



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

September 6, 2012

Brian D. Horn
Brenda R. Baldwin
309 Delight Meadows Road
Reisterstown, Maryland 21136

RE: PETITION FOR ADMINISTRATIVE VARIANCE
(309 Delight Meadows Road)
Case No. 2013-0029-A

Dear Mr. Horn and Ms. Baldwin:

Enclosed please find a copy of the decision rendered in the above-captioned matter

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 Office of Administrative Hearings at 410-887-3868.

Very truly yours,

A handwritten signature in black ink, appearing to read "L. Stahl", is written over the typed name.

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:dlw
Enclosure



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE - OR - ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 309 DELIGHT MEADOWS ROAD which is presently zoned RC5

Deed Reference 14692/497 10 Digit Tax Account # 2000004455

Property Owner(s) Printed Name(s) BRIAN D. HORN / BRENDA R. BALDWIN

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

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

1. X ADMINISTRATIVE VARIANCE from section(s) 1A 04.3.B.2 OF THE B.C.2.R.TO
PERMIT AN ADDITION ON THE SIDE AND REAR OF THE EXISTING DWELLING
WITH A SIDE SETBACK OF 20 FEET IN LIEU OF THE REQUIRED 50 FEET
of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. _____ ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4-416(a)(2): (indicate type of work in this space to raze, alter or construct addition to building)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners:

BRIAN D. HORN / Brenda R Baldwin
Name #1 - Type or Print Name #2 - Type or Print

Brian D. Horn / Brenda R Baldwin
Signature #1 Signature #2

309 DELIGHT MEADOWS ROAD REISTERSTOWN, MD
Mailing Address City State

21136 / 410.215.8974 / bhorn@rkk.com
Zip Code Telephone # Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, as required by the zoning regulations of Baltimore County and that the property be reposted.

Administrative Law Judge of Baltimore County

CASE NUMBER 2013-0029A Filing Date 8/1/12 Estimated Posting Date _____ Reviewer AT

Rev 10/12/11

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE HEARING)

The undersigned hereby affirms under the penalties of perjury to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the 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 property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 309 Delight Meadows Rd Reisterstown MD 21136
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

* PLEASE REFER TO ATTACHED STATEMENT *

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Brian D. Horn
Signature of Affiant

BRIAN D. HORN
Name- Print or Type

Brenda R. Baldwin
Signature of Affiant

Brenda R. Baldwin
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19th day of July, 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Brian D. Horn and Brenda R. Baldwin
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) (Print name(s) here)

AS WITNESS my hand and Notaries Seal



Sharon M. Schene
Notary Public
May 27, 2015
My Commission Expires

Administrative Variance Attachment
309 Delight Meadows Road
Brian Horn / Brenda Baldwin

Statement of Practical Difficulty:

The proposed Delight Meadows Subdivision Lot 11 left side lot line setback distance is requested to be reduced by five feet from 25 feet down to 20 feet for the purpose of constructing a proposed garage space. The proposed garage space is located adjacent to the existing Lot 11 garage and would be accessed via the existing driveway. The Administrative Variance Applicants believe it would be a practical difficulty to not grant a side lot setback variance due to the following issues:

1. Relocating the proposed garage space to the south side of the existing house would require constructing a new (second) driveway connecting to Delight Meadows Road, relocating the existing heating/cooling equipment and re-orienting the existing home floor plan to identify a new exterior entry door location. The existing south side home living space is formal and out of character to locate a new informal entry way into these living spaces.
2. Relocating the proposed garage space in front of, and to the side of, the existing garage space and driveway (and not encroaching into the 25-foot side lot setback) would violate the Delight Meadows Subdivision Building Restriction Line of 100 feet from Delight Meadows Road and conflict with the existing home sewer drain leading to the septic wet well in the front side yard.
3. Relocating the proposed garage space and the existing garage space to the south side of the existing home would require extensive interior living space relocation and would encroach to a larger extent into the south side lot line setback distance than for the north side lot line setback.
4. Relocating the proposed garage space behind the existing garage would cause the relocation of the proposed living space into a conflict with the water lines leading from the two raw water wells supplying the existing home. Wells are located in the northeast corner of the property and the supply lines enter the existing home under the future patio space.
5. Relocating or eliminating the proposed exterior entry door from between the existing and proposed garage spaces is impractical as the entry is designed to provide access to the proposed living space and backyard patio without passing through the proposed or existing garages. It is also impractical to relocate the proposed exterior entry door to be a side-entry door located behind the proposed garage as the door would open into existing pine trees, be difficult to keep secure (vulnerable to criminal entry), and be subject to wet conditions, maintenance problems and premature deterioration as it faces north with no sun exposure.

2013-0029-A

PROPERTY DESCRIPTION
309 Delight Meadows Road, Reisterstown, MD 21136

PART A: Zoning Property Description for 309 Delight Meadows Road

Beginning at a point on the east side of Delight Meadows Road which is 60-foot wide right of way at the distance of 710 feet south of the centerline of the nearest improved intersecting street Bonnie Meadow Circle which is 60 – foot wide right of way.

Being Lot # 11, Section # 3, in the subdivision of Delight Meadows as recorded in Baltimore County Plat Book # 53, Folio # 103 containing 1 acre. Located in the 4th Election District and 4th Council District.

2013-0029- A

No. 58602
Date: 8/9/12

1/27/2017 10:17:06

REC-305 MAILING DIVISION
RECEIPT # 63087 6/10/2011

Dec 5 1985

1953

Receipt for \$75.00

1.00	186.00	C
------	--------	---

15.00- 75

Baltimore: County, Maryland

Total: 75

For: 309 DELIGHT MENDONS RD

2013-0029-A

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

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2013- 0029 -A Address 309 DELIGHT MEADOWS RD.

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

Filing Date: 8/1/12 Posting Date: 8/12/12 Closing Date: 8/27/12

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 2013- 0029 -A Address 309 DELIGHT MEADOWS RD

Petitioner's Name BRIAN HORN Telephone 410.215.8974

Posting Date: 8/12/12 Closing Date: 8/27/12

Wording for Sign: To Permit A PROPOSED ADDITION ON THE SIDE AND
REAR OF THE EXISTING DWELLING WITH A SIDE SETBACK OF
20 FEET IN LIEU OF THE REQUIRED 50 FEET.

Revised 7/06/11

CERTIFICATE OF POSTING

RE: Case No 2013-0029

Petitioner/Developer BRIAN
HORN

Date Of Hearing/Closing: 8/27/12

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 309 DELIGHT MEADOWS RD

This sign(s) were posted on August 12, 2012
Month, Day, Year
Sincerely,

Martin Ogle 8/12/12
Signature of Sign Poster and Date
Martin Ogle
60 Chelmsford Court
Baltimore, Md, 21220
443-629-3411

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE# 2013-0029-A

TO PERMIT A PROPOSED ADDITION ON THE SIDE
AND REAR OF THE EXISTING DWELLING WITH
A SIDE SETBACK OF 25 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
IT IS DONE IN THE ZONING OFFICE BEFORE 4:30 P.M. ON

MONDAY AUGUST 27, 2012

ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT LOCATED
AT 111 W. CHESAPEAKE AVE. TOWSON MD. 21204
TEL. 410-887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER THE DATE UNDER PENALTY OF LAW

MEETING IS HANDICAP ACCESSIBLE

Malcolm 8/12/12

M E M O R A N D U M

DATE: October 11, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0029-A - Appeal Period Expired

The appeal period for the above-referenced case expired on October 9, 2012. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

Debra Wiley - Administrative Variance - Case No. 2013-0029-A

From: Debra Wiley
To: bhorn@rkk.com
Date: 9/6/2012 2:06 PM
Subject: Administrative Variance - Case No. 2013-0029-A
Attachments: Message from "zoneprt1"

Good Afternoon,

Per our telephone conversation, please find attached the cover letter and decision for the above-referenced case.

As previously discussed, please keep in mind the 30-day appellate process as stated on page 2.

Thanks.

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

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment8-17

DEVELOPMENT PLANS REVIEW

(if not received, date e-mail sent _____)

NC

DEPS

(if not received, date e-mail sent _____)

FIRE DEPARTMENT

PLANNING

(if not received, date e-mail sent _____)

8-14

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING

Date: 8-12-12by Ogle

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

Maryland Department of Assessments and Taxation
Real Property Data Search (vw3.1A)
BALTIMORE COUNTY

[Go Back](#)
[View Map](#)
[New Search](#)
[GroundRent](#)
[Redemption](#)
[GroundRent](#)
[Registration](#)

Account Identifier: District - 04 Account Number - 2000004455

Owner Information

Owner Name: HORN BRIAN D
BALDWIN BRENDA R
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 309 DELIGHT MEADOWS RD
REISTERSTOWN MD 21136-6227
Deed Reference: 1)/14692/ 00497
2)

Location & Structure Information

Premises Address 309 DELIGHT MEADOWS RD
0-0000
Legal Description 1.00 AC
309 DELIGHT MEADOWS RD
DELIGHT MEADOWS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	1
0057	0017	0518		0000	3		11	1	Plat Ref:	0053/0103

Town NONE
Ad Valorem
Tax Class

Special Tax Areas

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1987	3,166 SF	1.0000 AC	04

Stories	Basement	Type	Exterior
2.000000	YES	STANDARD UNIT SIDING	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2011	07/01/2012
Land	180,000	180,000		
Improvements:	347,120	231,800		
Total:	527,120	411,800	411,800	411,800
Preferential Land:	0			0

Transfer Information

Seller: COHEN NEIL L	Date: 09/13/2000	Price: \$305,000
Type: NON-ARMS LENGTH OTHER	Deed1: /14692/ 00497	Deed2:
Seller: DELIGHT MEADOWS	Date: 12/03/1987	Price: \$202,085
Type: ARMS LENGTH IMPROVED	Deed1: /07740/ 00527	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt: **Special Tax Recapture:**
Exempt Class: NONE

Homestead Application Information

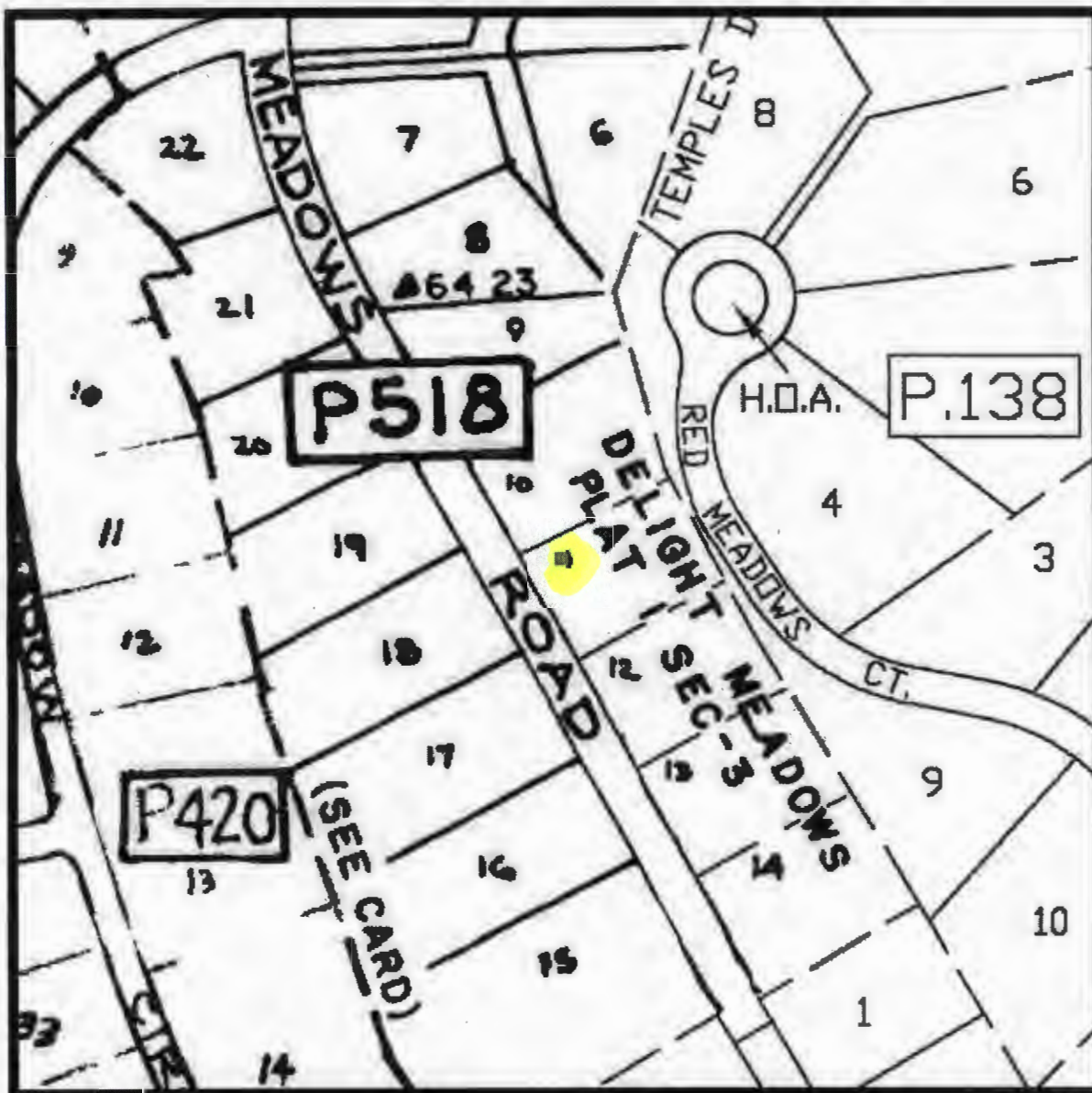
Homestead Application Status: Approved 01/05/2010



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

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

District - 04 Account Number - 2000004455



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net.

Property maps provided courtesy of the Maryland Department of Planning ©2011.
 For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml

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



Beverley K. Swaim-Staley, Secretary
Melinda B. Peters, Administrator

Date: 8-14-12

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

RE: Baltimore County
Item No 2013-0029-A
Administration Variance
Brian D. Horn & Brenda R. Baldwin
309 Delight Meadows Road.

Dear Ms. Lewis:

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. 2013-0029-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,

Steven D. Foster, Chief
Access Management Division

SDF/raz

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.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director **DATE:** August 17, 2012.
2012
Department of Permits, Approvals
And Inspections

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

SUBJECT: Zoning Advisory Committee Meeting
For August 27, 2012
Item Nos. 2013-0022, 0024, 0025, 0026, 0027, 0028, 0029, 0030 and 0031

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

DAK:CEN
cc: File
G:\DevPlanRev\ZAC -No Comments\ZAC08272012-NO COMMENTS.doc

ADMINISTRATIVE

VARIANCE

CASE FILE(s) AWAITING

COMMENTS FROM OTHER

DEPTS. OR IS WAITING FOR

INFO. FROM PETITIONER

8/27

Debra Wiley - ZAC Comments - Distribution Mtg. of 8/13

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 8/15/2012 11:09 AM
Subject: ZAC Comments - Distribution Mtg. of 8/13

Good Morning,

Please see the cases listed below and the hearing date, if assigned. If you wish to submit a ZAC comment, please be advised that you must do so before the hearing date. If it's not received by the hearing date, it will not be considered in our decision.

2013-0022-A - 1734 York Rd.
 No hearing date in data base as of 8/15

2013-0024-A - 2533 Farrington Rd.
 Administrative Variance - Closing Date: 9/3

2013-0025-A - 7 Overhill Rd.
 Administrative Variance - Closing Date: 9/3

2013-0026-SPHX - 13801 Jarrettsville Pike
 No hearing date in data base as of 8/15

2013-0027-A - 1508 Leslie Road
 No hearing date in data base as of 8/15

2013-0028-A - 1319 Malbay Drive
 Administrative Variance - Closing Date: 9/3

2013-0029-A - 309 Delight Meadows Road
 Administrative Variance - Closing Date: 8/27

2013-0030-A - 5401 Baltimore National Pike
 No hearing date in data base as of 8/15

2013-0031-A - 12 Oakwood Road
 No hearing date in data base as of 8/15

Thanks.

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

9/6 Since no photo in dummy
 file, Jib spoke to
 Aaron Tsui who located
 city file + June photo
 delivered.

9/5 Rec'd dummy
 file

8/31 9:37 AM

Brian Horn
 call (410) 215. 89 774

call Pat.
 when
 file rec'd
 or
 outcome
 known

8/31 Sp. to Mr. Horn.
 advised him we have not rec'd
 file; therefore, unable to prepare Order
 gave him Jimmy Rev. & to ask Status.
 Kristen called, advised her that June
 informed unable to locate file on 8/29.

Perhaps they can
 locate a "dummy" file.

9/5 Sp. to Kristen after sending email
 to her + June that there's
 nothing one can do for
 Mr. Horn until we
 receive file.

Case No.: 2013-0029-A

Exhibit Sheet

Petitioner/Developer

Protestant

10-11-12 BW
9-6-12 BW

No. 1	Site Plan	
No. 2	Photos	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7	RECOMMENDED DISPOSITION	SS. INTERVIEW 10/11/12
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



Sent from my iPad



Skitch-2012-07-17 15:16:17 +0000.jpg
412 KB

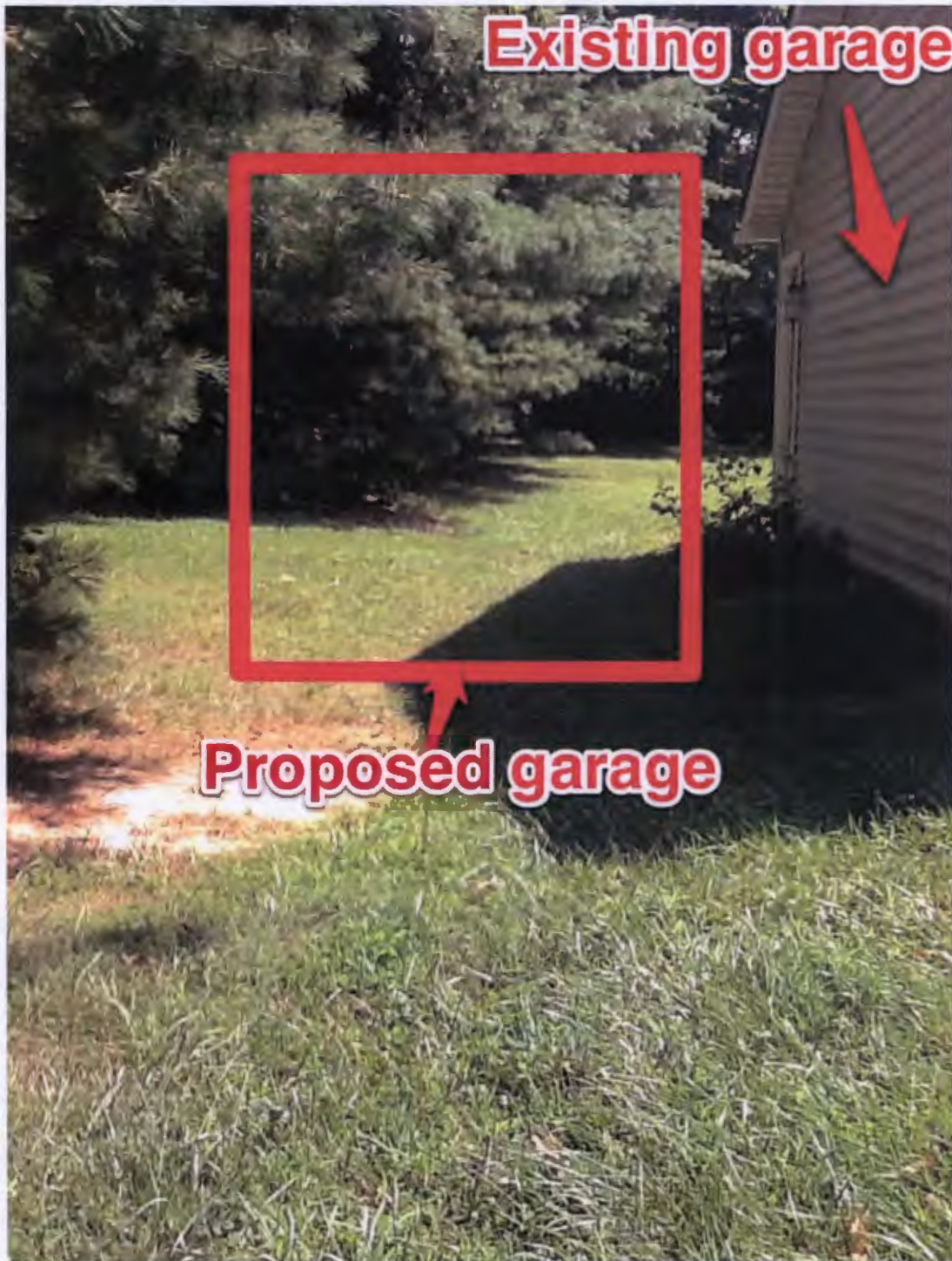


Sent from my iPad



Skitch-2012-07-17 15:21:09 +0000.jpg
366 KB

2013-0029-A



Sent from my iPad



Skitch-2012-07-17 15:20:50 +0000.jpg
365 KB

2013-0029-A



Sent from my iPad



Skitch-2012-07-17 15:19:17 +0000.jpg
363 KB

2013-0029-A

GENERAL NOTES AND SPECIFICATIONS

TYPICAL WALL CONSTRUCTION
 2X4 WOOD STUDS AT 16" O.C.
 R-13 FIBERGLASS INSULATION
 1/2" OSB STRUCTURAL SHEATHING
 2" FOAMULAR RIGID INSULATION W/ TAPED SEAMS
 HOUSE WRAP MOISTURE BARRIER - TAPED AT ALL EDGES
 VINYL SIDING TO MATCH EXISTING
 1/2" MOISTURE RESISTANT GYPSUM BOARD AT ALL INTERIOR SURFACES
 PAINTING TO BE PROVIDED BY HOMEOWNER
 BRACED WALL PANELS IN ACCORDANCE WITH 2009 IRC, SECTION 202

TYPICAL FLOOR CONSTRUCTION
 TILE OR STONE FINISH AS SELECTED AND INSTALLED BY HOMEOWNER
 4" CONCRETE SLAB WITH 6/6 #10 WWF
 6 MIL. POLY VAPOR BARRIER
 2" X 24" RIGID FOAM INSULATION 24" AROUND PERIMETER
 4" CRUSHED GRAVEL OVER PREPARED SUBGRADE
 2" RIGID FOAM INSULATION INSIDE OF FOUNDATION TO TOP OF FOOTING

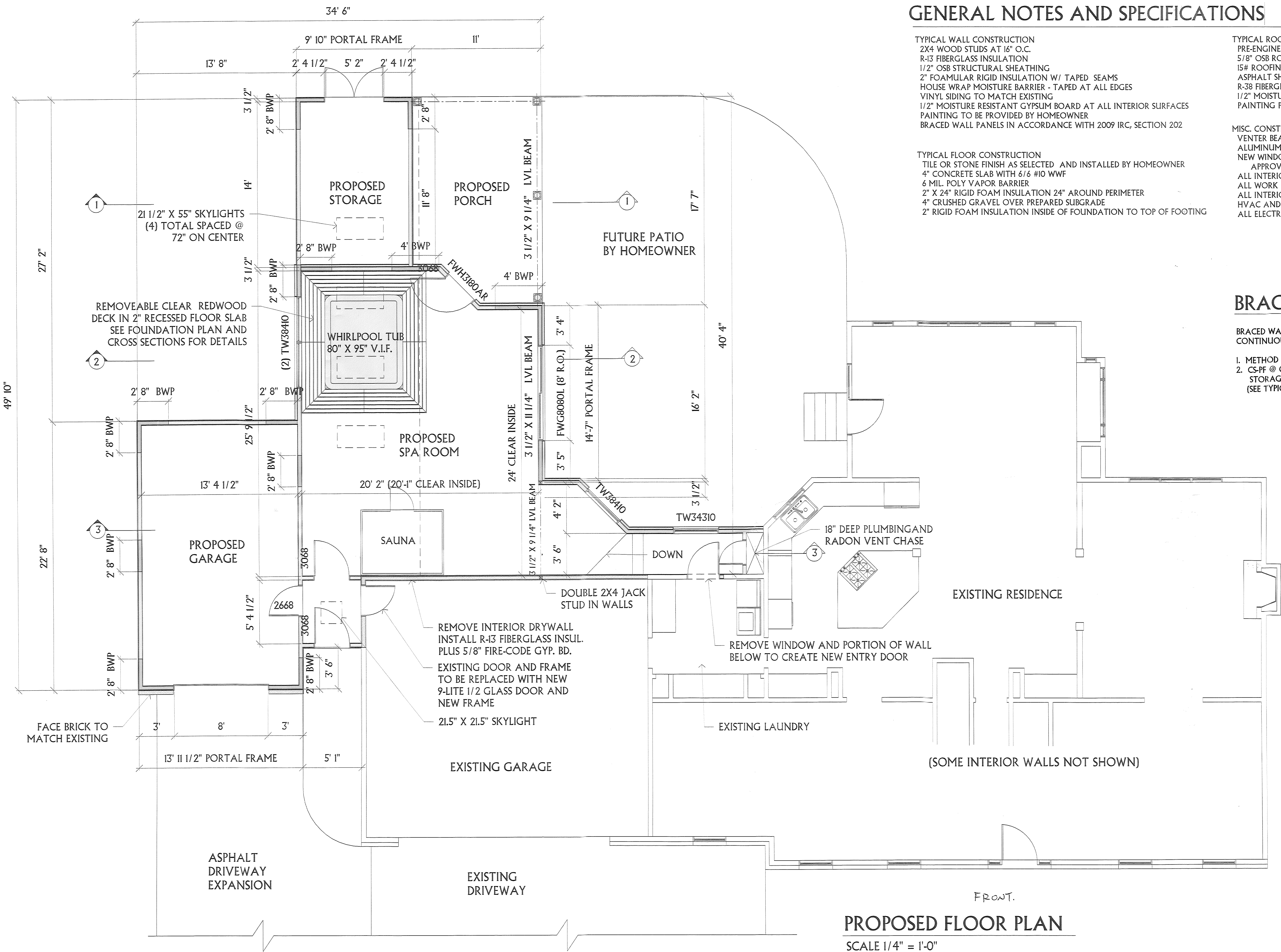
TYPICAL ROOF CONSTRUCTION
 PRE-ENGINEERED SCISSORS TRUSSES W/ DIMENSIONS FIELD VERIFIED
 5/8" OSB ROOF SHEATHING
 15# ROOFING FELT W/ ICE AND WATER SHIELD AT ALL PERIMETERS
 ASPHALT SHINGLES TO MATCH EXISTING
 R-38 FIBERGLASS BATT INSULATION
 1/2" MOISTURE RESISTANT GYPSUM BOARD CEILING
 PAINTING PROVIDED BY HOMEOWNER

MISC. CONSTRUCTION
 VENTER BEADED SOFFIT AT FASCIA'S
 ALUMINUM GUTTERS AND DOWNSPOUTS TO MATCH EXISTING
 NEW WINDOWS AND PATIO DOOR BY ANDERSEN CORP. OR APPROVED EQUAL
 ALL INTERIOR PAINTING BY HOMEOWNER
 ALL WORK TO BE IN FULL COMPLIANCE WITH COUNTY CODES
 ALL INTERIORMOLDINGS AND TRIM BY HOMEOWNER
 HVAC AND HUMIDITY CONTROL TO BE APPROVED BY HOMEOWNER
 ALL ELECTRICAL IN ACCORDANCE WITH INT'L. ELEC. CODE

BRACED WALLS

BRACED WALL METHODS CONFORMING TO 2009 IRC WITH CONTINUOUS WOOD STRUCTURAL PANEL SHEATHING.

1. METHOD CS-WSP, NOTED ON PLAN AS "BWP" AND
2. CS-PF @ GARAGE DOOR OPENING, SPA ROOM SLIDER AND STORAGE ROOM DOOR NOTED ON PLAN AS "PORTAL FRAME" (SEE TYPICAL PORTAL FRAME DETAIL ON DWG. A-8)



PROPOSED FLOOR PLAN

SCALE 1/4" = 1'-0"

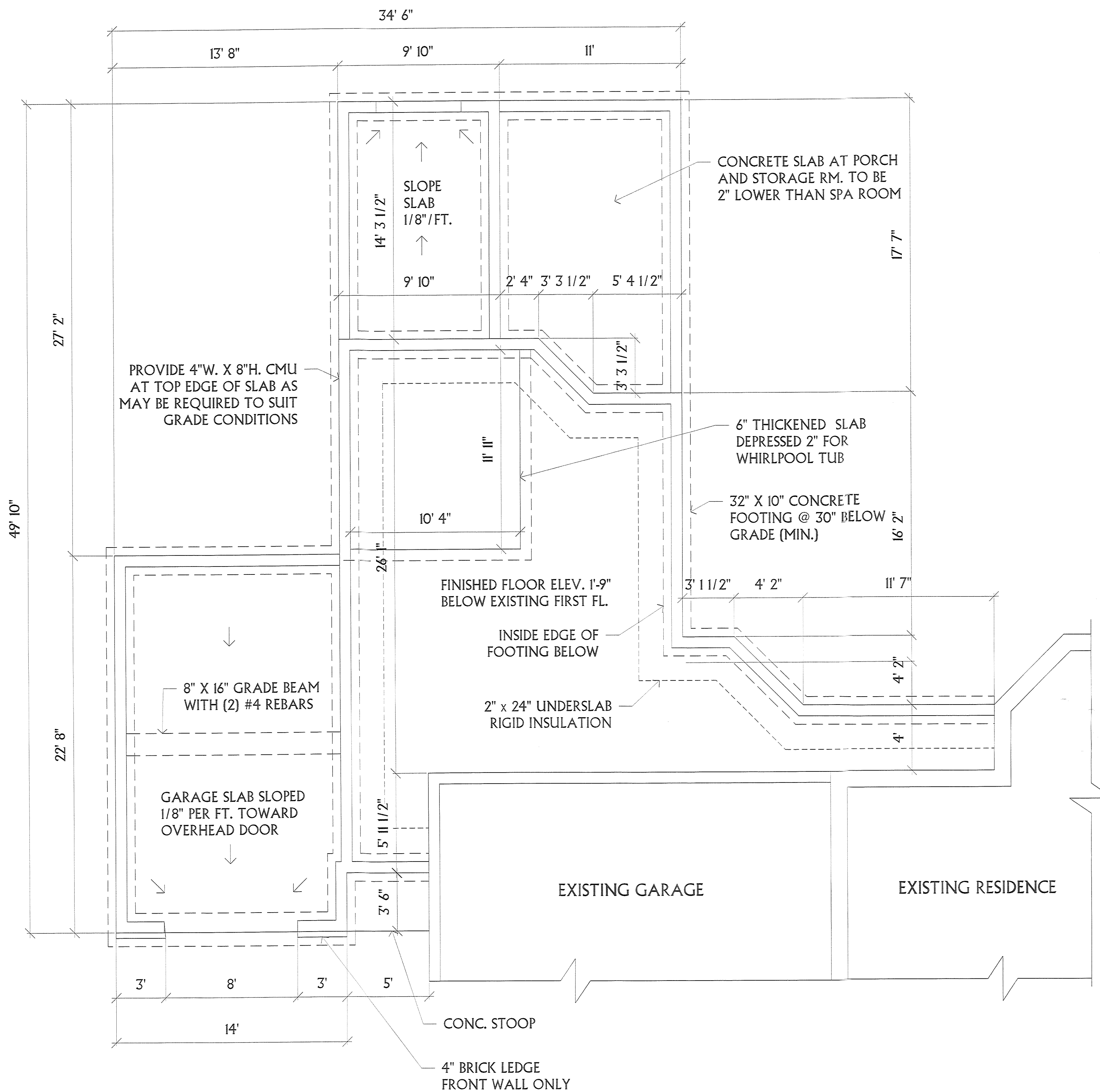
PROPOSED EXPANSION TO THE RESIDENCE OF
BRIAN HORN & BRENDA BALDWIN
 309 DELIGHT MEADOWS ROAD, REISTERSTOWN, MD 21136

PROJ. NO: 1311-272

DATE: 11.11.11

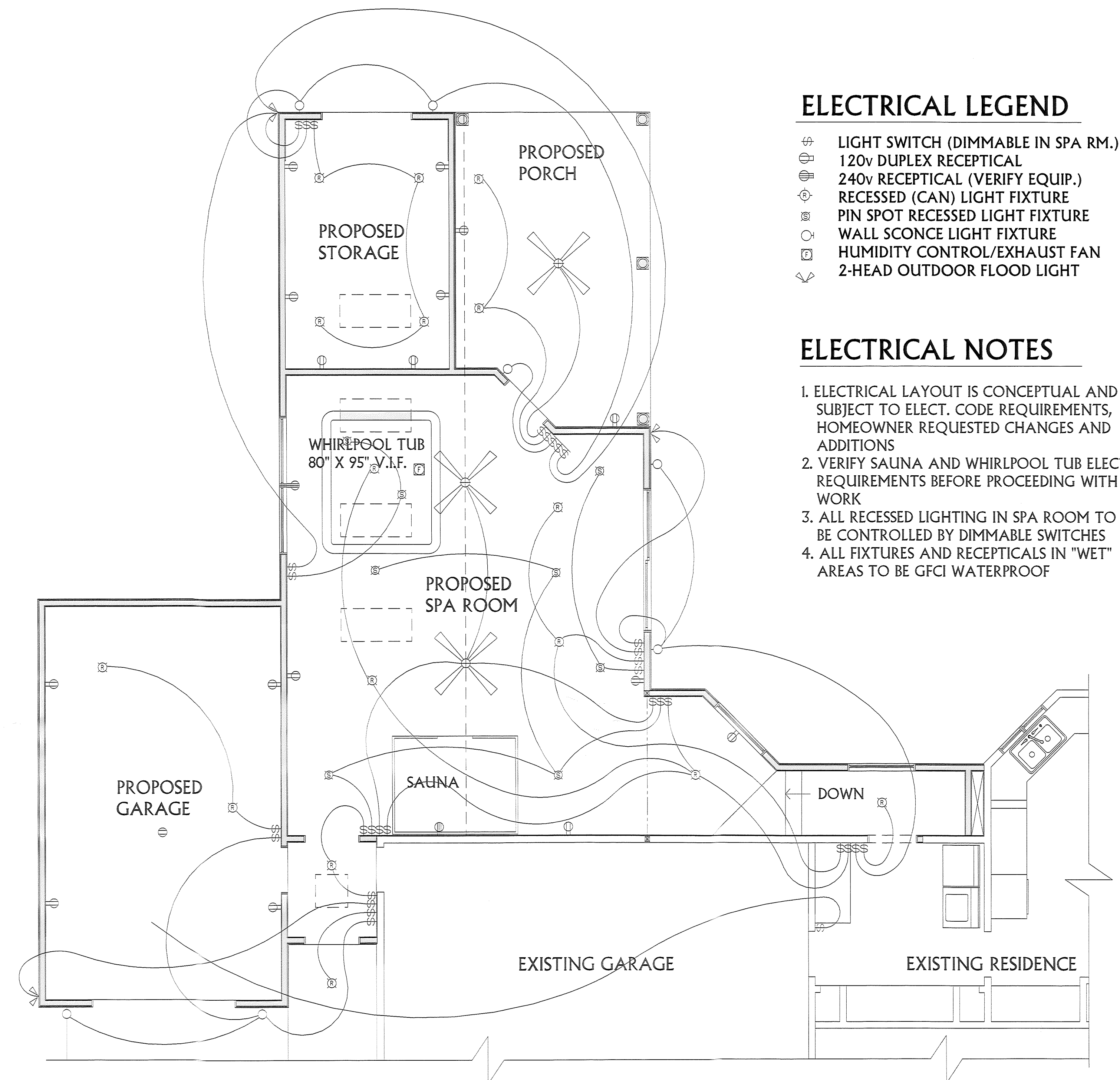
PERMIT & CONSTRUCTION

A-2



FOUNDATION PLAN

SCALE 1/4" = 1'-0"



ELECTRICAL LEGEND

- ⊕ LIGHT SWITCH (DIMMABLE IN SPA RM.)
- ⊕ 120v DUPLEX RECEPTICAL
- ⊕ 240v RECEPTICAL (VERIFY EQUIP.)
- ⊕ RECESSED (CAN) LIGHT FIXTURE
- ⊕ PIN SPOT RECESSED LIGHT FIXTURE
- ⊕ WALL SCONCE LIGHT FIXTURE
- ⊕ HUMIDITY CONTROL/EXHAUST FAN
- ⊕ 2-HEAD OUTDOOR FLOOD LIGHT

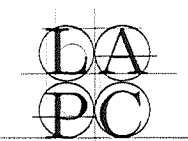
ELECTRICAL NOTES

1. ELECTRICAL LAYOUT IS CONCEPTUAL AND SUBJECT TO ELECT. CODE REQUIREMENTS, HOMEOWNER REQUESTED CHANGES AND ADDITIONS
2. VERIFY SAUNA AND WHIRLPOOL TUB ELECT. REQUIREMENTS BEFORE PROCEEDING WITH WORK
3. ALL RECESSED LIGHTING IN SPA ROOM TO BE CONTROLLED BY DIMMABLE SWITCHES
4. ALL FIXTURES AND RECEPTICALS IN "WET" AREAS TO BE GFCI WATERPROOF

ELECTRICAL FLOOR PLAN

SCALE 1/4" = 1'-0"

PROPOSED EXPANSION TO THE RESIDENCE OF
BRIAN HORN & BRENDA BALDWIN
309 DELIGHT MEADOWS ROAD, REISTERSTOWN, MD 21136



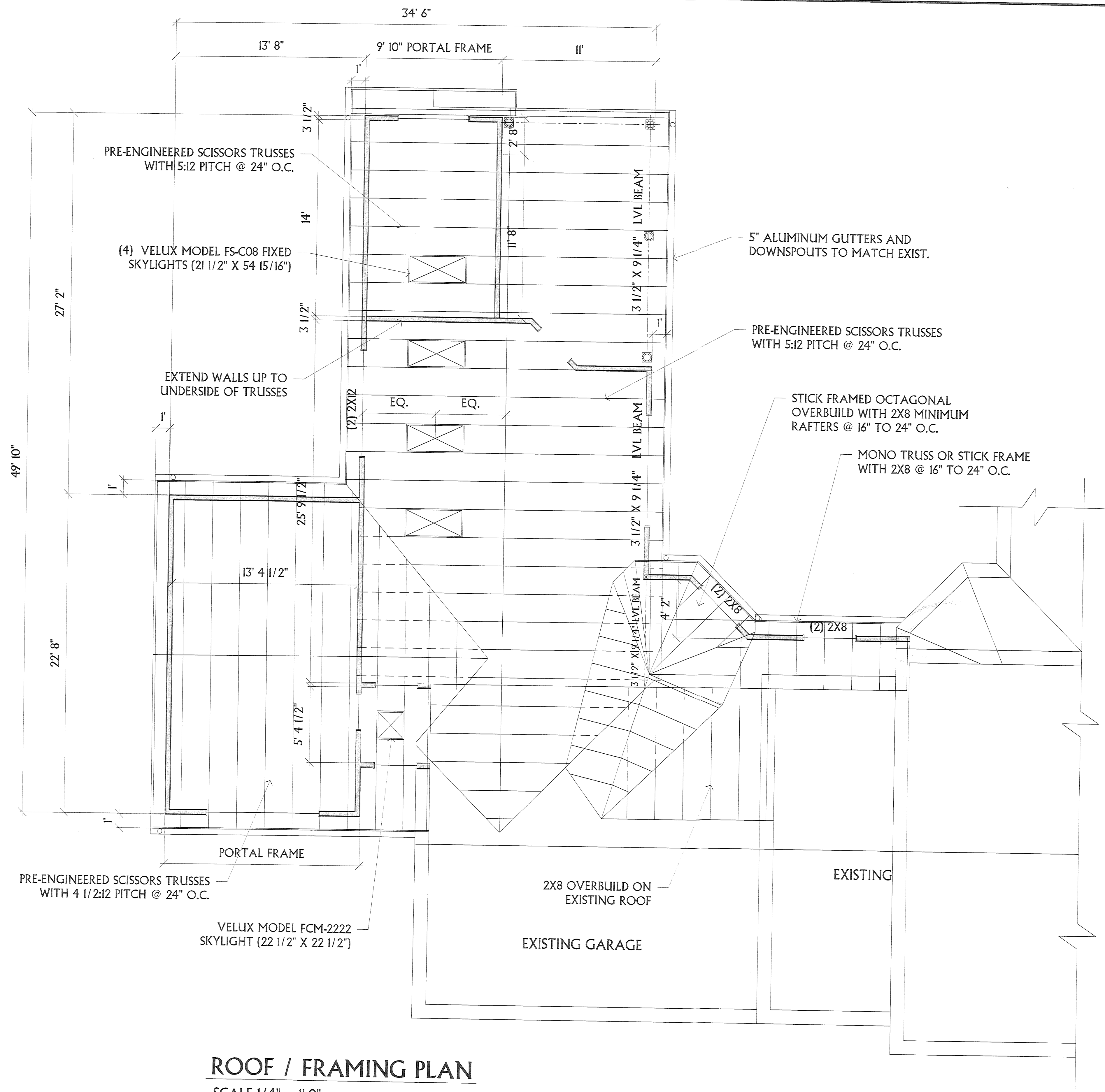
LEHMAN ASSOCIATES, PC
architects

PROJ. NO: 1311-272

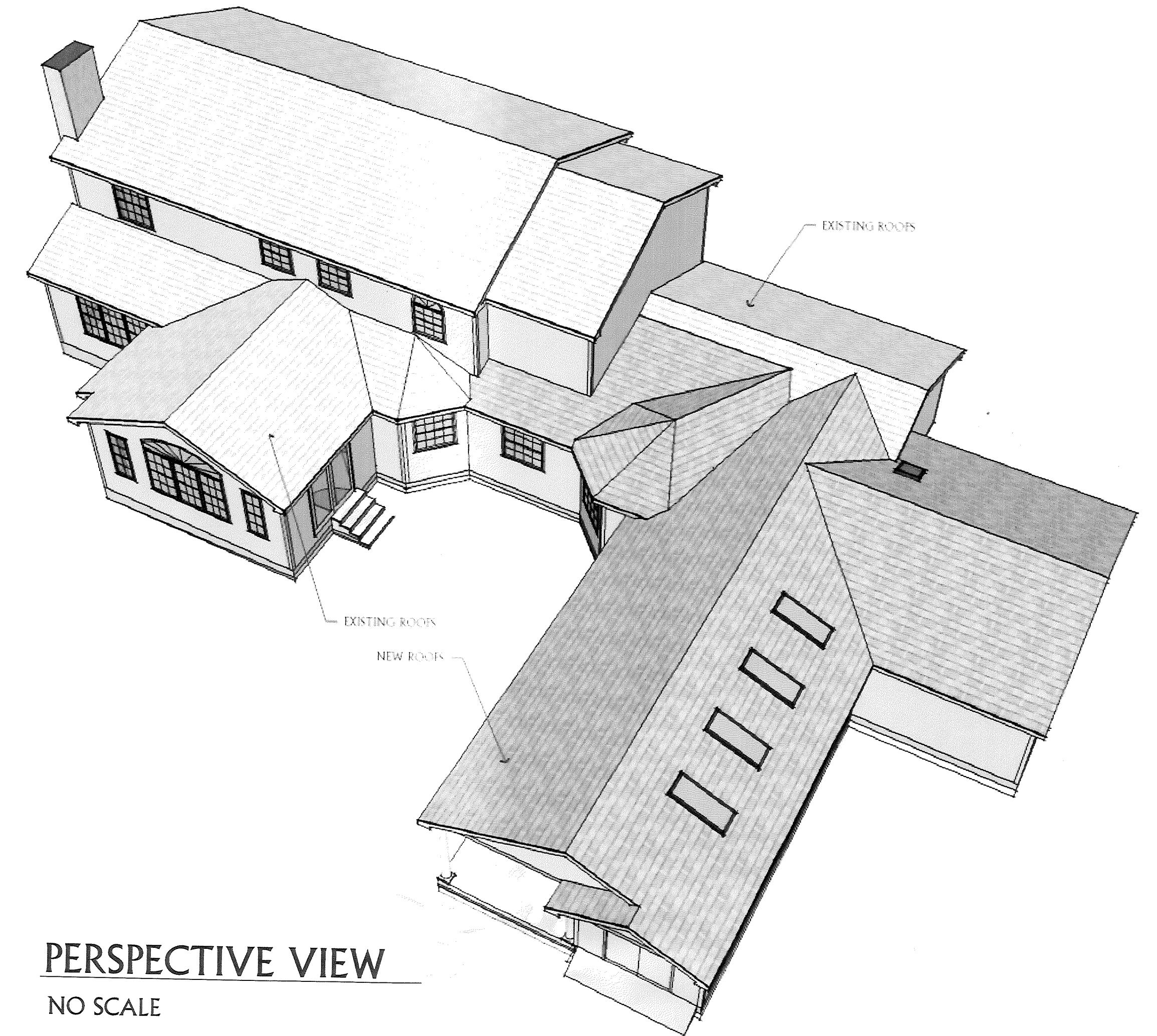
DATE: 11.11.11

PERMIT * CONSTRUCTION

A-3



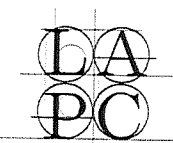
ROOF / FRAMING PLAN
SCALE 1/4" = 1'-0"



PERSPECTIVE VIEW
NO SCALE

ROOF SPECIFICATIONS

PRE-ENGINEERED ROOF TRUSSES (SCISSORS WHERE SPECIFIED)
W/ ALL DIMENSIONS FIELD VERIFIED
2X8 STICK FRAMING WHERE APPLICABLE
5/8" OSB ROOF SHEATHING
15# ROOFING FELT W/ ICE AND WATER SHIELD AT ALL PERIMETERS, VALLEYS AND EAVES.
ASPHALT SHINGLES TO MATCH EXISTING
CONTINUOUS RIDGE VENTS
R-38 FIBERGLASS BATT INSULATION
1/2" MOISTURE RESISTANT GYPSUM BOARD CEILING
PAINTING OF CEILING PROVIDED BY HOMEOWNER



LEHMAN ASSOCIATES, PC
architects

PROPOSED EXPANSION TO THE RESIDENCE OF
BRIAN HORN & BRENDA BALDWIN
309 DELIGHT MEADOWS ROAD, REISTERSTOWN, MD 21136

PROJ. NO: 1311-272

DATE: 11.07.11

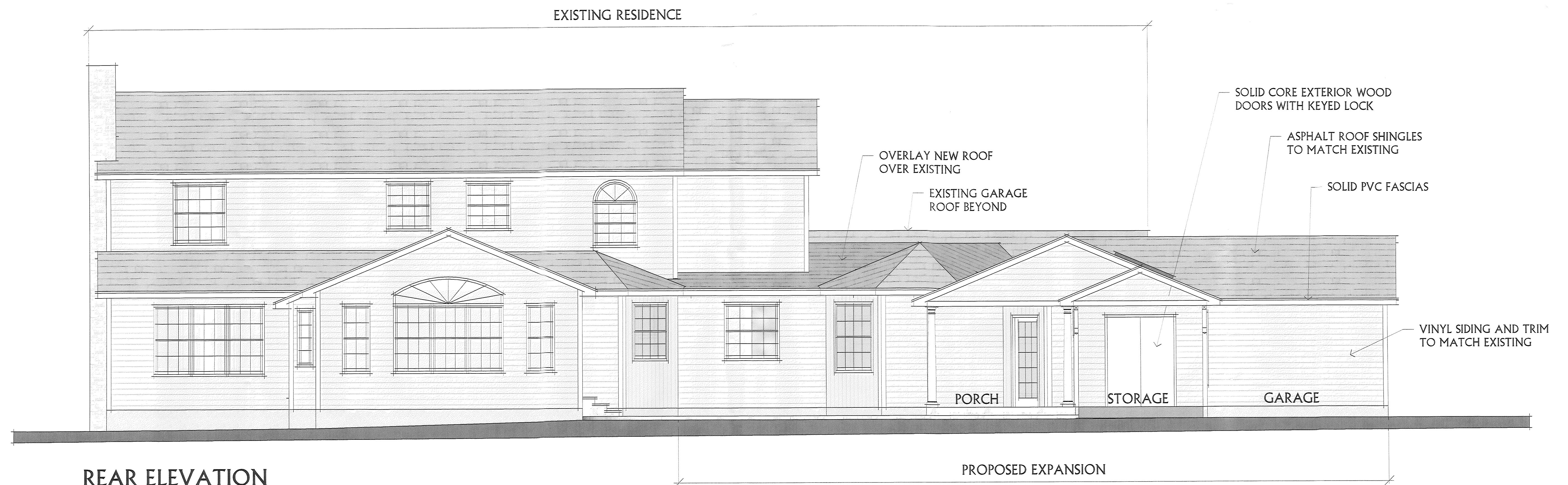
PERMIT * CONSTRUCTION

A-4



FRONT ELEVATION

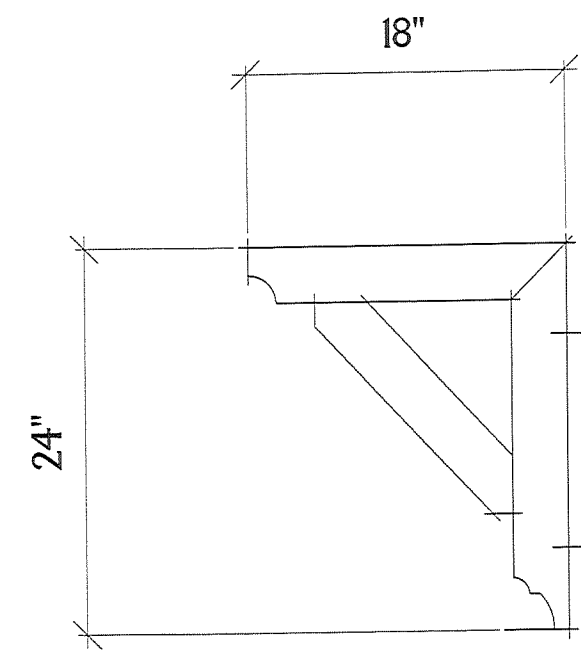
SCALE 1/4" = 1'-0"



REAR ELEVATION

SCALE 1/4" = 1'-0"

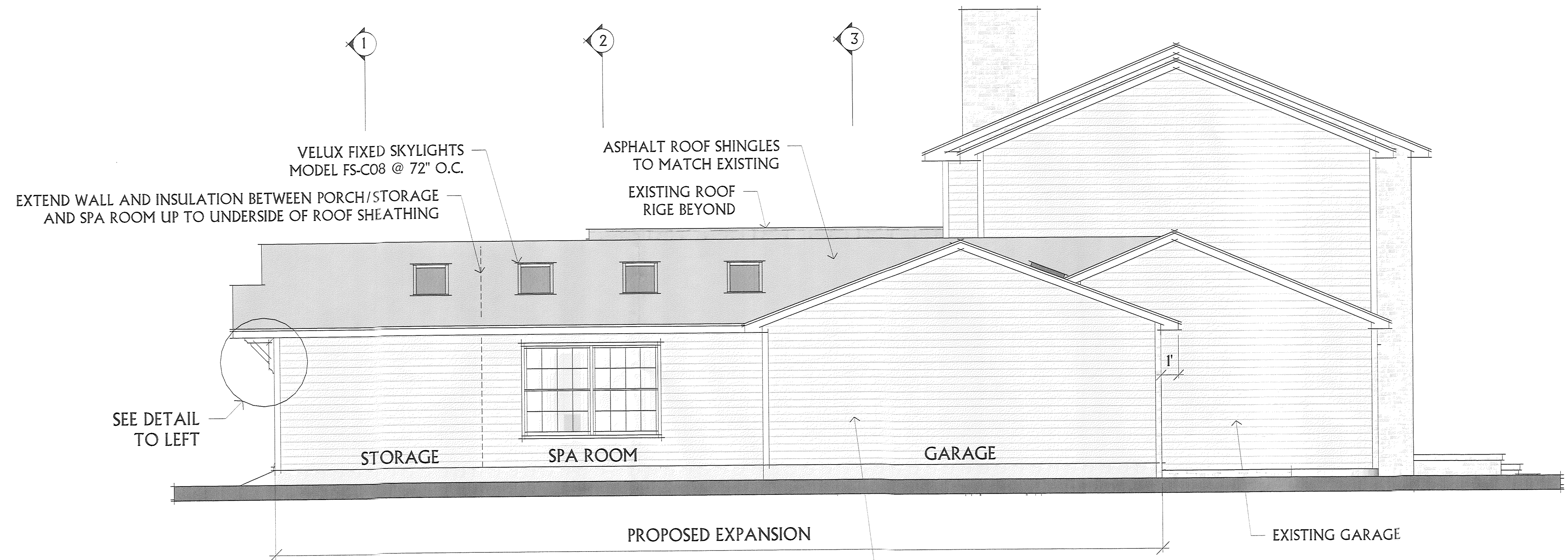
PROPOSED EXPANSION TO THE RESIDENCE OF
BRIAN HORN & BRENDA BALDWIN
 309 DELIGHT MEADOWS ROAD, REISTERSTOWN, MD 21136



CEDAR WOOD BRACKETS MODEL G08-24184 BY FLOWERWINDOWBOXES.COM - PAINT TO MATCH EXISTING EXTERIOR TRIM COLOR IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATION

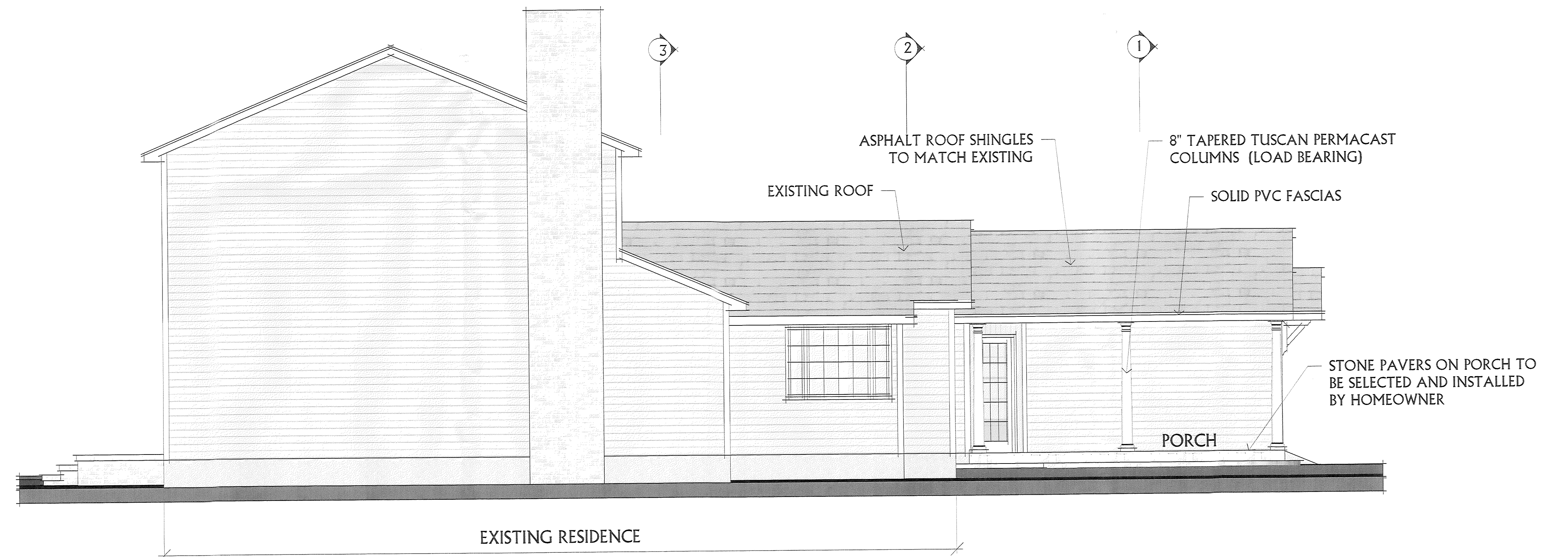
ROOF BRACKET DETAIL

SCALE 1" = 1'-0"



LEFT SIDE ELEVATION

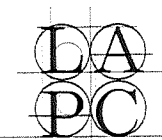
SCALE 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED EXPANSION TO THE RESIDENCE OF
BRIAN HORN & BRENDA BALDWIN
309 DELIGHT MEADOWS ROAD, REISTERSTOWN, MD 21136



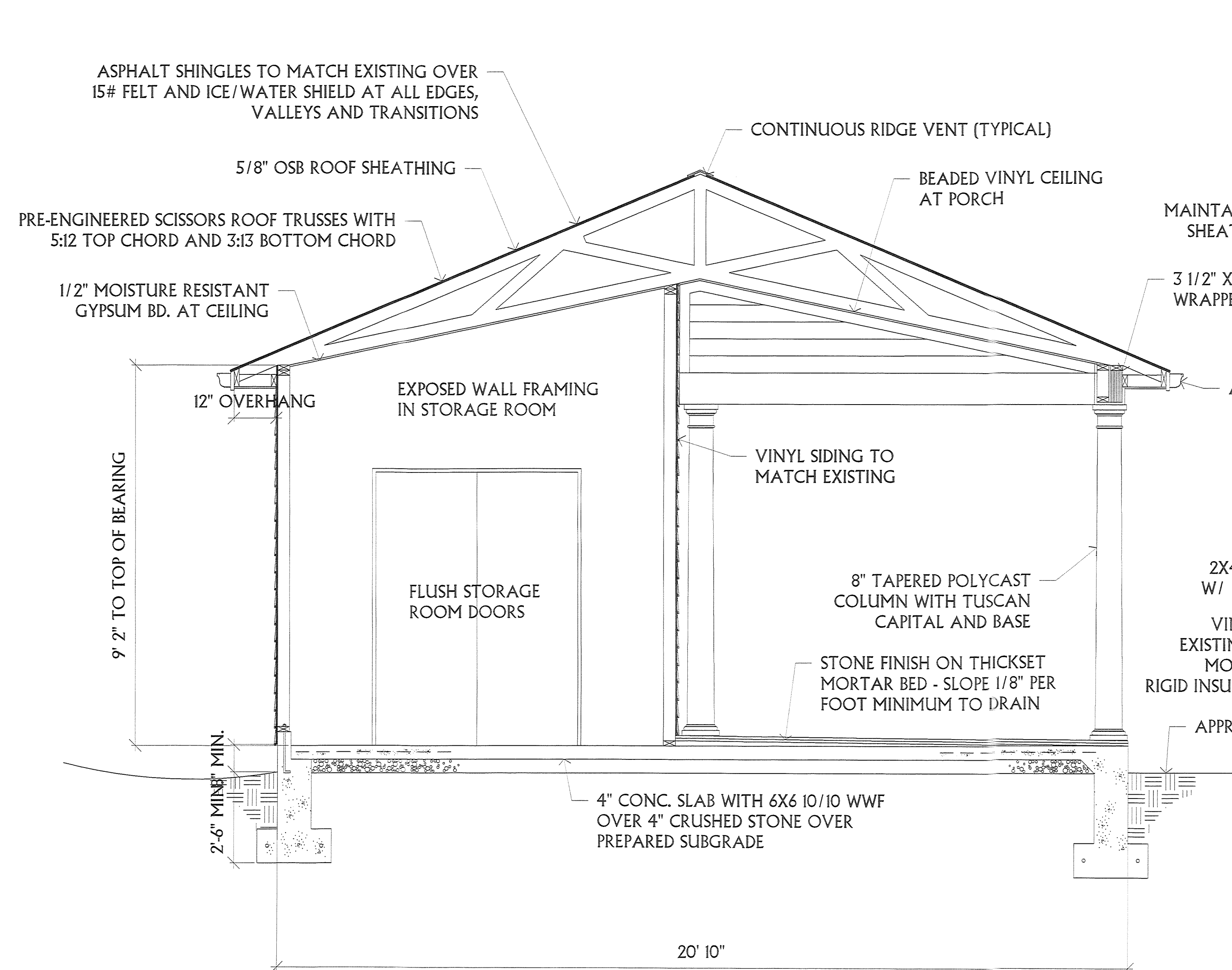
LEHMAN ASSOCIATES, PC
architects

PROJ. NO: 1311-272

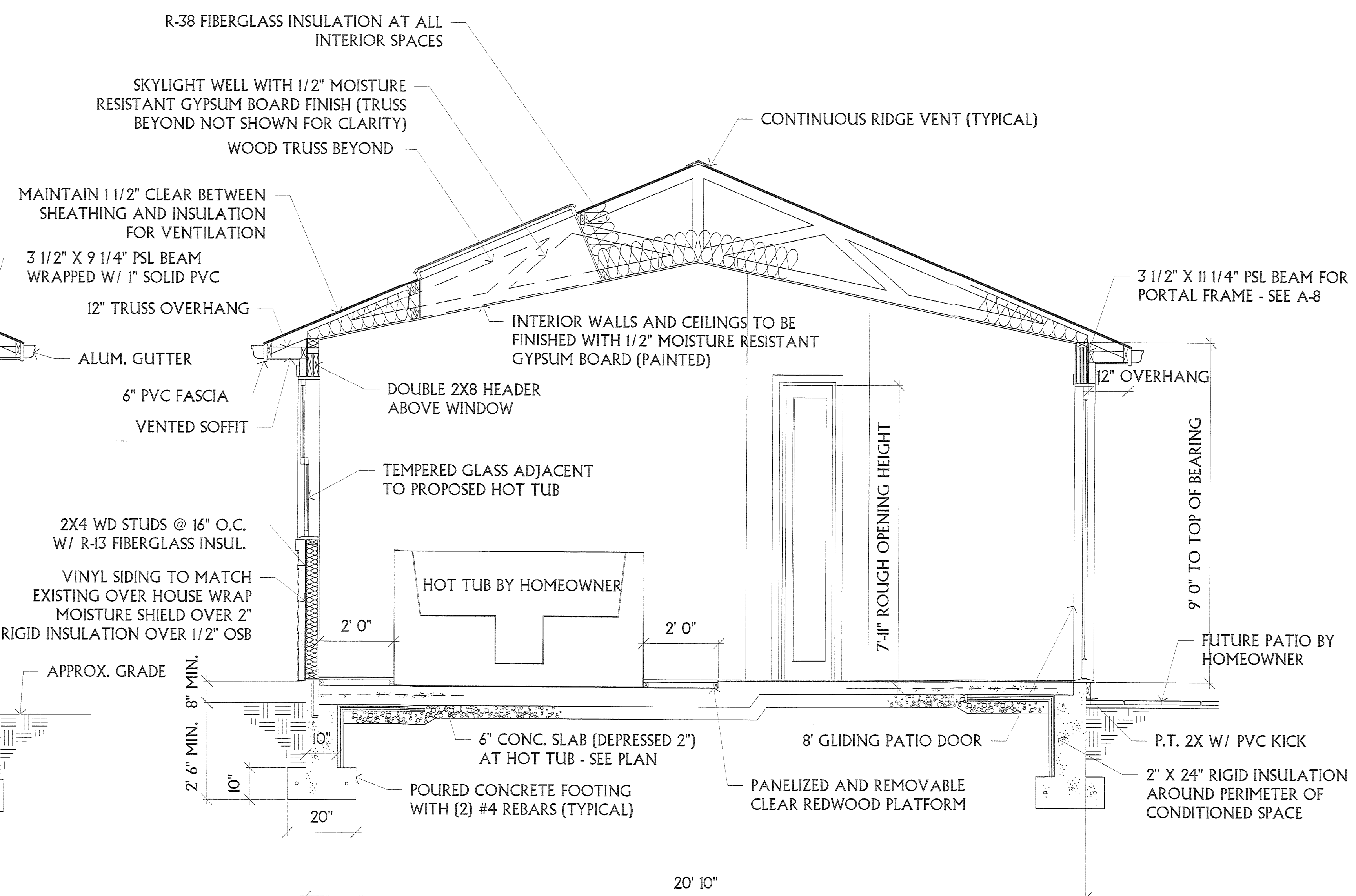
DATE: 11.11.11

PERMIT - CONSTRUCTION

A-6



CROSS SECTION #1
SCALE 1/2" = 1'-0"

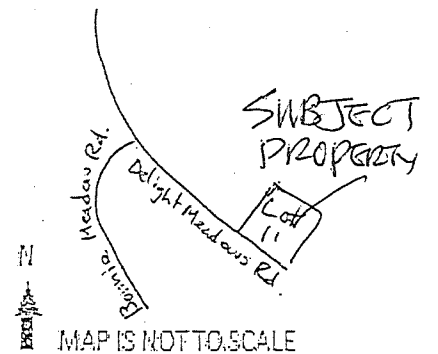


CROSS SECTION #2
SCALE 1/2" = 1'-0"

A-8

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
 ADDRESS 309 Delight Meadows Rd. OWNER(S) NAME(S) Brian Horn Brenda Baldwin
 SUBDIVISION NAME Delight Meadows LOT # 11 BLOCK # SECTION # 3
 PLAT BOOK # 53 FOLIO # 103 10 DIGIT TAX # 200008455 DEED REF. # 00146192497

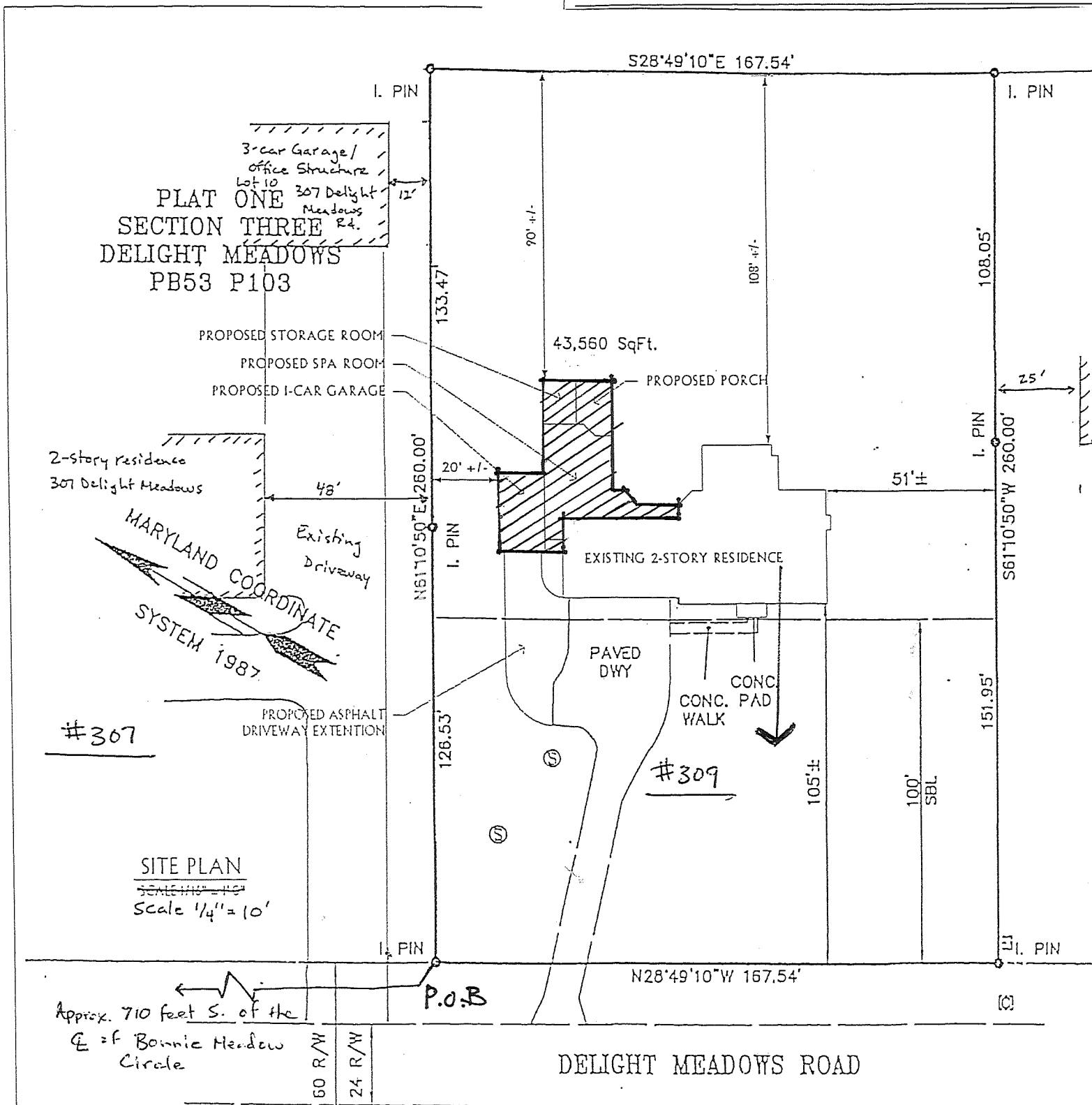
SITE VICINITY MAP



ZONING MAP# 05702
 SITE ZONED RC5
 ELECTION DISTRICT 04
 COUNCIL DISTRICT 04
 LOT AREA ACREAGE 1.00 ac.
 OR SQUARE FEET
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH ?
 WATER IS:
 PUBLIC PRIVATE X
 SEWER IS:
 PUBLIC PRIVATE X
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW
No
 VIOLATION CASE INFO:
No

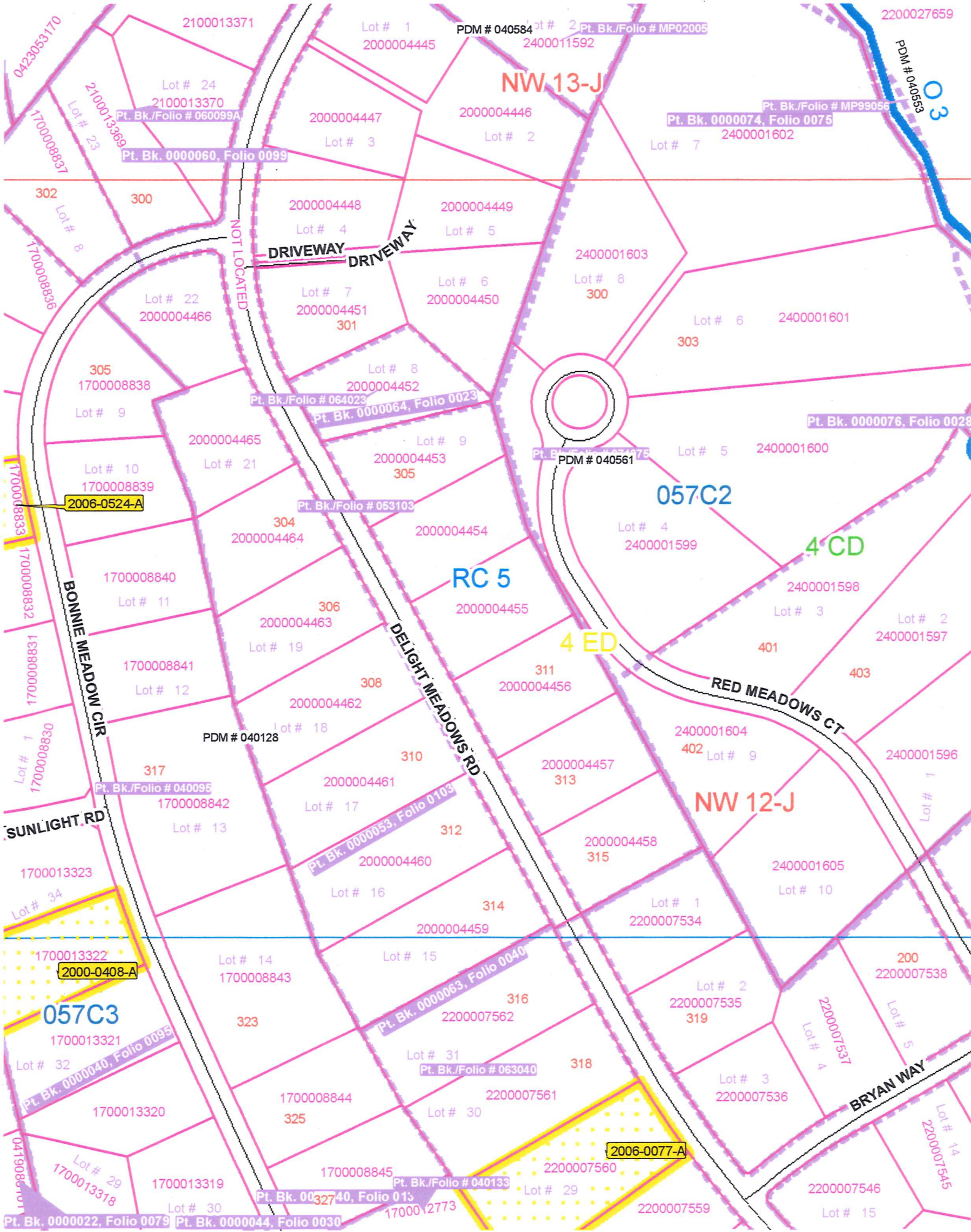
SITE AND BUILDING DATA

OVERALL LOT SIZE	43,560 SQ. FT.
EXISTING RESIDENCE FOOTPRINT	1,923 SQ. FT.
EXISTING GARAGE FOOTPRINT	558 SQ. FT.
PROPOSED SPA ROOM (1-STORY)	658 SQ. FT.
PROPOSED I-CAR GARAGE	313 SQ. FT.
PROPOSED STORAGE ROOM	142 SQ. FT.
PROPOSED COVERED PORCH	180 SQ. FT.
TOTAL LOT COVERAGE	3,774 SQ. FT.
PERCENT LOT COVERAGE	8.66%



1" = 40' 0"

2013-0029-A



2013-0029-A