



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 13632 Longnecker Road

which is presently zoned RC 2

Deed Reference 20688/00388

10 Digit Tax Account # 2200018030

Property Owner(s) Printed Name(s) Thea Williams

(SELECT THE HEARING(S) BY MARKING ☒ 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. ☒ ADMINISTRATIVE VARIANCE from section(s) 400.1 To permit an accessory structure (greenhouse) with a height of 25 feet in lieu of maximum 15 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:

Thea Williams

Name #1 - Type or Print

Name #2 - Type or Print

Thea Williams

Signature #1

Signature #2

13632 Longnecker Rd Reisterstown MD 21136

Mailing Address

City

State

Zip Code

Telephone #

Email Address

21136, 410-429-5446, thea.will21@gmail.com

Representative to be contacted:

Thea Williams

Name - Type or Print

Thea Williams

Signature

13632 Longnecker Rd Reisterstown MD

Mailing Address

City

State

Zip Code

Telephone #

Email Address

21136, 410-429-5446, thea.will21@gmail.com

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, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Administrative Law Judge of Baltimore County

CASE NUMBER 2014-0041-A Filing Date 8/29/13 Estimated Posting Date 9/11/13 Reviewer G.H

Rev 10/12/11

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL 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: 13632 Longneck 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)

The variance request is unique: not a condition of hardship,
but the definition of tree hole is not addressed in the existing
code.

The variance is requested because it is an allowed use of the
property as zoned; but the limitation of 15 feet is inconsistent
with the house.

The structure would need to clear the rail fence. In addition the location
is in the back of the property (backed by high tree line) and therefore
not hindering anyone's adjacent view.

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

Thea Williams
Signature of Affiant
Thea Williams
Name- Print or Type

Signature of Affiant

Name- Print or Type

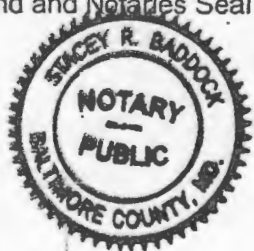
The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18th day of July, 2013, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Thea Williams
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



Stacey R. Badoluck
Notary Public
9/7/15
My Commission Expires

Thea Williams
13632 Longnecker Road
Reisterstown, MD 21136

August 8, 2013

Zoning Review
Department of Permits, Approvals, and Inspections
111 West Chesapeake Avenue Room 111
Towson, MD 21204

To Whom it may concern,

Please review the following for the zoning variance.

Part A

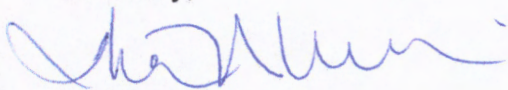
ZONING PROPERTY DESCRIPTION FOR 13632 LONGNECKER ROAD.

Beginning at a point on the West side of Longnecker Road which is 20 feet wide at the distance of 100 feet North of the centerline of the nearest improved intersecting street Long Lane which is 10 feet wide.

Part B

Thence the following courses and distances: N. 51 41' 18" W. 95.68', S. 72 17' 30" W. 668.23', N. 06 57' 11" E. 653.93', S. 83 02' 49" E. 711.42', S. 09 58' 31" W. 425.49', back to a point of beginning as recorded in Deed Liber S.M. 7453, Folio 452, containing 8.033 acres. Located in the 04 Election District and 03 Council District.

Sincerely,



Thea Williams

2014-0041-A

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

No. **101540**

Date: **8/20/13**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
8/20/2013 8/20/2013 09:53:12 8

REC W304 WALKIN SHIL SAN
>>RECEIPT # 585435 8/20/2013 OFLN

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				75.00

Dept 5 520 ZONING VERIFICATION
CR NO. 101540

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

Total: **75.00**

Rec From: **Rapid Permit Service Inc**

For: **Administrative Variance**

2014-0041-A

DISTRIBUTION

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

CASHIER'S
VALIDATION

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 11/12/2013

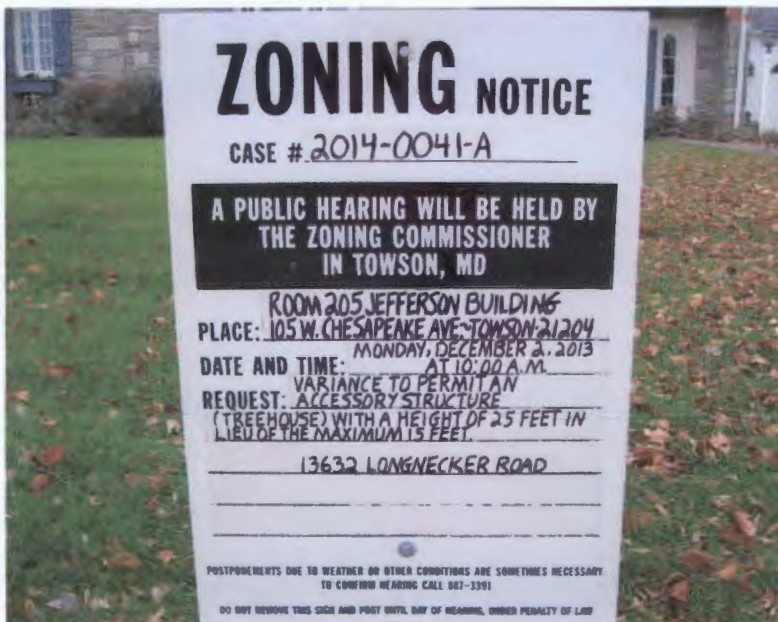
Case Number: 20014-0041-A

Petitioner / Developer: THEA WILLIAMS~GEORGE MAHONEY, JR.

Date of Hearing (Closing): DECEMBER 2, 2013

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:
13632 LONGNECKER ROAD

The sign(s) were posted on: **NOVEMBER 11, 2013**



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

CERTIFICATE OF POSTING

2014-0041-A

RE: Case No.: _____

Petitioner/Developer: _____

Thea Williams

September 16, 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: _____

13632 Longnecker Rd

September 1, 2013

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



Sincerely,



(Signature of Sign Poster) September 1, 2013
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



KEVIN KAMENETZ
County Executive

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

October 8, 2013

NEW 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: 2014-0041-A

13632 Longnecker Road
W/s Longnecker Road, 100 ft. n/of centerline of Long Lane
4th Election District – 3rd Election District
Legal Owners: Thea Williams

Variance to permit an accessory structure (treehouse) with a height of 25 feet in lieu of the maximum 15 feet.

Hearing: Monday, December 2, 2013 at 10:00 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: Thea Williams, 13632 Longnecker Rd., Reisterstown 21136
George Mahoney, Jr., 13634 Longnecker Rd., Reisterstown 21136

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

TO: PATUXENT PUBLISHING COMPANY
Tuesday, November 12, 2013 Issue - Jeffersonian

Please forward billing to:

Thea Williams
13632 Longnecker Road
Reisterstown, MD 21136

410-429-5446

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2014-0041-A

13632 Longnecker Road
W/s Longnecker Road, 100 ft. n/of centerline of Long Lane
4th Election District – 3rd Election District
Legal Owners: Thea Williams

Variance to permit an accessory structure (treehouse) with a height of 25 feet in lieu of the maximum 15 feet.

Hearing: Monday, December 2, 2013 at 10:00 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 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

September 23, 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: 2014-0041-A

13632 Longnecker Road
W/s Longnecker Road, 100 ft. n/of centerline of Long Lane
4th Election District – 3rd Election District
Legal Owners: Thea Williams

Variance to permit an accessory structure (treehouse) with a height of 25 feet in lieu of the maximum 15 feet.

Hearing: Tuesday, November 12, 2013 at 1:30 p.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: Thea Williams, 13632 Longnecker Rd., Reisterstown 21136
George Mahoney, Jr., 13634 Longnecker Rd., Reisterstown 21136

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, OCTOBER 23, 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.**

TO: PATUXENT PUBLISHING COMPANY
Tuesday, October 22, 2013 Issue - Jeffersonian

Please forward billing to:
Thea Williams
13632 Longnecker Road
Reisterstown, MD 21136

410-429-5446

NOTICE OF ZONING HEARING

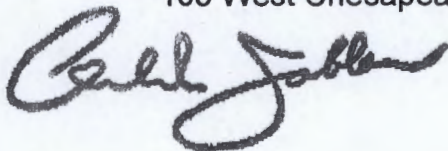
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2014-0041-A

13632 Longnecker Road
W/s Longnecker Road, 100 ft. n/of centerline of Long Lane
4th Election District – 3rd Election District
Legal Owners: Thea Williams

Variance to permit an accessory structure (treehouse) with a height of 25 feet in lieu of the maximum 15 feet.

Hearing: Tuesday, November 12, 2013 at 1:30 p.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 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.

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2014- 0041 -A Address 13632 Longnecker Rd

Contact Person: Gary Hucik Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 8/20/13 Posting Date: 9/1/13 Closing Date: 9/16/13

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 2014- 0041 -A Address 13632 Longnecker Rd

Petitioner's Name Thea Williams Telephone _____

Posting Date: 9/1/13 Closing Date: 9/16/13

Wording for Sign: To Permit a proposed accessory structure (tree house)
with a height of 25 feet in lieu of the maximum
15 feet.

Revised 7/25/13



FORMAL DEMAND FOR HEARING

CASE NUMBER: 20140041-A

Address: 13632 Longnecker Rd.

Petitioner(s): 18 T. Williams

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

18 GEORGE P. MAHONEY, JR.
Name - Type or Print

() Legal Owner OR (☒) Resident of

13634 Longnecker Rd.
Address

Reisterstown MD 21136
City State Zip Code

(cell) 410 302 2717 or (H) 410 833 5969
Telephone Number

which is located approximately 1 foot feet from the
property, which is the subject of the above petition, **do hereby**
formally demand that a public hearing be set in this matter.
ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS
DEMAND.

George P. Mahoney Jr. Sept. 16, 2013
Signature Date

*Am. / Don't
443-855-0327*

Postponed?

no: Good parentment -

410-825-6961

2014-0041A

Call

Shelving

11/25

1:43

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



James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 8-28-13

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

RE: Baltimore County
Item No 2014-0041-A
Administrative Variance
Thea Williams
13632 Longnecker 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. 2014-0041-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/
Development Manager
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
Department of Permits, Approvals
And Inspections

DATE: September 04, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For September 02, 2013
Item Nos. 2014- 0039, 0041, 0043, 0044, 0045 and 0046.

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\ZAC09022013 - NO COMMENTS.doc



LAW OFFICES

J. CARROLL HOLZER, PA

J. HOWARD HOLZER
1907-1989

THOMAS J. LEE
OF COUNSEL

THE 508 BUILDING

508 FAIRMOUNT AVE.

TOWSON, MD 21286

(410) 825-6961

FAX: (410) 825-4923

E-MAIL: JCHOLZER@CAVTEL.NET

November 14, 2013
#8082

The Honorable Lawrence M. Stahl
Chief Administrative Law Judge
Jefferson Building
111 West Chesapeake Avenue
Suite 105
Towson, Maryland 21204

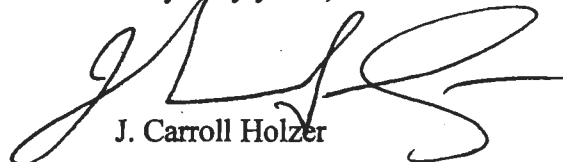
RE: *Thea Williams*
Case No.: *2014-0041-A*
Hearing Date: *Monday, December 2, 2013*

Dear Judge Stahl:

Please enter my appearance on behalf of Petitioner, Thea Williams.

I would respectfully request that the case scheduled for Monday, December 2, 2013 be continued in order to permit me to prepare the case.

Very truly yours,



J. Carroll Holzer

JCH:mlg

Enclosure

cc: Ms. Thea Williams

Michael R. McCann, P.A.
118 W. Pennsylvania Avenue
Towson, Maryland 21204
Phone: (410) 825-2150
Facsimile: (410) 825-2149
michael@mmccannlaw.net

October 1, 2013

Zoning Review
County Office Building
111 W. Chesapeake Ave., Rm. 111
Towson, Maryland 21204

Re: Case # 2014-0041-A

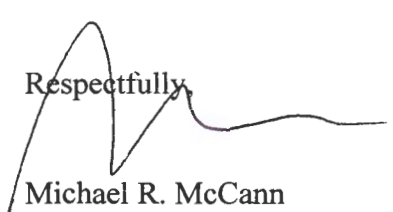
To Whom It May Concern:

I represent George Mahoney in the above matter, which is scheduled for a public hearing on Tuesday, November 12, 2013.

I would like to request a brief postponement of the hearing, as I am previously scheduled to be in court that day for another case I am handling. If possible, I ask that the hearing in this matter not be rescheduled for a Tuesday or Thursday.

Thank you for your consideration. Please contact me if you have any questions.

Respectfully,



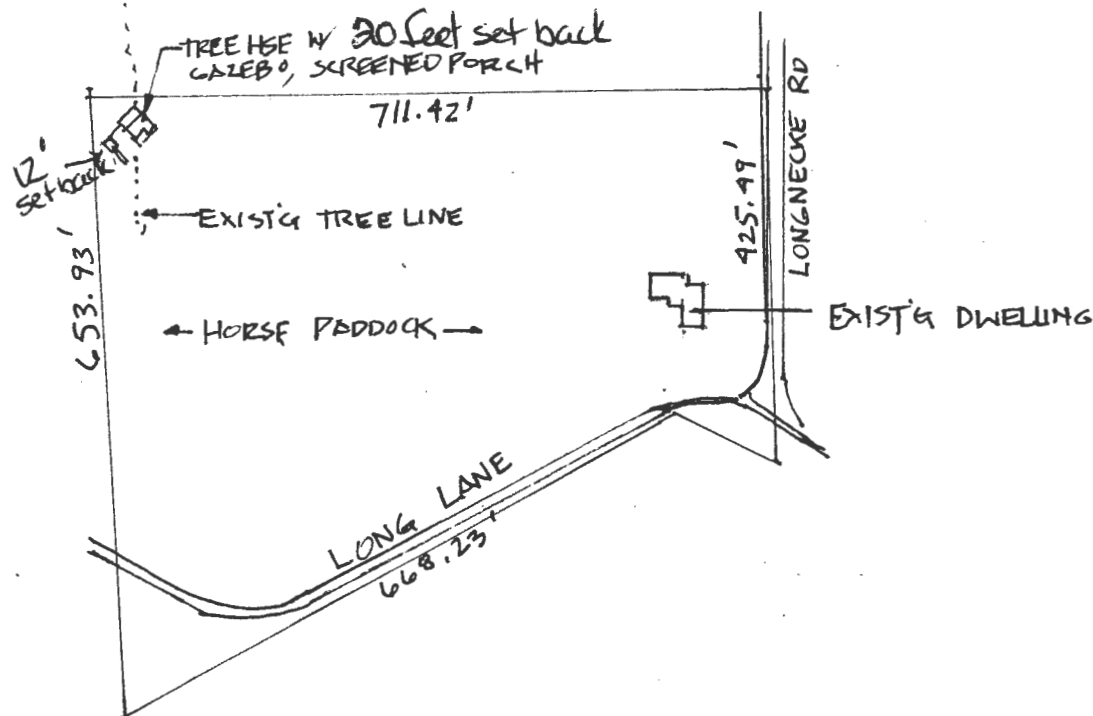
Michael R. McCann

cc: Thea Williams, 13232 Longnecker Rd, Reisterstown 21136
Baltimore Co. Office of Administrative Hearings, 105 W. Chesapeake Ave. 21204

This construction of a "tree house" which in actual fact is a full blown home, would have an adverse impact on my property.

The zoning is R2 which would not allow this structure to be built. And this 'Tree house' is less than 10' from my property line.

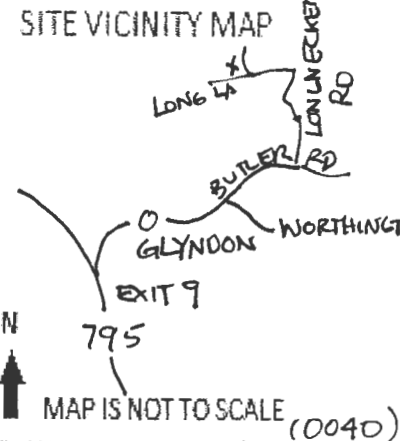
ZONING HEARING PLAN FOR VARIANCE _____ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 13632 LONGNECKER RD OWNER(S) NAME(S) THEA N. WILLIAMS
 (WILLIAMS, THEA N.)
 SUBDIVISION NAME N.A. LOT # _____ BLOCK # _____ SECTION # _____
 PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 2200018030 DEED REF. # 20680/00388



PLAN DRAWN BY LYNNE ADAROLA
 REG ARCHT. MD.

DATE JUNE 28, 2013 SCALE: 1 INCH = 200 FEET

2014-0041-A



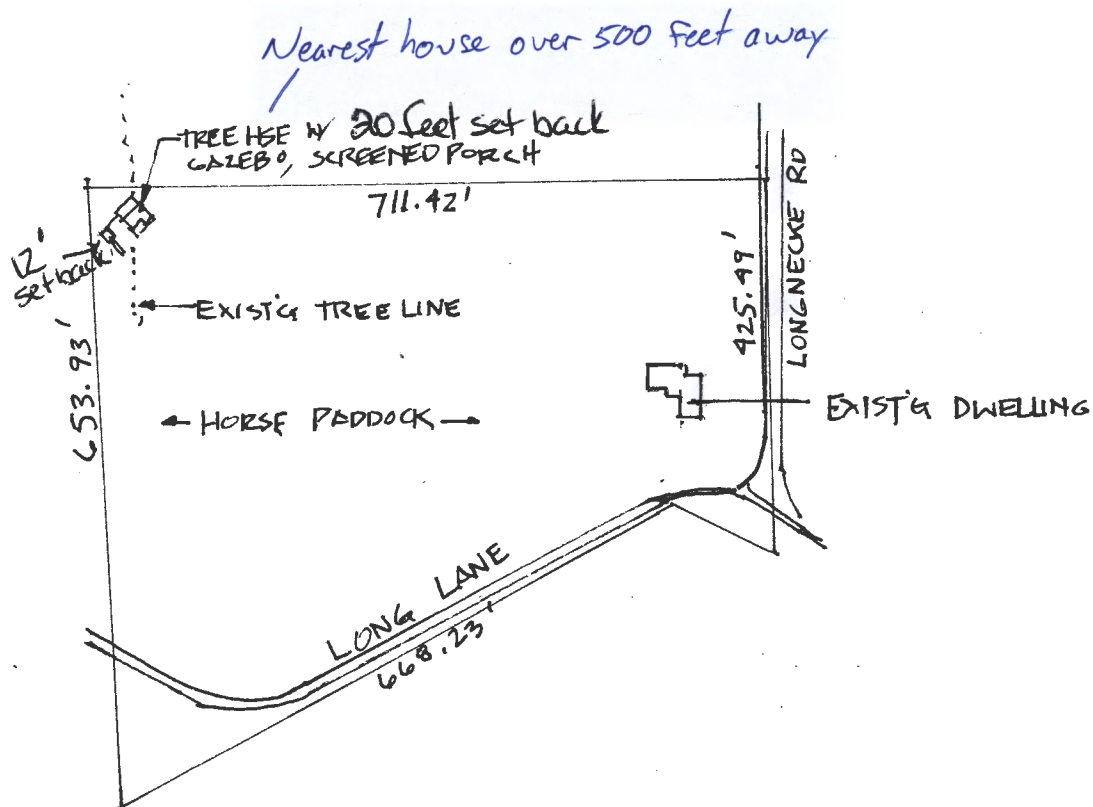
ZONING MAP# 040A2
 SITE ZONED RC-2
 ELECTION DISTRICT 4
 COUNCIL DISTRICT 3
 LOT AREA ACREAGE 8.033
 OR SQUARE FEET _____
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC _____ PRIVATE ✓
 SEWER IS:
 PUBLIC _____ PRIVATE ✓
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO:

NO

ZONING HEARING PLAN FOR VARIANCE _____ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 13632 LONGNECKER RD OWNER(S) NAME(S) THEA N. WILLIAMS
(WILLIAMS, THEA N.)
SUBDIVISION NAME N.A. LOT # _____ BLOCK # _____ SECTION # _____
PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 2200018030 DEED REF. # 20680100388

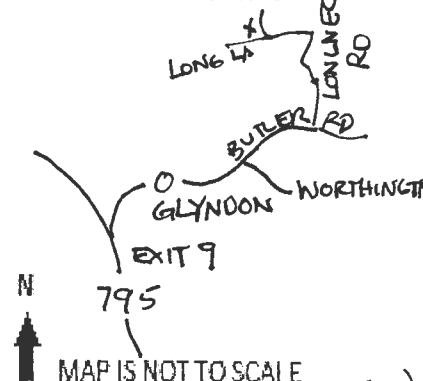


PLAN DRAWN BY LYNNE ADAROLA
REG ARCHT. MD.

DATE JUNE 28, 2013 SCALE: 1 INCH = 200 FEET

2014-0041-A

SITE VICINITY MAP



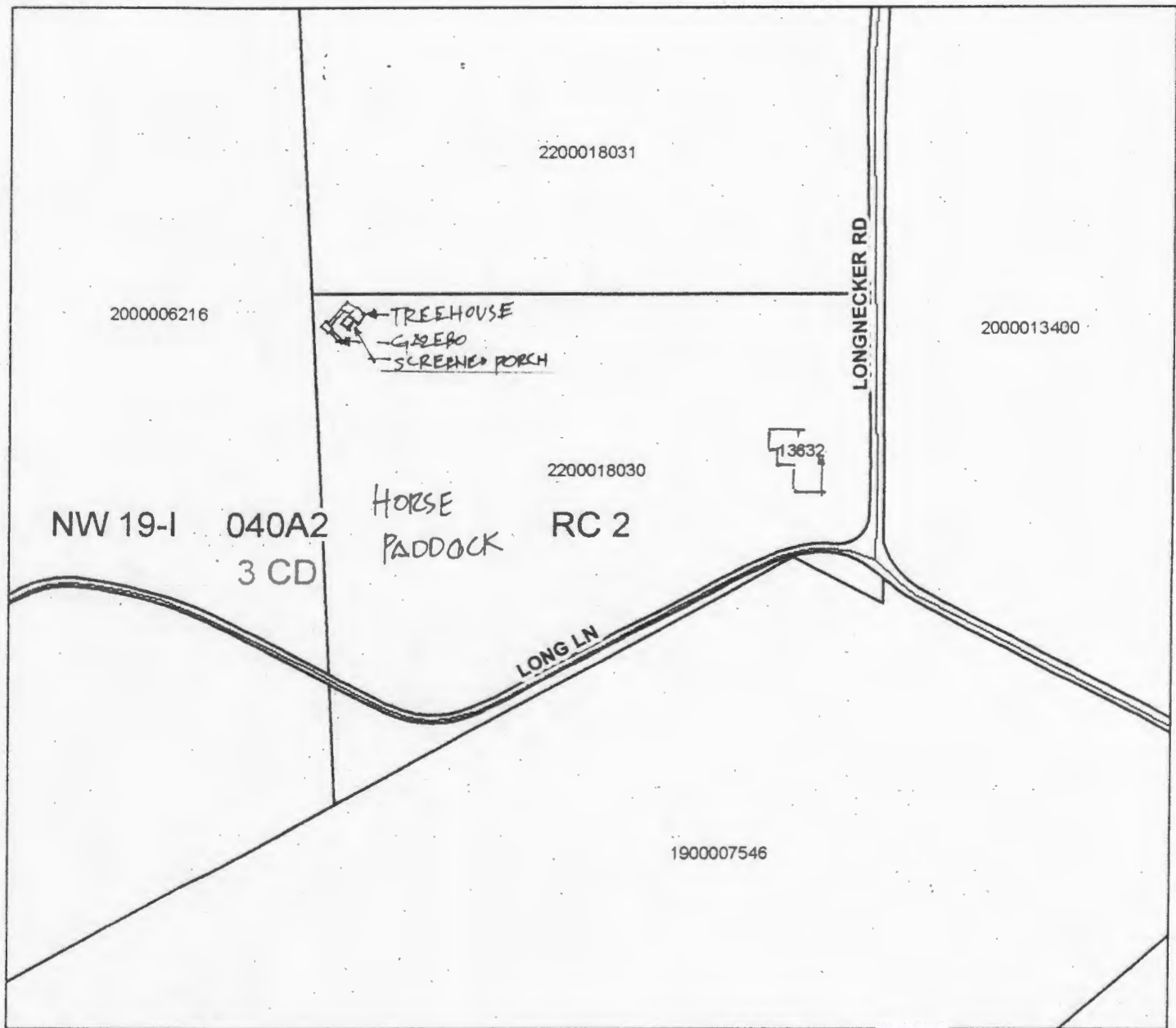
ZONING MAP# 040A2
SITE ZONED RC-2
ELECTION DISTRICT 4
COUNCIL DISTRICT 3
LOT AREA ACREAGE 8.033
OR SQUARE FEET _____
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH X
WATER IS: PUBLIC _____ PRIVATE ✓
SEWER IS: PUBLIC _____ PRIVATE ✓
PRIOR HEARING? NO
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO:

NO

13632 Longnecker Road

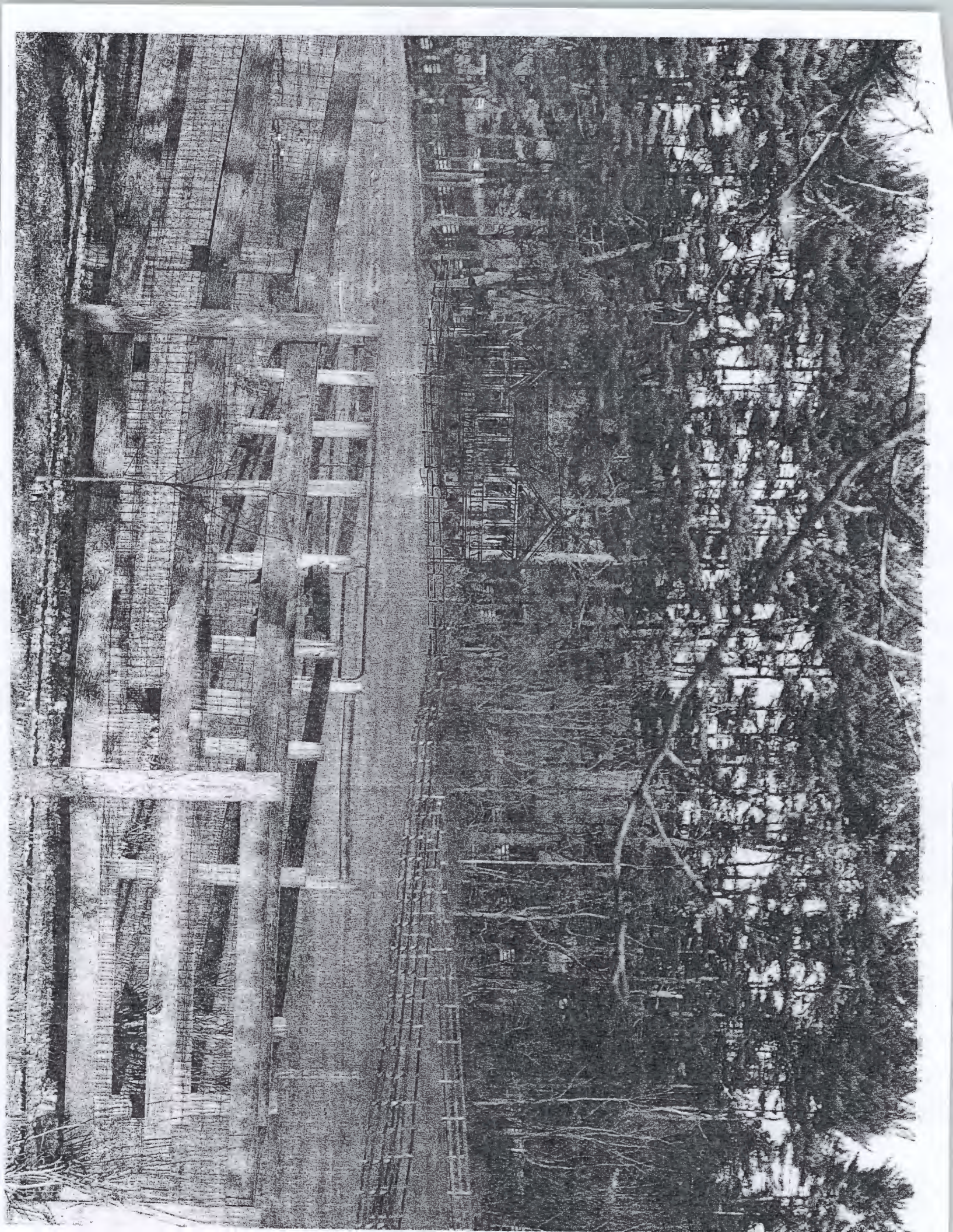


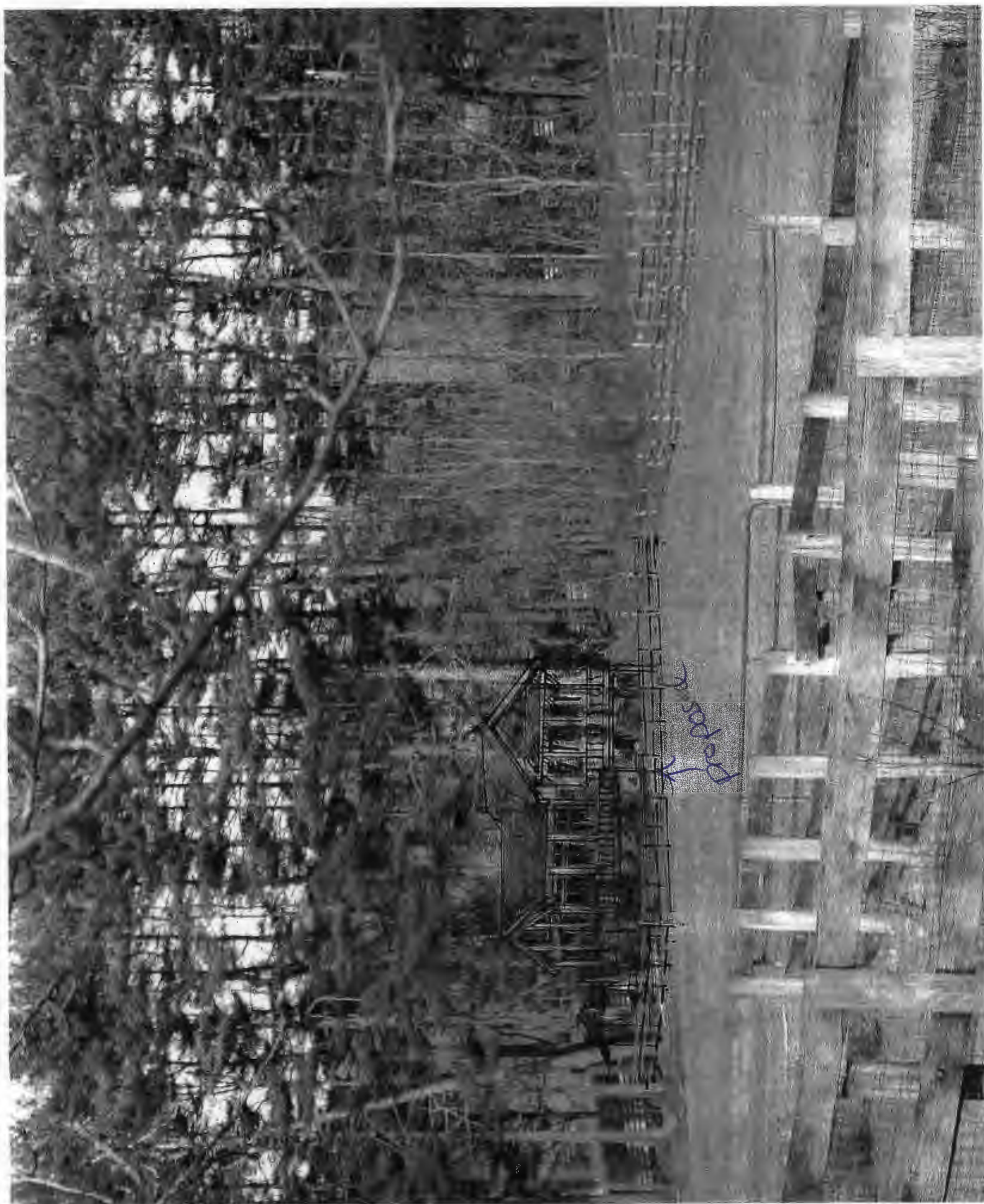
Publication Date: September 04, 2012
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 200 400 Feet

1 inch = 200 feet











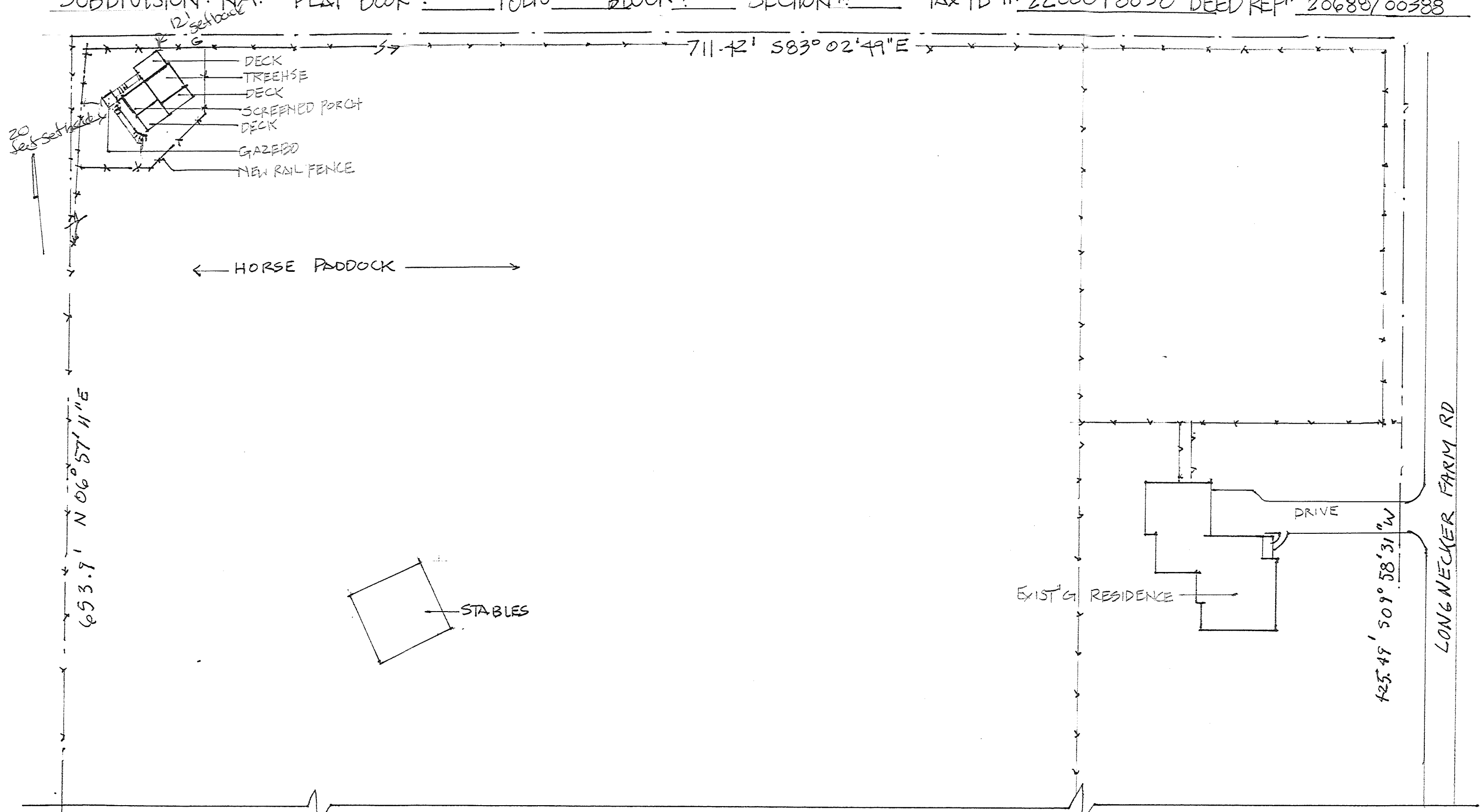




ZONING PLAN FOR VARIANCE
ADDRESS: 13632 LONGNECKER FARM RD

OWNER: WILLIAMS, THEA N.

SUBDIVISION: NA. PLAT BOOK#: _____ FOLIO#: _____ BLOCK#: _____ SECTION#: _____ TAX ID #: 2200018030 DEED REF# 20680/00388



PLAN DETAIL

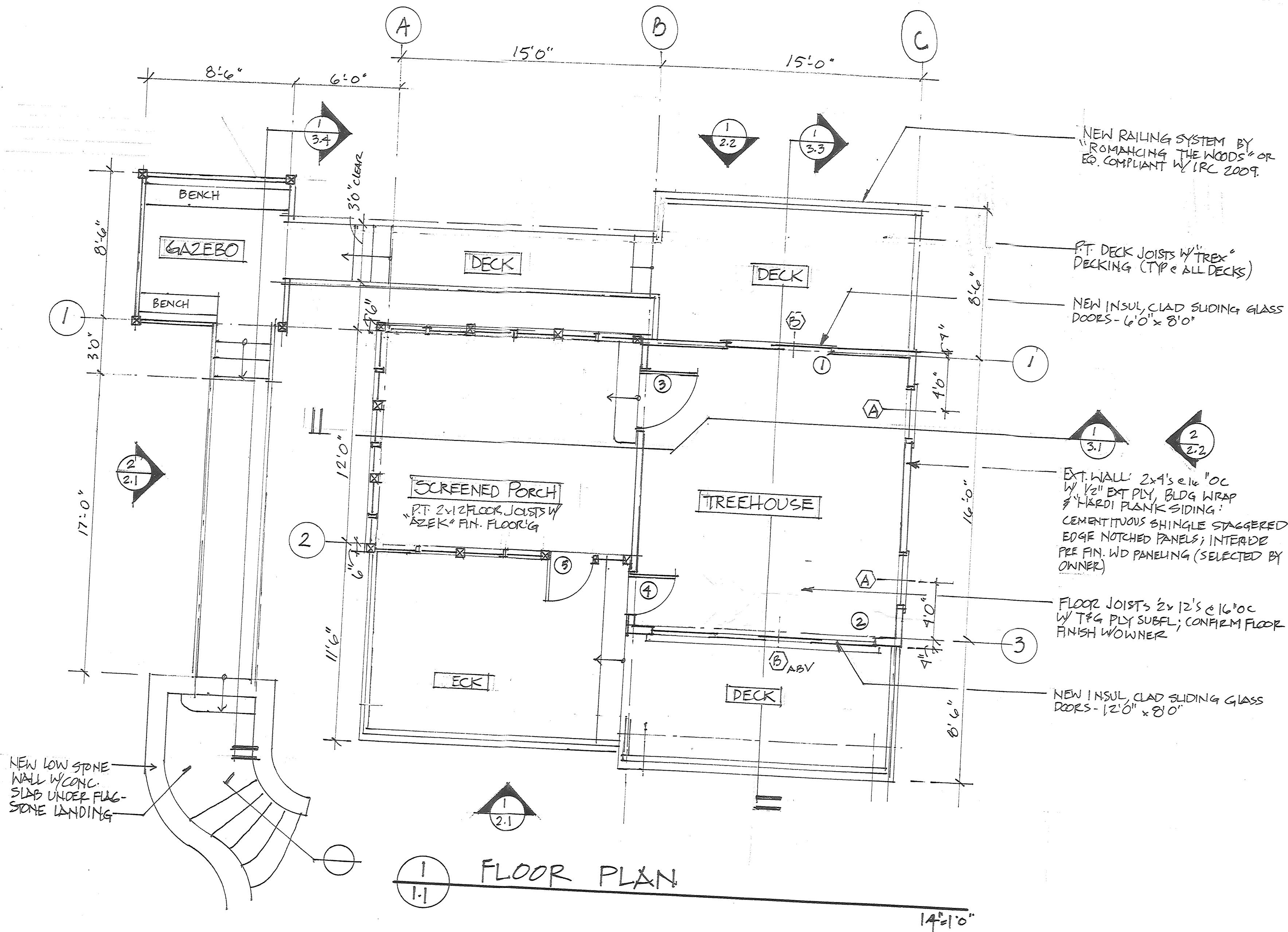
1" = 50'

LOT AREA: 8.033 ACRES

DRAWN BY: LYNNE TADAROLA ARCHT MD. REG # 9244 Exp. DATE 10.19.14
3016548831 ARCHEUS. STUDIO @RCN.COM

JULY 31, 2013

2014-0041-A

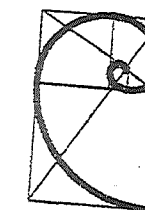


1
1:1 FLOOR PLAN

DOOR / WINDOW SCHEDULE			
NO.	SIZE	TYPE/MAT'L'S	REMARKS
①	6'0" x 8'0"	SLIDING GLASS DOORS	2 PANELS, EXT. CLAD, INT. WOOD STAIN, INSUL, TEMPER'D
2	12'0" x 8'0"		4 PANELS
3	2'8" x 6'8"	FRENCH DOOR	
4	2'0" x 6'8"		
5	2'6" x 6'8"	SCREENED DOOR	W/ CLOSER
(A)	3'0" x 5'6"	DBL HUNG	EXT. CLAD, INT. WOOD STAIN, INSUL. W/ INSECT SCREENS
(B)		FIXED	INSUL, CLAD, W/ CUSTOM WO GRILLS. FIELD VERIFY DIMENSIONS

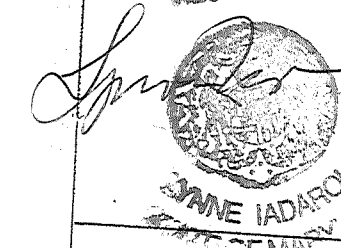
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Cherry Chase, MD 20815
301-654-8831

REG. 224



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Glyndon, Maryland 21136

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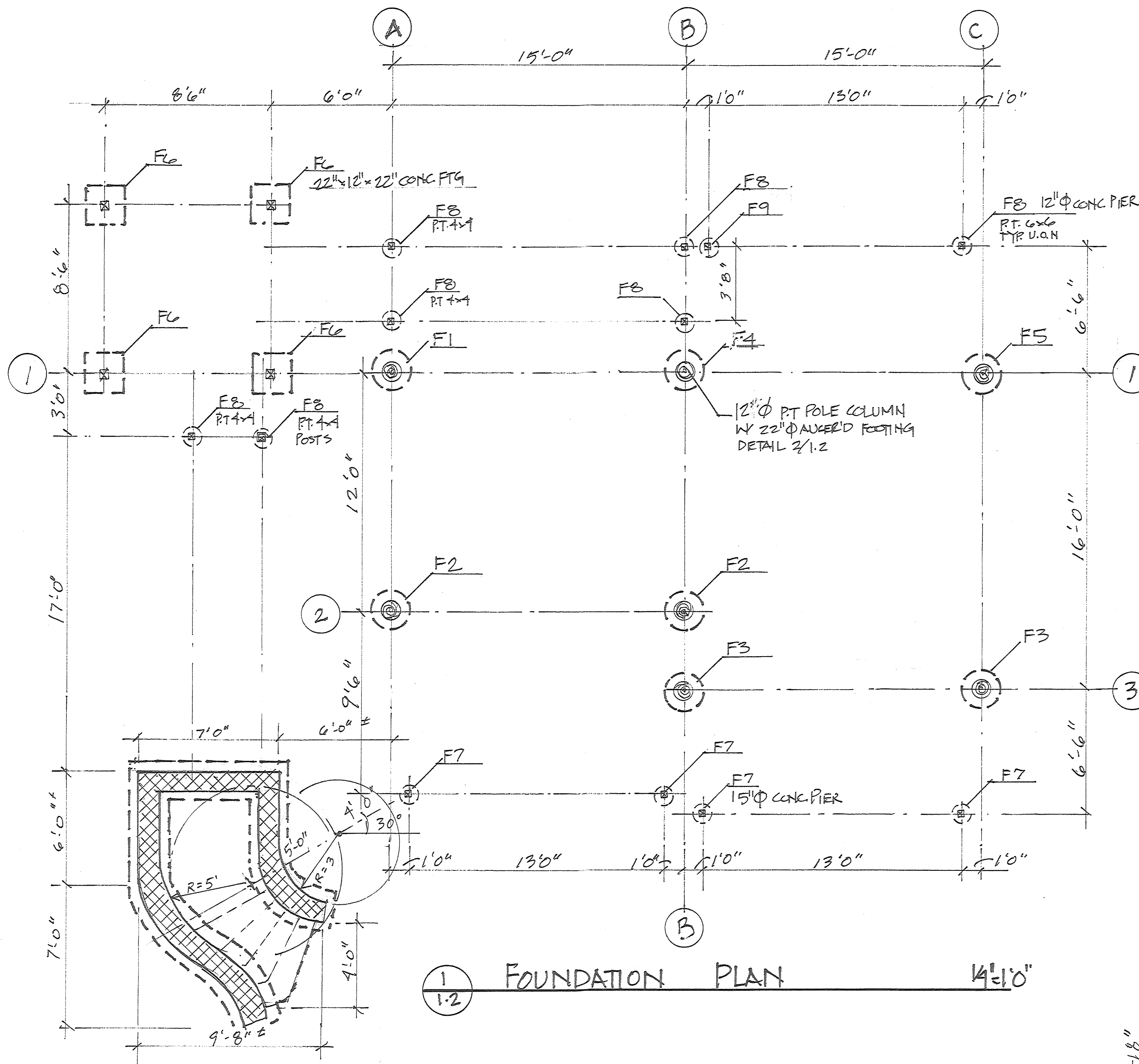
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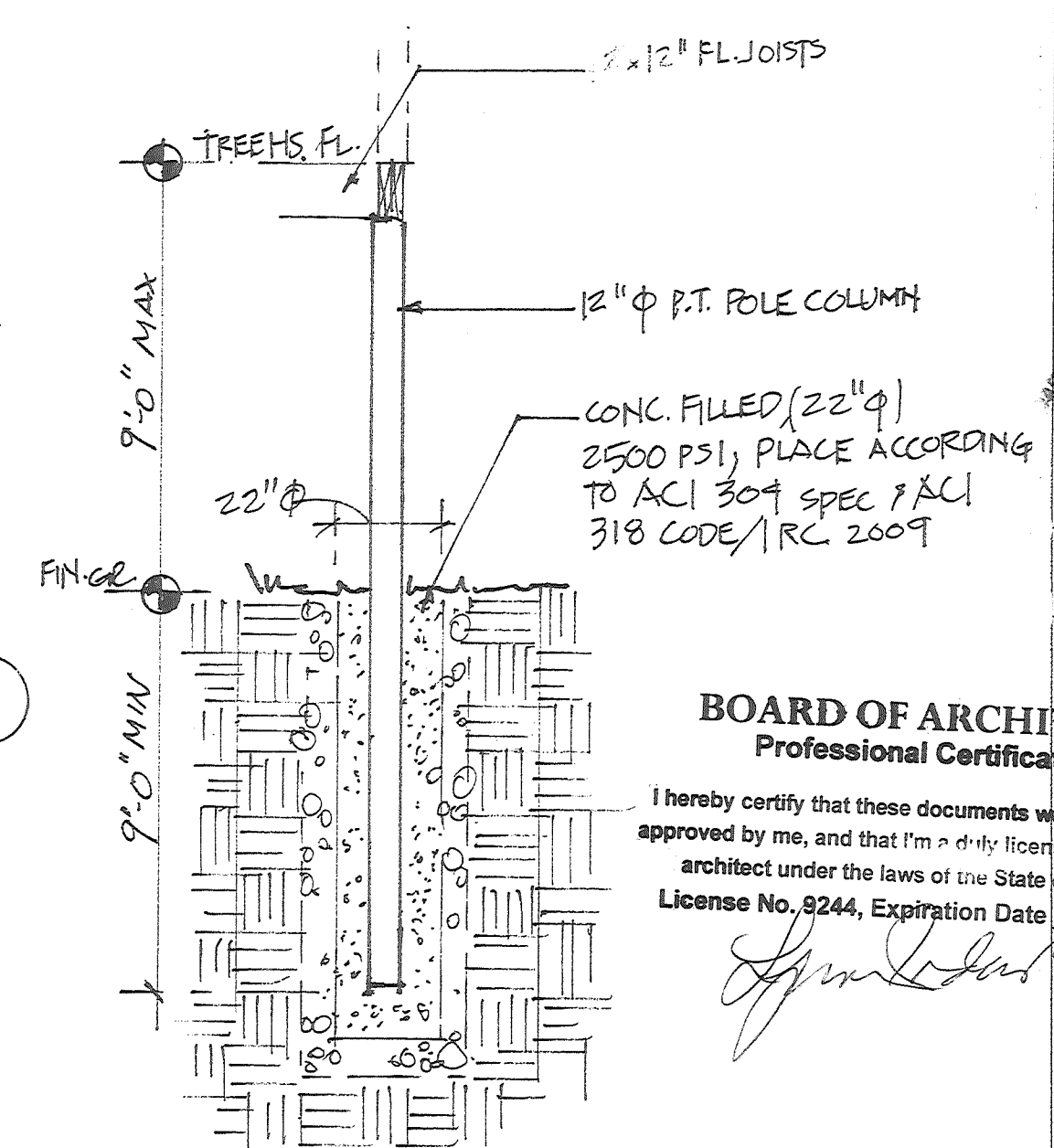
Signature

1.1

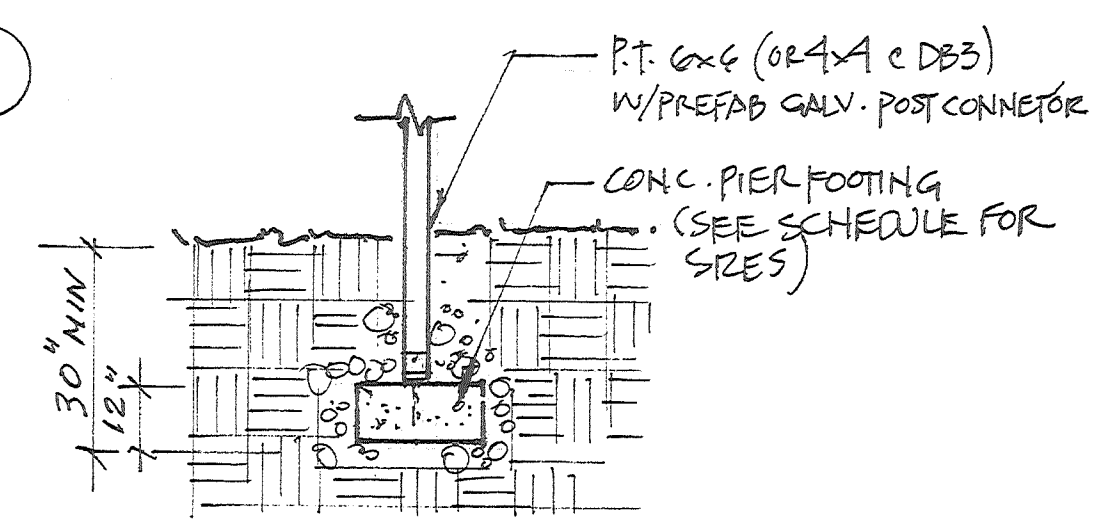


1 FOUNDATION PLAN 1/4"=1'0"

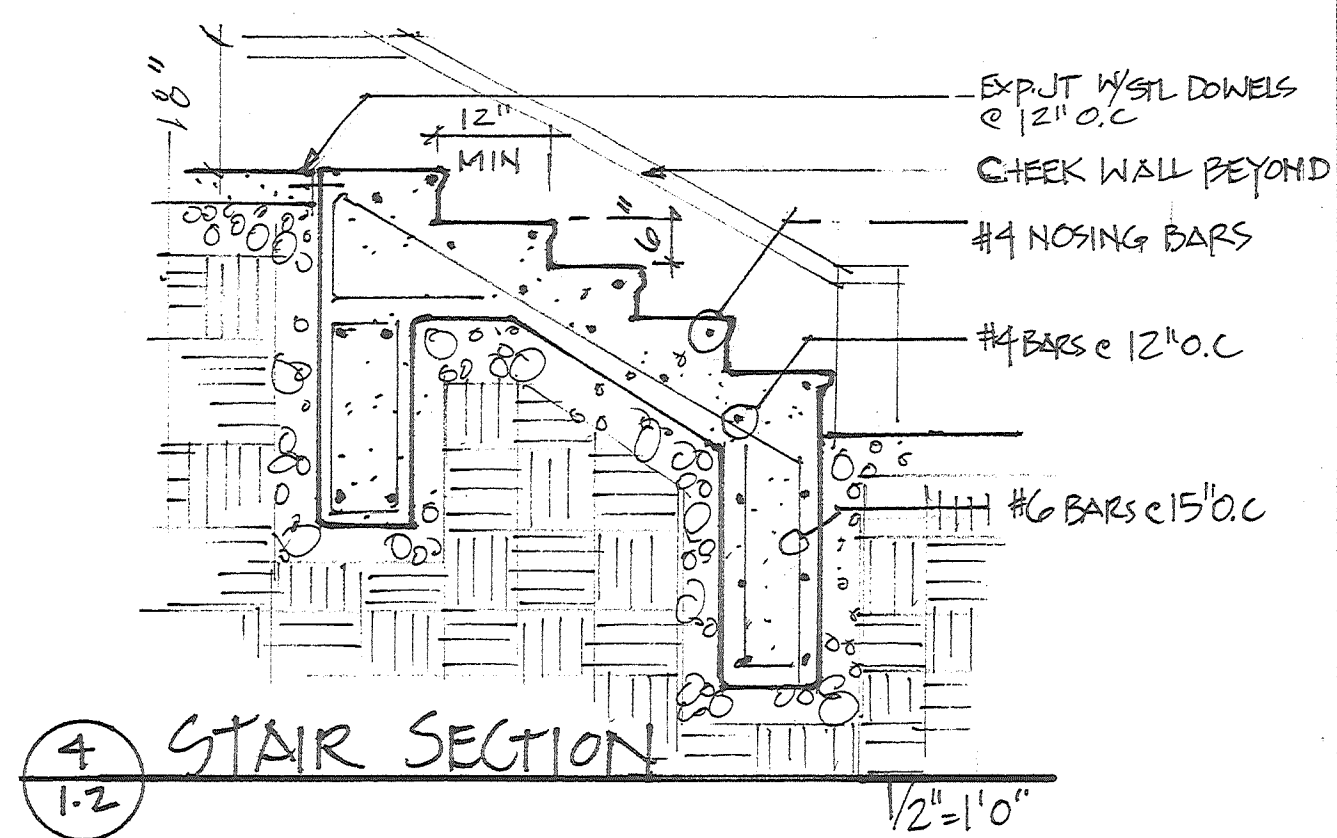
FOOTING SCHEDULE			
NO	TYPE	APPROX. TOTAL LOAD #	DETAIL / REMARKS
F1	AUGERED	5220	22"φ x 9'0" 3/1.2
F2		6908	
F3		14985	
F4		10665	
F5		9769	
F6	CONC PIER	6700 (MAX)	22" x 12" x 22" 1/2" #4'S EW 3/1.2
F7	15"φ x 12"	2460 (MAX)	3/1.2
F8	12"φ x 12"	1580 (MAX)	



2 AUGERED FOOTINGS 1/4"=1'0"



3 PIER FOOTING(S) 1/4"=1'0"



4 STAIR SECTION 1/2"=1'0"

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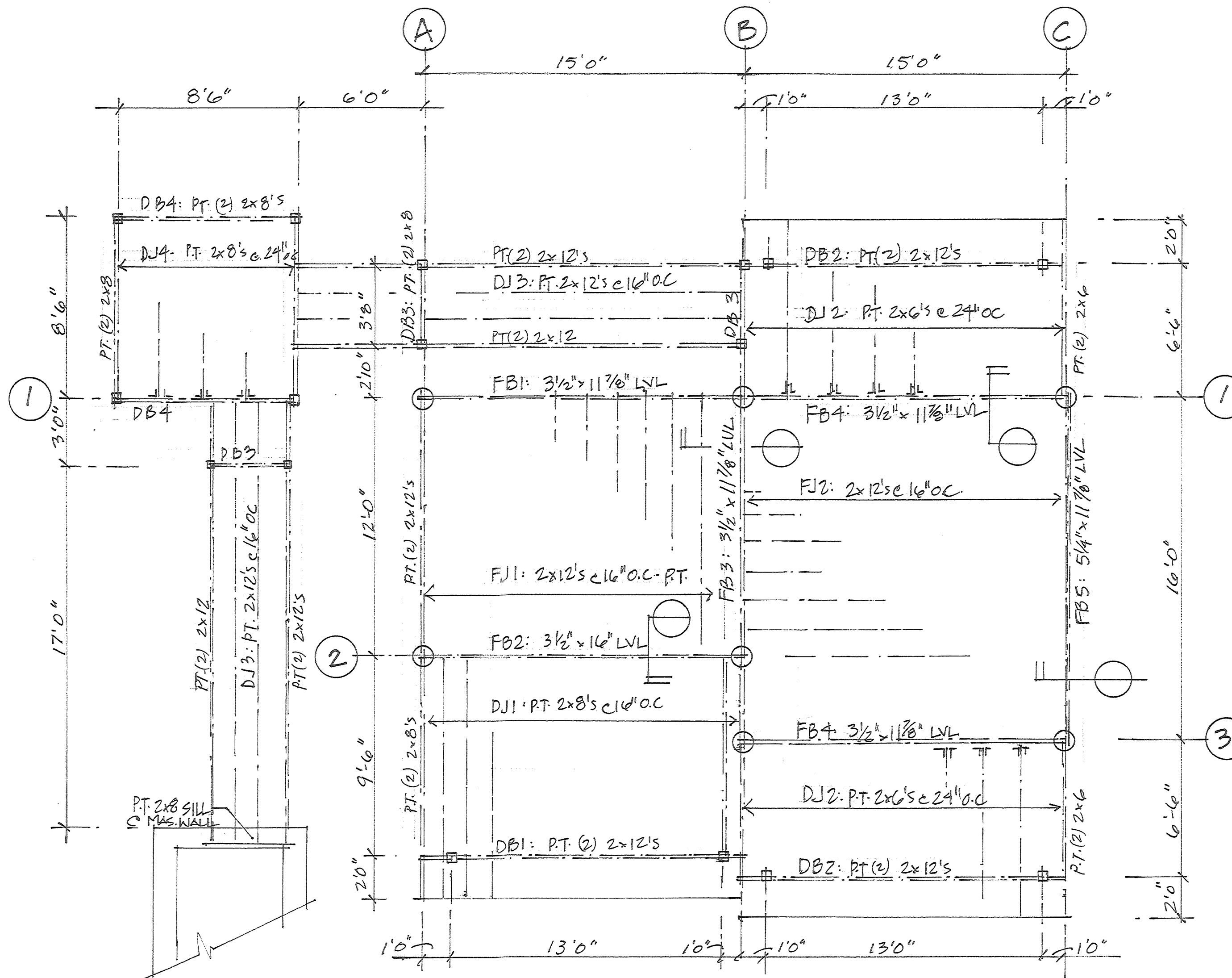
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1.2



1.3 FLOOR FRAMING PLAN

FLOOR FRAMING SCHEDULE									
	NO	MEMBER	SPAN	LIVE LOAD #/FT	DEAD LOAD #/FT	TOTAL #/FT	E	F _b	REMARKS
DECK BEAMS	DB1	PT (2) 2x12's	13'0"	220	55	275	.8	850	12' CANT. BOTH ENDS
	DB2	(2) 2x12's	13'0"	200	50	250	.8	875	
	DB3	(2) 2x8's	3'8"	340	85	425	4.2	300	
	DB4	(2) 2x8's	8'6"	170	42.5	212.5	.72	790	
DECK JOISTS	DJ1	2x8's e 16" O.C.	9'6"	40	10	50	.69	500	
	DJ2	2x6 e 24" O.C.	6'6"				.7	550	
	DJ3	2x12 e 16" O.C.	17'0"				1.0	790	
	DJ4	2x8 e 24" O.C.	8'0"				.4	525	
FLOOR BEAMS	FB1	3 1/2" x 11 7/8" LVL	15'0"	240	60	300			1.9 E. WETTERHAUSER OR EQ.
	FB2	3 1/2" x 16" LVL	15'0"	420	105	525			
	FB3	3 1/2" x 11 7/8" LVL	12'4"0	300	165	465			
	FB4	3 1/2" x 11 7/8" LVL	15'0"	130	50	180			
	FB5	5 1/4" x 11 7/8" LVL	16'0"	300	165	465			
FLOOR JOISTS	FJ1	PT. 2x12's e 16" O.C.	12'0"	40	10	50	.35	400	
	FJ2	2x12's e 16" O.C.	15'0"	40	10	50	.69	600	

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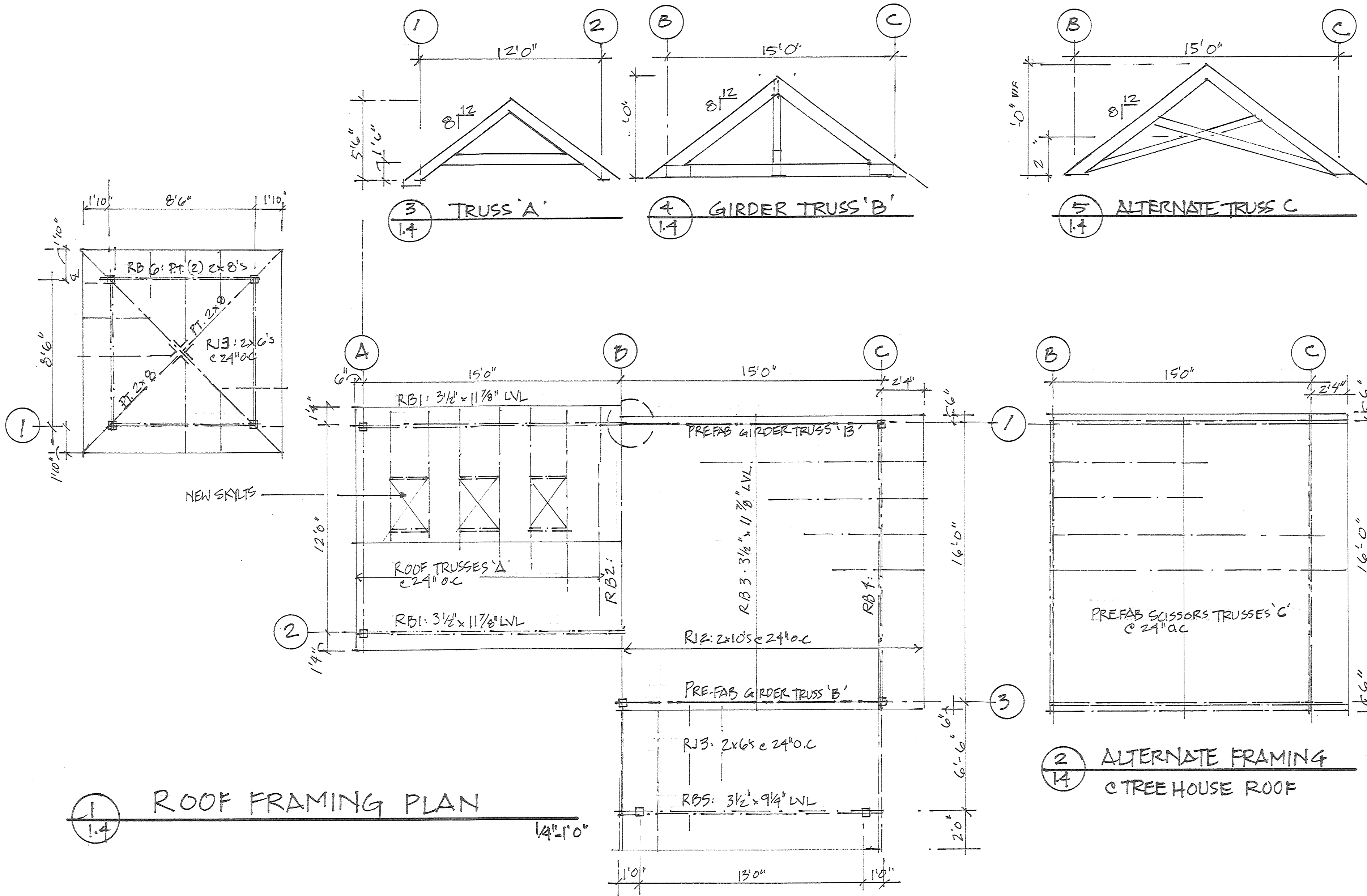
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1.3



ROOF FRAMING SCHEDULE									
NO	MEMBER	SPAN	LL#	DL#	E	F _B	REMARKS		
RB1	3 1/2" x 11 7/8" LVL	15'-0"	290	360			1.9E LVL'S		
RB2	3 1/2" x 9 1/2" LVL	12'-0"	150	100					
RB3	3 1/2" x 11 7/8" LVL	16'-0"	300	100			(RIDGE BEAM)		
RB4	3 1/2" x 11 7/8" LVL	16'-0"	150	100					
RB5	3 1/2" x 9 1/4" LVL	13'-0"					W/12" CANT. EA END; WRAPPED		
RB6	PT. (2) 2x8	8'6"							
RJ1									
RJ2	2x10's	10'-0"	30	10					
RJ3	2x6's c 24" O.C	7'-0"	30	10	.65	525	C FRONT DECK SLOPE 4:12 OR 1/8" / FT. (SEE ALT. ROOFS)		
RJ4	2x8's c 24" O.C	7'-0"	30	15	.3	<400	C GAZEBO		

WIND BRACING NOTE:
METHOD - CONTINUOUSLY SHEATHED
W/ 1/2" PLY WOOD -
(TREE HOUSE ONLY)

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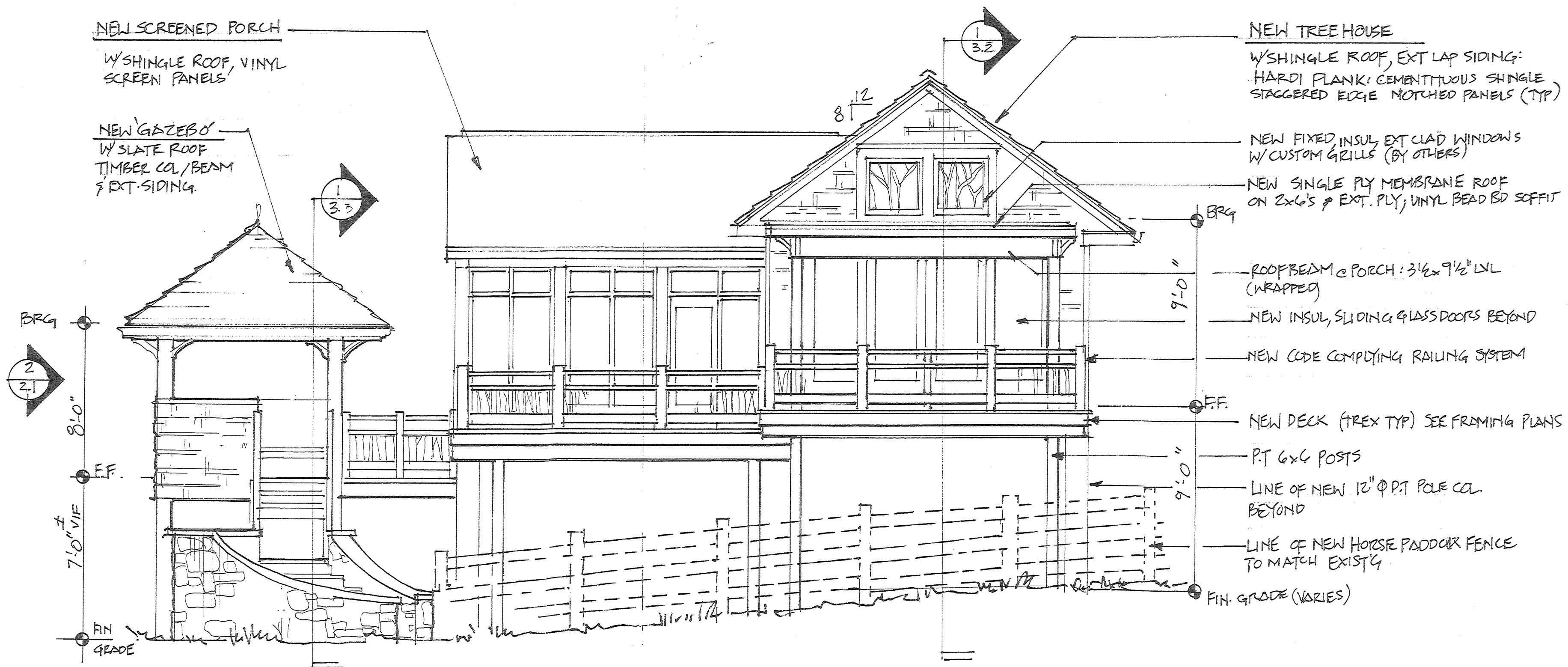
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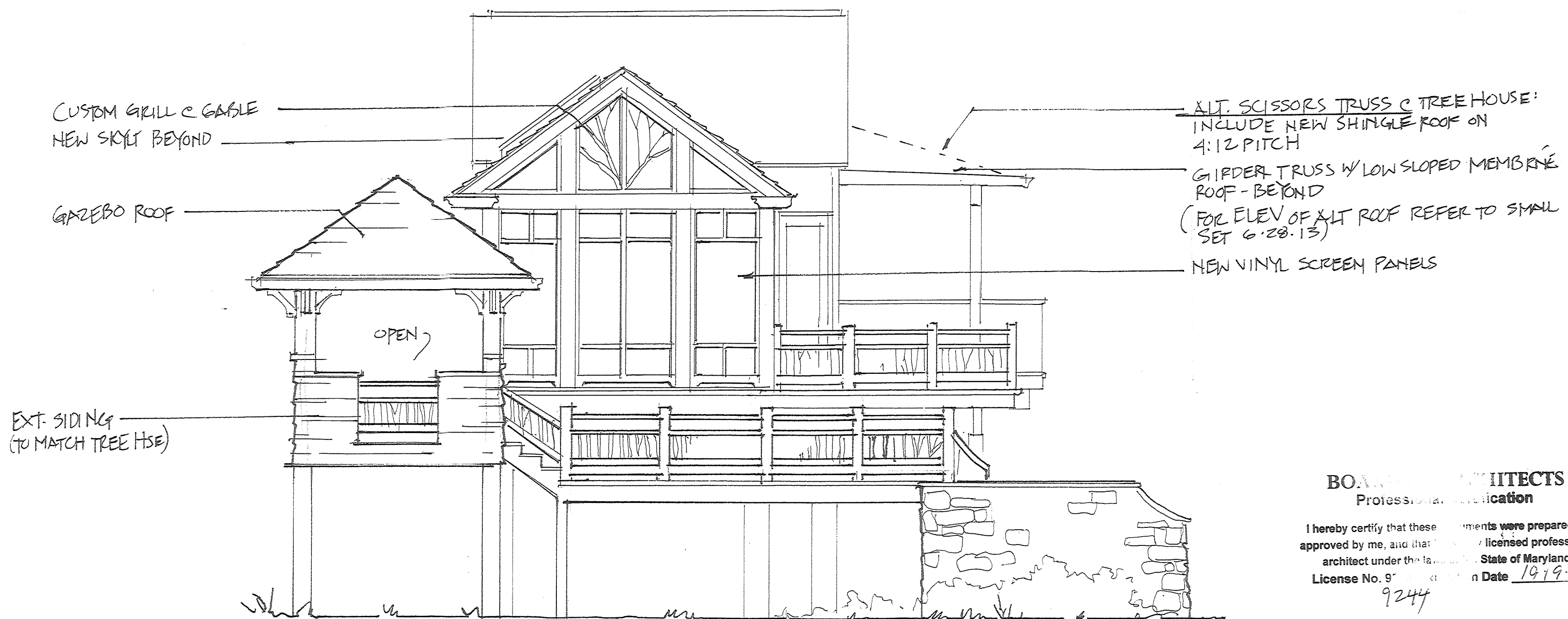
1.4



1
2.1

'FRONT' - EAST ELEVATION

1/4" = 1'0"

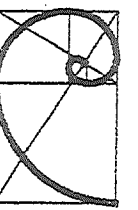


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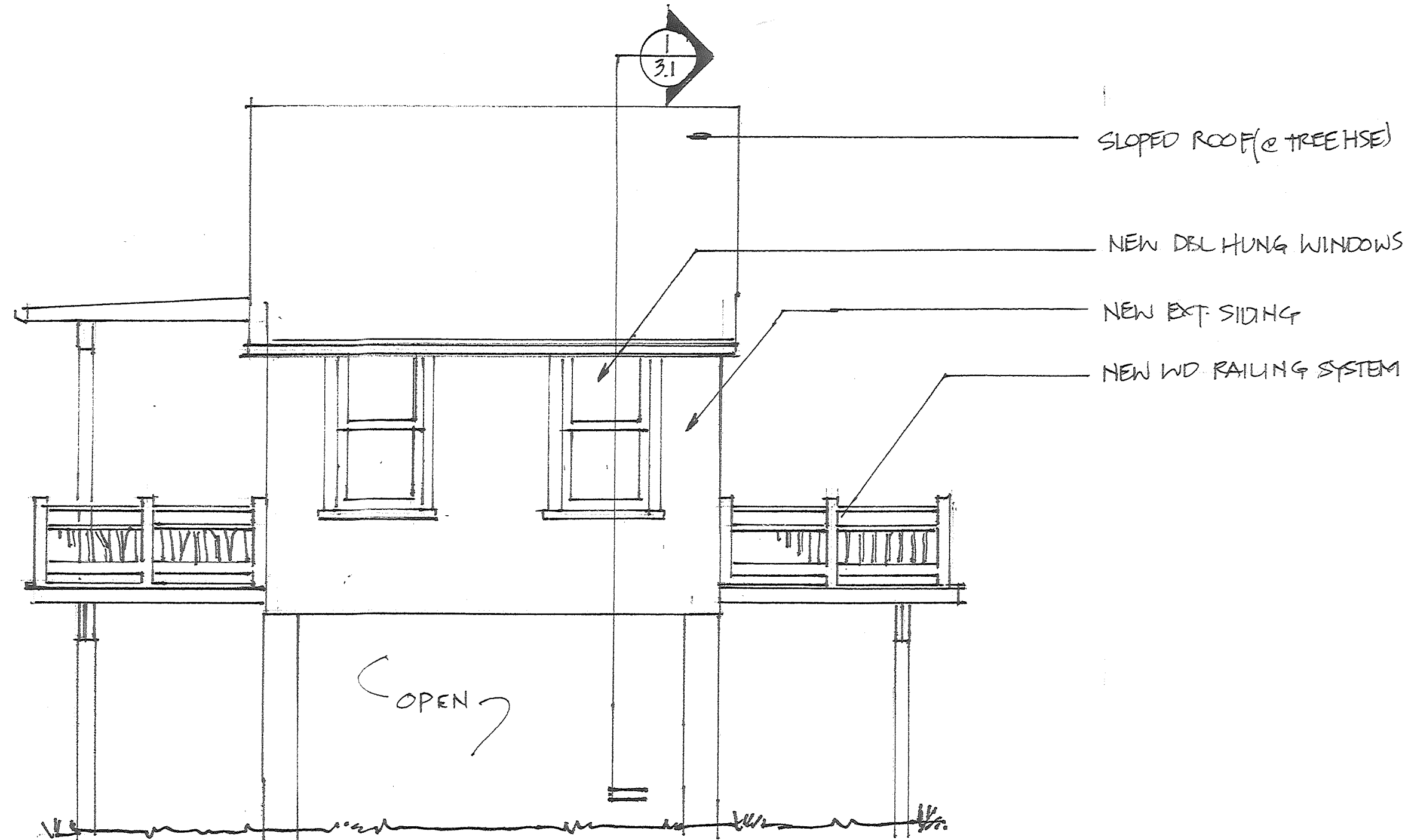
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2.1



1
2.2 WEST ELEVATION

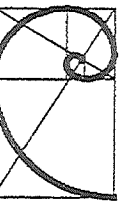


2
2.2 NORTH ELEVATION

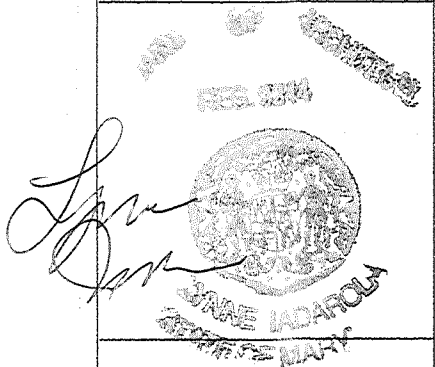
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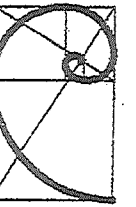
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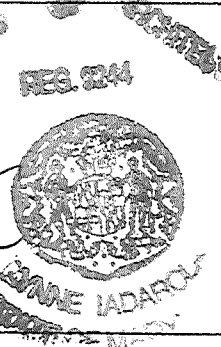
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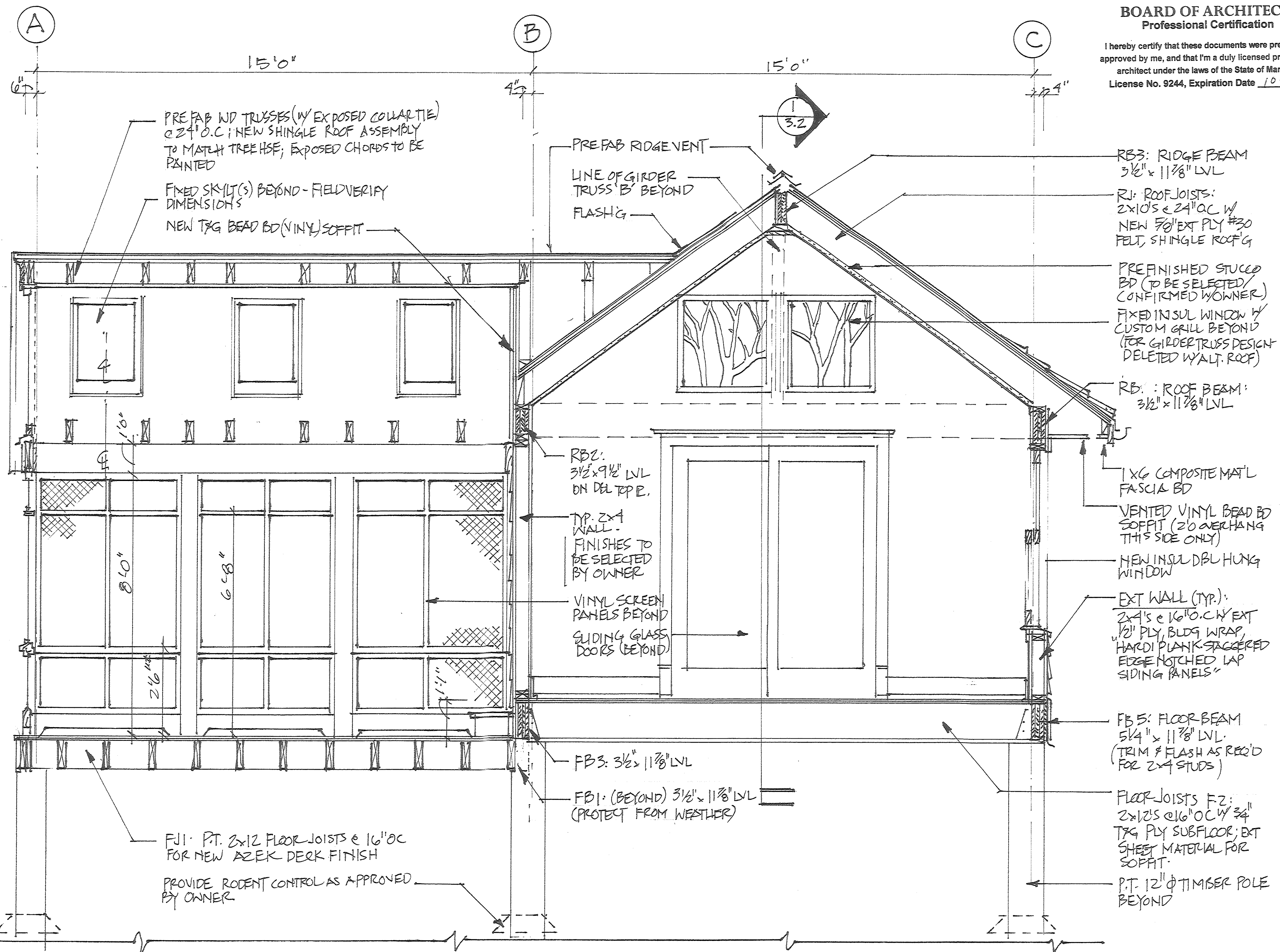
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3.1



SECTION THRU SCREENED PORCH AND TREEHOUSE
W/ GIRDER TRUSS

1/2" = 1'0"

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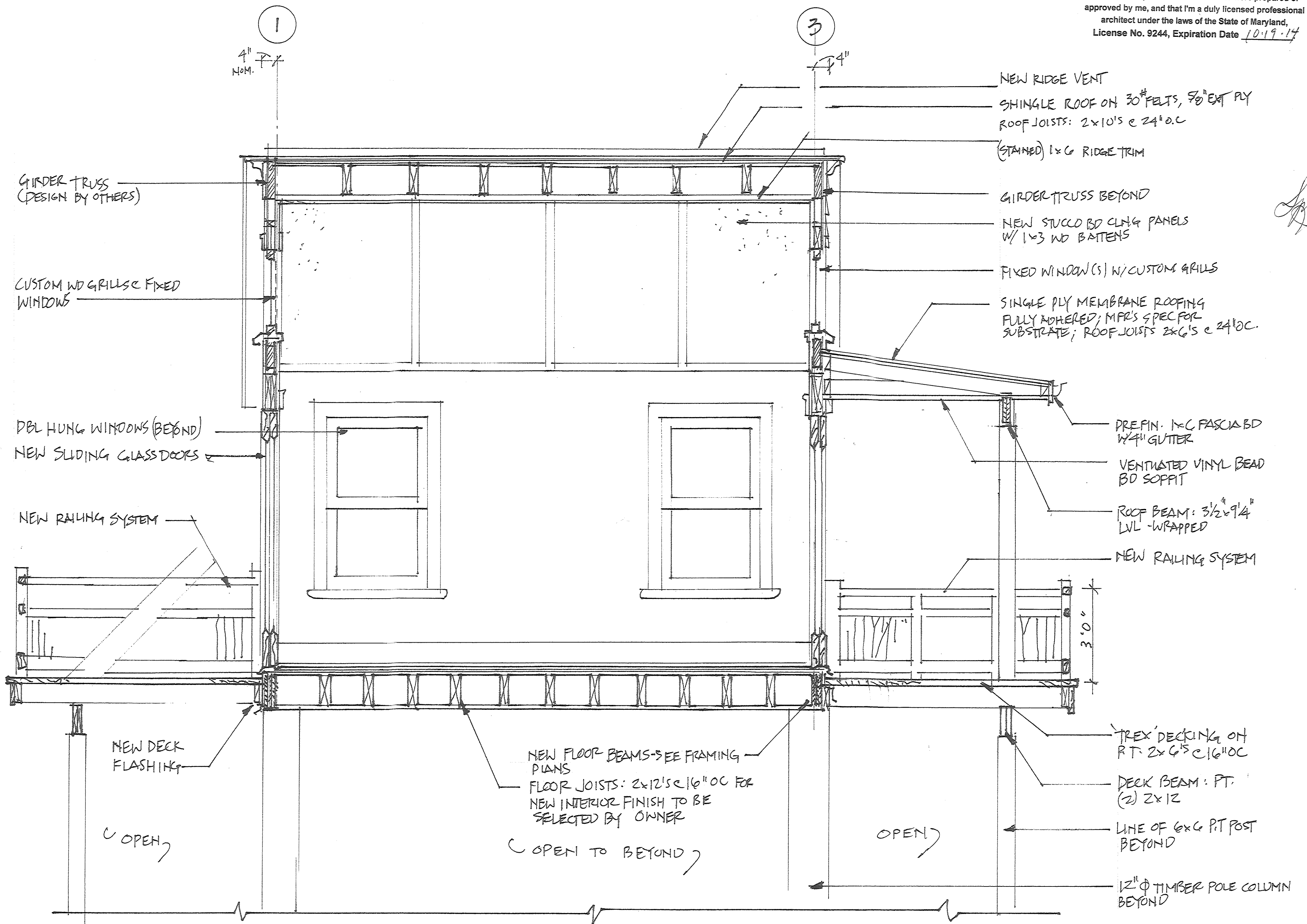
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3.2



1
3.2

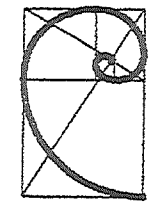
SECTION THRU TREE HOUSE
W/ GIRDER TRUSS

1/2" = 1'-0"

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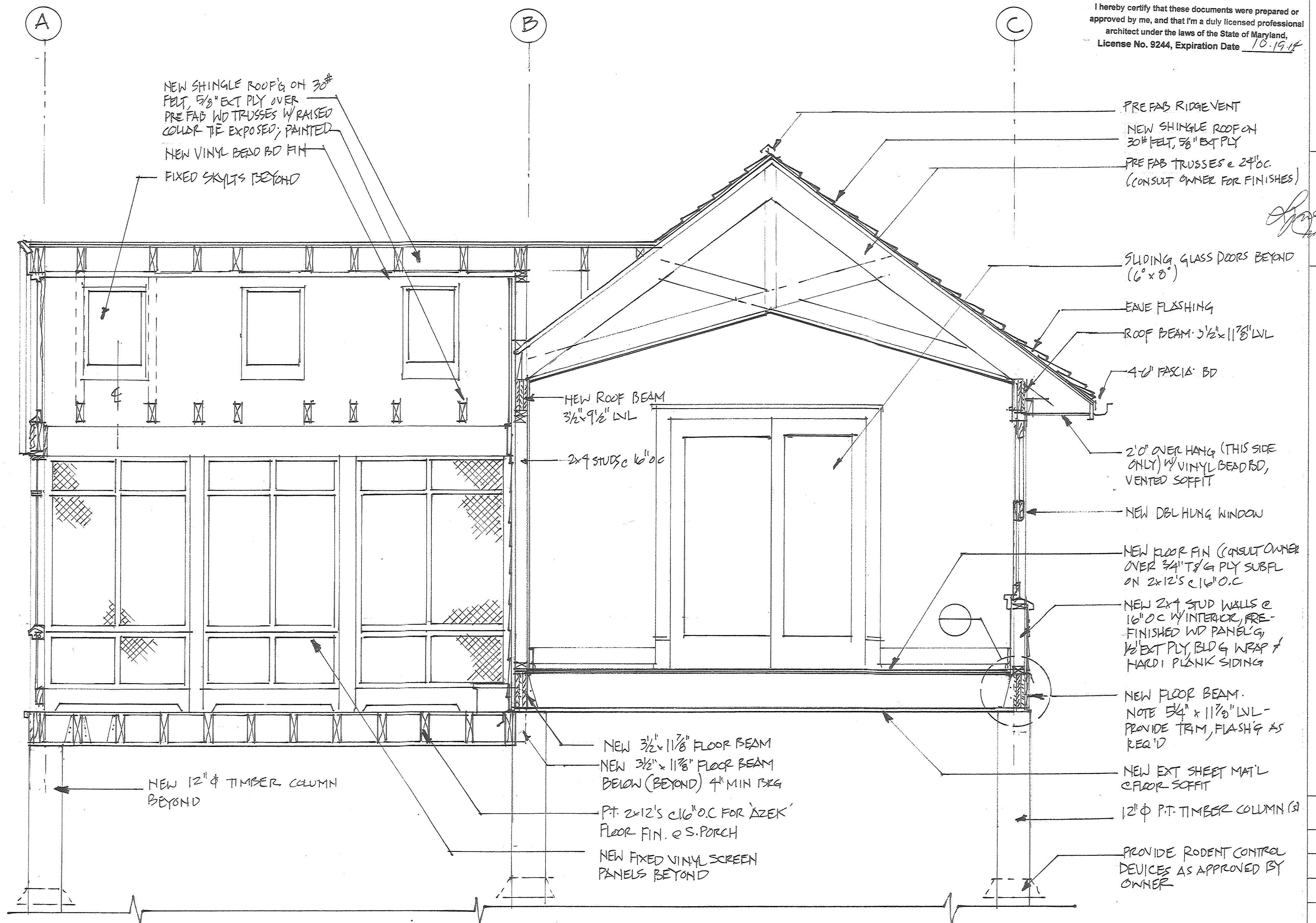
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3.1
(ALT.)



1
3.1

BUILDING SECTION - ALTERNATE
W/ SCISSORS TRUSS

1/2" = 1'0"

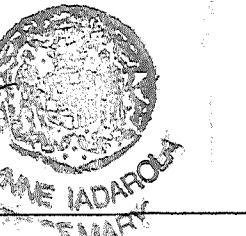
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Contractor to verify all dimensions and conditions in the field before proceeding with the work.

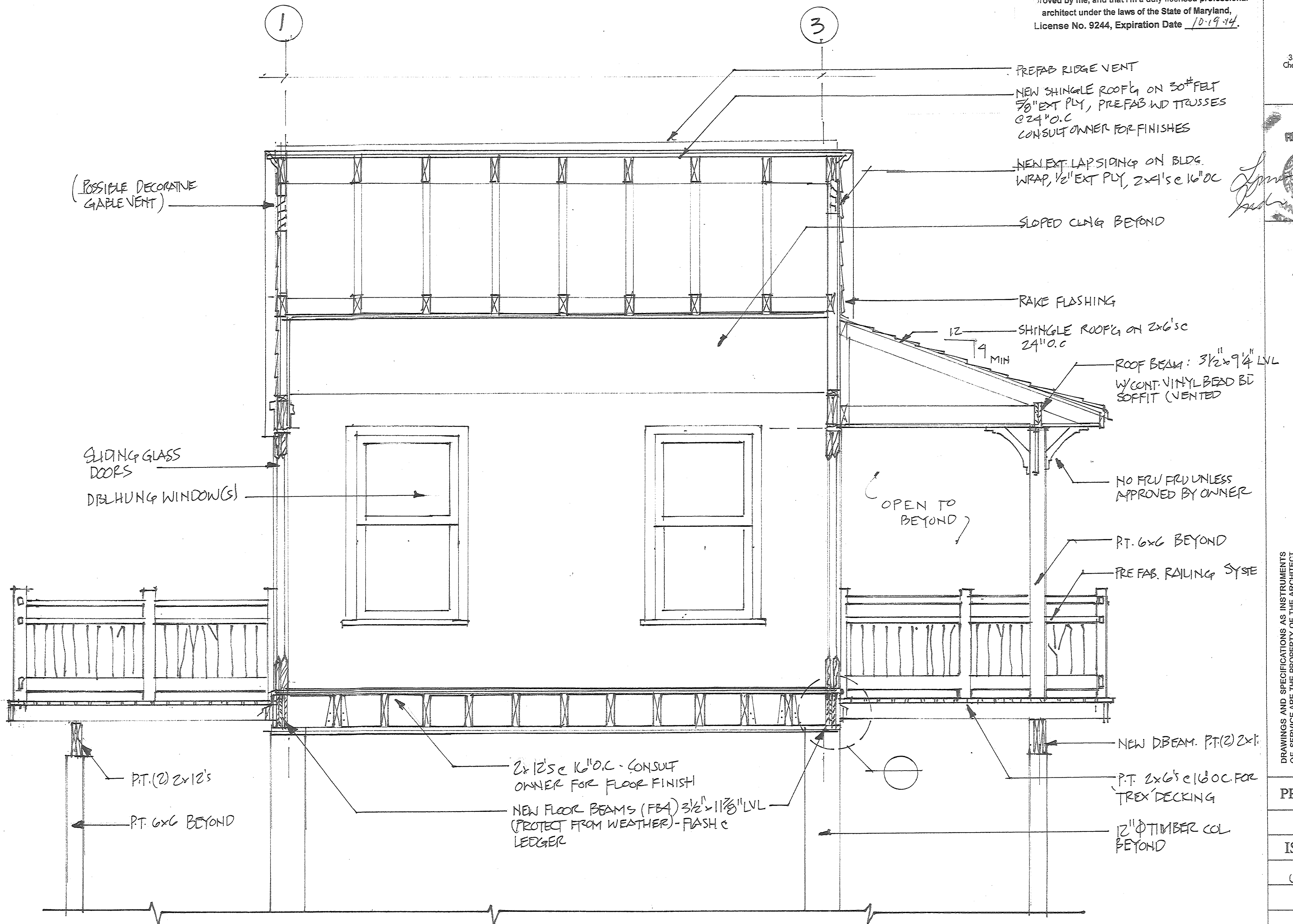
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3.2
(ALT)



SECTION c TREE HOUSE
FOR ALTERNATE TRUSSES

1/2" = 1'-0"

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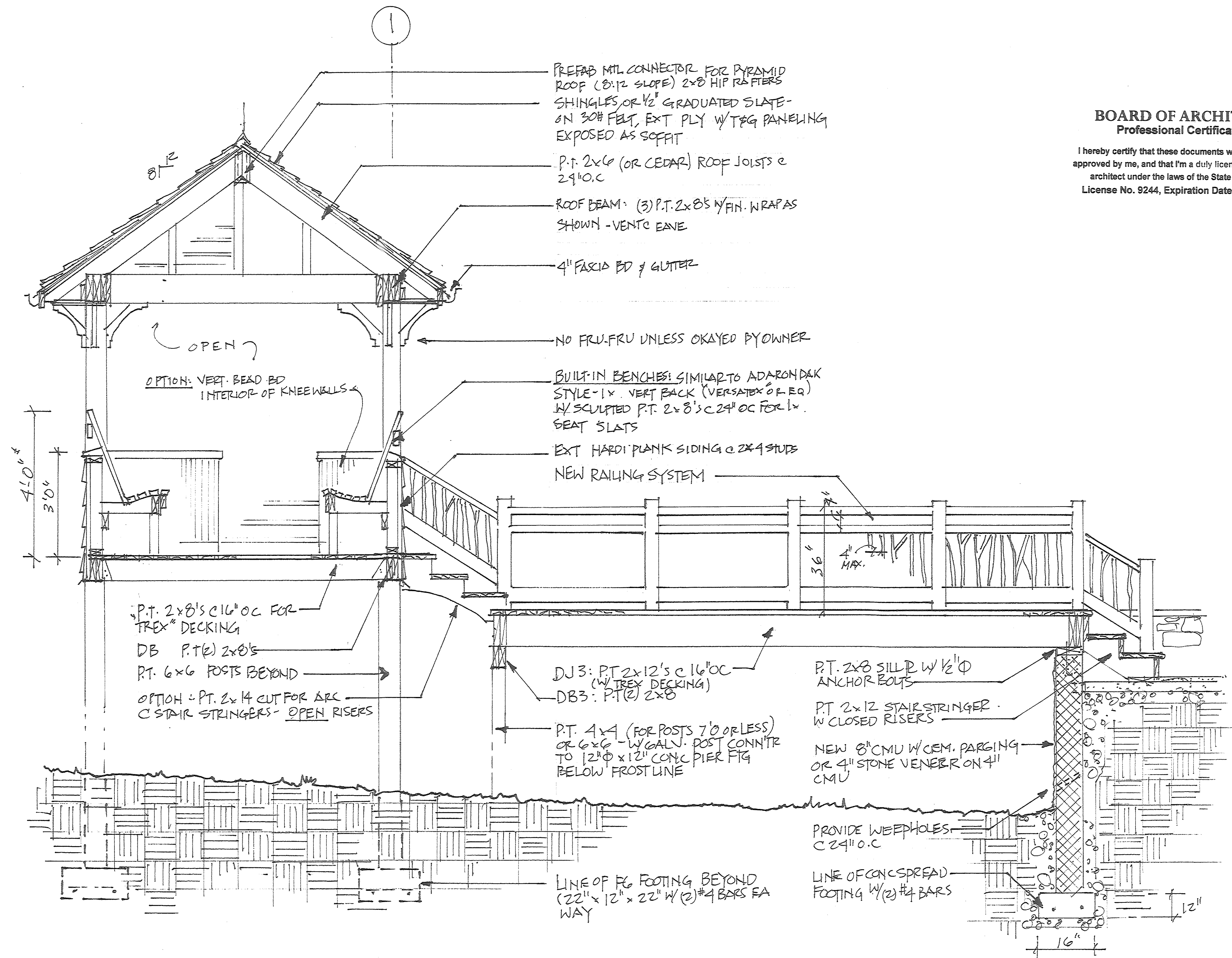
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3.3



SECTION C GAZEBO

$$1/2 = 1.0''$$