

IN RE: PETITION FOR ADMIN. VARIANCE *
(5612 New Forge Road)
11th Election District *
5th Council District
Kristi K. Rasmussen & Daniel P. Mullahey *
Petitioners

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2015-0012-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Administrative Variance filed by the legal owners of the subject property, Kristi K. Rasmussen and Daniel P. Mullahey ("Petitioners"). The variance request is from § 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit an accessory building (proposed storage shed) to be located in the side yard of the dwelling in lieu of the required rear yard. The subject property and requested relief are more particularly described on Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments submitted from any of the County reviewing agencies; however, it is to be noted that a letter of support was signed by adjacent neighbors at 5610 and 5614 New Forge Road.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 31, 2014, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the general welfare of

ORDER RECEIVED FOR FILING
Date 8/19/14
By Den

the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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

THEREFORE, IT IS ORDERED, by the Administrative Law Judge for Baltimore County, this 19th day of August, 2014, that the Petition for Variance seeking relief from § 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit an accessory building (proposed storage shed) to be located in the side yard of the dwelling in lieu of the required rear yard, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

JEB:dlw



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 8/19/14
By den



KEVIN KAMENETZ
County Executive

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

August 19, 2014

Kristi K. Rasmussen & Daniel P. Mullahey
5612 New Forge Road
White Marsh, Maryland 21162

RE: Petition for Administrative Variance
Case No. 2015-0012-A
Property: 5612 New Forge Road

Dear Petitioners:

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 Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Norma A. Jabon, 5610 New Forge Road, White Marsh, MD 21162
Shawn D. McCullough, 5614 New Forge Road, White Marsh, MD 21162



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 5612 New Forge Road which is presently zoned DR 3.5

Deed Reference LIBER 267281 499 10 Digit Tax Account # 25 00002416

Property Owner(s) Printed Name(s) KRISTI RASMUSSEN & DANIEL MULLAHEY

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

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

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

1. X **ADMINISTRATIVE VARIANCE** from section(s) 460.1 OF BCZR TO PERMIT AN ACCESSORY BUILDING (PROPOSED STORAGE SHED) TO BE LOCATED ONTO THE SIDE YARD OF THE DWELLING IN LIEU OF THE REQUIRED IN THE REAR YARD

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

Date Mailing Address City State

By Zip Code Telephone # Email Address

Legal Owners:

KRISTI RASMUSSEN, DANIEL MULLAHEY

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature #2

5612 New Forge Rd white marsh MD

Mailing Address City State

21162 / 410 303 6579 / KRRAZE77@gmail.com

Representative to be contacted:

KRISTI RASMUSSEN

Name – Type or Print

Signature

5612 New Forge Rd white marsh MD

Mailing Address City State

21162 / 410 303 6579 KRRAZE77@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

2015-0012A

Filing Date

7/16/14

Estimated Posting Date

7/27/14

Reviewer

AT

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: 5012 New Forge Rd . white marsh md 21162
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)

"SEE ATTACHMENT"

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

Kristi Rasmussen
Signature of Affiant
KRISTI RASMUSSEN
Name- Print or Type

Daniel Mullahey
Signature of Affiant
DANIEL MULLAHEY
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 15 day of JULY, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Kristi Rasmussen and Daniel Mullahey
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

Christina Dockers
Notary Public
3/6/15
My Commission Expires

We would like to construct 6x8 free standing shed on the side of the house because the rear yard is not a desirable location for the shed - flooding yard by sediment pond; erosion from pond. My neighbors on either side of our house have no objection to placement / location of new shed. See attachments for details and signatures.

2015-0012-A

PART A

ZONING PROPERTY DESCRIPTION FOR 5612 NEW FORGE ROAD, WHITE MARSH, MD 21162

Beginning at a point on the NORTH-EAST side of New Forge Road which is 70 FT wide at the distance of 350 FT SOUTH-EAST of the centerline of the nearest improved intersecting street PHILADELPHIA ROAD which is 70 FT wide.

PART B

Being Lot #2, Block N/A, Section N/A in the subdivision of Mayfield Day as recorded in Baltimore County Plat Book #78, Folio 228, containing 6,621 square feet in lot. Located in the 11th Election District and 5th Council District.

2015-0012-A

PLEASE PRESS HARD!!!!

RE: CASE NO: 2015-0012-A

PETITIONER/DEVELOPER

KRISTI RASMUSSEN

DATE OF HEARING/CLOSING:

8/15/14

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE
PROPERTY AT _____

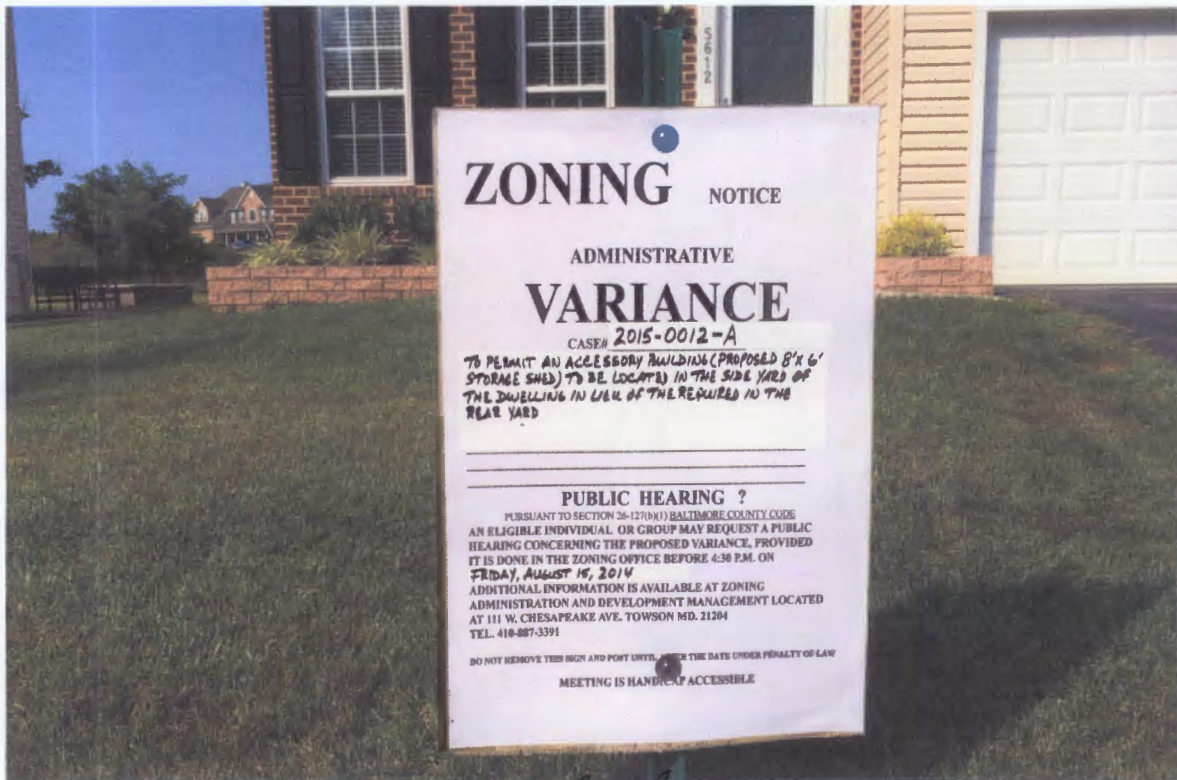
5612 NEW FORGE ROAD

THIS SIGN(S) WERE POSTED ON July 31, 2014
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 7/31/14
SIGNATURE OF SIGN POSTER AND DATE:

MARTIN OGLE
(SIGN POSTER)
60 CHELMSFORD COURT
BALTIMORE, MD 21220
(ADDRESS)
PHONE NUMBER: 443-629-3411



ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE# 2015-0012-A

TO PERMIT AN ACCESSORY BUILDING (PROPOSED 8'X 6'
STORAGE SHED) TO BE LOCATED IN THE SIDE YARD OF
THE DWELLING IN LIAU OF THE REQUIRED IN THE
REAR YARD

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1) BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC
HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED
IT IS DONE IN THE ZONING OFFICE BEFORE 4:30 P.M. ON
FRIDAY, AUGUST 15, 2014
ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT LOCATED
AT 111 W. CHESAPEAKE AVE. TOWSON MD. 21204
TEL. 410-587-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER THE DATE UNDER PENALTY OF LAW
MEETING IS HANDICAP ACCESSIBLE

mailing 7/31/14

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0012 -A Address 5612 New Forge Road

Contact Person: Aaron Tsui Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7/16/14 Posting Date: 7/27/14 Closing Date: 8/11/14

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 2015- 0012 -A Address 5612 New Forge Road

Petitioner's Name Kristi Rasmussen Telephone 410-303-6579

Posting Date: 7/27/14 Closing Date: 8/11/14

Wording for Sign: To Permit an accessory building (proposed 8'x6' storage shed) to be located
in the side yard of the dwelling in lieu of the required in the rear yard.

Revised 7/06/11



KEVIN KAMENETZ
County Executive

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

August 12, 2014

Kristi Rasmussen
Daniel Mullahey
5612 New Forge Road
White Marsh MD 21162

RE: Case Number: 2015-0012 A, Address: 5612 New Forge Road

Dear Mr. Mullahey & Ms. Rasmussen:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 16, 2014. 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel

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



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

Date: 7/24/14

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

RE: Baltimore County
Item No 2015-0012-A
Administrative Variance
Kristi Rasmussen & Daniel
Mullahey
5612 New Forge 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. 2015-0012-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

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

SUBJECT: Zoning Advisory Committee Meeting
For July 21, 2014
Item No. 2015- 0002, 0009, 0010, 0011 and 0012

DATE: July 28, 2014

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\ZAC07282014 -.doc

M E M O R A N D U M

DATE: September 22, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0012-A - Appeal Period Expired

The appeal period for the above-referenced case expired on September 18, 2014. 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

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment7-28DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)NC

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

FIRE DEPARTMENT

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

7-24

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

7-15

ADJACENT PROPERTY OWNERS

Jabon - 5610 New Forge Rd.
Mc Culough - 5614 New Forge Rd.
} Support

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING Date: 7-31-14 by OglePEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search (w3)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 11 Account Number - 2500002416			
Owner Information					
Owner Name:	MULLAHEY DANIEL P RASMUSSEN KRISTI K		Use:	RESIDENTIAL	
Mailing Address:	5612 NEW FORGE RD WHITE MARSH MD 21162-1017		Principal Residence:	YES	
			Deed Reference:	/26728/ 00499	
Location & Structure Information					
Premises Address:		5612 NEW FORGE RD PERRY HALL 21128-0000		Legal Description:	.152AC 5612 NEW FORGE RD NS MAYFIELD/DAY PROPERTY
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0073	0002	0173		0000	2 2015 0078/0228
Special Tax Areas:			Town: NONE		
			Ad Valorem: Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
2008	2,264 SF		6,621 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2.000000	YES	STANDARD UNIT	SIDING	2 full/ 1 half	1 Attached
Value Information					
	Base Value	Value As of 01/01/2012	Phase-In Assessments As of 07/01/2014 As of 07/01/2015		
Land:	126,600	126,600			
Improvements	199,100	199,100			
Total:	325,700	325,700	325,700		
Preferential Land:	0				
Transfer Information					
Seller: NVR INC		Date: 03/04/2008		Price: \$429,795	
Type: ARMS LENGTH IMPROVED		Deed1: /26728/ 00499		Deed2:	
Seller: MAYFIELD DAY LLC		Date: 11/08/2007		Price: \$357,714	
Type: ARMS LENGTH VACANT		Deed1: /26367/ 00698		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2014		07/01/2015	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00		0.00	
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: Approved 04/15/2008					

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty/>)District: **11** Account Number: **2500002416**

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 (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning ©2011.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



(<http://imsweb05.mdp.state.md.us/website/mosp/>)

☒ Loading... Please

Loading... Please Wait.

→

Call - 7/30
Martin Ogle
- 443-629-3411

acc 2015-0012A

Kristi Lasmussen

* Sign will be up late
for few days due to
that the sign poster
was just out from
the hospital;
The sign will be posted
for a full 15 days

Aaron
7/30/14.

7/31/14
- 8/14/14
closing
8/15/14

Notice of Proposed Administrative Variance

July 14, 2014

To the neighbors of 5612 New Forge Road:

The owners of the property at 5612 New Forge Road are in the process of submitting an administrative variance in regards to the installation and placement of a shed on the property. The exterior of the shed will be vinyl siding, color matching the exterior of the home as much as possible. The shed will measure 6'x8' in size, and will be positioned on a level pad of crushed rock supported by pressure treated lumber and rebar. The plans for this are attached.

The variance requested is to locate the shed on the right side of the house, before the back foundation line of the home, instead of behind the foundation wall, which is typically required by Baltimore County code.

This notice is presented to both neighbors on either side of 5612 New Forge Road, as a gesture of courtesy, before submitting the request to Baltimore County. The owners of this property feel the proposed location of the shed will be beneficial to all parties, by not blocking any lines of sight currently available, and keeping the shed out of sight as much as possible.

Thank You,

Kristi Rasmussen and Dan Mullahey

5612 New Forge Road

White Marsh, MD 21162

I have reviewed the site plan and approve of the location and placement of a new 6 x 8 shed as identified by Kristi and Dan, and as noted above, on their property. I have no contestations.

5610 New Forge Road

NORMA A. JABON
Printed Name

NORMA A. Jabon
Signature

5614 New Forge Road

Shawn D. McCullough
Printed Name

Shawn D. McCullough
Signature

2015-0012-A



**Twin Locust Barns at
Gunpowder Falls**
11011 Pulaski Hwy, PO Box 689
White Marsh, MD 21162

Phone # 410.344.1270

Fax # 410.344.1271

Date	Estimate #
4/26/2014	2434

Name / Address

Phone / Fax

Dan Mullahey
White Marsh, MD 21162

	Terms	Estimated Delivery	Customer
	Due on receipt	Currently 4-5 weeks	Ken S
Description	Qty	Price	Total
6x8 Cottage with vinyl siding Includes top to bottom 6-year warranty, 1 - window, 2-gable end vents, 36" single door with locking T-handle latch & Stanley Lifespan hinges, 5/8" 5-ply exterior grade plywood flooring, pressure treated floor joists, pressure treated 4x4 base, CertainTeed shingles with roofing paper, all premium grade 2x4 lumber at 16" on-center spacing		1,230.00	1,230.00T
Single Slope Roof		0.00	0.00T
Delete standard window		-45.00	-45.00T
4-ft wide double door		50.00	50.00T
Order Subtotal			1,235.00
Delivery & Roll In To Site		195.00	195.00
		Subtotal	\$1,430.00
This is a price quote only and is not an invoice or an order. Prices are valid for at least 30 days. The customer is responsible for providing sufficient access to the site to allow delivery of the building, for preparation of a level and stable site, and for compliance with all local building regulations and permits.		Sales Tax (6.0%)	\$74.10
		Total	\$1,504.10

Traditional Series - Saltbox



Saltbox Benefits:

- Storage space with style!
- Off-centered roof peak & protective overhang above the door
- A popular contemporary design

Saltbox Standard Features:

- Two windows & shutters (one window on 6x Saltbox)
- End vents
- Double doors (single door on the 6x Saltbox)

See Step 4 for options information

Most Economical Series - Little Barn



Little Barn Benefits:

- Provides the most floor space for the dollar
- Classic backyard barn appearance

Little Barn Standard Features:

- One window
- End vents
- Double doors (single door on the 6x Little Barn)

See Step 4 for options information

Traditional Series - Cottage



Cottage Benefits:

- Provides both floor space & usable wall space
- Wall height of 6'3" allows for the installation of shelving
- Your choice of doors & windows on any wall

Cottage Standard Features:

- Two windows & shutters (one on 4x & 6x Cottage)
- End vents
- Double doors (single door on 4x & 6x Cottage)

See Step 4 for options information

6x8

Maximum Storage Space Series - Big Barn



Big Barn Benefits:

- Most cubic feet of storage space
- Your choice of doors & windows on any wall
- Wall height of 6'3" allows for the installation of ample shelving
- The Big Barn roof shape allows for the installation of a loft

Big Barn Standard Features:

- One window
- End vents
- Double doors

See Step 4 for options information

Here's what our customers are saying:

Thank you so much for the wonderful job you did building the shed! We love it!
The entire Twin Locust Staff was great to deal with! Thanks again.

- The Ayres

Just a note to say thanks again for the wonderful shed we received from Twin Locust Barns. It has been a few years now and the shed is still in excellent condition and keeps our items dry. The shed is awesome, the price was right and the workmanship is second to no one.

2015-0612-A

5 EASY STEPS TO PURCHASING A SHED

STEP **5**

#5: Place Your Order...

Now that you've decided on a shed size, shed style, siding and roofing choice, colors, and options, it's time to place your order.

We ask that you pay a 30% deposit in order to put your shed into our production schedule and have it built. Your deposit is refundable if you cancel your order before we begin production. We take cash, check, or credit card payment for this deposit.

It takes approximately four weeks to build a shed to order. If you need something sooner, let us know. When we have a finish date from our shop schedule, we will contact you and establish a delivery appointment. The balance due on your order is payable at the time of delivery. The balance due is collected by the delivery person.



At Gunpowder Falls

11011 Pulaski Highway, PO Box 689

White Marsh, MD 21162

On Route 40, 1/4 Mile East of Ebenezer Road

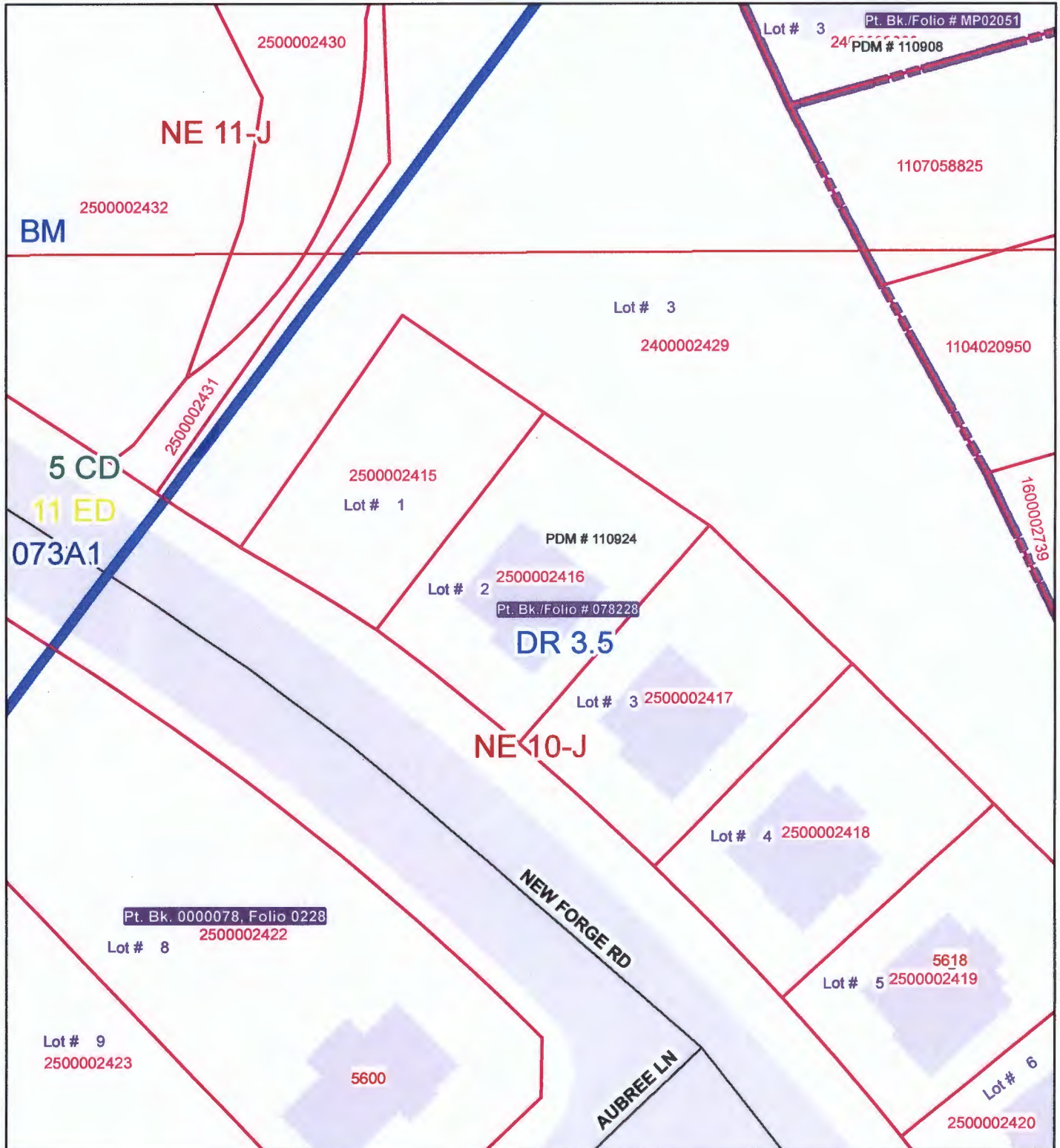
410-344-1270

Twin Locust Barns



Quality Built Barns, Sheds & Garages
410-344-1270

5612 New Forge Road



Publication Date: 7/16/2014



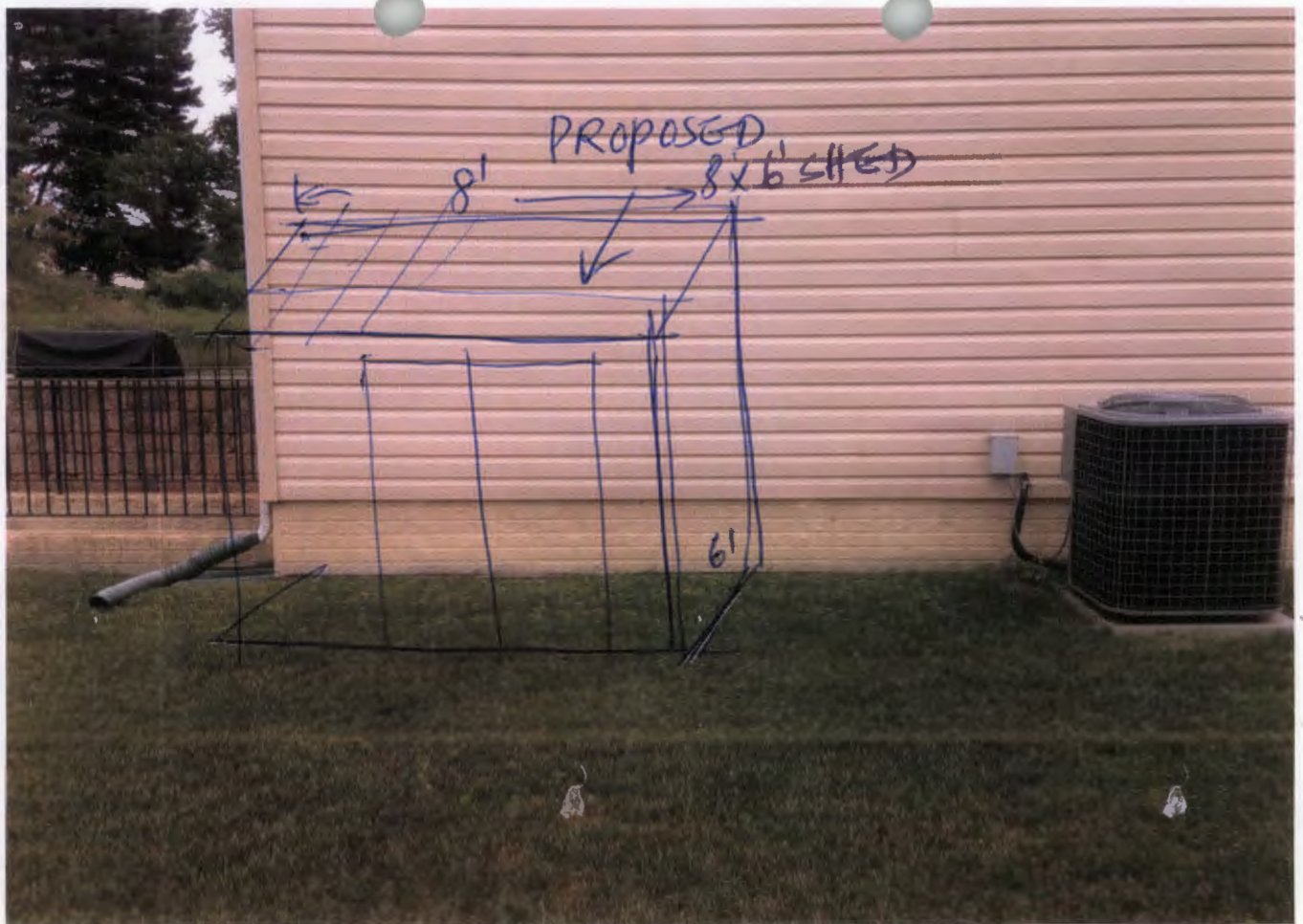
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 12.5 25 50 75 100 Feet

1 inch = 50 feet

2015-0012-A



2015-0012-A



2015-0012-A



2015-0012-A



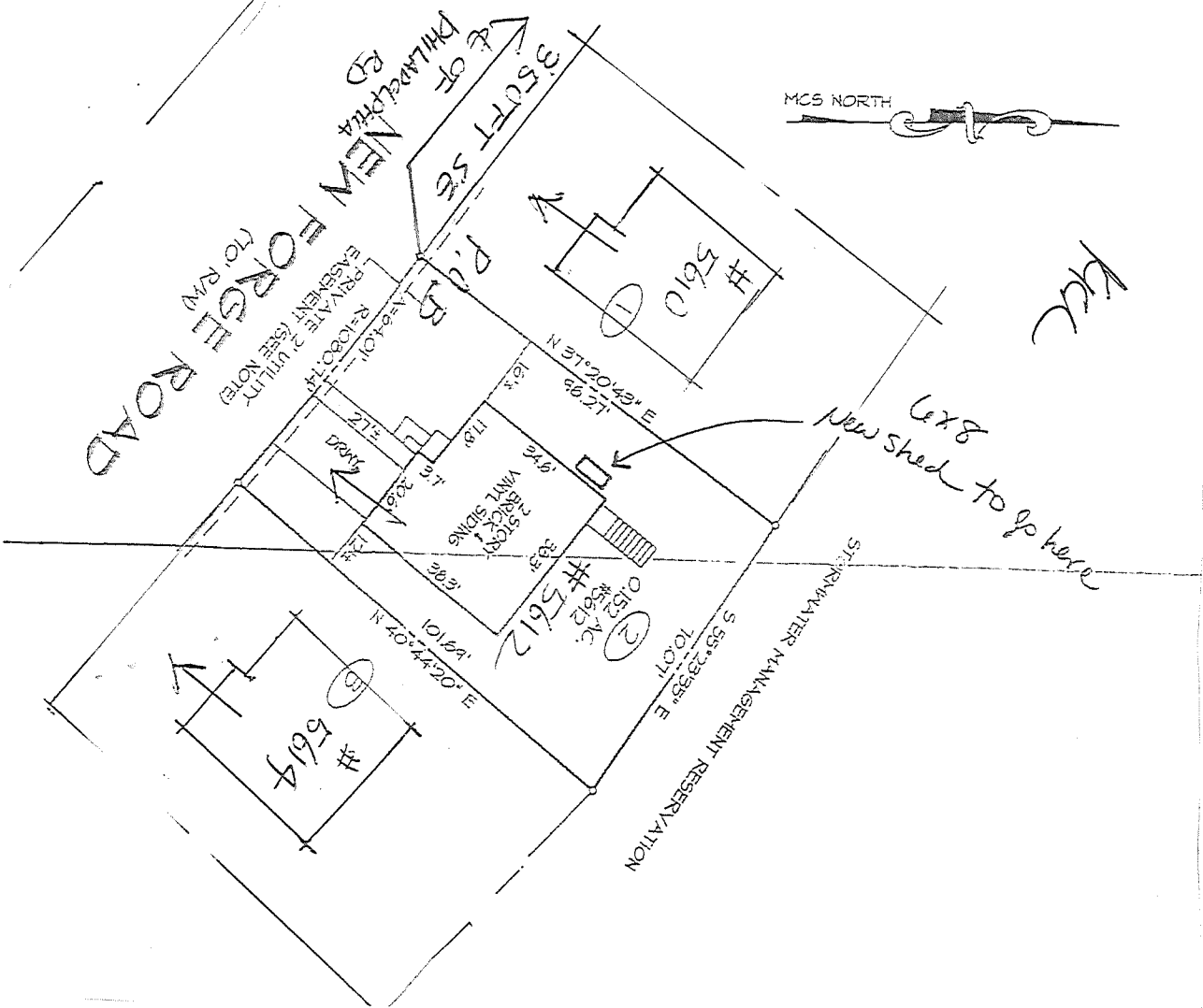
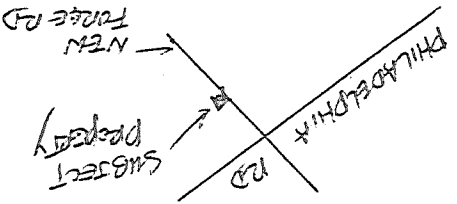
STORM
WATER
MANAGEMENT
POND.

2015-0012-A

ZONING HEARING PLAN FOR VARIATION

Address 5612 New Forge Rd OWNERS Name Daniel Mullahey/Kristi Rasmussen
 Subdivision NAME MAYFIELD DR
 LOT 2 Block A/A Section N/A

PLAT Book 78 Folio 228 TAX ID 2500002416 Deed Ref. 26728/499



2015-0012-A

1" = 40' 0"

Plat ECR. 1

Violation Case No.

Zoning map 00734/
 Site zones DR 3.5
 Elect Dist 11
 Council Dist 5
 Lot 2 R 2A
 OR Sugar ft. 6621
 Historic N/A
 IN ORCA N/A
 IN Flood Plain N/A
 utilities
 Waters
 Public Private
 Sewer
 Public Private
 Prior Hearings N/A
 Case Number N/A
 Results of Ord N/A