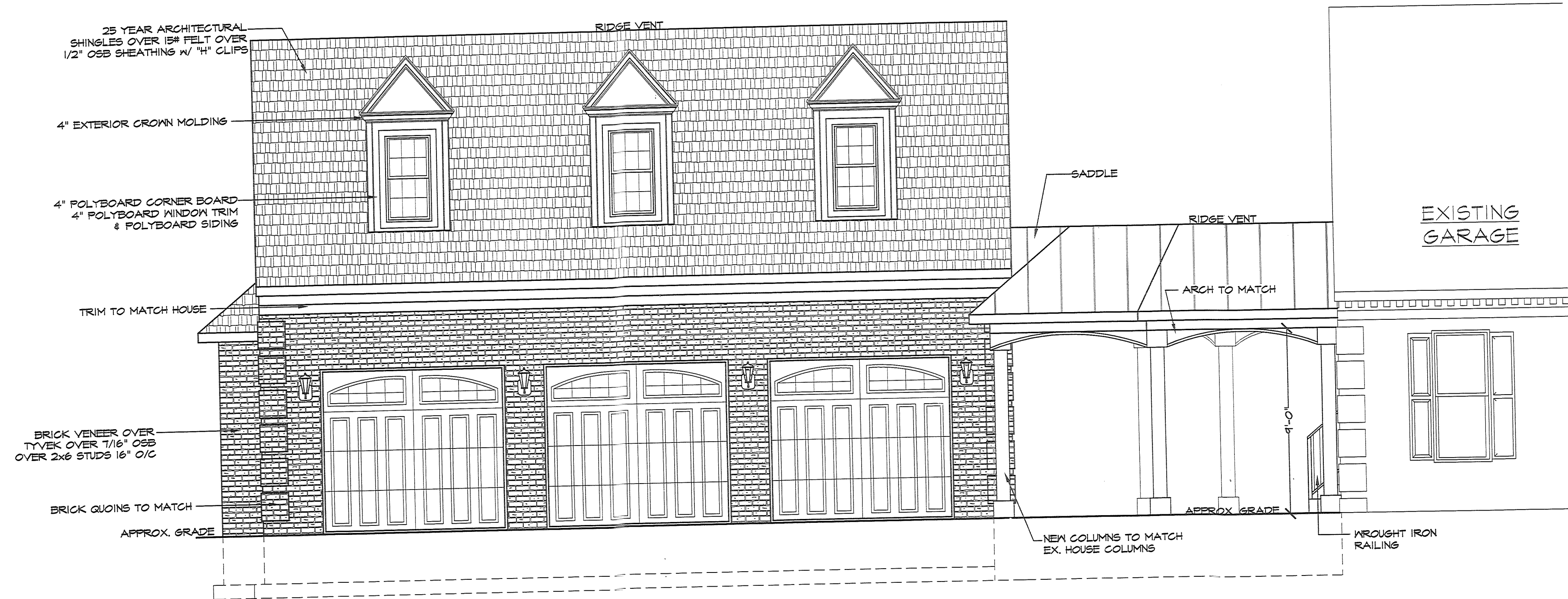
SCALE: 1/4" = 1'-0"

DATE: 9/2/2010

SHEET NO.: 3 OF 5

G&L CUSTOM HOME
DESIGN INC.

PO BOX 257 FINKSBURG, MD 21048
PHONE 410-833-9320



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



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

THE KAUFMAN RESIDENCE 26'x36' DETACHED GARAGE

REVISED 7/27/2010

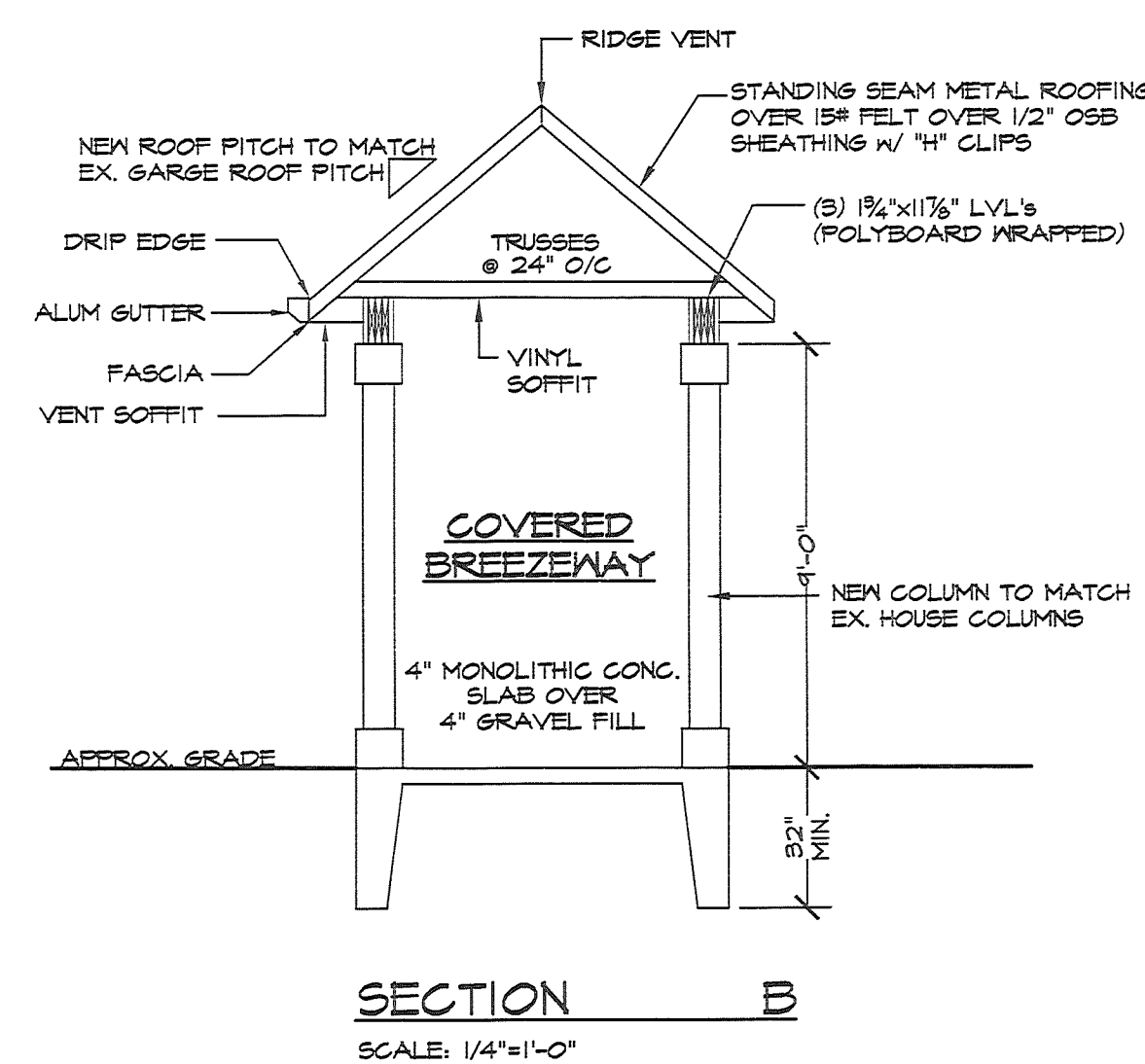
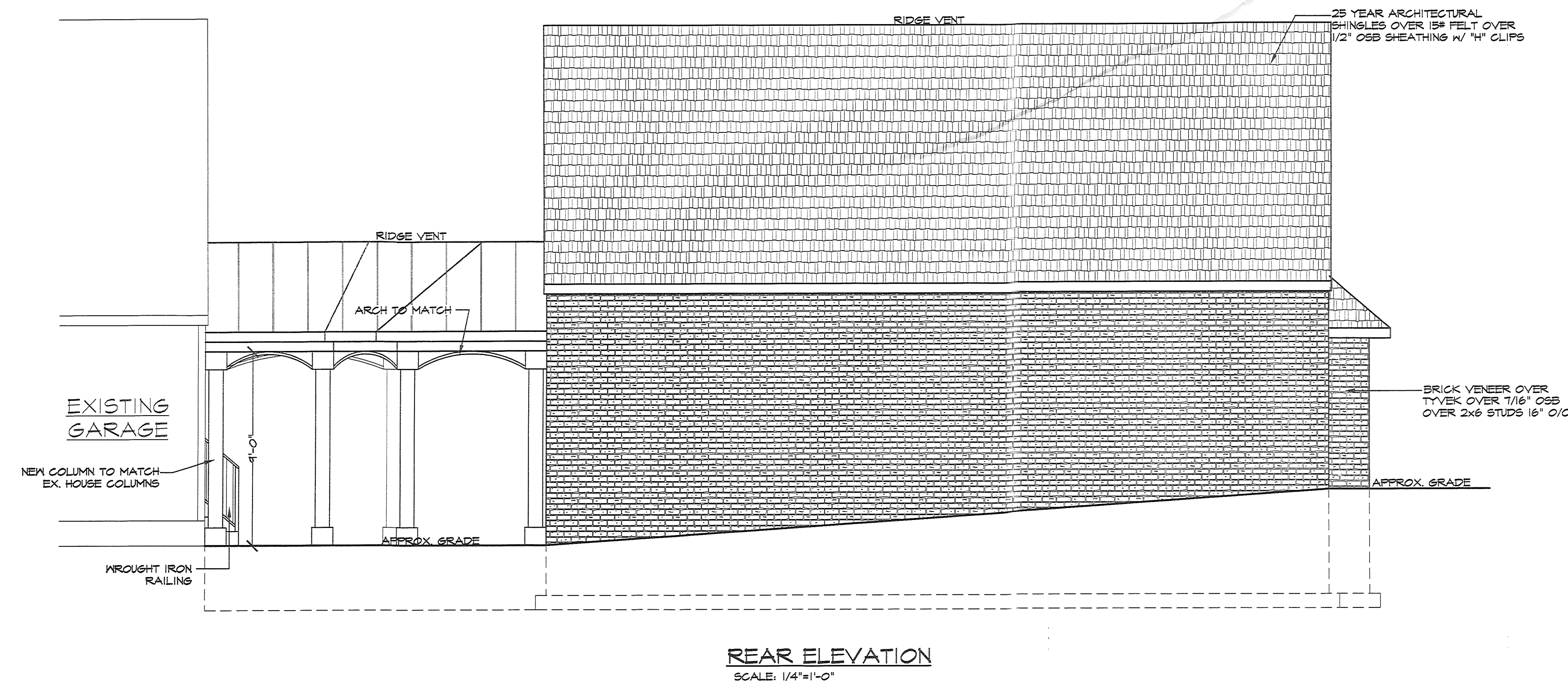
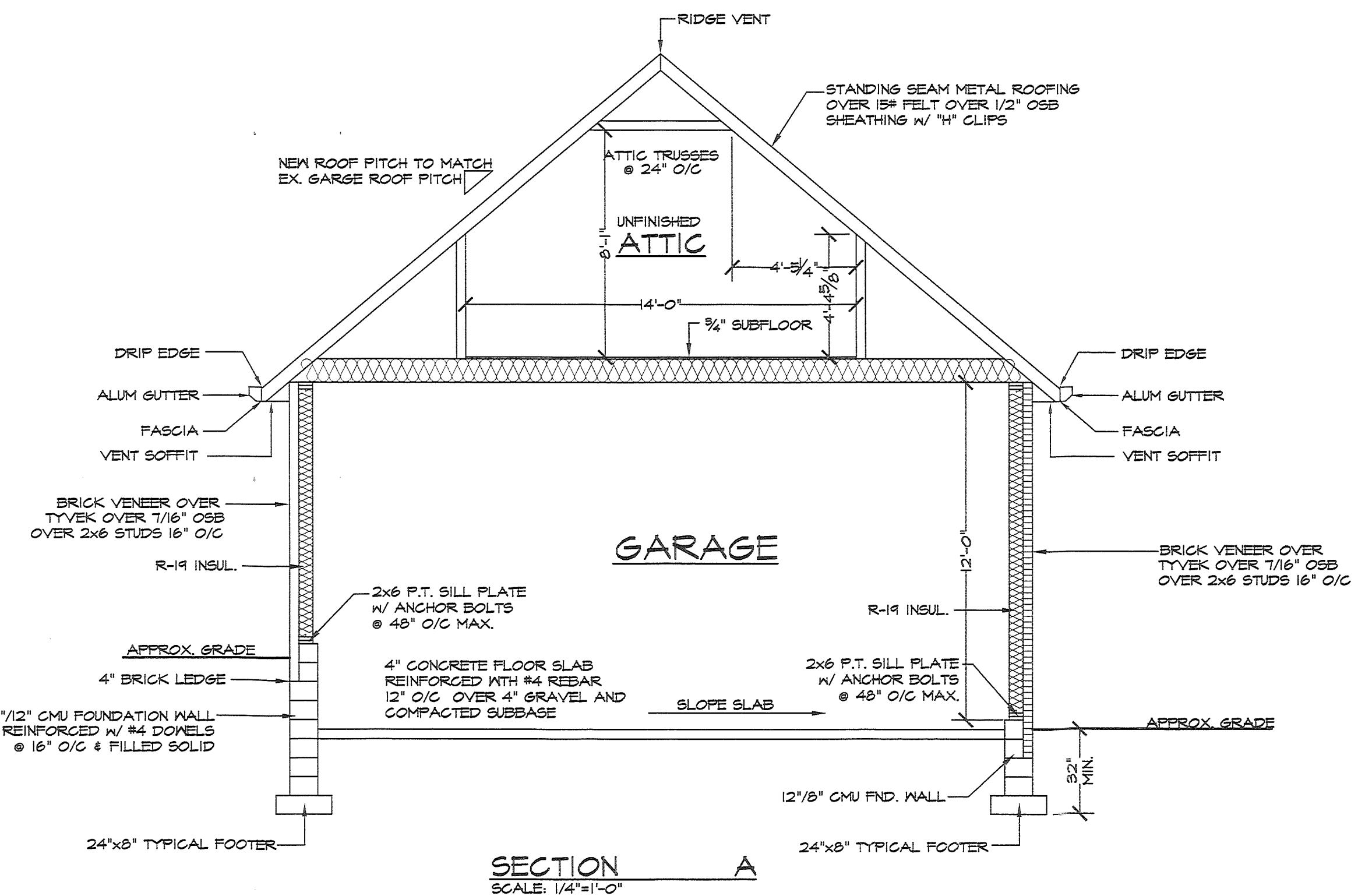
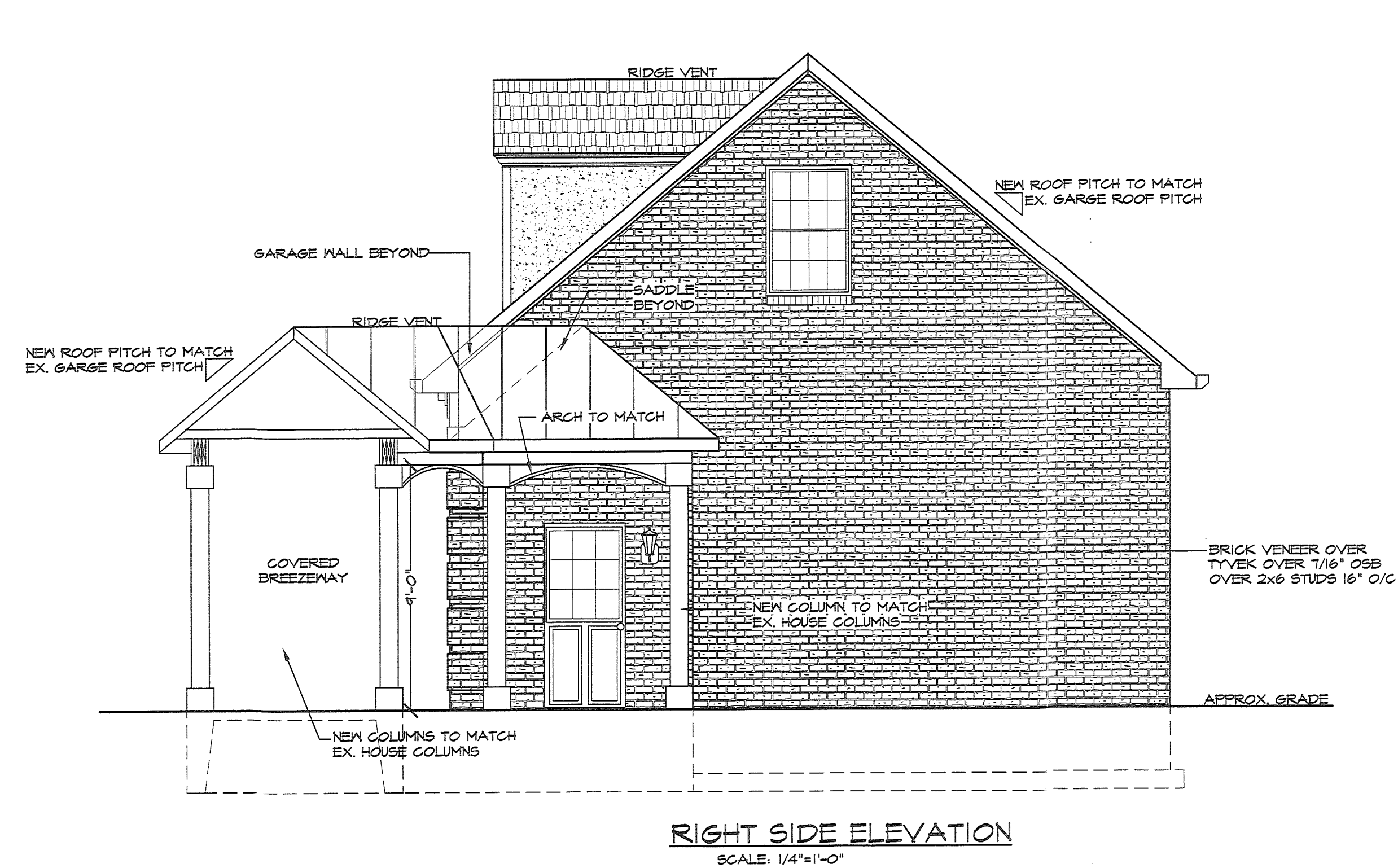
ELEVATION GARAGE 2009

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

DATE: 3/2010

SHEET NO.: 4 OF 5

GEL CUSTOM HOME
DESIGN INC.
PO BOX 237 FINEBURG, MD 21048
PHONE 410-893-8320



THE KAUFMAN RESIDENCE

26'x36' DETACHED GARAGE

REVISED 7/27/2010

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

DATE: 3/2010

SHEET NO. 5 OF 5

GBL CUSTOM HOME
DESIGN INC.
PO BOX 257 FINKSBURG, MD 21048
PHONE 410-939-9320

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 12600 Waterspout Ct.

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

SUBDIVISION NAME Waterspout

PLAT BOOK # 56 FOLIO # 130 LOT # 1 SECTION # II

OWNER Jonathan D. & Lisa G. Kaufman

Chad Perminer
Rebecca Barney
ACC# 0413086380

12601
FRONT

PROPOSED
ATTACHED
GARAGE
WITH A
BREEZEWAY

250'

BAUBLITZ RD.

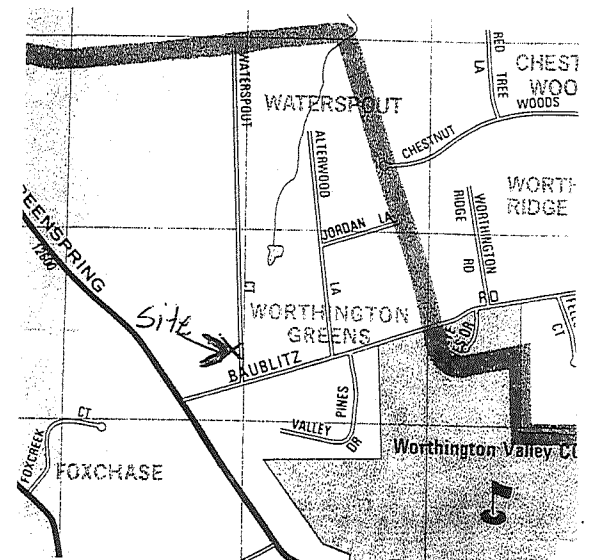
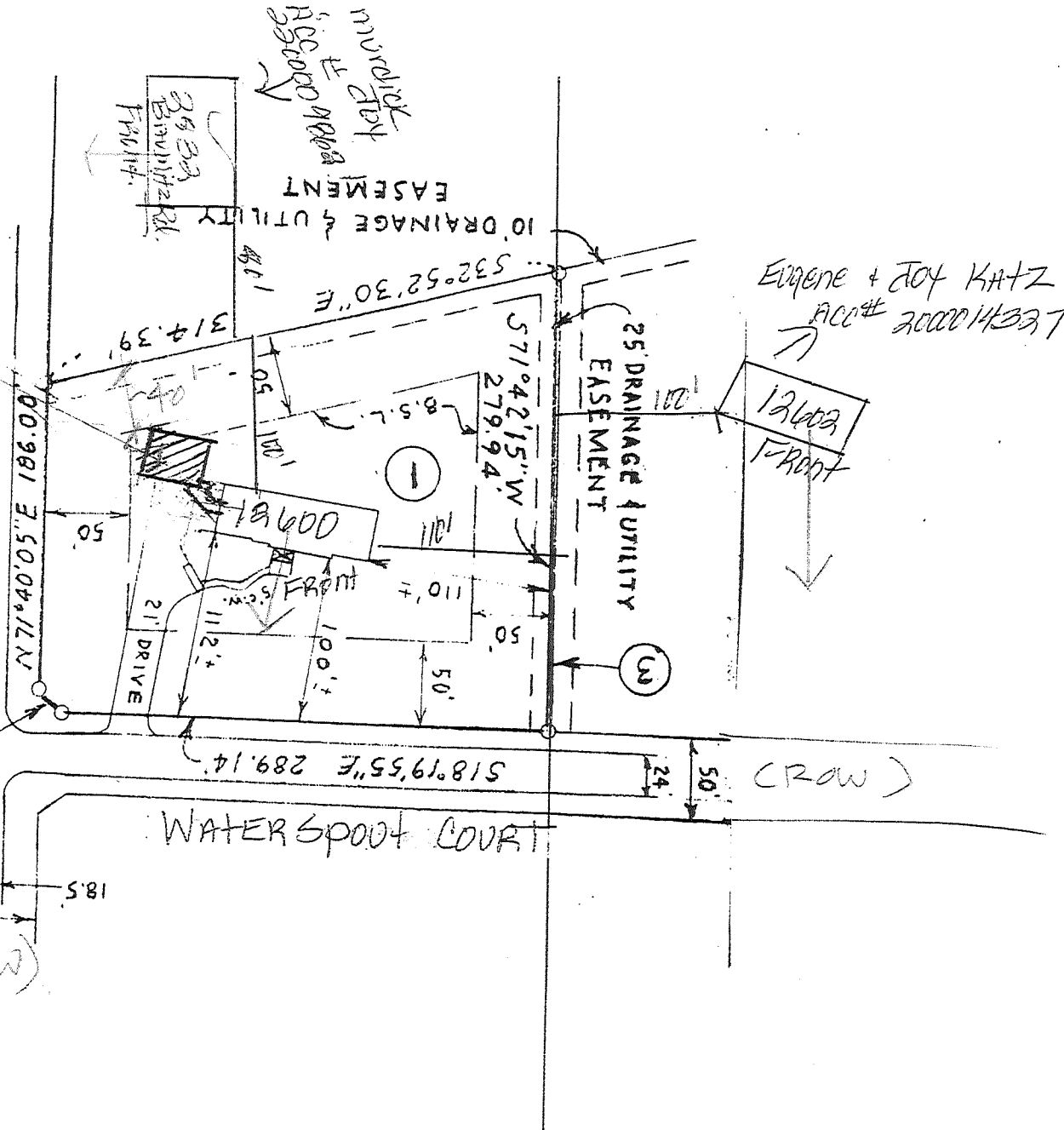
P.O.B.

WATERSPOUT COURT



PREPARED BY BEN TRUE

SCALE OF DRAWING: 1" = 100'



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 4th

COUNCILMANIC DISTRICT 2nd

1" = 200' SCALE MAP # 049C2

ZONING RC5

LOT SIZE 1.67 AC
ACREAGE

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☒
PRIOR ZONING HEARING	<u>None</u>	

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

A. Tsui | AT | 2011-0062-A