



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

August 5, 2013

Glenn Boyd
8231 Rosebank Avenue
Baltimore, Maryland 21222

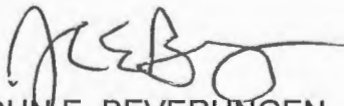
RE: Petition for Special Hearing
Case No. 2013-0278-SPH
Property: 8231 Rosebank Avenue

Dear Mr. Boyd:

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.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure

c: Stuart Colvin, 8231 Rosebank Avenue, Baltimore, Maryland 21222

IN RE: PETITIONS FOR SPECIAL HEARING *
(8231 Rosebank Avenue)
15th Election District *
7th Councilmanic District *
Glenn Boyd *
Petitioner *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2013-0278-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Hearing filed by Glenn Boyd, the legal owner of the subject property. The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to approve a replacement dwelling in an ML zone in an area which is not predominantly adjoined by residential dwellings. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing in support of the requests was Glenn Boyd and Stuart Colvin, a representative of the builder, CGC Builders, Inc. The file reveals that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations.

Zoning Advisory Committee (ZAC) comments were received from the Department of Planning (DOP), Department of Environmental Protection and Sustainability (DEPS) and Bureau of Development Plans Review (DPR). The DOP does not oppose the petition, but requested that Petitioner clear the subject lot of debris and non functioning cars. DEPS indicated that the subject property is located within an Intensely Developed Area (IDA) and is subject to Critical

ORDER RECEIVED FOR FILING

Date 8-5-13

By [Signature]

Area requirements. The Bureau of DPR indicated the Petitioner must comply with the County's flood plain requirements.

The subject property is 34,775 sq. ft. in size and is zoned ML. The Petitioner's family has owned the property since 1964, and the existing dwelling (shown in the photos marked as Exhibit 2) was constructed in 1920. The Petitioner proposes to raze the existing home, and construct on the property a modern single family dwelling (1,928 s.f.), as shown on the plans and elevation drawings submitted as Exhibit 3.

Under the B.C.Z.R., "residences" may be erected in manufacturing zones provided the dwelling satisfies (in this case) the adjoining DR 5.5 height and area regulations. The Petitioner will satisfy these requirements, as shown on the site plan. Exhibit 1. Even so, County officials required the Petitioner to seek Special Hearing relief, based on § 302.1 of the Zoning Policy Manual, which sets forth certain conditions that are arguably at odds with B.C.Z.R. § 302.1. Even so, as noted above, this property has been improved with a residential dwelling for over 90 years, and the zoning maps reveal that the property is surrounded by DR 3.5 and DR 5.5 zones. As such, I find that Petitioner has satisfied the requirements of the Zoning Commissioner's Policy Manual (ZCPM) and B.C.Z.R., and that the new dwelling will be an attractive addition to the community.

Pursuant to the advertisement, posting of the property, and the public hearing, and after considering the testimony and evidence offered, I find that Petitioner's Special Hearing request should be granted.

THEREFORE, IT IS ORDERED this 5th day of August 2013, by this Administrative Law Judge, that Petitioner's request for Special Hearing pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to approve a replacement dwelling in an ML zone in

ORDER RECEIVED FOR FILING

Date 8-5-13

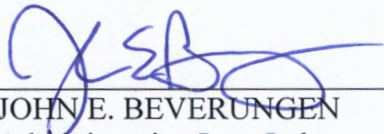
By WJ

an area which is not predominantly adjoined by residences , be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/sln

ORDER RECEIVED FOR FILING

Date 8-5-13

By DW



PETITION FOR ZONING HEARING(S)

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

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

Address 8231 Rosebank Ave Baltimore which is presently zoned ML
 Deed References: _____ 10 Digit Tax Account # 1502572500
 Property Owner(s) Printed Name(s) Glenn Boyd

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☒ a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
 Per § 302.1 (page 3-2) of the Baltimore County Zoning Policy Manual to approve a replacement dwelling in an M.L. zone and in an area which not predominantly adjoins by residence.
2. ☐ a **Special Easement**
3. ☐ a **Variance** from Section(s) _____

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
 (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

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

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Name #1- Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address Comcast.n

CASE NUMBER 2013-0278-SPH Filing Date 5/21/13

Do Not Schedule Dates: _____

Reviewer G H

439 East Main Street
Westminster, MD 21157-5539



(410) 848-1790 • (301) 662-1799
FAX (410) 848-1791

**ZONING PROPERTY DESCRIPTION FOR 8231 ROSEBANK AVENUE,
BALTIMORE, MD 21222**

Beginning at a point on the east side of Rosebank Avenue, which is thirty (30) feet wide, at the distance of 260 feet south of the centerline of Edgewater Place, which is twenty (20) feet wide.

Being Lot No. 50, No. 51, and a portion of No. 52, in the subdivision of Rosebank, as recorded in Baltimore County Plat Book WPC No. 6, Folio No. 184, containing 34,775 square feet. Located in the 15th Election District and 7th Councilmanic District.

2013-0278-SPH

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 2013-0278 SPH

Petitioner: Glenn Boyd

Address or Location: 8231 Rosebank Ave. Baltimore, MD 21222

PLEASE FORWARD ADVERTISING BILL TO:

Name: Carla Colvin, CGC Builders

Address: 8189 Heatherwood Dr.

Laurel, MD 20723

Telephone Number: 301-490-9171

Revised 2/17/11 DT

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

No. **099733**

Date: **5/22/13**

PAID RECEIPT

RECEIVED ACTUAL TIME DRW
5/22/2013 5/22/2013 14:13:31 5

REG #503 WALKIN RDOS LRD
RECEIPT # 454850 5/22/2013 OFLN

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6130					75.00

5 - \$28 ZONING VERIFICATION
CR NO. 099733

Rept Tot \$75.00
\$75.00 CK \$1.00 CA
Baltimore County, Maryland

Total: **75.00**

Rec From: **Glenn Boyd**

For: **Zoning Case # 2013-0278-SPH**

DISTRIBUTION

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

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

2013-0278-SPH

RE: Case No.: _____

Petitioner/Developer: _____

Glenn Boyd

August 1, 2013

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

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: _____

8231 Rosebank Ave

July 12, 2013

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

July 12, 2013

(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)



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

July 11, 2013

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on July 11, 2013

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

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: #2013-0278-SPH

8231 Rosebank Avenue
E/side of Rosebank Avenue, 260 ft. s/of centerline
of Edgewater Place
15th Election District - 7th Councilmanic District
Legal Owner(s): Glenn Boyd

Special Hearing: to approve a replacement dwelling in an ML zone and in an area which not predominantly adjoins by residence.

Hearing: Thursday, August 1, 2013 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
7/154 July 11 933163

TO: PATUXENT PUBLISHING COMPANY
Thursday, July 11, 2013 Issue - Jeffersonian

Please forward billing to:
Carla Colvin
CGC Builders
8489 Heatherwold Drive
Laurel, MD 20723

301-490-9171

NOTICE OF ZONING HEARING

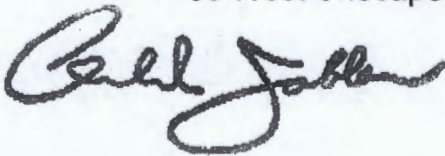
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E/side of Rosebank Avenue, 260 ft. s/of centerline of Edgewater Place
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105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

June 18, 2013

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2013-0278-SPH

8231 Rosebank Avenue

E/side of Rosebank Avenue, 260 ft. s/of centerline of Edgewater Place

15th Election District – 7th Councilmanic District

Legal Owners: Glenn Boyd

Special Hearing to approve a replacement dwelling in an ML zone and in an area which not predominantly adjoins by residence.

Hearing: Thursday, August 1, 2013 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Glenn Boyd, 89 Wise Avenue, Baltimore 21222
Stuart Colvin, 8489 Heatherwold Drive, Laurel 20723

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, JULY 12, 2013.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

MEMORANDUM

DATE: September 6, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0278-SPH - Appeal Period Expired

The appeal period for the above-referenced case expired on September 4, 2013. 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

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
8231 Rosebank Avenue; E/S Rosebank Avenue,	*	OF ADMINSTRATIVE
260' S of c/line of Edgewater Place	*	HEARINGS FOR
15 th Election & 7 th Councilmanic Districts	*	BALTIMORE COUNTY
Legal Owner(s): Glenn Boyd	*	2013-278-SPH
Petitioner(s)		

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED

JUN 03 2013

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 3rd day of June, 2013, a copy of the foregoing Entry of Appearance was mailed to Stuart Colvin, 8489 Heatherwold Drive, Laurel, MD 20723, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

8/1
11am

CASE NO. 2013-0278-SPH

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>6/7/13</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>C</u>
<u>6/25/13</u>	DEPS (if not received, date e-mail sent _____)	<u>COMMENT</u>
<u>6/21/13</u>	FIRE DEPARTMENT PLANNING (if not received, date e-mail sent _____)	<u>NOT OPPOSED w/ comment</u>
<u>6/5/13</u>	STATE HIGHWAY ADMINISTRATION TRAFFIC ENGINEERING	<u>NO Obj</u>
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>July 11, 2013</u>	
SIGN POSTING	Date: <u>July 12, 2013</u> by <u>Black</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

JUN 25 2013



OFFICE OF ADMINISTRATIVE HEARINGS

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: June 25, 2013

SUBJECT: DEPS Comment for Zoning Item # 2013-0278-SPH
Address 8231 Rosebank Avenue
(Boyd Property)

Zoning Advisory Committee Meeting of June 3, 2013.

EPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within an Intensely Developed Area (IDA) and is subject to Critical Area requirements. The applicant is proposing to allow a replacement single family dwelling and a driveway in an M.L. The lot is not waterfront but there are tidal wetlands across the street. The proposed dwelling is outside of the 100-foot buffer. The applicant must address the 10% pollutant reduction requirement for the IDA, either through plantings or a fee. If the applicant can meet the 10% pollutant reduction requirement, the relief requested by the applicant will result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

This property is not waterfront. If the 10% pollutant reduction requirement is met, that will help conserve fish, plant, and wildlife habitat in the Chesapeake Bay.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: June 21, 2013

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 8231 Rosebank Avenue

RECEIVED

INFORMATION:

JUN 24 2013

Item Number: 13-278

Petitioner: Glenn Boyd

OFFICE OF ADMINISTRATIVE HEARINGS

Zoning: ML

Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The Department of Planning is not opposed to the petitioner's request. The land/lot on which the proposed dwelling will be placed is in the ML zone. However, many of the lots adjacent to the subject lot are occupied with residential dwellings. The subject lot has existing vegetative screening along the rear property line to mitigate the impacts of dissimilar surrounding uses.

As a condition of any relief granted, the Department of Planning recommends that the petitioner clear the subject lot of debris and no longer functioning cars, construction, and lawn equipment as well as enhance and maintain the visual esthetic of the property.

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

Prepared By:

Division Chief:

AVA/LL:cjm

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

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

SUBJECT: Zoning Advisory Committee Meeting
For June 10, 2013
Item No. 2013-0278

DATE: June 07, 2013

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

The base flood elevation for this site is 7.7 feet [NAVD 88].

The flood protection elevation is 8.7 feet.

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

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

The building engineer shall require a permit for this project.

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

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

DAK: CEN.
Cc: file.
ZAC-ITEM NO 13-0278-06102013.doc



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

State Highway
Administration

Darrell B. Mobley, Acting Secretary
Melinda B. Peters, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 6-5-13

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

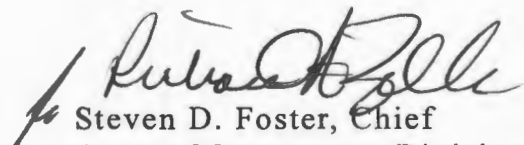
RE: Baltimore County
Item No 2013-0278-SPH
Special Hearing
Glenn Boyd.
8231 Rosebank Avenue

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. 2013-0278-SPH.

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



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

July 26, 2013

Glenn Boyd
89 Wise Avenue
Baltimore MD 21221

RE: Case Number: 2013-0278 SPH, Address: 8231 Rosebank Ave

Dear Mr. Boyd:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 22, 2013. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over a circular embossed seal.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:jaf

Enclosures

c: People's Counsel



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

August 28, 2013

Stuart Colvin
8489 Heatherwood Drive
Laurel, Maryland 20723

RE: Petition for Special Hearing
Case No. 2013-0278-SPH
Property: 8231 Rosebank Avenue

Dear Mr. Colvin:

I am in receipt of your August 22, 2013 letter regarding the above case. You indicated the zoning office requested an amendment to indicate the existing detached garage can "stay as is." The petition filed in this case sought approval for a replacement dwelling in an M.L. zone. No other relief was requested.

In reviewing the site plan (Exhibit 1), I notice that the existing detached garage is depicted with a note: "Ex. Building To Remain." In addition, the relief granted in the August 5, 2013 Order was not conditioned upon the razing or removal of the detached garage. As such, it may remain on the site but will become a nonconforming structure given its placement in front of the proposed replacement dwelling (instead of in the rear yard as required by B.C.Z.R. Sections 302.1 and 400.1).

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln

c: Zoning Office
Peter Zimmerman, People's Counsel



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

August 19, 2013

Glenn Boyd
8231 Rosebank Avenue
Baltimore, Maryland 21222

RE: 2013-0278-SPH Order

Dear Mr. Boyd:

This is in regard to the captioned matter, wherein zoning relief was granted by Order dated August 5, 2013.

In drafting that Order, I overlooked an issue concerning the Zoning Advisory Committee comments submitted by the Department of Planning (DOP). The purpose of this letter is to therefore formally incorporate by reference the DOP comments submitted in this case, a copy of which is attached hereto. The relief granted in this case shall be expressly subject to the Petitioner's compliance with the DOP comments. All other aspects of the August 5, 2013 Order are reaffirmed.

Sincerely,

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

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln

c: Stuart Colvin, 8231 Rosebank Avenue, Baltimore, Maryland 21222



JB 8-1-13

8489 Heatherwold Dr. • Laurel, MD 20723 • 301-490-9171

August 22, 2013

John E. Beverungen
Administrative Law Judge for Baltimore County
Office of Administrative Hearings
105 West Chesapeake Ave. Suite 103
Towson, MD 21204

RECEIVED

AUG 26 2013

RE: Case No. 2013-0278-SPH
Amendment
8231 Rosebank Ave. Baltimore, MD 21222

OFFICE OF ADMINISTRATIVE HEARINGS

Dear Honorable Mr. Beverungen,

In regards to the above special hearing the zoning department is requesting an amendment to the decision to clarify that the current detached garage to the side and front of the proposed house can stay as is. The garage was brought up in the hearing and briefly discussed per the aerial photos supplied at the hearing. There did not seem to be a problem with the garage remaining where it is today and is pertinent to the homeowner's business.

We thank you for your prompt attention and if you have any questions please do not hesitate to contact us.

Sincerely,

Stuart Colvin
CGC Builders LLC

Maryland Department of Assessments and Taxation
Real Property Data Search (vw6.1A)
BALTIMORE COUNTY

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

Account Identifier: District - 15 Account Number - 1502572500

Owner Information

Owner Name: BOYD GLENN **Use:** COMMERCIAL/RESIDENTIAL
Principal Residence: NO
Mailing Address: 89 WISE AVE **Deed Reference:** 1) /25805/ 00565
BALTIMORE MD 21222-4842 2)

Location & Structure Information

Premises Address **Legal Description**
8231 ROSEBANK AVE LTS 50,51 PT LT 52
BALTIMORE 21222- ROSEBANK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0104	0002	0282		0000			50	3	Plat Ref: 0006/0184

Special Tax Areas **Town** NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1920	696	0.7500 AC	07

Stories	Basement	Type	Exterior
	NO	STANDARD UNIT SIDING	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2012	07/01/2012	07/01/2013
Land	89,800	89,800		
Improvements:	100	100		
Total:	89,900	89,900	89,900	89,900
Preferential Land:	0			0

Transfer Information

Seller: BOYD BEN R	Date: 06/19/2007	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /25805/ 00565	Deed2:
Seller: BOYD BEN R	Date: 06/02/2006	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /23934/ 00188	Deed2:
Seller: BOSSIE HAROLD V	Date: 11/12/1963	Price: \$12,000
Type: ARMS LENGTH IMPROVED	Deed1: /04227/ 00463	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2012	07/01/2013
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

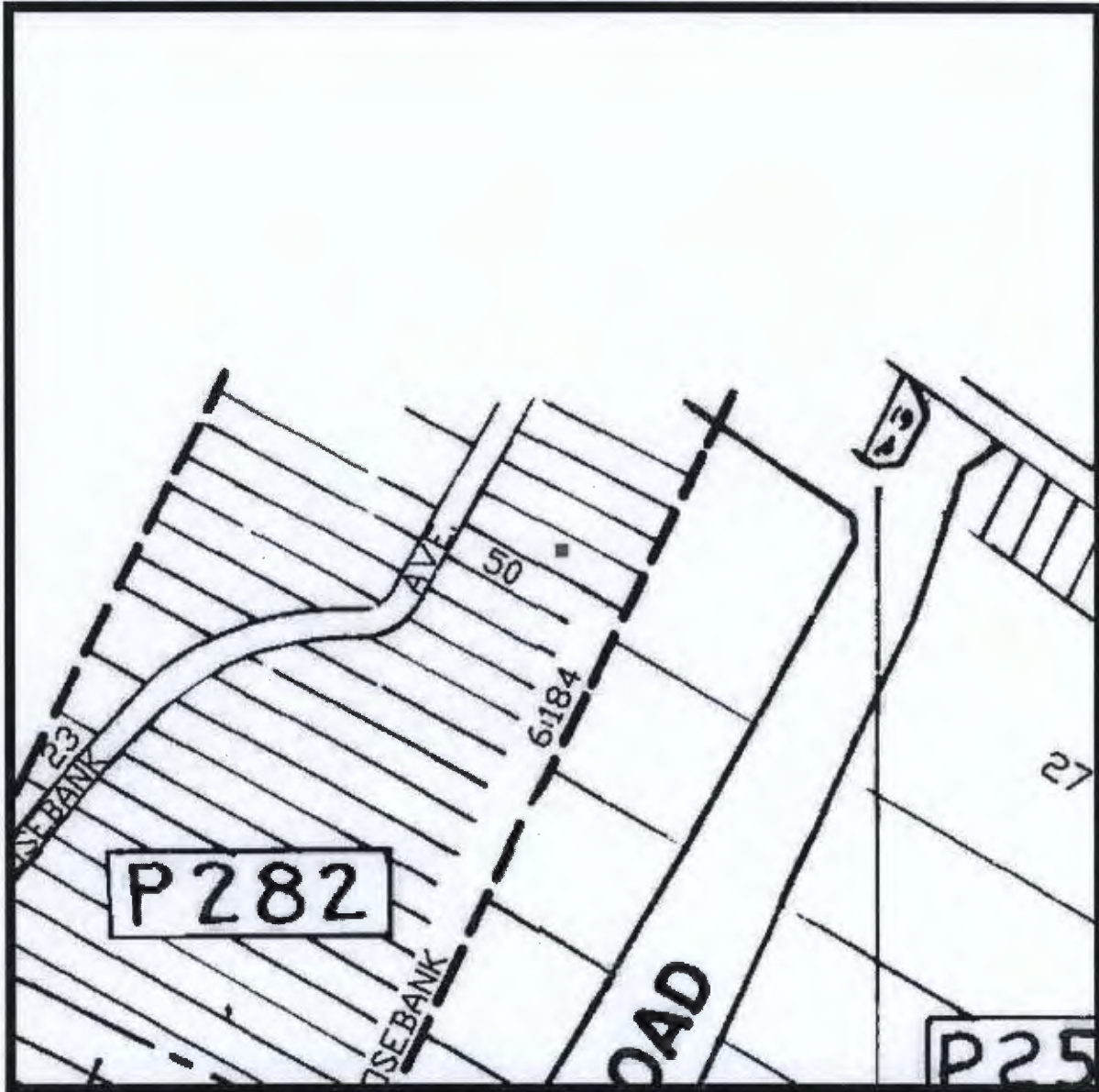
Homestead Application Status: No Application



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

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Search](#)

District - 15 Account Number - 1502572500



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.

CASE NAME 8231 ~~Robank~~ Ave.
CASE NUMBER 2013-278 SP4
DATE 8-1-13

CASE NUMBER 2013-278 SPH
DATE 8-1-13

[illegible]

Case No.: 2013-278-SPH

Exhibit Sheet

DW 9-6-13
DW 8-5-13

Petitioner/Developer

Protestant

No. 1	Site plan	
No. 2	color photos	
No. 3	elevation drawings	
No. 4	My Neighborhood map	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

ROSEBANK AVENUE

ROSEBANK PROPERTIES
156 16/101

BALTO. CO.
RW-74-195
6347/101

GLENN BOYD
25805/565

GLENN BOYD
25335/193

LOD DENOTES LIMITS OF
DISTURBANCE,
TOTAL LOD = 16,120 S.F.

A licensed Maryland Surveyor either personally prepared this Topographical Survey, or was in responsible charge over its preparation and the surveying work reflected in it, in compliance with the Maryland Minimum Standards of Practice for Land Surveyors. (COMAR 09-13-06.06 AND .12)

NOTE:
THIS LOT IS LOCATED IN FLOOD ZONE AE,
BASE FLOOD ELEVATION 8.0 PER FIRM
PANEL 440 OF 580 (COMMUNITY PANEL
No. 2400 10-0440-F) BALTIMORE COUNTY,
MARYLAND. MAP REVISED 7/26/08.

SITE PLAN
8231 ROSEBANK AVENUE

15th ELECTION DISTRICT * BALTIMORE COUNTY, MARYLAND
7th COUNCILMANIC DISTRICT
RECORDED IN PLAT BOOK 6, PAGE 184



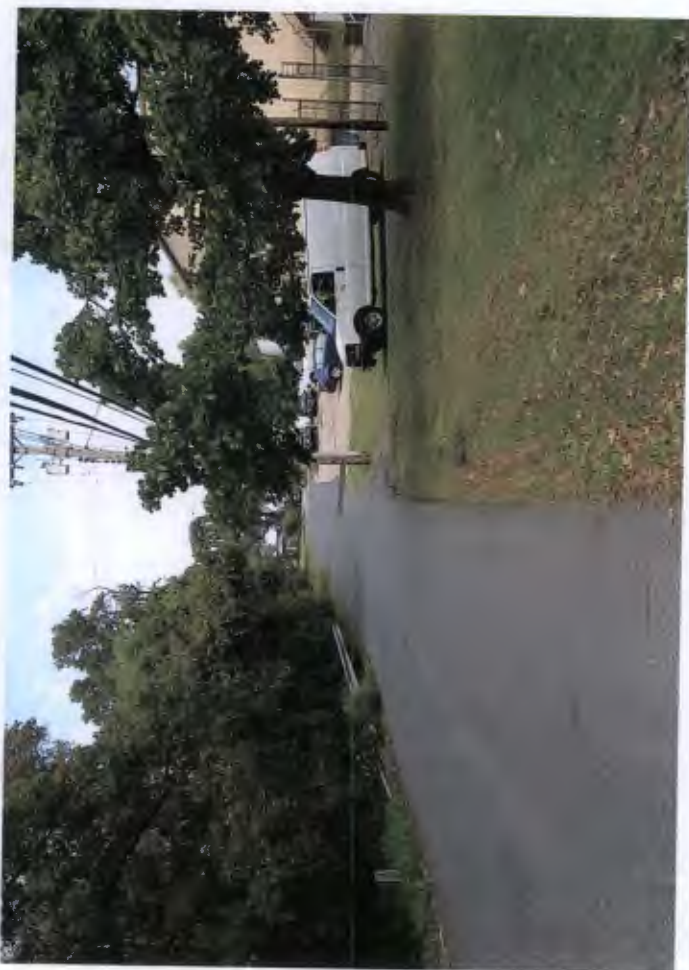
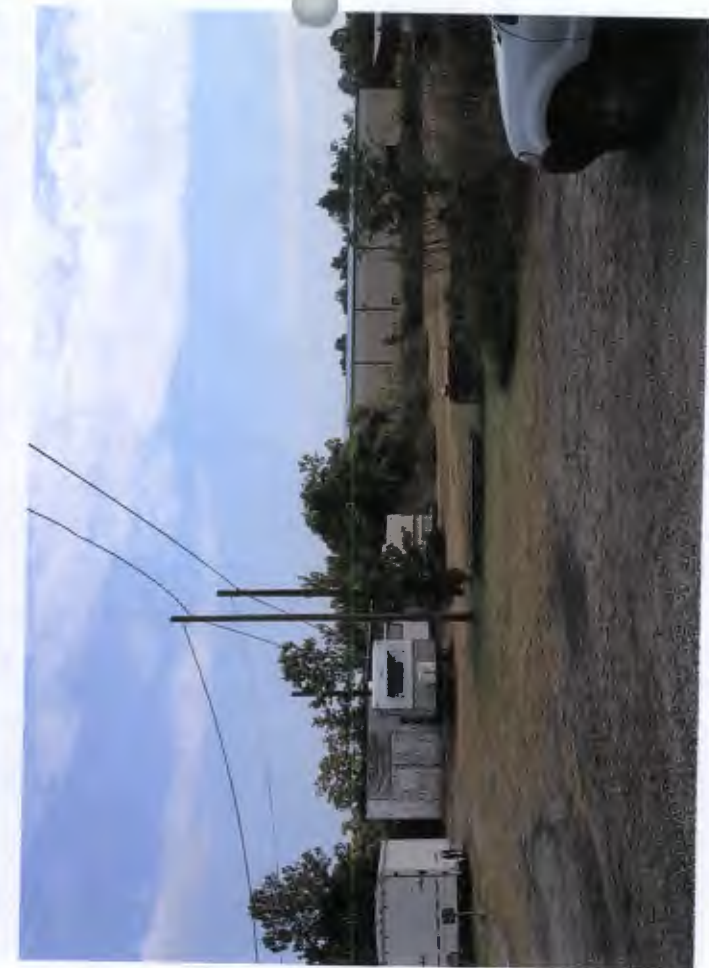
439 East Main Street Westminster, MD 21157-5539
(410) 848-1790 FAX (410) 848-1791

DRAWN BY:	KMB
DESIGN BY:	
REVIEW BY:	DEM
DATE:	03-25-13
SCALE:	1" = 50'
JOB NO:	2013036
SHEET:	1 OF 1



#1

#2



BOYD RESIDENCE



PERMIT/PRICING SET
MARCH 25, 2013

DRAWING INDEX

TITLE	SHEET	TITLE	SHEET
COVER SHEET	CS		
CONSTRUCTION NOTES	CN		
ELEVATIONS	A-1		
FOUNDATION PLAN	A-2		
FIRST FLOOR PLAN AND SECTIONS	A-3		
APA NARROW WALL DETAILS	A-8A		
WALL BRACING PLANS AND CHARTS	A-8B		
WALL BRACING FIRST FLOOR PLAN	A-8C		

SQ. FOOTAGE

BASEMENT	0
FIRST FLOOR	1428
TOTAL	1428
GARAGE	424



JB HOME DESIGN, LLC

9416 CONCORD COURT
BALTIMORE, MARYLAND 21234
OFFICE (410) 594-4501
FAX (410) 663-4064
EMAIL: JON@JBHOMEDSIGN.COM

home design



8489 Heatherwood Dr. • Laurel, MD 20723

3

JB HOME DESIGN, LLC

ALL
TO
AND
JANIS
ON
ON
ON

DATE	TIME	LOCATION

BOYD
DATE: 10/1/77
CONSTRA

[illegible]

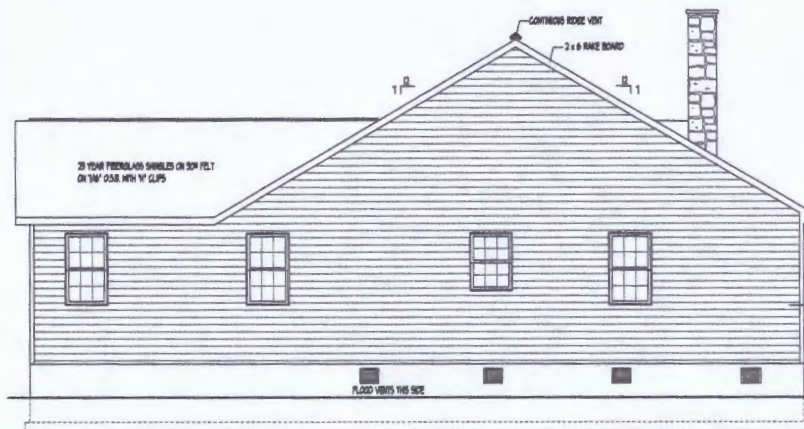
RESIDENCE

[illegible]

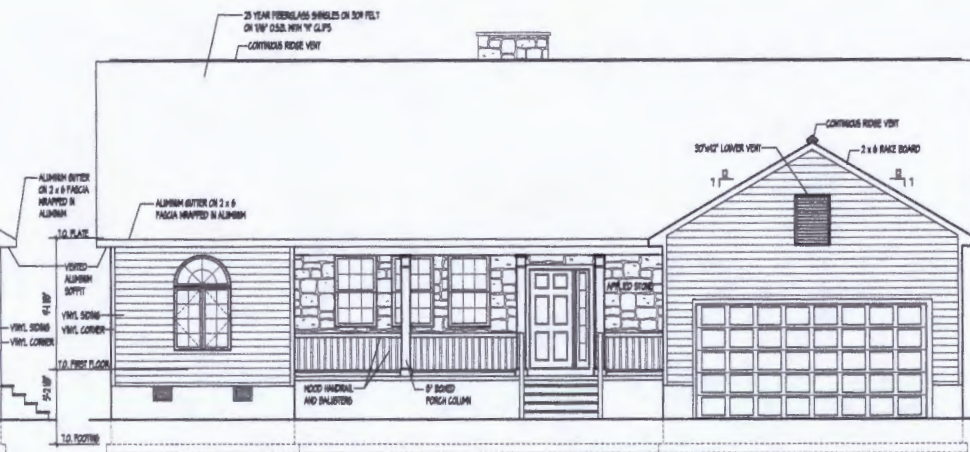
SHEET NO.

27

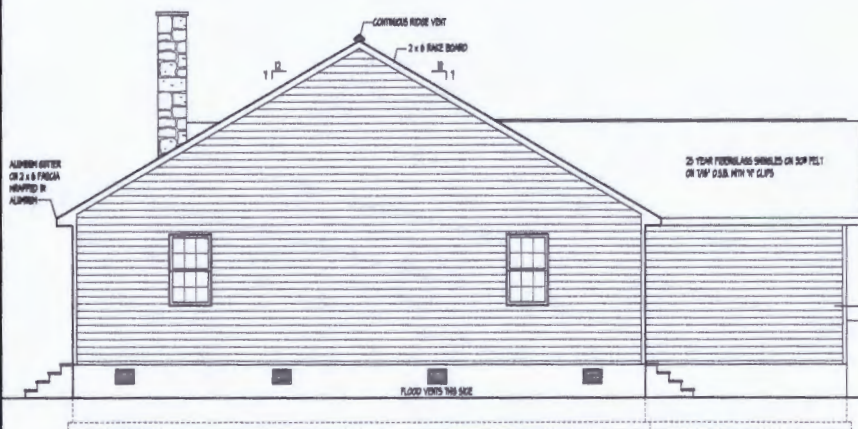
SHEET NO.



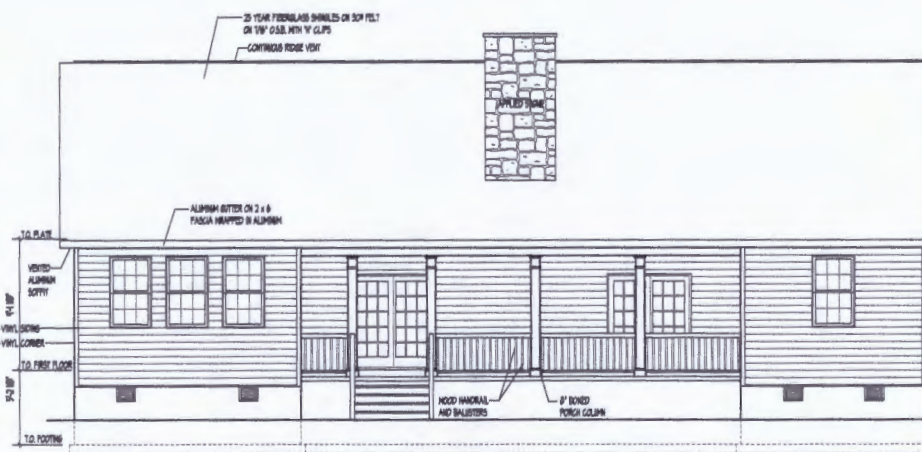
RIGHT SIDE ELEVATION
SCALE 1/8"=1'-0"



FRONT ELEVATION
SCALE 1/8"=1'-0"



LEFT SIDE ELEVATION
SCALE 1/8"=1'-0"



REAR ELEVATION
SCALE 1/8"=1'-0"

JB HOME DESIGN, LLC
1800 LAKESHORE COURT
SALISBURY, MASSACHUSETTS 01960
OFFICE: (508) 394-4001
FAX: (508) 394-4001
EMAIL: JBD@JBHOMEDSIGN.COM



CGC BUILDERS, LLC
Traditional Home Builders
1400 Main Street, Suite 100
Lowell, MA 01850



ELEVATIONS
BOYD RESIDENCE

DATE: 10/1/14
SCALE: 1/8"=1'-0"
PROJECT TITLE:

ISSUE	DATE	DESCRIPTION

SHEET NO.
A-1

WALL VENTED CRAWL SPACES

Space moisture vapor control. Vented crawl space foundation shall be provided with foundation vent openings through the exterior foundation walls.

Foundation vent sizing. The minimum net area of ventilation openings shall be not less than 1 square foot (0.0929 sqm) for each 150 square feet (13.9 sqm) of crawl space ground area.

Exception: The total area of ventilation openings may be reduced to 1/1,000 of the crawl space ground area where the ventilation openings are placed so as to provide cross-ventilation of the crawl space. The installation of operable louvers shall not be prohibited.

Foundation vent location. One foundation vent shall be within 3 feet (0.914m) of each corner of the building. To prevent rainwater entry when the crawl space is built on a sloped site, the splash foundation walls may be constructed without wall vent openings. Vents shall be provided when the bottom of the foundation wall opening is less than 4 inches above the finished exterior grade.

Covering material. To prevent rodent entry, foundation vents shall be covered with any of the following materials provided that the ventilation holes through the covering material shall not exceed 1/4 inch (6.35mm) in any dimension.

1. Perforated sheet metal plates not less than 0.070 inch (1.8 mm) thick.
2. Perforated sheet metal plates not less than 0.047 inch (1.2 mm) thick.
3. Chain-link grille or grating.
4. Reinforced non-flaming brick veneer.
5. Hardware cloth of 0.031 inch (0.80 mm) wire or heavier.
6. Corrugated-in-place metal, with the hole dimension being 1/8 inch (3.2 mm).

Drains and vent terminations. Drains (including but not limited to pressure relief and drain pans) shall terminate outdoors, to crawl space floor drains or exterior passages, and shall not immediately discharge water into the crawl space. Crawl space drains shall be separate from roof gutter drain systems and foundation perimeter drains. Drains must discharge outdoors.

Space separation. Wall vented crawl spaces shall be separated from adjoining basements, porches and garages by permanent solid wall surfaces with all utility penetrations from the adjoining wall sealed. Landscaping, vegetation, or other items shall not be placed against the crawl space and each adjoining space.

Ground vapor retarder. Require full coverage ground vapor retarders for all wall vented crawl spaces. Wall vented crawl spaces shall be protected from water entry by the evaporation of water from the ground surface. A minimum 6-mil (0.15 mm) polyethylene vapor retarder or equivalent shall be installed to maintain or better all exposed earth in the crawl space, with joints lapped not less than 12 inches. Where there is no evidence that the groundwater table can rise to within 6 inches (152 mm) of the floor of the crawl space, it is acceptable to terminate the ground vapor retarder at low spots to prevent water puddles from forming on top of the vapor retarder due to condensation. The floor of the crawl space shall be graded so that it drains to one or more low spots. Install a drain to day light or water pump at each low spot. Crawl space drains shall be kept separate from roof gutter drain system and foundation perimeter drains.

Wall damp-proofing. Where the outside grade is higher than the inside grade the exterior walls shall be damp-proofed from the top of the footing to the finished grade as required by code.

Site grading. Building site shall be graded to drain water away from the crawl space foundation per code.

Insulation. The thermal insulation in a wall vented crawl space shall be placed in the floor system. Wall insulation is not allowed in the utility termination system in a wall vented crawl space.

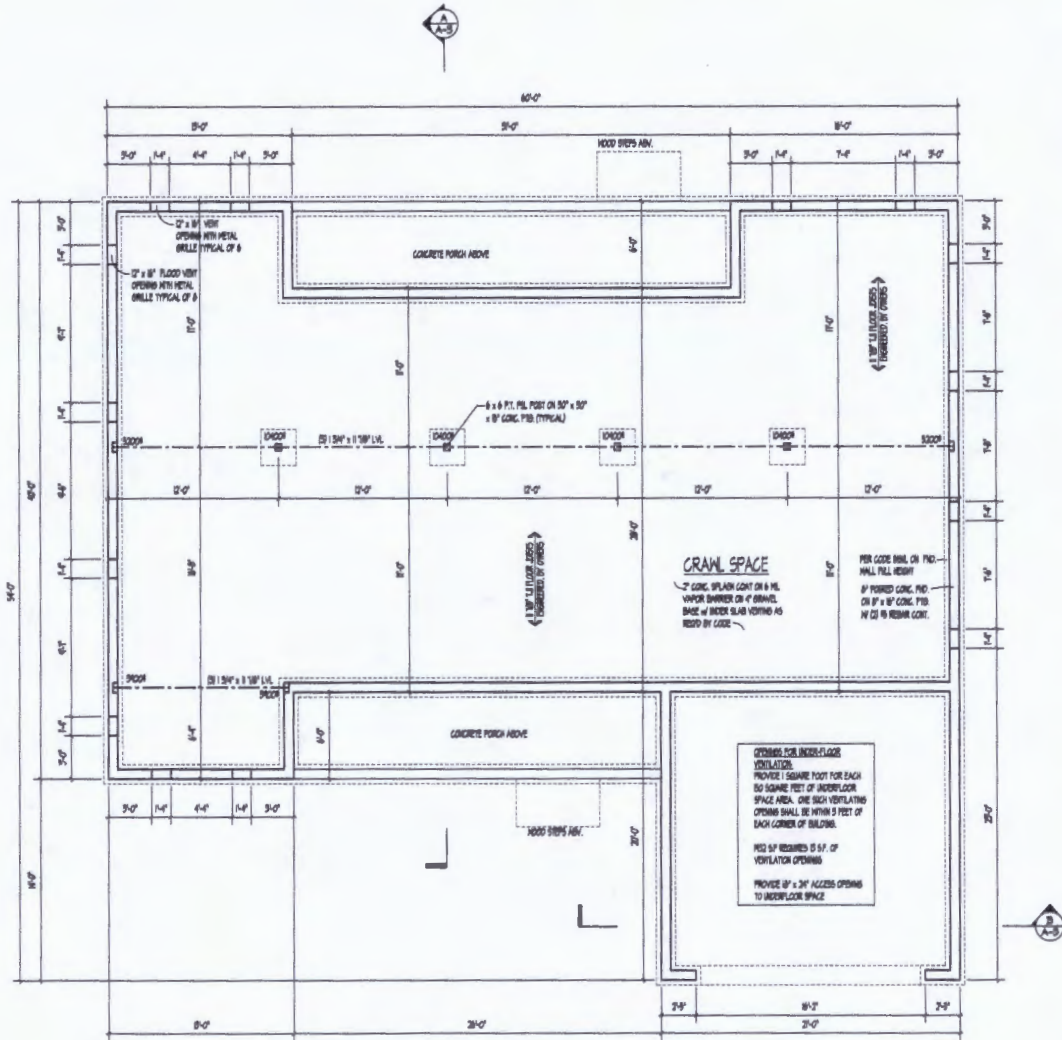
Floor air leakage control. All plumbing, electrical, duct, plenums, pipes, cables, computer wiring and other penetrations through the ceiling/floor shall be sealed with appropriate materials, caulk or sealant. The use of Rockwool or Thermaflex insulation is prohibited as an air sealant.

Dust air leakage control. All heating and cooling ductwork located in the crawl space shall be sealed with mastic or other suitable approved dust closure systems.

Access. A minimum access opening measuring 18 inches by 24 inches (457 mm by 610 mm) shall be provided to the crawl space.

Removal of debris. The crawl space floor shall be cleared of all vegetation and organic materials. All wood items used for planting containers shall be removed before a building is occupied or used for any purpose. All construction materials shall be removed before a building is occupied or used for any purpose.

Finished grade. The finished grade of the crawl space may be located at the bottom of the footing; however, where there is evidence that the groundwater table can rise to within 6 inches (152 mm) of the finished grade of the crawl space or the perimeter or where there is evidence that the surface water does not readily drain from the building site, the grade in the crawl space shall be as high as the outside finished grade, unless an approved drainage system is provided.



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

JB HOME DESIGN, LLC
405 LOCUST COURT
DALLAS, TEXAS 75244
OFFICE (972) 994-0801
FAX (972) 994-0801
TEL: 972-994-0801



CG BUILDERS, LLC
1400 Westwood Dr. • Dallas, TX 75244

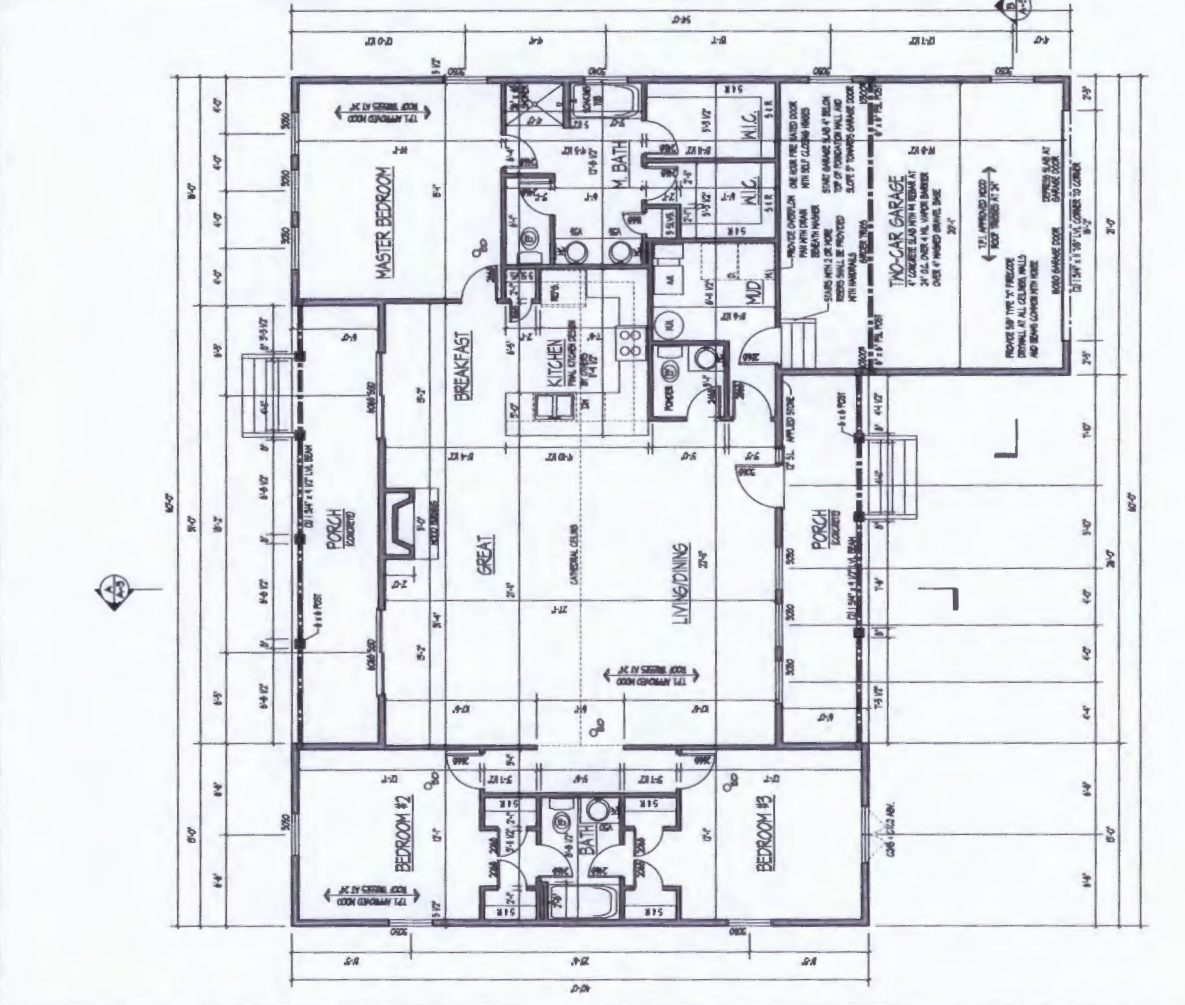
FOUNDATION PLAN
BOYD RESIDENCE

CONTENTS: 1/4" = 1'-0"
SCALE: 1/4" = 1'-0"
DATE: 10/1/14
PROJECT: 14-01

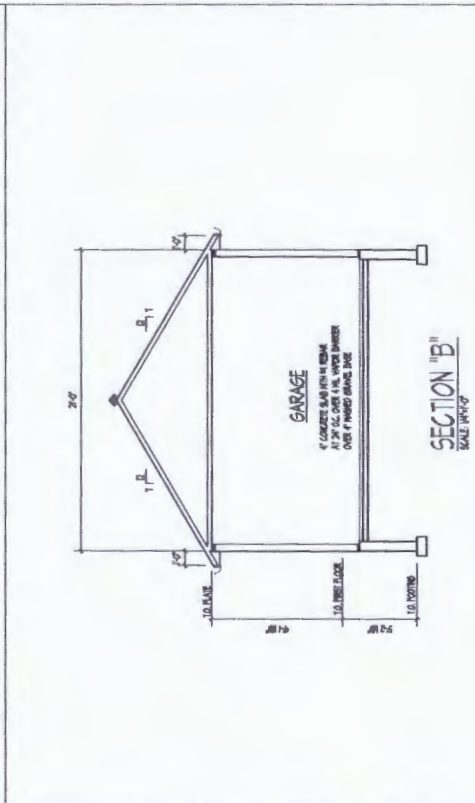
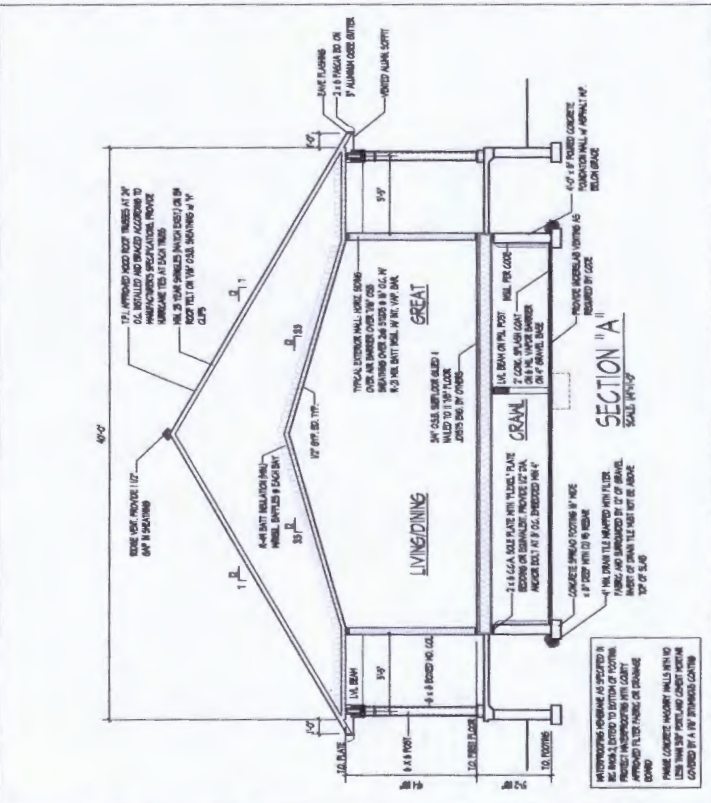
ISSUE: 1/1
DATE: 10/1/14

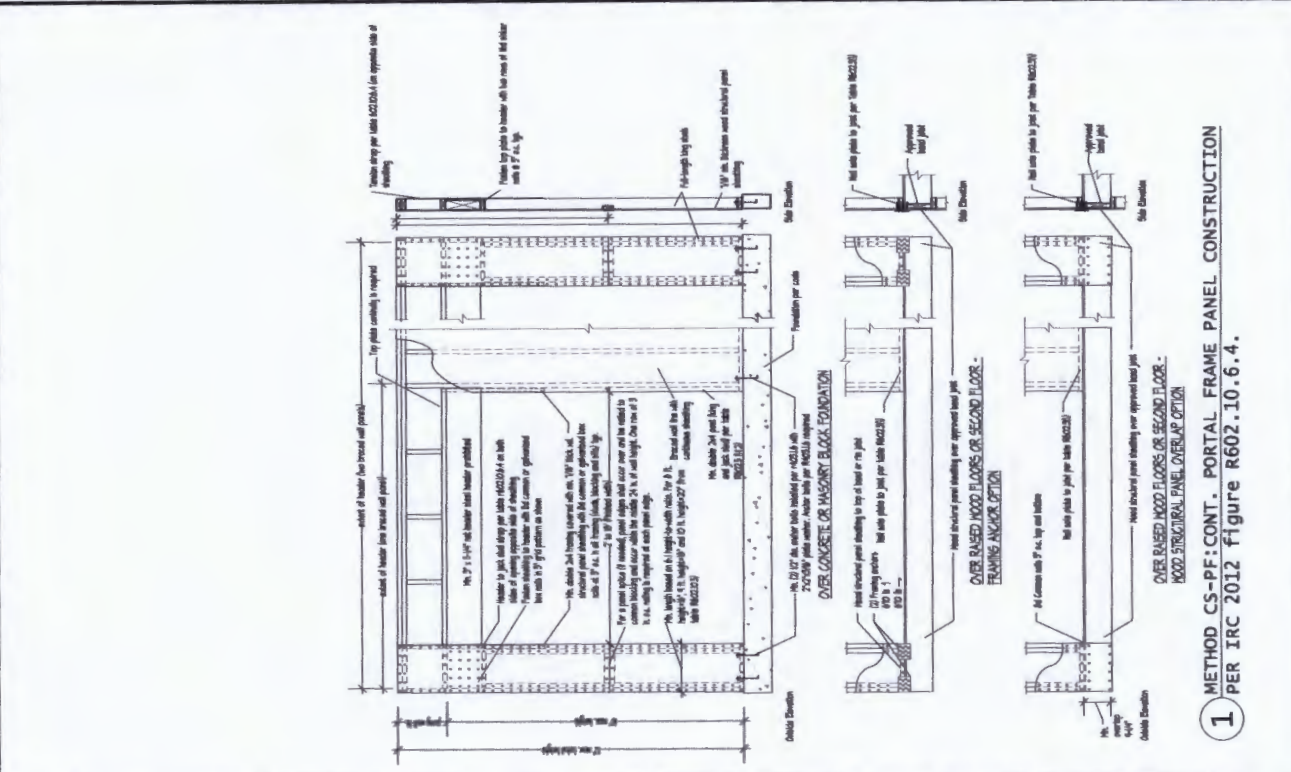
SHEET NO. 1

A-2



FIRST FLOOR PLAN
 1928 SF.





1 METHOD CS-PF:CONT. PORTAL FRAME PANEL CONSTRUCTION
PER IRC 2012 figure R602.10.6.4.

TABLE R602.2.4
INTERMITTENT BRACING METHODS

METHOD	MATERIAL	MINIMUM REQUIREMENTS	FIGURE	CONNECTION CRITERIA	
				Fasteners	Spacing
L3	Lead-sheathed gable end sheathing	1 x 4 nailed or approved solid sheathing at 48" or 60" edges for members 4" and girts only		Nails: 2x4s common nails or 5x8s or 1x8s 16" o.c.	Max. 12" o.c. and min. 6" o.c.
D3	Diagonal wood bracing	3x4 or 4x4 solid framing for members 4" and girts only		Max. 12" o.c. and min. 6" o.c.	Max. 12" o.c. and min. 6" o.c.
B4-C4P (A)	Wood structural joist or steel joist with approved metal deck	See Section R602.2.4.1		See Section R602.2.4.1	See Section R602.2.4.1
S3	Standard sheathing	1/2" or 5/8" or 3/4" sheathing for members 4" and girts only		See Section R602.2.4.1	See Section R602.2.4.1
G3	Engineered board	1/2" or 5/8" or 3/4" sheathing for members 4" and girts only		See Section R602.2.4.1	See Section R602.2.4.1
P3	Perforated metal sheathing	1/2" or 5/8" or 3/4" sheathing for members 4" and girts only		See Section R602.2.4.1	See Section R602.2.4.1
P2	Perforated metal sheathing	1/2" or 5/8" or 3/4" sheathing for members 4" and girts only		See Section R602.2.4.1	See Section R602.2.4.1
P1	Perforated metal sheathing	1/2" or 5/8" or 3/4" sheathing for members 4" and girts only		See Section R602.2.4.1	See Section R602.2.4.1
A3	Aluminum structural sheathing	1/2" or 5/8" or 3/4" sheathing for members 4" and girts only		See Section R602.2.4.1	See Section R602.2.4.1
P4	Perforated metal sheathing	1/2" or 5/8" or 3/4" sheathing for members 4" and girts only		See Section R602.2.4.1	See Section R602.2.4.1
P5	Perforated metal sheathing	1/2" or 5/8" or 3/4" sheathing for members 4" and girts only		See Section R602.2.4.1	See Section R602.2.4.1
P6	Perforated metal sheathing	1/2" or 5/8" or 3/4" sheathing for members 4" and girts only		See Section R602.2.4.1	See Section R602.2.4.1

TABLE R602.2.4.1
CONTINUOUS SHEATHING METHODS

METHOD	MATERIAL	MINIMUM REQUIREMENTS	FIGURE	CONNECTION CRITERIA	
				Fasteners	Spacing
C4-P (A)	Lead structural joist or steel joist with approved metal deck	See Section R602.2.4.1		See Section R602.2.4.1	See Section R602.2.4.1
C4-P (B)	Lead structural joist or steel joist with approved metal deck	See Section R602.2.4.1		See Section R602.2.4.1	See Section R602.2.4.1
C4-P (C)	Lead structural joist or steel joist with approved metal deck	See Section R602.2.4.1		See Section R602.2.4.1	See Section R602.2.4.1
C4-P (D)	Lead structural joist or steel joist with approved metal deck	See Section R602.2.4.1		See Section R602.2.4.1	See Section R602.2.4.1

4. Member attachment of wall sheathing including sheathing shall not be provided in Section 2. Design Categories C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UU, UV, UW, UX, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.

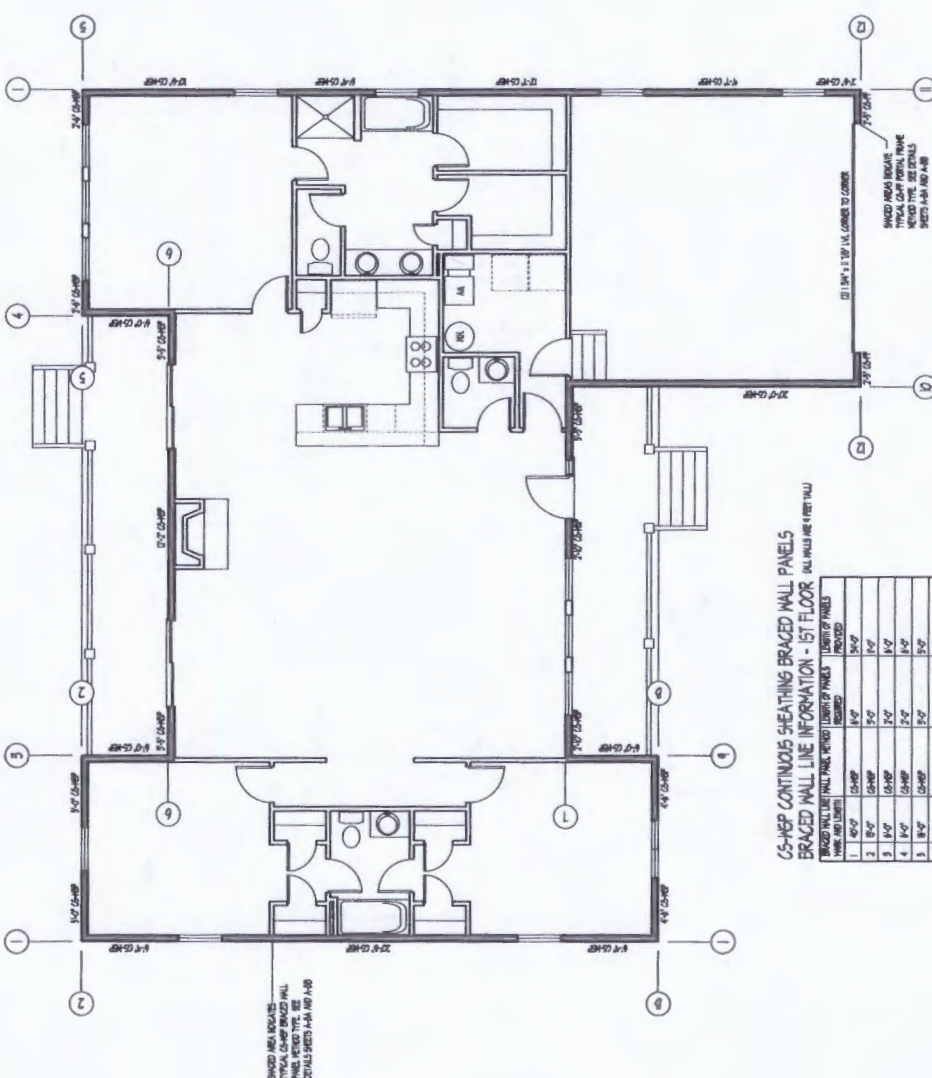
TABLE R602.2.3 (1)
BRACING REQUIREMENTS BASED ON WIND SPEED

EXPOSURE CATEGORY B 30 FT MEAN ROOF HEIGHT, 10 FT LEAVE TO RIDGE HEIGHT 10 FT WALL HEIGHT 2 BRACED WALL LINES	MINIMUM TOTAL LENGTH (feet) OF BRACED WALL PANELS REQUIRED ALONG EACH BRACED WALL LINES	CONTINUOUS SHEATHING
BASIC WIND SPEED (mph)	METHOD 1B (double shear)	METHOD 2B (double shear)
10	3.5	3.5
15	10	10
20	15	15
25	20	20
30	25	25
35	30	30
40	35	35
45	40	40
50	45	45
55	50	50
60	55	55
65	60	60
70	65	65
75	70	70
80	75	75
85	80	80
90	85	85
95	90	90
100	95	95
105	100	100
110	105	105
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305	300	300
310	305	305
315	310	310
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335	330	330
340	335	335
345	340	340
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355	350	350
360	355	355
365	360	360
370	365	365
375	370	370
380	375	375
385	380	380
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400	395	395
405	400	400
410	405	405
415	410	410
420	415	415
425	420	420
430	425	425
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440	435	435
445	440	440
450	445	445
455	450	450
460	455	455
465	460	460
470	465	465
475	470	470
480	475	475
485	480	480
490	485	485
495	490	490
500	495	495
505	500	500
510	505	505
515	510	510
520	515	515
525	520	520
530	525	525
535	530	530
540	535	535
545	540	540
550	545	545
555	550	550
560	555	555
565	560	560
570	565	565
575	570	570
580	575	575
585	580	580
590	585	585
595	590	590
600	595	595
605	600	600
610	605	605
615	610	610
620	615	615
625	620	620
630	625	625
635	630	630
640	635	635
645	640	640
650	645	645
655	650	650
660	655	655
665	660	660
670	665	665
675	670	670
680	675	675
685	680	680
690	685	685
695	690	690
700	695	695
705	700	700
710	705	705
715	710	710
720	715	715
725	720	720
730	725	725
735	730	730
740	735	735
745	740	740
750	745	745
755	750	750
760	755	755
765	760	760
770	765	765
775	770	770
780	775	775
785	780	780
790	785	785
795	790	790
800	795	795
805	800	800
810	805	805
815	810	810
820	815	815
825	820	820
830	825	825
835	830	830
840	835	835
845	840	840
850	845	845
855	850	850
860	855	855
865	860	860
870	865	865
875	870	870
880	875	875
885	880	880
890	885	885
895	890	890
900	895	895
905	900	900
910	905	905
915	910	910
920	915	915
925	920	920
930	925	925
935	930	930
940	935	935
945	940	940
950	945	945
955	950	950
960	955	955
965	960	960
970	965	965
975	970	970
980	975	975
985	980	980
990	985	985
995	990	990
1000	995	995

TABLE R602.2.3 (2)
LENGTH REQUIREMENTS FOR BRACED WALL PANELS WITH CONTINUOUS SHEATHING

METHOD	ADJACENT CLEAR OPENING HEIGHT	WALL HEIGHT
CS-MCP CS-SFB	8'	8'
	10'	10'
CS-MCP CS-SFB	12'	12'
	14'	14'
CS-MCP CS-SFB	16'	16'
	18'	18'
CS-MCP CS-SFB	20'	20'
	22'	22'
CS-MCP CS-SFB	24'	24'
	26'	26'
CS-MCP CS-SFB	28'	28'
	30'	30'
CS-MCP CS-SFB	32'	32'
	34'	34'
CS-MCP CS-SFB	36'	36'
	38'	38'
CS-MCP CS-SFB	40'	40'
	42'	42'
CS-MCP CS-SFB	44'	44'
	46'	46'
CS-MCP CS-SFB	48'	48'
	50'	50'
CS-MCP CS-SFB	52'	52'
	54'	54'
CS-MCP CS-SFB	56'	56'
	58'	58'
CS-MCP CS-SFB	60'	60'
	62'	62'
CS-MCP CS-SFB	64'	64'
	66'	66'
CS-MCP CS-SFB	68'	68'
	70'	70'
CS-MCP CS-SFB	72'	72'
	74'	74'
CS-MCP CS-SFB	76'	76'
	78'	78'
CS-MCP CS-SFB	80'	80'
	82'	82'
CS-MCP CS-SFB	84'	84'
	86'	86'
CS-MCP CS-SFB	88'	88'
	90'	90'
CS-MCP CS-SFB	92'	92'
	94'	94'
CS-MCP CS-SFB	96'	96'
	98'	98'
CS-MCP CS-SFB	100'	100'
	102'	102'
CS-MCP CS-SFB	104'	104'
	106'	106'
CS-MCP CS-SFB	108'	108'
	110'	110'
CS-MCP CS-SFB	112'	112'
	114'	114'
CS-MCP CS-SFB	116'	116'
	118'	118'
CS-MCP CS-SFB	120'	120'
	122'	122'
CS-MCP CS-SFB	124'	124'
	126'	126'
CS-MCP CS-SFB	128'	128'
	130'	130'
CS-MCP CS-SFB	132'	132'
	134'	134'
CS-MCP CS-SFB	136'	136'
	138'	138'
CS-MCP CS-SFB	140'	140'
	142'	142'
CS-MCP CS-SFB	144'	144'
	146'	146'
CS-MCP CS-SFB	148'	148'
	150'	150'
CS-MCP CS-SFB	152'	152'
	154'	154'
CS-MCP CS-SFB	156'	156'
	158'	158'
CS-MCP CS-SFB	160'	160'
	162'	162'
CS-MCP CS-SFB	164'	164'
	166'	166'
CS-MCP CS-SFB	168'	168'
	170'	170'
CS-MCP CS-SFB	172'	172'
	174'	174'
CS-MCP CS-SFB	176'	176'
	178'	178'
CS-MCP CS-SFB	180'	180'
	182'	182'
CS-MCP CS-SFB	184'	184'
	186'	186'
CS-MCP CS-SFB	188'	188'
	190'	190'
CS-MCP CS-SFB	192'	192'
	194'	194'
CS-MCP CS-SFB	196'	196'
	198'	198'
CS-MCP CS-SFB	200'	200'
	202'	202'
CS-MCP CS-SFB	204'	204'
	206'	206'
CS-MCP CS-SFB	208'	208'
	210'	210'
CS-MCP CS-SFB	212'	212'
	214'	214'
CS-MCP CS-SFB	216'	216'
	218'	218'
CS-MCP CS-SFB	220'	220'
	222'	222'
CS-MCP CS-SFB	224'	224'
	226'	226'
CS-MCP CS-SFB	228'	228'
	230'	230'
CS-MCP CS-SFB	232'	232'
	234'	234'
CS-MCP CS-SFB	236'	236'
	238'	238'
CS-MCP CS-SFB	240'	240'
	242'	242'
CS-MCP CS-SFB	244'	244'
	246'	246'
CS-MCP CS-SFB	248'	248'
	250'	250'
CS-MCP CS-SFB	252'	252'
	254'	254'
CS-MCP CS-SFB	256'	256'
	258'	258'
CS-MCP CS-SFB	260'	260'
	262'	262'
CS-MCP CS-SFB	264'	264'
	266'	266'
CS-MCP CS-SFB	268'	268'
	270'	270'
CS-MCP CS-SFB	272'	272'
	274'	274'
CS-MCP CS-SFB	276'	276'
	278'	278'
CS-MCP CS-SFB	280'	280'
	282'	282'
CS-MCP CS-SFB	284'	284'
	286'	286'
CS-MCP CS-SFB	288'	288'
	290'	290'
CS-MCP CS-SFB	292'	292'
	294'	294'
CS-MCP CS-SFB	296'	296'
	298'	298'
CS-MCP CS-SFB	300'	300'
	302'	302'
CS-MCP CS-SFB	304'	304'
	306'	306'
CS-MCP CS-SFB	308'	308'
	310'	310'
CS-MCP CS-SFB	312'	312'
	314'	314'
CS-MCP CS-SFB	316'	316'
	318'	318'
CS-MCP CS-SFB	320'	320'
	322'	322'
CS-MCP CS-SFB	324'	324'
	326'	326'
CS-MCP CS-SFB	328'	328'
	330'	330'
CS-MCP CS-SFB	332'	332'
	334'	334'
CS-MCP CS-SFB	336'	336'
	338'	338'
CS-MCP CS-SFB	340'	340'
	342'	342'
CS-MCP CS-SFB	344'	344'
	346'	346'
CS-MCP CS-SFB	348'	348'
	350'	350'
CS-MCP CS-SFB	352'	352'
	354'	354'
CS-MCP CS-SFB	356'	356'
	358'	358'
CS-MCP CS-SFB	360'	360'
	362'	362'
CS-MCP CS-SFB	364'	364'
	366'	366'
CS-MCP CS-SFB	368'	368'
	370'	370'
CS-MCP CS-SFB	372'	372'
	374'	374'
CS-MCP CS-SFB	376'	376'
	378'	378'
CS-MCP CS-SFB	380'	380'
	382'	382'
CS-MCP CS-SFB	384'	384'
	386'	386'
CS-MCP CS-SFB	388'	388'
	390'	390'
CS-MCP CS-SFB	392'	392'
	394'	394'
CS-MCP CS-SFB	396'	396'
	398'	398'
CS-MCP CS-SFB	400'	400'
	402'	402'
CS-MCP CS-SFB	404'	404'
	406'	406'
CS-MCP CS-SFB	408'	408'
	410'	410'
CS-MCP CS-SFB	412'	412'
	414'	414'
CS-MCP CS-SFB	416'	416'
	418'	418'
CS-MCP CS-SFB	420'	420'
	422'	422'
CS-MCP CS-SFB	424'	424'
	426'	426'
CS-MCP CS-SFB	428'	428'
	430'	430'
CS-MCP CS-SFB	432'	432'
	434'	434'
CS-MCP CS-SFB	436'	436'
	438'	438'
CS-MCP CS-SFB	440'	440'
	442'	442'
CS-MCP CS-SFB	444'	444'
	446'	446'
CS-MCP CS-SFB	448'	448'
	450'	450'
CS-MCP CS-SFB	452'	452'
	454'	454'
CS-MCP CS-SFB	456'	456'
	458'	458'
CS-MCP CS-SFB	460'	460'
	462'	462'
CS-MCP CS-SFB	464'	464'
	466'	466'
CS-MCP CS-SFB	468'	468'
	470'	470'
CS-MCP CS-SFB	472'	472'
	474'	474'
CS-MCP CS-SFB	476'	476'
	478'	478'
CS-MCP CS-SFB	480'	480'
	482'	482'
CS-MCP CS-SFB	484'	484'
	486'	486'
CS-MCP CS-SFB	488'	488'
	490'	490'
CS-MCP CS-SFB	492'	492'
	494'	494'
CS-MCP CS-SFB	496'	496'
	498'	498'
CS-MCP CS-SFB	500'	500'
	502'	502'
CS-MCP CS-SFB	504'	504'
	506'	506'
CS-MCP CS-SFB	508'	508'
	510'	510'
CS-MCP CS-SFB	512'	512'
	514'	514'
CS-MCP CS-SFB	516'	516'
	518'	518'
CS-MCP CS-SFB	520'	520'
	522'	522'
CS-MCP CS-SFB	524'	524'
	526'	526'
CS-MCP CS-SFB	528'	528'
	530'	530'
CS-MCP CS-SFB	532'	532'
	534'	534'
CS-MCP CS-SFB	536'	536'
	538'	538'
CS-MCP CS-SFB	540'	540'
	542'	542'
CS-MCP CS-SFB	544'	544'
	546'	546'
CS-MCP CS-SFB	548'	548'
	550'	550'
CS-MCP CS-SFB	552'	552'
	554'	554'
CS-MCP CS-SFB	556'	556'
	558'	558'
CS-MCP CS-SFB	560'	560'
	562'	562'
CS-MCP CS-SFB	564'	564'
	566'	566'
CS-MCP CS-SFB	568'	568'
	570'	570'
CS-MCP CS-SFB	572'	572'
	574'	574'
CS-MCP CS-SFB	576'	576'
	578'	578'
CS-MCP CS-SFB	580'	580'
	582'	582'
CS-MCP CS-SFB	584'	584'
	586'	586'
CS-MCP CS-SFB	588'	588'
	590'	590'
CS-MCP CS-SFB	592'	592'
	594'	594'
CS-MCP CS-SFB	596'	596'
	598'	598'
CS-MCP CS-SFB	600'	600'
	602'	602'
CS-MCP CS-SFB	604'	604'
	606'	606'
CS-MCP CS-SFB	608'	608'
	610'	610'
CS-MCP CS-SFB	612'	612'
	614'	614'
CS-MCP CS-SFB	616'	616'
	618'	618'
CS-MCP CS-SFB	620'	620'
	622'	622'
CS-MCP CS-SFB	624'	624'
	626'	626'
CS-MCP CS-SFB	628'	628'
	630'	630'
CS-MCP CS-SFB	632'	632'
	634'	634'
CS-MCP CS-SFB	636'	636'
	638'	638'
CS-MCP CS-SFB	640'	640'
	642'	642'
CS-MCP CS-SFB	644'	644'
	646'	646'
CS-MCP CS-SFB	648'	648'
	650'	650'
CS-MCP CS-SFB	652'	652'
	654'	654'
CS-MCP CS-SFB	656'	656'
	658'	658'
CS-MCP CS-SFB	660'	660'
	662'	662'
CS-MCP CS-SFB	664'	664'
	666'	666'
CS-MCP CS-SFB	668'	668'
	670'	670'
CS-MCP CS-SFB	672'	672'
	674'	674'
CS-MCP CS-SFB	676'	676'
	678'	678'
CS-MCP CS-SFB	680'	680'
	682'	682'
CS-MCP CS-SFB	684'	684'
	686'	686'
CS-MCP CS-SFB	688'	688'
	690'	690'
CS-MCP CS-SFB	692'	692'
	694'	694'
CS-MCP CS-SFB	696'	696'
	698'	698'
CS-MCP CS-SFB	700'	700'
	702'	702'
CS-MCP CS-SFB	704'	704'
	706'	706'
CS-MCP CS-SFB	708'	708'
	710'	710'
CS-MCP CS-SFB	712'	712'
	714'	714'
CS-MCP CS-SFB	716'	716'
	718'	718'
CS-MCP CS-SFB	720'	720'
	722'	722'
CS-MCP CS-SFB	724'	724'
	726'	726'
CS-MCP CS-SFB	728'	728'
	730'	730'
CS-MCP CS-SFB	732'	732'
	734'	734'
CS-MCP CS-SFB	736'	736'
	738'	738'
CS-MCP CS-SFB	740'	740'
	742'	742'
CS-MCP CS-SFB	744'	744'
	746'	746'
CS-MCP CS-SFB	748'	748'
	750'	750'
CS-MCP CS-SFB	752'	752'
	754'	754'
CS-MCP CS-SFB	756'	756'
	758'	758'
CS-MCP CS-SFB	760'	760'
	762'	762'
CS-MCP CS-SFB	764'	764'
	766'	766'
CS-MCP CS-SFB	768'	768'
	770'	770'
CS-MCP CS-SFB	772'	772'
	774'	774'
CS-MCP CS-SFB	776'	776'
	778'	778'
CS-MCP CS-SFB	780'	780'
	782'	782'
CS-MCP CS-SFB	784'	784'
	786'	786'
CS-MCP CS-SFB	788'	788'
	790'	790'
CS-MCP CS-SFB	792'	792'
	794'	794'
CS-MCP CS-SFB	796'	796'
	798'	798'
CS-MCP CS-SFB	800'	800'
	802'	802'
CS-MCP CS-SFB	804'	804'
	806'	806'
CS-MCP CS-SFB	808'	808'
	810'	810'
CS-MCP CS-SFB	812'	812'
	814'	814'
CS-MCP CS-SFB	816'	816'
	818'	818'
CS-MCP CS-SFB	820'	820'
	822'	822'
CS-MCP CS-SFB	824'	824'
	826'	826'
CS-MCP CS-SFB	828'	828'
	830'	830'
CS-MCP CS-SFB	832'	832'
	834'	834'
CS-MCP CS-SFB	836'	836'
	838'	838'
CS-MCP CS-SFB	840'	840'
	842'	842'
CS-MCP CS-SFB	844'	844'
	846'	846'
CS-MCP CS-SFB	848'	848'
	850'	850'
CS-MCP CS-SFB	852'	852'
	854'	854'
CS-MCP CS-SFB	856'	856'
	858'	858'
CS-MCP CS-SFB	860'	860'
	862'	862'
CS-MCP CS-SFB	864'	864'
	866'	866'
CS-MCP CS-SFB	868'	868'
	870'	870'
CS-MCP CS-SFB	872'	872'
	874'	874'
CS-MCP CS-SFB	876'	876'
	878'	878'
CS-MCP CS-SFB	880'	880'
	882'	882'
CS-MCP CS-SFB	884'	884'
	886'	886'
CS-MCP CS-SFB	888'	888'
	890'	890'
CS-MCP CS-SFB	892'	892'
	894'	894'
CS-MCP		

NOTES:
 1. PROVIDE ALL WALL BRACING AT ALL PERIMETER WALLS.
 2. BRACE ALL WALLS FROM BASE TO TOP OF CEILING. BRACING SHALL BE SUPPLIED AT 12" O.C. MAXIMUM. BRACE TO BE INSTALLED AT CORNERS AND ALL 90° ANGLES.
 3. BRACE ALL WALLS AT CORNERS AND ALL 90° ANGLES.
 4. BRACE ALL WALLS AT CORNERS AND ALL 90° ANGLES.



CS-WEP CONTINUOUS SHEATHING BRACED WALL PANELS
 BRACED WALL LINE INFORMATION - 1ST FLOOR (ALL WALLS ARE 4 FEET TALL)

BRACED WALL LINE PANEL NO.	BRACED WALL LINE PANEL TYPE	BRACED WALL LINE PANEL LENGTH	BRACED WALL LINE PANEL WIDTH	BRACED WALL LINE PANEL AREA
1	CS-WEP	12'-0"	4'-0"	48'-0"
2	CS-WEP	12'-0"	4'-0"	48'-0"
3	CS-WEP	12'-0"	4'-0"	48'-0"
4	CS-WEP	12'-0"	4'-0"	48'-0"
5	CS-WEP	12'-0"	4'-0"	48'-0"
6	CS-WEP	12'-0"	4'-0"	48'-0"
7	CS-WEP	12'-0"	4'-0"	48'-0"
8	CS-WEP	12'-0"	4'-0"	48'-0"
9	CS-WEP	12'-0"	4'-0"	48'-0"
10	CS-WEP	12'-0"	4'-0"	48'-0"
11	CS-WEP	12'-0"	4'-0"	48'-0"
12	CS-WEP	12'-0"	4'-0"	48'-0"



My Neighborhood Map

4

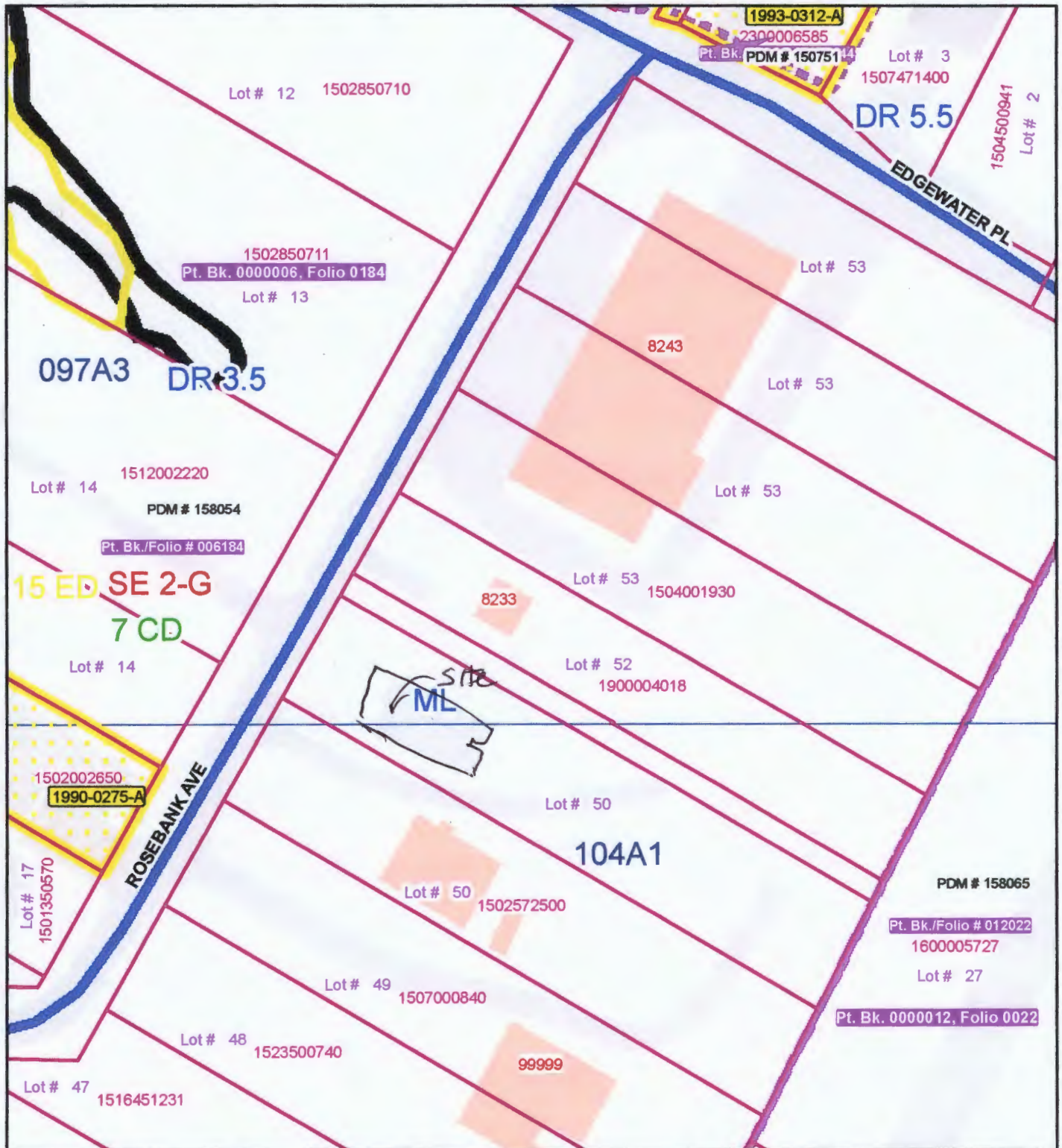
Created By
Baltimore County
My Neighborhood



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8231 Rosebank Avenue



Publication Date: 5/22/2013



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 15 30 60 90 120 Feet

1 inch = 59.757835 feet

2013-0278-SPH

11/11/11